

HOUSING NOW

Québec CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

Québec area housing starts in the first quarter of 2010

Residential construction was on the rise in the Québec census metropolitan area (CMA) during the first quarter of 2010. According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), 1,125 housing units were

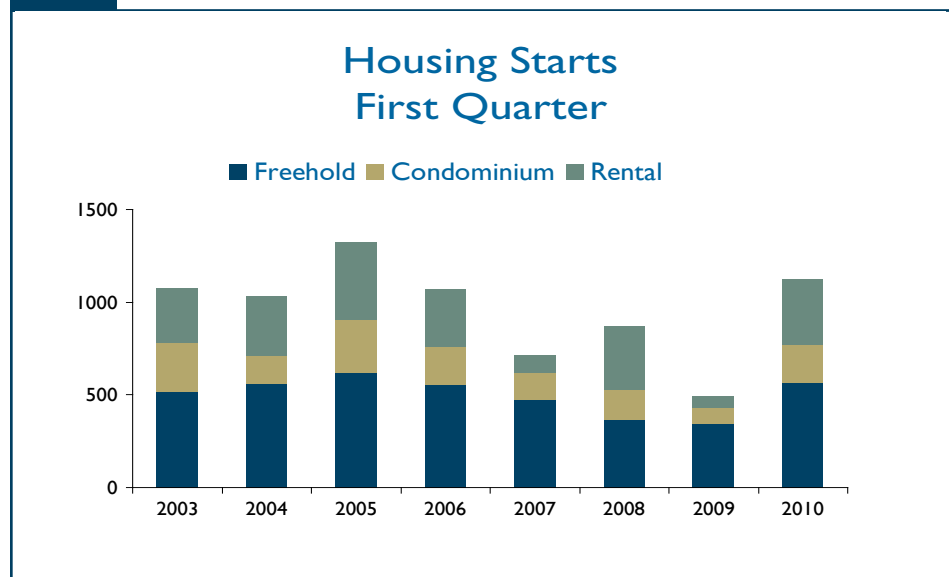
started from January to March 2010, compared to 491 during the same period in 2009.

It should be pointed out, however, that this level of activity was compared with the volume of a quarter during which construction was less active (January to March 2009). All market segments registered increases during the first three months of 2010: freehold homes¹, condominiums and

Table of Contents

- 1 Québec area housing starts in the first quarter of 2010
- 2 Resale market very active in the first quarter
- 3 Map - Québec CMA
- 5 Report Tables
- 19 Methodology
- 19 Définitions

Figure 1



Source: CMHC

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

¹ Freehold homes include single-detached, semi-detached and row houses, as well as duplexes.

rental housing. The general picture of this first quarter followed the trends observed in recent years, with semi-detached houses continuing to gain in popularity and condominiums responding to a growing demand. As well, rental housing starts were also on the rise, especially in the case of traditional rental housing. This came as no surprise, though, given that rental market conditions are tight in the area, with the vacancy rate having reached 0.6 per cent this past October.

The significant activity observed in the residential construction sector reflects the vigour of the overall housing market. For one thing, the economic recovery has begun and the job market has remained solid and, for another, the low mortgage rates are helping to keep demand strong.

In all urban centres with 10,000 or more inhabitants across Quebec, 8,364 starts were enumerated during the first three months of 2010, for an increase of 40 per cent over the same period in 2009. Among the CMAs in Quebec, five posted gains in residential construction: Québec (+129 per cent), Saguenay (+75 per cent), Montréal (+31 per cent), Sherbrooke (+29 per cent) and Trois-Rivières, where 463 starts were recorded, compared to 74 during the same period in 2009. In Gatineau, however, a decrease in activity was registered (-40 per cent).

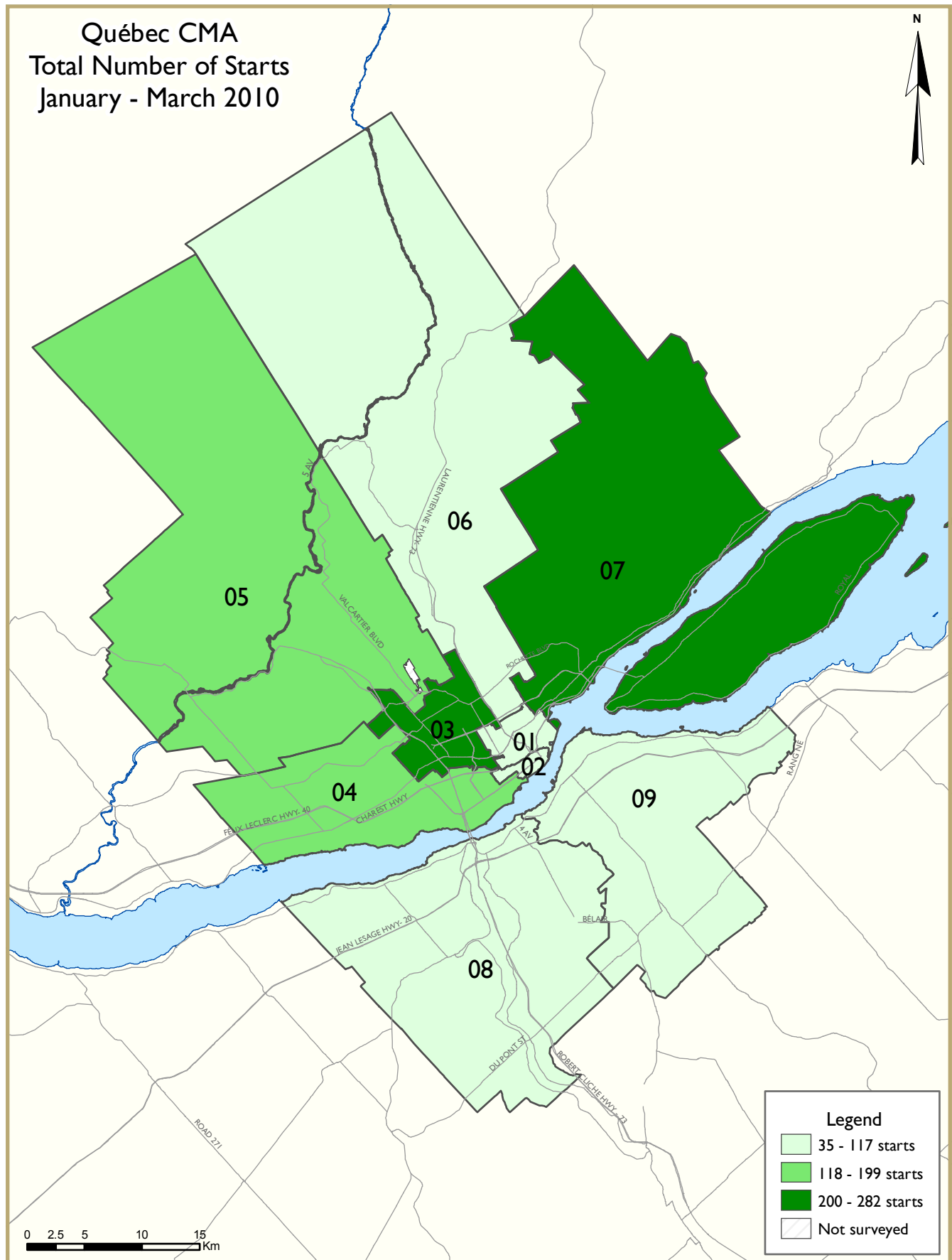
Resale market very active in the first quarter

According to the latest data released by the Quebec Federation of Real Estate Boards (QFREB), MLS® sales

in the Québec CMA rose by 10 per cent in the first quarter of 2010 over the same period in 2009, reaching 2,181 transactions. This increase was however less pronounced than the hike registered in the last quarter of 2009 (+24 per cent). The low mortgage rates significantly stimulated demand, which, combined with fewer new listings, contributed to the tightening of the market. The tighter relationship between buyers and sellers pushed up the average price of residential properties (to \$225,300)², for a gain of 12 per cent for January to March of this year.

Condominiums posted the greatest increase in resale activity (+28 per cent) in the first quarter. Single-family home sales rose by 10 per cent for this same period, while plex transactions were down by 5 per cent.

² Volume (\$) / sales



ZONE DESCRIPTIONS - QUEBEC CMA		
Zones	Municipalities and Zones	Large Zones
Zone 1	Lower Town Québec, Vanier	North Centre
Zone 2	Upper Town Québec	North Centre
Zone 3	Québec-Des Rivières (Neufchatel, Duberger, Les Saules, Lebourgneuf), Ancienne-Lorette	North Centre
Zone 4	Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	North Centre
Zone 5	Val-Belair, Saint-Emile, Loretteville, Lac-Saint-Charles, Lac Delage, Valcartier, Shannon, Lac-Saint-Joseph, Sainte-Catherine-de-la-Jacques-Cartier, Fossambault	Northern Suburbs
Zone 6	Charlesbourg, Lac-Beauport, Stoneham-Tewkesbury	Northern Suburbs
Zone 7	Beauport, Sainte-Brigitte-de-Laval, Boischatel, L'Ange-Gardien, Château-Richer, l'Ile-d'Orleans	Northern Suburbs
Zone 8	Charny, Saint-Rornuald, Saint-Jean-Chrysostome, Saint-Nicolas, Saint-Rédempteur, Breakeyville, Saint-Lambert, Saint-Etienne	South Shore
Zone 9	Levis, Pintendre, Saint-Joseph-de-Levy, Saint-Etiennede-Beaumont	South Shore

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 Québec CMA
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q1 2010	326	180	59	0	0	206	0	293	1,125
Q1 2009	231	92	24	0	0	82	0	62	491
% Change	41.1	95.7	145.8	n/a	n/a	151.2	n/a	**	129.1
Year-to-date 2010	326	180	59	0	0	206	0	293	1,125
Year-to-date 2009	231	92	24	0	0	82	0	62	491
% Change	41.1	95.7	145.8	n/a	n/a	151.2	n/a	**	129.1
UNDER CONSTRUCTION									
Q1 2010	509	252	93	0	13	855	3	1,241	3,172
Q1 2009	441	164	72	0	20	592	0	952	2,241
% Change	15.4	53.7	29.2	n/a	-35.0	44.4	n/a	30.4	41.5
COMPLETIONS									
Q1 2010	354	90	71	0	0	119	0	131	783
Q1 2009	337	70	33	0	24	140	0	34	708
% Change	5.0	28.6	115.2	n/a	-100.0	-15.0	n/a	**	10.6
Year-to-date 2010	354	90	71	0	0	119	0	131	783
Year-to-date 2009	337	70	33	0	24	140	0	34	708
% Change	5.0	28.6	115.2	n/a	-100.0	-15.0	n/a	**	10.6
COMPLETED & NOT ABSORBED									
Q1 2010	76	69	26	0	8	235	0	377	791
Q1 2009	89	52	15	0	23	198	0	324	701
% Change	-14.6	32.7	73.3	n/a	-65.2	18.7	n/a	16.4	12.8
ABSORBED									
Q1 2010	362	82	70	0	3	165	0	137	819
Q1 2009	321	60	34	0	9	150	0	141	715
% Change	12.8	36.7	105.9	n/a	-66.7	10.0	n/a	-2.8	14.5
Year-to-date 2010	362	82	70	0	3	165	0	137	819
Year-to-date 2009	321	60	34	0	9	150	0	141	715
% Change	12.8	36.7	105.9	n/a	-66.7	10.0	n/a	-2.8	14.5

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

Table I.1: Housing Activity Summary by Submarket
First 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									
Centre nord									
Q1 2010	57	34	11	0	0	103	0	227	493
Q1 2009	33	6	0	0	0	13	0	10	62
Périphérie nord									
Q1 2010	164	122	41	0	0	97	0	51	475
Q1 2009	140	60	24	0	0	39	0	43	306
Rive sud									
Q1 2010	105	24	7	0	0	6	0	15	157
Q1 2009	58	26	0	0	0	30	0	9	123
Québec CMA									
Q1 2010	326	180	59	0	0	206	0	293	1,125
Q1 2009	231	92	24	0	0	82	0	62	491
New City of Québec									
Q1 2010	155	104	52	0	0	200	0	273	845
Q1 2009	91	38	18	0	0	34	0	49	230
New City of Lévis									
Q1 2010	90	24	4	0	0	6	0	12	136
Q1 2009	44	22	0	0	0	30	0	9	105
UNDER CONSTRUCTION									
Centre nord									
Q1 2010	89	48	11	0	5	445	0	794	1,598
Q1 2009	52	14	14	0	16	143	0	306	545
Périphérie nord									
Q1 2010	298	168	77	0	0	392	0	408	1,343
Q1 2009	281	104	48	0	0	377	0	200	1,010
Rive sud									
Q1 2010	122	36	5	0	8	18	3	39	231
Q1 2009	108	46	10	0	4	72	0	446	686
Québec CMA									
Q1 2010	509	252	93	0	13	855	3	1,241	3,172
Q1 2009	441	164	72	0	20	592	0	952	2,241
New City of Québec									
Q1 2010	216	144	86	0	0	831	0	1,059	2,542
Q1 2009	139	88	54	0	16	496	0	506	1,299
New City of Lévis									
Q1 2010	96	32	2	0	8	18	3	39	198
Q1 2009	78	38	10	0	4	60	0	437	627

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

Table I.1: Housing Activity Summary by Submarket
First 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									
Centre nord									
Q1 2010	50	22	5	0	0	19	0	14	128
Q1 2009	51	4	15	0	16	59	0	7	152
Périphérie nord									
Q1 2010	206	52	62	0	0	88	0	99	507
Q1 2009	225	38	16	0	0	35	0	10	394
Rive sud									
Q1 2010	98	16	4	0	0	12	0	18	148
Q1 2009	61	28	2	0	8	46	0	17	162
Québec CMA									
Q1 2010	354	90	71	0	0	119	0	131	783
Q1 2009	337	70	33	0	24	140	0	34	708
New City of Québec									
Q1 2010	139	58	59	0	0	107	0	113	494
Q1 2009	145	30	21	0	16	74	0	9	365
New City of Lévis									
Q1 2010	89	14	4	0	0	12	0	15	134
Q1 2009	49	26	0	0	8	46	0	17	146
COMPLETED & NOT ABSORBED									
Centre nord									
Q1 2010	12	11	7	0	4	62	0	187	283
Q1 2009	10	4	6	0	10	81	0	209	320
Périphérie nord									
Q1 2010	42	40	16	0	0	144	0	109	351
Q1 2009	53	27	7	0	3	70	0	103	263
Rive sud									
Q1 2010	22	18	3	0	4	29	0	81	157
Q1 2009	26	21	2	0	10	47	0	12	118
Québec CMA									
Q1 2010	76	69	26	0	8	235	0	377	791
Q1 2009	89	52	15	0	23	198	0	324	701
New City of Québec									
Q1 2010	39	32	23	0	4	200	0	288	586
Q1 2009	48	24	10	0	13	139	0	282	516
New City of Lévis									
Q1 2010	21	17	3	0	4	26	0	79	150
Q1 2009	19	18	2	0	10	47	0	12	108

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

Table I.1: Housing Activity Summary by Submarket
First 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									
Centre nord									
QI 2010	48	17	8	0	0	52	0	46	171
QI 2009	52	4	10	0	6	70	0	70	212
Périphérie nord									
QI 2010	216	40	58	0	0	101	0	64	479
QI 2009	213	29	20	0	0	42	0	64	368
Rive sud									
QI 2010	98	25	4	0	3	12	0	27	169
QI 2009	56	27	4	0	3	38	0	7	135
Québec CMA									
QI 2010	362	82	70	0	3	165	0	137	819
QI 2009	321	60	34	0	9	150	0	141	715
New City of Québec									
QI 2010	146	48	55	0	0	149	0	109	507
QI 2009	140	23	20	0	6	97	0	123	409
New City of Québec									
QI 2010	87	24	4	0	3	11	0	26	155
QI 2009	43	25	2	0	3	38	0	7	118

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

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Québec - Basse-ville, Vanier	0	0	2	0	0	0	51	6	53	6	**
Québec - Haute-ville	0	0	0	0	0	0	35	7	35	7	**
Québec - Des Rivières, L'Ancienne-Lorette	42	19	32	4	3	0	205	10	282	33	**
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	15	14	0	2	0	0	108	0	123	16	**
Val-Bélair, Saint Émile, Loretteville, etc	86	67	36	10	19	0	23	39	164	116	41.4
Charlesbourg, Stoneham, etc	45	35	40	22	0	8	26	34	111	99	12.1
Beauport, Boischâtel, Île-d'Orléans, etc	33	38	46	28	6	4	115	21	200	91	119.8
Charny, Saint-Romuald, Saint-Jean-Chr., etc	91	38	18	18	4	0	0	15	113	71	59.2
Lévis, Pintendre, etc	14	20	6	8	3	0	21	24	44	52	-15.4
Québec CMA	326	231	180	92	35	12	584	156	1,125	491	129.1

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
Québec - Basse-ville, Vanier	0	0	2	0	0	0	51	6	53	6	**
Québec - Haute-ville	0	0	0	0	0	0	35	7	35	7	**
Québec - Des Rivières, L'Ancienne-Lorette	42	19	32	4	3	0	205	10	282	33	**
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	15	14	0	2	0	0	108	0	123	16	**
Val-Bélair, Saint Émile, Loretteville, etc	86	67	36	10	19	0	23	39	164	116	41.4
Charlesbourg, Stoneham, etc	45	35	40	22	0	8	26	34	111	99	12.1
Beauport, Boischâtel, Île-d'Orléans, etc	33	38	46	28	6	4	115	21	200	91	119.8
Charny, Saint-Romuald, Saint-Jean-Chr., etc	91	38	18	18	4	0	0	15	113	71	59.2
Lévis, Pintendre, etc	14	20	6	8	3	0	21	24	44	52	-15.4
Québec CMA	326	231	180	92	35	12	584	156	1,125	491	129.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Québec - Basse-ville, Vanier	0	0	0	0	15	0	13	6
Québec - Haute-ville	0	0	0	0	35	7	0	0
Québec - Des Rivières, L'Ancienne-Lorette	3	0	0	0	61	6	106	4
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	0	0	0	0	0	108	0
Val-Bélair, Saint Émile, Loretteville, etc	19	0	0	0	8	10	15	29
Charlesbourg, Stoneham, etc	0	8	0	0	20	20	6	14
Beauport, Boischâtel, Île-d'Orléans, etc	6	4	0	0	85	21	30	0
Charny, Saint-Romuald, Saint-Jean-Chr., etc	4	0	0	0	0	6	0	9
Lévis, Pintendre, etc	3	0	0	0	6	24	15	0
Québec CMA	35	12	0	0	230	94	293	62

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
Québec - Basse-ville, Vanier	0	0	0	0	15	0	13	6
Québec - Haute-ville	0	0	0	0	35	7	0	0
Québec - Des Rivières, L'Ancienne-Lorette	3	0	0	0	61	6	106	4
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	0	0	0	0	0	108	0
Val-Bélair, Saint Émile, Loretteville, etc	19	0	0	0	8	10	15	29
Charlesbourg, Stoneham, etc	0	8	0	0	20	20	6	14
Beauport, Boischâtel, Île-d'Orléans, etc	6	4	0	0	85	21	30	0
Charny, Saint-Romuald, Saint-Jean-Chr., etc	4	0	0	0	0	6	0	9
Lévis, Pintendre, etc	3	0	0	0	6	24	15	0
Québec CMA	35	12	0	0	230	94	293	62

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Québec - Basse-ville, Vanier	2	0	15	0	13	6	53	6
Québec - Haute-ville	0	0	35	7	0	0	35	7
Québec - Des Rivières, L'Ancienne-Lorette	85	23	53	6	106	4	282	33
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	15	16	0	0	108	0	123	16
Val-Bélair, Saint Émile, Loretteville, etc	143	81	6	6	15	29	164	116
Charlesbourg, Stoneham, etc	95	73	10	12	6	14	111	99
Beauport, Boischâtel, Île-d'Orléans, etc	89	70	81	21	30	0	200	91
Charny, Saint-Romuald, Saint-Jean-Chr., etc	113	56	0	6	0	9	113	71
Lévis, Pintendre, etc	23	28	6	24	15	0	44	52
Québec CMA	565	347	206	82	293	62	1,125	491

**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
Québec - Basse-ville, Vanier	2	0	15	0	13	6	53	6
Québec - Haute-ville	0	0	35	7	0	0	35	7
Québec - Des Rivières, L'Ancienne-Lorette	85	23	53	6	106	4	282	33
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	15	16	0	0	108	0	123	16
Val-Bélair, Saint Émile, Loretteville, etc	143	81	6	6	15	29	164	116
Charlesbourg, Stoneham, etc	95	73	10	12	6	14	111	99
Beauport, Boischâtel, Île-d'Orléans, etc	89	70	81	21	30	0	200	91
Charny, Saint-Romuald, Saint-Jean-Chr., etc	113	56	0	6	0	9	113	71
Lévis, Pintendre, etc	23	28	6	24	15	0	44	52
Québec CMA	565	347	206	82	293	62	1,125	491

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Québec - Basse-ville, Vanier	0	0	0	0	0	0	11	3	11	3	**
Québec - Haute-ville	0	0	0	0	0	0	7	45	7	45	-84.4
Québec - Des Rivières, L'Ancienne-Lorette	33	29	20	2	3	25	17	22	73	78	-6.4
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	17	22	2	2	0	0	18	2	37	26	42.3
Val-Bélair, Saint Émile, Loretteville, etc	104	92	24	8	21	0	115	46	264	146	80.8
Charlesbourg, Stoneham, etc	50	72	16	20	5	0	40	13	111	105	5.7
Beauport, Boischatel, Île-d'Orléans, etc	52	61	12	10	6	0	62	72	132	143	-7.7
Charny, Saint-Romuald, Saint-Jean-Chr., etc	79	35	12	18	4	4	9	9	104	66	57.6
Lévis, Pintendre, etc	19	26	4	10	0	4	21	56	44	96	-54.2
Québec CMA	354	337	90	70	39	33	300	268	783	708	10.6

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
Québec - Basse-ville, Vanier	0	0	0	0	0	0	11	3	11	3	**
Québec - Haute-ville	0	0	0	0	0	0	7	45	7	45	-84.4
Québec - Des Rivières, L'Ancienne-Lorette	33	29	20	2	3	25	17	22	73	78	-6.4
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	17	22	2	2	0	0	18	2	37	26	42.3
Val-Bélair, Saint Émile, Loretteville, etc	104	92	24	8	21	0	115	46	264	146	80.8
Charlesbourg, Stoneham, etc	50	72	16	20	5	0	40	13	111	105	5.7
Beauport, Boischatel, Île-d'Orléans, etc	52	61	12	10	6	0	62	72	132	143	-7.7
Charny, Saint-Romuald, Saint-Jean-Chr., etc	79	35	12	18	4	4	9	9	104	66	57.6
Lévis, Pintendre, etc	19	26	4	10	0	4	21	56	44	96	-54.2
Québec CMA	354	337	90	70	39	33	300	268	783	708	10.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Québec - Basse-ville, Vanier	0	0	0	0	0	0	11	3
Québec - Haute-ville	0	0	0	0	7	45	0	0
Québec - Des Rivières, L'Ancienne-Lorette	3	25	0	0	14	18	3	4
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	0	0	0	0	2	0	0
Val-Bélair, Saint Émile, Loretteville, etc	21	0	0	0	52	6	63	4
Charlesbourg, Stoneham, etc	5	0	0	0	12	13	28	0
Beauport, Boischâtel, Île-d'Orléans, etc	6	0	0	0	54	32	8	6
Charny, Saint-Romuald, Saint-Jean-Chr., etc	4	4	0	0	0	6	9	3
Lévis, Pintendre, etc	0	4	0	0	12	42	9	14
Québec CMA	39	33	0	0	151	164	131	34

**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
Québec - Basse-ville, Vanier	0	0	0	0	0	0	11	3
Québec - Haute-ville	0	0	0	0	7	45	0	0
Québec - Des Rivières, L'Ancienne-Lorette	3	25	0	0	14	18	3	4
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	0	0	0	0	0	2	0	0
Val-Bélair, Saint Émile, Loretteville, etc	21	0	0	0	52	6	63	4
Charlesbourg, Stoneham, etc	5	0	0	0	12	13	28	0
Beauport, Boischâtel, Île-d'Orléans, etc	6	0	0	0	54	32	8	6
Charny, Saint-Romuald, Saint-Jean-Chr., etc	4	4	0	0	0	6	9	3
Lévis, Pintendre, etc	0	4	0	0	12	42	9	14
Québec CMA	39	33	0	0	151	164	131	34

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Québec - Basse-ville, Vanier	0	0	0	0	11	3	11	3
Québec - Haute-ville	0	0	7	45	0	0	7	45
Québec - Des Rivières, L'Ancienne-Lorette	58	44	12	30	3	4	73	78
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	19	26	0	0	0	0	37	26
Val-Bélair, Saint Émile, Loretteville, etc	165	106	36	0	63	4	264	146
Charlesbourg, Stoneham, etc	77	96	6	9	28	0	111	105
Beauport, Boischâtel, Île-d'Orléans, etc	78	77	46	26	8	6	132	143
Charny, Saint-Romuald, Saint-Jean-Chr., etc	95	53	0	10	9	3	104	66
Lévis, Pintendre, etc	23	38	12	44	9	14	44	96
Québec CMA	515	440	119	164	131	34	783	708

**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
Québec - Basse-ville, Vanier	0	0	0	0	11	3	11	3
Québec - Haute-ville	0	0	7	45	0	0	7	45
Québec - Des Rivières, L'Ancienne-Lorette	58	44	12	30	3	4	73	78
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	19	26	0	0	0	0	37	26
Val-Bélair, Saint Émile, Loretteville, etc	165	106	36	0	63	4	264	146
Charlesbourg, Stoneham, etc	77	96	6	9	28	0	111	105
Beauport, Boischâtel, Île-d'Orléans, etc	78	77	46	26	8	6	132	143
Charny, Saint-Romuald, Saint-Jean-Chr., etc	95	53	0	10	9	3	104	66
Lévis, Pintendre, etc	23	38	12	44	9	14	44	96
Québec CMA	515	440	119	164	131	34	783	708

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2010

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$175,000		\$175,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre nord													
Q1 2010	0	0.0	1	2.9	2	5.7	8	22.9	24	68.6	35	360,000	369,932
Q1 2009	1	1.9	0	0.0	7	13.5	7	13.5	37	71.2	52	385,000	412,596
Year-to-date 2010	0	0.0	1	2.9	2	5.7	8	22.9	24	68.6	35	360,000	369,932
Year-to-date 2009	1	1.9	0	0.0	7	13.5	7	13.5	37	71.2	52	385,000	412,596
Périphérie nord													
Q1 2010	6	4.3	7	5.0	41	29.1	34	24.1	53	37.6	141	260,000	307,128
Q1 2009	42	19.7	30	14.1	54	25.4	28	13.1	59	27.7	213	220,000	259,761
Year-to-date 2010	6	4.3	7	5.0	41	29.1	34	24.1	53	37.6	141	260,000	307,128
Year-to-date 2009	42	19.7	30	14.1	54	25.4	28	13.1	59	27.7	213	220,000	259,761
Rive sud													
Q1 2010	4	5.0	6	7.5	22	27.5	19	23.8	29	36.3	80	260,000	296,701
Q1 2009	6	10.7	6	10.7	12	21.4	14	25.0	18	32.1	56	250,000	285,268
Year-to-date 2010	4	5.0	6	7.5	22	27.5	19	23.8	29	36.3	80	260,000	296,701
Year-to-date 2009	6	10.7	6	10.7	12	21.4	14	25.0	18	32.1	56	250,000	285,268
Québec CMA													
Q1 2010	10	3.9	14	5.5	65	25.4	61	23.8	106	41.4	256	275,000	312,456
Q1 2009	49	15.3	36	11.2	73	22.7	49	15.3	114	35.5	321	250,000	288,969
Year-to-date 2010	10	3.9	14	5.5	65	25.4	61	23.8	106	41.4	256	275,000	312,456
Year-to-date 2009	49	15.3	36	11.2	73	22.7	49	15.3	114	35.5	321	250,000	288,969
New City of Québec													
Q1 2010	3	2.9	4	3.9	35	34.0	22	21.4	39	37.9	103	260,000	295,588
Q1 2009	29	20.7	23	16.4	27	19.3	16	11.4	45	32.1	140	220,000	281,457
Year-to-date 2010	3	2.9	4	3.9	35	34.0	22	21.4	39	37.9	103	260,000	295,588
Year-to-date 2009	29	20.7	23	16.4	27	19.3	16	11.4	45	32.1	140	220,000	281,457
New City of Lévis													
Q1 2010	2	2.8	4	5.6	19	26.8	18	25.4	28	39.4	71	269,064	307,557
Q1 2009	3	7.0	4	9.3	7	16.3	12	27.9	17	39.5	43	250,000	309,302
Year-to-date 2010	2	2.8	4	5.6	19	26.8	18	25.4	28	39.4	71	269,064	307,557
Year-to-date 2009	3	7.0	4	9.3	7	16.3	12	27.9	17	39.5	43	250,000	309,302

Source: CMHC (Market Absorption Survey)

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

Submarket	Q1 2010	Q1 2009	% Change	YTD 2010	YTD 2009	% Change
Québec - Basse-ville, Vanier	--	--	n/a	--	--	n/a
Québec - Haute-ville	--	--	n/a	--	--	n/a
Québec - Des Rivières, L'Ancienne-Lorette	391,567	434,167	-9.8	391,567	434,167	-9.8
Sainte-Foy, Sillery, Cap-Rouge, Saint-Augustin	322,727	383,182	-15.8	322,727	383,182	-15.8
Val-Bélair, Saint-Émile, Loretteville, etc	254,429	232,965	9.2	254,429	232,965	9.2
Charlesbourg, Stoneham, etc	396,889	280,368	41.6	396,889	280,368	41.6
Beauport, Boischâtel, Île-d'Orléans, etc	304,615	275,068	10.7	304,615	275,068	10.7
Charny, Saint-Romuald, Saint-Jean-Chr., etc	292,446	304,697	-4.0	292,446	304,697	-4.0
Lévis, Pintendre, etc	313,722	257,391	21.9	313,722	257,391	21.9
Québec CMA	312,456	288,969	8.1	312,456	288,969	8.1

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
First Quarter 2010

		Interest Rates			NHPI, Total, Québec CMA 1997=100	CPI, 2002 =100	Québec 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	160.4	111.2	397.8	4.0	67.5	757
	February	627	5.00	5.79	164.6	112.0	400.0	4.2	68.0	750
	March	613	4.50	5.55	164.8	112.4	398.3	4.3	67.7	741
	April	596	3.90	5.25	164.8	112.5	398.0	4.5	67.8	732
	May	596	3.90	5.25	165.6	113.6	395.0	4.5	67.2	731
	June	631	3.75	5.85	165.6	114.2	393.7	4.8	67.1	730
	July	631	3.75	5.85	165.5	113.7	387.7	5.0	66.2	743
	August	631	3.75	5.85	167.0	113.8	383.1	5.2	65.5	759
	September	610	3.70	5.49	167.0	113.6	380.9	5.5	65.3	767
	October	630	3.80	5.84	168.9	113.5	383.5	5.4	65.6	766
	November	616	3.60	5.59	170.4	114.3	389.1	5.2	66.3	757
	December	610	3.60	5.49	170.4	114.0	392.4	4.9	66.6	752
2010	January	610	3.60	5.49	170.4	114.0	392.8	4.5	66.3	745
	February	604	3.60	5.39	170.4	114.2	393.6	4.1	66.1	750
	March	631	3.60	5.85		114.5	392.2	4.3	65.9	752
	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 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.

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.

©2010 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

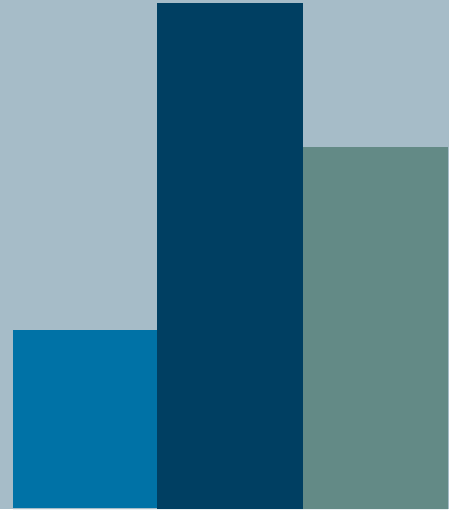
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



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.

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.



Canadian Housing Observer

Access current and previous editions of the Canadian Housing Observer publication as well as a variety of supporting data resources and improve your understanding of Canadian housing markets.