HOUSING MARKET INFORMATION

HOUSING NOW
Sherbrooke CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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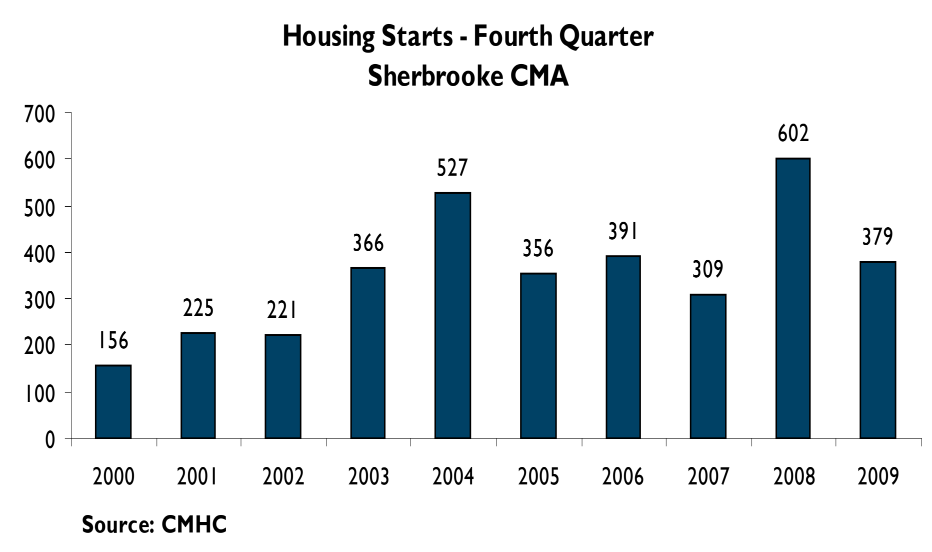
SHERBROOKE CMA HOUSING STARTS IN 2009

According to the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC), residential construction fell in the fourth quarter of 2009 in the Sherbrooke census metropolitan area (CMA). In fact, foundations were laid for 379 dwellings from October to December 2009, compared to 602 during the same period a year earlier.

This decrease in starts was due to both the single-detached and multiple-unit (semi-detached, row and apartment) housing segments. In this last category, apartment starts dropped significantly, falling to 168 units in the last three months of 2009, from 380 a year earlier. It should

Figure 1



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be recalled however that, in this same quarter in 2008, construction had begun on many rental housing units for seniors, which made for an even larger decline in activity this past quarter. On the other hand, semi-detached and row home starts rebounded, as 69 new units were enumerated from October to December 2009, compared to none during the corresponding period the year before.

Starts of single-detached houses, for their part, were down for a second straight quarter in the Sherbrooke CMA. In the fourth quarter of 2009, foundations were laid for 142 homes of this type, down from 222 during the same quarter in 2008 (-36 per cent).

Annual results

In all, 1,580 dwellings were started in the Sherbrooke CMA in 2009, compared to 1,627 a year earlier, for a decrease of 3 per cent. Like in the last quarter of the year, a decline in demand was observed throughout 2009 in the Sherbrooke area. Given the difficult economic conditions that prevailed in 2009, this slowdown came as no surprise.

However, a detailed analysis of the data revealed that this decrease in residential construction was not generalized across all housing types. In fact, while the annual volume of semi-detached and row home starts more than doubled year over year (from 78 units in 2008 to 171 in 2009), the number of new single-detached houses fell by 17 per cent (from 802 units in 2008 to 668 in 2009). Given the price gap, demand for single-detached homes declined and shifted to semi-detached and row houses, which are generally more affordable.

Apartment starts, for their part, remained relatively stable compared to 2008 (741 units in 2009, versus 747 in 2008). This stability resulted from opposing forces, however, as rental and co-operative apartment starts rose from 529 units in 2008 to 571 in 2009, while new condominium apartment units fell by 34 per cent.

Overall, despite the small decrease in activity observed in 2009 in the Sherbrooke CMA, it should be noted that housing starts still reached their fourth highest level in over 20 years.

Rock-Forest dominated the new home market in 2009

The borough of Mont-Bellevue posted the strongest increase in housing activity among all the sectors of the

Figure 2

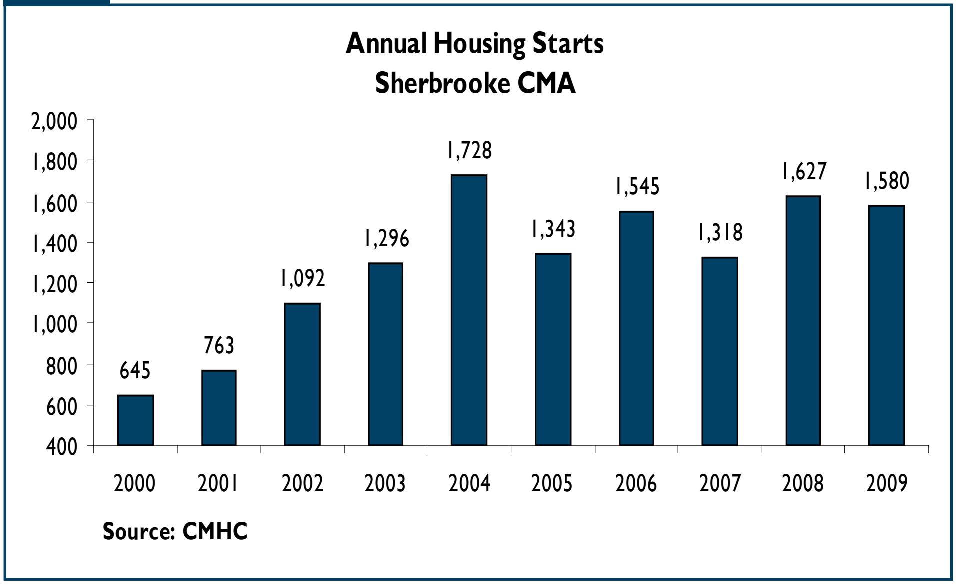

Figure 3

Annual Housing Starts by Borough
City of Sherbrooke, Magog and Outlying Area of CMA

CMA Sectors	2008	2009
Borough of Brompton	57	33
Borough of Fleurimont	381	409
Borough of Lennoxville	16	8
Borough of Mont-Bellevue	62	74
Borough of Rock-Forest-Saint-Élie-Deauville	495	570
Borough of Jacques-Cartier	142	151
City of Sherbrooke	1,153	1,245
Magog	380	230
Outlying Area of CMA*	94	105
Sherbrooke CMA	1,627	1,580

* : The outlying area comprises Ascot Corner, Compton, Hatley, North Hatley, Saint-Denis-de-Brompton, Stoke and Waterville.

CMA last year, as starts there rose from 62 units in 2008 to 74 in 2009, for a hike of 19 per cent. The borough of Rock-Forest came in second, with a gain of 15 per cent (from 495 starts in 2008 to 570 in 2009). This borough once again registered the most starts in 2009, as has been the case every year since the municipal mergers in 2002. In fact, a third of the new units enumerated in the Sherbrooke CMA in 2009 were started in that sector.

In the borough of Fleurimont, where over a quarter of the region's housing starts were recorded in 2009, activity also increased slightly (+7 per cent). In the rest of the city of Sherbrooke, the results varied from one sector to another (see Figure 3).

In Magog, 230 units were started in 2009, down 39 per cent from 2008. However, had it not been for the many seniors' housing units built in 2008, total starts would have remained stable in the Magog area.

Elsewhere across Quebec

Among the CMAs across the province, only Québec posted an increase in starts in 2009 (+1 per cent). In all other areas with 100,000 or more inhabitants, decreases were registered, with the greatest having been recorded in Saguenay (-33 per cent), followed by Montréal (12 per cent), Trois-Rivières (-11 per cent), Gatineau (-6 per cent) and Sherbrooke (-3 per cent).

Resale market rebounds

After sustaining drops in the first[1] and second quarters of 2009, sales registered through the Multiple Listing Service (MLS)® in the Sherbrooke CMA posted a year-over-year increase of 13 per cent d in the third quarter, reaching 413 transactions. The favourable financing conditions likely prompted many households to buy a home during this period. Also, there was certainly a catch-up effect, given the decreasing economic uncertainty on the markets.

Still in the third quarter of 2009, plexes registered the largest increase in resales (+37 per cent), even though they accounted for just one tenth of all transactions. During the same quarter, a total of 322 single-family houses changed hands, up 13 per cent over the corresponding quarter in 2008. Only the condominium market, with the same number of sales as a year earlier, did not benefit from this renewed activity.

From a geographic standpoint, the cities of Sherbrooke and Magog posted similar results, as the increases in MLS® sales in these sectors reached 17 per cent and 11 per cent, respectively, in the third quarter of 2009. It was a completely different story in the outlying sector of the CMA, where sales recorded a decrease of 5 per cent from a year earlier.

However, these geographic sectors had one point in common: active listings were down in all of them in the third quarter of 2009, with the city of Sherbrooke registering the largest decrease (-12 per cent), followed by the outlying area of the CMA (-11 per cent) and Magog (-8 per cent). As a result, the supply of existing homes in the CMA reached 1,210 units, down 11 per cent from the third quarter of 2008.

Average price of single-family homes increases

The average MLS® price of single-family homes in the Sherbrooke CMA rose by 4 per cent, reaching $221,033 in the third quarter of 2009. With an increase in sales and a decrease in listings, the market became more and more favourable to sellers—accounting for the higher prices—but still remained balanced.

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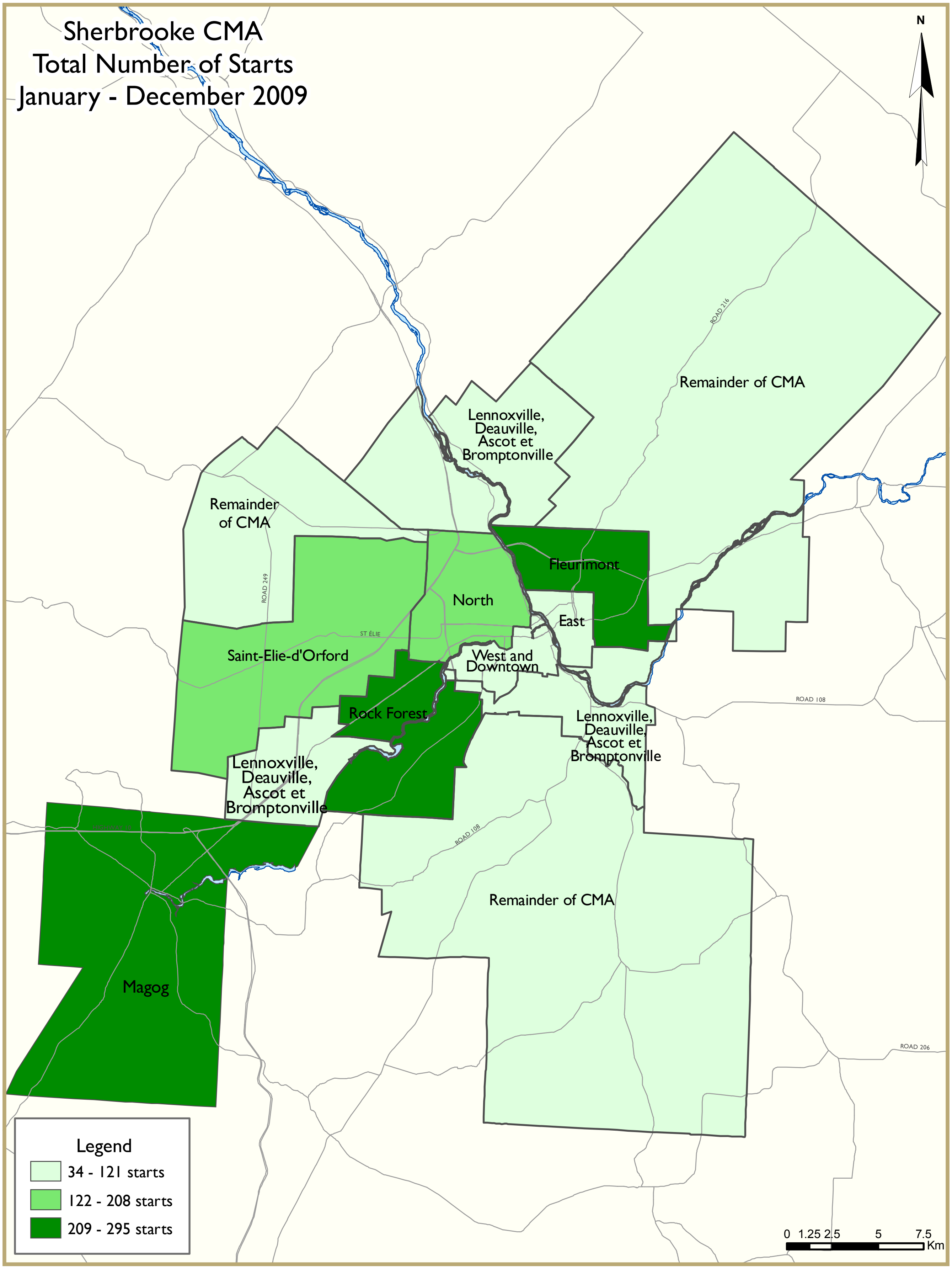
1 Sources: QFREB, *Le Baromètre MLS® du marché résidentiel, 1er trimestre 2009, RMR de Sherbrooke*, *Le Baromètre MLS® du marché résidentiel, 2e trimestre 2009, RMR de Sherbrooke*, and *Le Baromètre MLS® du marché résidentiel, 3e trimestre 2009, RMR de Sherbrooke*


Sherbrooke CMA
Total Number of Starts
January - December 2009
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Fleurimont
North
East
Saint-Elie-d'Orford
West and Downtown
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Magog
ROAD 216
ROAD 249
ST ELIE
ROAD 108
ROAD 108
ROAD 206
Legend
34 - 121 starts
122 - 208 starts
209 - 295 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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1.1	Housing Activity Summary by Submarket
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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 Sherbrooke CMA Fourth Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2009	142	26	52	0	7	22	0	130	379
Q4 2008	222	0	24	0	0	56	0	253	602
% Change	-36.0	n/a	116.7	n/a	n/a	-60.7	n/a	-48.6	-37.0
Year-to-date 2009	668	96	142	0	7	96	0	492	1,580
Year-to-date 2008	802	48	78	0	20	146	4	482	1,627
% Change	-16.7	100.0	82.1	n/a	-65.0	-34.2	-100.0	2.1	-2.9
UNDER CONSTRUCTION									
Q4 2009	140	30	58	0	3	16	0	212	517
Q4 2008	297	10	20	0	0	68	0	268	710
% Change	-52.9	200.0	190.0	n/a	n/a	-76.5	n/a	-20.9	-27.2
COMPLETIONS									
Q4 2009	149	44	40	0	0	26	0	75	334
Q4 2008	180	4	12	0	4	12	0	20	232
% Change	-17.2	**	**	n/a	-100.0	116.7	n/a	**	44.0
Year-to-date 2009	825	76	108	0	0	152	0	540	1,769
Year-to-date 2008	645	50	60	0	24	124	4	263	1,170
% Change	27.9	52.0	80.0	n/a	-100.0	22.6	-100.0	105.3	51.2
COMPLETED & NOT ABSORBED									
Q4 2009	20	15	12	0	0	31	0	203	281
Q4 2008	9	0	0	0	1	9	0	130	149
% Change	122.2	n/a	n/a	n/a	-100.0	**	n/a	56.2	88.6
ABSORBED									
Q4 2009	154	39	41	0	0	22	0	97	353
Q4 2008	183	4	13	0	4	18	0	49	271
% Change	-15.8	**	**	n/a	-100.0	22.2	n/a	98.0	30.3
Year-to-date 2009	814	61	96	0	1	130	0	467	1,569
Year-to-date 2008	640	50	60	0	23	118	4	354	1,249
% Change	27.2	22.0	60.0	n/a	-95.7	10.2	-100.0	31.9	25.6

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Old City of Sherbrooke									
Q4 2009	10	0	0	0	0	6	0	67	83
Q4 2008	7	0	4	0	0	32	0	56	146
Suburbs of the old city of Sherbrooke									
Q4 2009	70	20	48	0	4	0	0	51	193
Q4 2008	109	0	14	0	0	4	0	36	163
New City of Sherbrooke									
Q4 2009	80	20	48	0	4	6	0	118	276
Q4 2008	116	0	18	0	0	36	0	92	309
Magog									
Q4 2009	31	6	4	0	3	8	0	8	60
Q4 2008	23	0	4	0	0	16	0	157	200
Remainder of the CMA									
Q4 2009	29	0	0	0	0	0	0	0	29
Q4 2008	35	0	2	0	0	0	0	0	37
Sherbrooke CMA									
Q4 2009	142	26	52	0	7	22	0	130	379
Q4 2008	222	0	24	0	0	56	0	253	602
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q4 2009	10	0	0	0	0	4	0	144	158
Q4 2008	11	0	2	0	0	40	0	69	169
Suburbs of the old city of Sherbrooke									
Q4 2009	57	24	54	0	0	0	0	52	187
Q4 2008	128	0	12	0	0	4	0	46	190
New City of Sherbrooke									
Q4 2009	67	24	54	0	0	4	0	196	345
Q4 2008	139	0	14	0	0	44	0	115	359
Magog									
Q4 2009	49	6	4	0	3	4	0	8	132
Q4 2008	53	8	2	0	0	20	0	153	236
Remainder of the CMA									
Q4 2009	23	0	0	0	0	0	0	0	23
Q4 2008	45	0	2	0	0	0	0	0	47
Sherbrooke CMA									
Q4 2009	140	30	58	0	3	16	0	212	517
Q4 2008	297	10	20	0	0	68	0	268	710

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
Q4 2009	7	0	0	0	0	22	0	0	29
Q4 2008	9	0	2	0	0	8	0	12	31
Suburbs of the old city of Sherbrooke									
Q4 2009	65	38	28	0	0	0	0	67	198
Q4 2008	120	0	8	0	0	0	0	0	128
New City of Sherbrooke									
Q4 2009	72	38	28	0	0	22	0	67	227
Q4 2008	129	0	10	0	0	8	0	12	159
Magog									
Q4 2009	24	4	0	0	0	4	0	0	32
Q4 2008	9	4	2	0	0	4	0	4	23
Remainder of the CMA									
Q4 2009	36	0	0	0	0	0	0	0	36
Q4 2008	23	0	0	0	0	0	0	0	23
Sherbrooke CMA									
Q4 2009	149	44	40	0	0	26	0	75	334
Q4 2008	180	4	12	0	4	12	0	20	232
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q4 2009	1	0	0	0	0	17	0	122	140
Q4 2008	1	0	0	0	0	1	0	118	120
Suburbs of the old city of Sherbrooke									
Q4 2009	10	12	9	0	0	0	0	19	50
Q4 2008	2	0	0	0	0	7	0	0	9
New City of Sherbrooke									
Q4 2009	11	12	9	0	0	17	0	141	190
Q4 2008	3	0	0	0	0	8	0	118	129
Magog									
Q4 2009	4	1	0	0	0	13	0	55	73
Q4 2008	1	0	0	0	1	1	0	12	15
Remainder of the CMA									
Q4 2009	3	0	0	0	0	0	0	0	3
Q4 2008	3	0	0	0	0	0	0	0	3
Sherbrooke CMA									
Q4 2009	20	15	12	0	0	31	0	203	281
Q4 2008	9	0	0	0	1	9	0	130	149

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Old City of Sherbrooke									
Q4 2009	7	0	0	0	0	12	0	7	26
Q4 2008	10	0	2	0	0	13	0	35	60
Suburbs of the old city of Sherbrooke									
Q4 2009	68	33	32	0	0	2	0	56	191
Q4 2008	121	0	8	0	0	1	0	0	130
New City of Sherbrooke									
Q4 2009	75	33	32	0	0	14	0	63	217
Q4 2008	131	0	10	0	0	14	0	35	190
Magog									
Q4 2009	25	6	0	0	0	6	0	20	57
Q4 2008	10	4	3	0	0	4	0	10	31
Remainder of the CMA									
Q4 2009	37	0	0	0	0	0	0	0	37
Q4 2008	23	0	0	0	0	0	0	0	23
Sherbrooke CMA									
Q4 2009	154	39	41	0	0	22	0	97	353
Q4 2008	183	4	13	0	4	18	0	49	271

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

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Sherbrooke (West and City Centre)	6	1	0	0	0	0	0	21	6	22	-72.7
Sherbrooke (East)	0	0	0	0	0	0	45	76	45	76	-40.8
Sherbrooke (North)	4	6	0	0	0	0	28	42	32	48	-33.3
Old City of Sherbrooke	10	7	0	0	0	0	73	139	83	146	-43.2
Fleurimont	17	26	12	0	20	0	32	22	81	48	68.8
Rock Forest	21	37	0	0	4	0	22	8	47	45	4.4
Saint-Élie-d'Orford	19	26	8	0	16	0	9	2	52	28	85.7
Lennoxville, Deauville, Ascot, Bromptonville	13	20	0	0	0	0	0	22	13	42	-69.0
Suburbs of the old city of Sherbrooke	70	109	20	0	40	0	63	54	193	163	18.4
New City of Sherbrooke	80	116	20	0	40	0	136	193	276	309	-10.7
Magog	31	23	6	0	3	0	20	177	60	200	-70.0
Remainder of the CMA	29	35	0	0	0	0	0	2	29	37	-21.6
Sherbrooke CMA	142	222	26	0	43	0	168	380	379	602	-37.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Sherbrooke (West and City Centre)	9	12	0	0	0	0	25	41	34	53	-35.8
Sherbrooke (East)	4	9	0	0	0	0	110	132	114	141	-19.1
Sherbrooke (North)	18	28	0	0	0	12	133	102	151	142	6.3
Old City of Sherbrooke	31	49	0	0	0	12	268	275	299	336	-11.0
Fleurimont	95	146	56	16	32	0	112	78	295	240	22.9
Rock Forest	118	123	2	2	4	0	93	52	217	177	22.6
Saint-Élie-d'Orford	119	106	18	0	24	4	13	10	174	120	45.0
Lennoxville, Deauville, Ascot, Bromptonville	52	72	0	2	0	0	42	34	94	108	-13.0
Suburbs of the old city of Sherbrooke	384	447	76	20	60	4	260	174	780	645	20.9
New City of Sherbrooke	415	496	76	20	60	16	528	449	1079	981	10.0
Magog	86	91	18	18	3	4	123	267	230	380	-39.5
Remainder of the CMA	99	87	0	0	0	0	6	7	105	94	11.7
Sherbrooke CMA	668	802	96	48	75	30	741	747	1,580	1,627	-2.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Sherbrooke (West and City Centre)	0	0	0	0	0	0	0	21
Sherbrooke (East)	0	0	0	0	0	2	45	27
Sherbrooke (North)	0	0	0	0	6	34	22	8
Old City of Sherbrooke	0	0	0	0	6	36	67	56
Fleurimont	20	0	0	0	0	10	32	12
Rock Forest	4	0	0	0	6	4	16	4
Saint-Élie-d'Orford	16	0	0	0	6	2	3	0
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	0	2	0	20
Suburbs of the old city of Sherbrooke	40	0	0	0	12	18	51	36
New City of Sherbrooke	40	0	0	0	18	54	118	92
Magog	3	0	0	0	12	20	8	157
Remainder of the CMA	0	0	0	0	0	2	0	0
Sherbrooke CMA	43	0	0	0	38	80	130	253

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	0	0	0	0	10	2	15	39
Sherbrooke (East)	0	0	0	0	0	9	110	76
Sherbrooke (North)	0	12	0	0	50	78	83	24
Old City of Sherbrooke	0	12	0	0	60	89	208	139
Fleurimont	32	0	0	0	20	38	92	40
Rock Forest	4	0	0	0	34	33	59	19
Saint-Élie-d'Orford	24	0	0	4	10	4	3	6
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	2	4	40	30
Suburbs of the old city of Sherbrooke	60	0	0	4	66	79	194	95
New City of Sherbrooke	60	12	0	4	126	168	402	234
Magog	3	4	0	0	32	42	12	225
Remainder of the CMA	0	0	0	0	0	2	6	5
Sherbrooke CMA	75	26	0	4	170	218	492	482

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Sherbrooke (West and City Centre)	6	1	0	0	0	21	6	22
Sherbrooke (East)	0	2	0	0	45	27	45	76
Sherbrooke (North)	4	8	6	32	22	8	32	48
Old City of Sherbrooke	10	11	6	32	67	56	83	146
Fleurimont	49	36	0	0	32	12	81	48
Rock Forest	27	37	4	4	16	4	47	45
Saint-Élie-d'Orford	49	28	0	0	3	0	52	28
Lennoxville, Deauville, Ascot, Bromptonville	13	22	0	0	0	20	13	42
Suburbs of the old city of Sherbrooke	138	123	4	4	51	36	193	163
New City of Sherbrooke	148	134	10	36	118	92	276	309
Magog	41	27	11	16	8	157	60	200
Remainder of the CMA	29	37	0	0	0	0	29	37
Sherbrooke CMA	220	246	29	56	130	253	379	602

Table 2.5: Starts by Submarket and by Intended Market
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	11	14	8	0	15	39	34	53
Sherbrooke (East)	4	15	0	3	110	76	114	141
Sherbrooke (North)	18	30	50	88	83	24	151	142
Old City of Sherbrooke	33	59	58	91	208	139	299	336
Fleurimont	203	192	0	8	92	40	295	240
Rock Forest	150	135	8	23	59	19	217	177
Saint-Élie-d'Orford	171	110	0	0	3	10	174	120
Lennoxville, Deauville, Ascot, Bromptonville	54	78	0	0	40	30	94	108
Suburbs of the old city of Sherbrooke	578	515	8	31	194	99	780	645
New City of Sherbrooke	611	574	66	122	402	238	1079	981
Magog	114	119	25	36	12	225	230	380
Remainder of the CMA	99	89	0	0	6	5	105	94
Sherbrooke CMA	906	928	103	166	492	486	1,580	1,627

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Sherbrooke (West and City Centre)	3	3	0	0	0	0	4	0	7	3	133.3
Sherbrooke (East)	1	1	0	0	0	0	0	14	1	15	-93.3
Sherbrooke (North)	3	5	0	0	0	0	18	8	21	13	61.5
Old City of Sherbrooke	7	9	0	0	0	0	22	22	29	31	-6.5
Fleurimont	11	36	30	0	8	0	30	6	79	42	88.1
Rock Forest	16	32	0	0	4	0	30	0	50	32	56.3
Saint-Élie-d'Orford	26	35	8	0	8	0	3	2	45	37	21.6
Lennoxville, Deauville, Ascot, Bromptonville	12	17	0	0	0	0	12	0	24	17	41.2
Suburbs of the old city of Sherbrooke	65	120	38	0	20	0	75	8	198	128	54.7
New City of Sherbrooke	72	129	38	0	20	0	97	30	227	159	42.8
Magog	24	9	4	4	0	0	4	10	32	23	39.1
Remainder of the CMA	36	23	0	0	0	0	0	0	36	23	56.5
Sherbrooke CMA	149	180	44	4	32	4	109	44	334	232	44.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Sherbrooke (West and City Centre)	8	12	0	2	0	0	42	24	50	38	31.6
Sherbrooke (East)	4	8	0	0	0	0	132	53	136	61	123.0
Sherbrooke (North)	20	28	0	2	0	12	104	81	124	123	0.8
Old City of Sherbrooke	32	48	0	4	0	12	278	158	310	222	39.6
Fleurimont	117	124	42	16	8	0	98	56	265	196	35.2
Rock Forest	132	93	0	2	4	0	89	44	225	139	61.9
Saint-Élie-d'Orford	143	88	10	0	8	4	13	10	174	102	70.6
Lennoxville, Deauville, Ascot, Bromptonville	68	54	0	2	0	0	68	6	136	62	119.4
Suburbs of the old city of Sherbrooke	460	359	52	20	20	4	268	116	800	499	60.3
New City of Sherbrooke	492	407	52	24	20	16	546	274	1110	721	54.0
Magog	90	81	20	18	0	4	224	136	334	239	39.7
Remainder of the CMA	121	77	0	0	0	0	8	5	129	82	57.3
Sherbrooke CMA	825	645	76	50	32	34	836	441	1,769	1,170	51.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Sherbrooke (West and City Centre)	0	0	0	0	4	0	0	0
Sherbrooke (East)	0	0	0	0	0	2	0	12
Sherbrooke (North)	0	0	0	0	18	8	0	0
Old City of Sherbrooke	0	0	0	0	22	10	0	12
Fleurimont	8	0	0	0	2	6	28	0
Rock Forest	4	0	0	0	6	0	24	0
Saint-Élie-d'Orford	8	0	0	0	0	2	3	0
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	0	0	12	0
Suburbs of the old city of Sherbrooke	20	0	0	0	8	8	67	0
New City of Sherbrooke	20	0	0	0	30	18	67	12
Magog	0	0	0	0	4	6	0	4
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	32	4	0	0	34	24	75	20

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	0	0	0	0	10	14	32	10
Sherbrooke (East)	0	0	0	0	0	6	85	47
Sherbrooke (North)	0	12	0	0	84	54	20	27
Old City of Sherbrooke	0	12	0	0	94	74	137	84
Fleurimont	8	0	0	0	30	28	68	28
Rock Forest	4	0	0	0	42	29	47	15
Saint-Élie-d'Orford	8	0	0	4	2	4	11	6
Lennoxville, Deauville, Ascot, Bromptonville	0	0	0	0	2	2	66	4
Suburbs of the old city of Sherbrooke	20	0	0	4	76	63	192	53
New City of Sherbrooke	20	12	0	4	170	137	329	137
Magog	0	4	0	0	42	33	161	103
Remainder of the CMA	0	0	0	0	2	0	6	5
Sherbrooke CMA	32	30	0	4	228	178	540	263

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Sherbrooke (West and City Centre)	3	3	4	0	0	0	7	3
Sherbrooke (East)	1	3	0	0	0	12	1	15
Sherbrooke (North)	3	5	18	8	0	0	21	13
Old City of Sherbrooke	7	11	22	8	0	12	29	31
Fleurimont	51	42	0	0	28	0	79	42
Rock Forest	26	32	0	0	24	0	50	32
Saint-Élie-d'Orford	42	37	0	0	3	0	45	37
Lennoxville, Deauville, Ascot, Bromptonville	12	17	0	0	12	0	24	17
Suburbs of the old city of Sherbrooke	131	128	0	0	67	0	198	128
New City of Sherbrooke	138	139	22	8	67	12	227	159
Magog	28	15	4	4	0	4	32	23
Remainder of the CMA	36	23	0	0	0	0	36	23
Sherbrooke CMA	233	196	26	16	75	20	334	232

Table 3.5: Completions by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Sherbrooke (West and City Centre)	10	16	8	12	32	10	50	38
Sherbrooke (East)	4	14	0	0	85	47	136	61
Sherbrooke (North)	22	32	82	64	20	27	124	123
Old City of Sherbrooke	36	62	90	76	137	84	310	222
Fleurimont	197	160	0	8	68	28	265	196
Rock Forest	162	105	16	19	47	15	225	139
Saint-Élie-d'Orford	163	92	0	0	11	10	174	102
Lennoxville, Deauville, Ascot, Bromptonville	70	58	0	0	66	4	136	62
Suburbs of the old city of Sherbrooke	592	415	16	27	192	57	800	499
New City of Sherbrooke	628	477	106	103	329	141	1110	721
Magog	118	107	34	29	161	103	334	239
Remainder of the CMA	123	77	0	0	6	5	129	82
Sherbrooke CMA	1,009	755	152	148	540	267	1,769	1,170

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Fourth Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q4 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Q4 2008	0	0.0	1	10.0	1	10.0	2	20.0	6	60.0	10	250,000	309,600
Year-to-date 2009	0	0.0	0	0.0	5	29.4	4	23.5	8	47.1	17	230,000	281,824
Year-to-date 2008	1	2.1	9	19.1	12	25.5	13	27.7	12	25.5	47	200,000	224,447
Suburbs of the old city of Sherbrooke													
Q4 2009	2	5.3	5	13.2	17	44.7	6	15.8	8	21.1	38	180,000	209,289
Q4 2008	19	15.7	16	13.2	33	27.3	22	18.2	31	25.6	121	188,000	207,339
Year-to-date 2009	43	13.2	60	18.4	113	34.7	51	15.6	59	18.1	326	170,000	193,089
Year-to-date 2008	63	17.6	51	14.3	119	33.3	64	17.9	60	16.8	357	170,000	187,215
New City of Sherbrooke													
Q4 2009	2	5.0	5	12.5	18	45.0	6	15.0	9	22.5	40	180,000	213,825
Q4 2008	19	14.5	17	13.0	34	26.0	24	18.3	37	28.2	131	190,000	215,145
Year-to-date 2009	43	12.5	60	17.5	118	34.4	55	16.0	67	19.5	343	174,000	197,487
Year-to-date 2008	64	15.8	60	14.9	131	32.4	77	19.1	72	17.8	404	175,000	191,547
Magog													
Q4 2009	1	8.3	0	0.0	4	33.3	6	50.0	1	8.3	12	200,000	251,250
Q4 2008	0	0.0	1	10.0	4	40.0	5	50.0	0	0.0	10	185,000	189,880
Year-to-date 2009	3	5.3	2	3.5	24	42.1	15	26.3	13	22.8	57	197,000	243,079
Year-to-date 2008	2	2.5	10	12.5	23	28.8	27	33.8	18	22.5	80	207,500	223,331
Remainder of the CMA													
Q4 2009	0	0.0	0	0.0	4	33.3	3	25.0	5	41.7	12	240,000	235,000
Q4 2008	2	8.7	5	21.7	4	17.4	6	26.1	6	26.1	23	200,000	209,783
Year-to-date 2009	3	4.9	2	3.3	18	29.5	18	29.5	20	32.8	61	210,000	233,016
Year-to-date 2008	9	11.7	8	10.4	16	20.8	22	28.6	22	28.6	77	220,000	224,065
Sherbrooke CMA													
Q4 2009	11	13.8	8	10.0	28	35.0	16	20.0	17	21.3	80	187,500	208,775
Q4 2008	23	12.6	26	14.2	55	30.1	35	19.1	44	24.0	183	185,000	208,365
Year-to-date 2009	79	14.0	83	14.7	196	34.7	105	18.6	102	18.1	565	177,000	197,990
Year-to-date 2008	77	12.0	94	14.7	211	33.0	137	21.4	121	18.9	640	180,000	197,904

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2009						
Submarket	Q4 2009	Q4 2008	% Change	YTD 2009	YTD 2008	% Change
Old City of Sherbrooke	--	309,600	n/a	281,824	224,447	25.6
Suburbs of the old city of Sherbrooke	209,289	207,339	0.9	193,089	187,215	3.1
New City of Sherbrooke	213,825	215,145	-0.6	197,487	191,547	3.1
Magog	251,250	189,880	32.3	243,079	223,331	8.8
Remainder of the CMA	235,000	209,783	12.0	233,016	224,065	4.0
Sherbrooke CMA	208,775	208,365	0.2	197,990	197,904	0.0

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators Fourth Quarter 2009										
		Interest Rates			NHPI, Total, (Quebec) 1997=100	CPI (Quebec) 2002 =100	Sherbrooke Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2008	January	725	7.35	7.39	157.1	111.0	85.4	6.1	66.1	660
	February	718	7.25	7.29	158.6	111.4	84.7	5.7	65.3	671
	March	712	7.15	7.19	158.5	111.7	84.0	5.9	64.8	678
	April	700	6.95	6.99	158.6	112.4	82.8	5.9	63.7	692
	May	679	6.15	6.65	161.0	113.6	82.0	6.1	63.3	696
	June	710	6.95	7.15	161.2	114.1	81.5	5.7	62.5	704
	July	710	6.95	7.15	161.3	114.1	81.9	5.8	62.8	706
	August	691	6.65	6.85	162.6	113.5	82.3	6.2	63.3	713
	September	691	6.65	6.85	162.4	114.0	83.3	6.4	64.2	711
	October	713	6.35	7.20	162.5	113.0	84.1	6.6	64.8	708
	November	713	6.35	7.20	163.2	112.4	83.6	6.6	64.4	704
	December	685	5.60	6.75	163.2	111.7	83.0	6.7	64.0	707
2009	January	627	5.00	5.79	163.6	111.5	81.9	6.7	63.1	714
	February	627	5.00	5.79	164.8	112.3	82.4	6.4	63.1	715
	March	613	4.50	5.55	165.2	112.6	82.1	6.6	62.9	716
	April	596	3.90	5.25	165.3	112.7	81.8	7.6	63.4	716
	May	596	3.90	5.25	165.6	113.7	81.1	8.8	63.6	718
	June	631	3.75	5.85	165.7	114.3	81.2	9.1	63.8	713
	July	631	3.75	5.85	165.7	113.8	82.2	8.5	64.1	705
	August	631	3.75	5.85	166.0	113.9	83.5	7.6	64.4	707
	September	610	3.70	5.49	166.2	113.7	84.5	7.0	64.7	708
	October	630	3.80	5.84	167.1	113.6	84.8	6.4	64.4	709
	November	616	3.60	5.59	167.8	114.3	85.0	5.7	64.0	703
	December	610	3.60	5.49		114.0	85.1	5.4	63.8	705

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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