HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

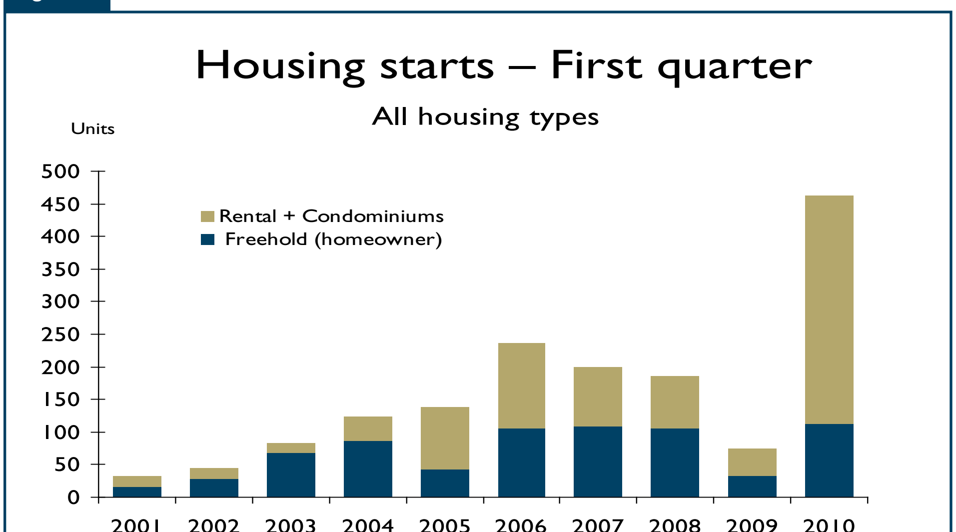
Date Released: Second Quarter 2010

Trois-Rivières housing starts in the first quarter of 2010

A record number of housing starts was registered in the Trois-Rivières census metropolitan area (CMA) during the first three months of 2010. In fact, according to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), 463 dwellings were started from January to March 2010, compared to 74 during the corresponding period a year earlier.

This considerable increase in starts in the first quarter of 2010 was attributable to the hike registered in the rental segment. In all, 350 rental housing starts were enumerated in the CMA from January to March 2010, compared to 42 a year earlier.

Figure 1



Source : CMHC

Table of Contents

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In the case of freehold homes*, an increase was also noted. In fact, foundations were laid for 41 single-detached and 72 semi-detached homes during the first three months of 2010, compared to 24 and 8, respectively, in the corresponding period a year earlier.

Elsewhere in the Mauricie area, activity was stable in the agglomeration of Shawinigan, where foundations were laid for 9 homes during the first three months of 2010. In La Tuque, construction got under way on only 1 dwelling (a single-detached house) from January to March 2010, compared to 2 during the corresponding period in 2009.

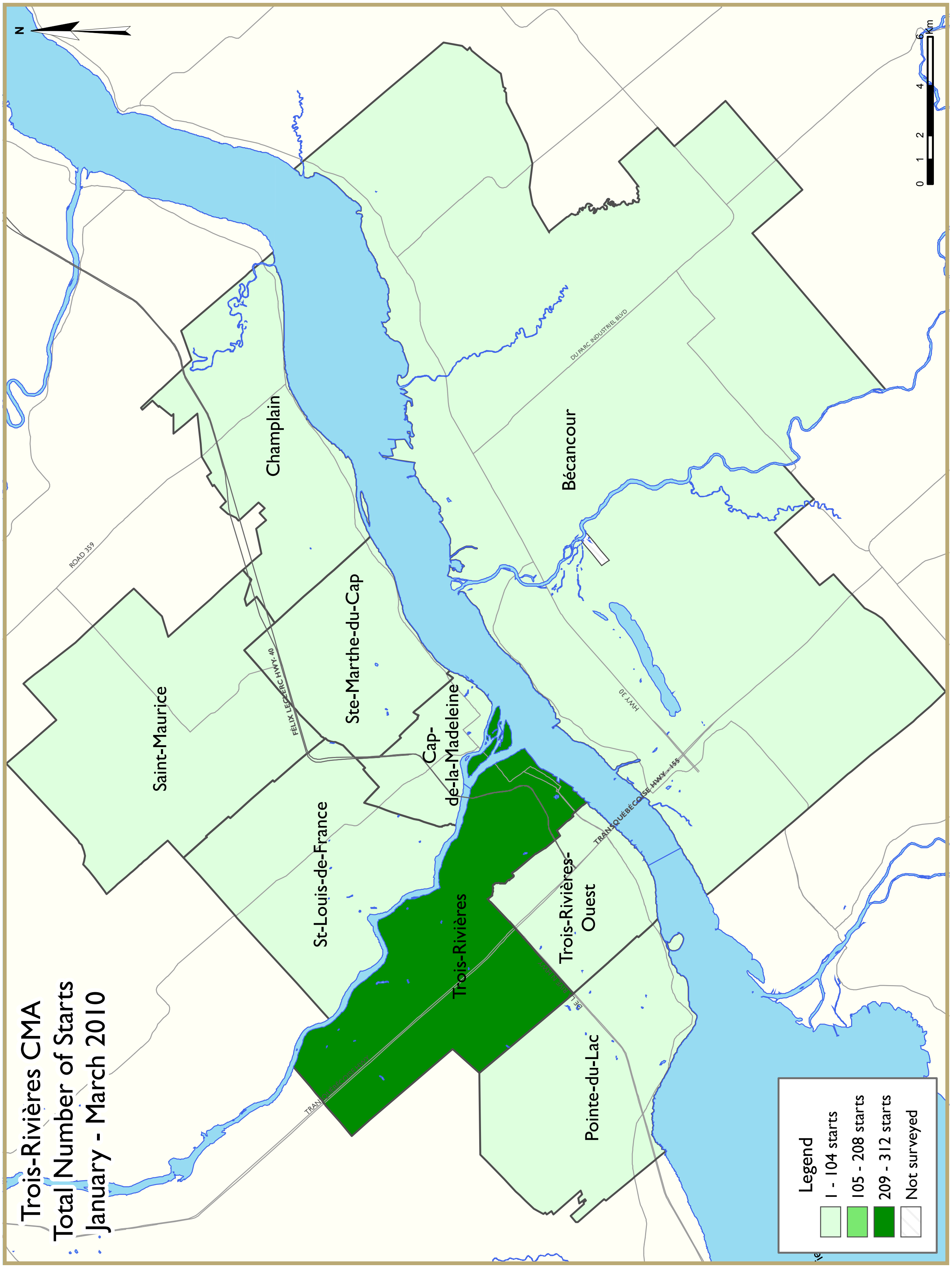
In all urban centres with 10,000 or more inhabitants across Quebec, 8,364 starts were enumerated during the first three months of 2010, for an increase of 40 per cent over the same period in 2009. Among the CMAs in Quebec, five posted gains in residential construction: Québec (+129 per cent), Saguenay (+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).

Sales down slightly in the first quarter

Activity slowed down on the Trois-Rivières census metropolitan area (CMA) resale market in the first quarter of 2010. According to the latest data released by the Quebec Federation of Real Estate Boards (QFREB), 289 MLS® sales were registered from January to March 2010, compared to 299 during the corresponding period a year earlier (-3 per cent). This decrease in transactions, combined with the increase in properties for sale on the market, suggests that the intense activity that characterized the market in the fourth quarter of 2009 (+18 per cent) has come to an end. That being said, market conditions remained tight in the CMA. Sellers, who managed to do quite well, retained the edge in negotiations. In fact, prices rose, as the average price** of properties was up by 7 per cent in the first quarter of this year, compared to the same quarter in 2009. Homes in the Trois-Rivières area were therefore selling for an average of $147,580 from January to March 2010.

** Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).*

*** Volume ($)/Sales ratio.*


Trois-Rivières CMA
Total Number of Starts
January - March 2010
Legend
1 - 104 starts
105 - 208 starts
209 - 312 starts
Not surveyed
N
0 1 2 4 6
Km
Saint-Maurice
Champlain
Ste-Marthe-du-Cap
St-Louis-de-France
Cap-de-la-Madeleine
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Bécancour
ROAD 359
FÉLIX LECLERC HWY. 40
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUÉBECOISE HWY. 155

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 Trois-Rivières CMA 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									
Q1 2010	41	72	0	0	0	0	0	350	463
Q1 2009	24	6	2	0	0	0	0	42	74
% Change	70.8	**	-100.0	n/a	n/a	n/a	n/a	**	**
Year-to-date 2010	41	72	0	0	0	0	0	350	463
Year-to-date 2009	24	6	2	0	0	0	0	42	74
% Change	70.8	**	-100.0	n/a	n/a	n/a	n/a	**	**
UNDER CONSTRUCTION									
Q1 2010	35	56	4	0	0	20	0	468	583
Q1 2009	16	24	10	0	0	66	0	169	285
% Change	118.8	133.3	-60.0	n/a	n/a	-69.7	n/a	176.9	104.6
COMPLETIONS									
Q1 2010	41	34	4	0	0	16	0	70	177
Q1 2009	39	12	2	0	0	8	0	99	160
% Change	5.1	183.3	100.0	n/a	n/a	100.0	n/a	-29.3	10.6
Year-to-date 2010	41	34	4	0	0	16	0	70	177
Year-to-date 2009	39	12	2	0	0	8	0	99	160
% Change	5.1	183.3	100.0	n/a	n/a	100.0	n/a	-29.3	10.6
COMPLETED & NOT ABSORBED									
Q1 2010	24	30	2	0	0	23	0	83	162
Q1 2009	27	18	1	0	3	29	2	103	183
% Change	-11.1	66.7	100.0	n/a	-100.0	-20.7	-100.0	-19.4	-11.5
ABSORBED									
Q1 2010	39	25	2	0	0	23	0	73	162
Q1 2009	38	10	1	0	1	6	4	131	191
% Change	2.6	150.0	100.0	n/a	-100.0	**	-100.0	-44.3	-15.2
Year-to-date 2010	39	25	2	0	0	23	0	73	162
Year-to-date 2009	38	10	1	0	1	6	4	131	191
% Change	2.6	150.0	100.0	n/a	-100.0	**	-100.0	-44.3	-15.2

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

Table 1.1: 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									
Q1 2010	31	66	0	0	0	0	0	319	416
Q1 2009	13	6	0	0	0	0	0	24	43
Remainder of the CMA									
Q1 2010	10	6	0	0	0	0	0	31	47
Q1 2009	11	0	2	0	0	0	0	18	31
Trois-Rivières CMA									
Q1 2010	41	72	0	0	0	0	0	350	463
Q1 2009	24	6	2	0	0	0	0	42	74
UNDER CONSTRUCTION									
Centre									
Q1 2010	29	48	4	0	0	20	0	394	495
Q1 2009	10	24	0	0	0	0	0	137	171
Remainder of the CMA									
Q1 2010	6	8	0	0	0	0	0	74	88
Q1 2009	6	0	10	0	0	66	0	32	114
Trois-Rivières CMA									
Q1 2010	35	56	4	0	0	20	0	468	583
Q1 2009	16	24	10	0	0	66	0	169	285
COMPLETIONS									
Centre									
Q1 2010	28	30	2	0	0	0	0	45	117
Q1 2009	18	10	2	0	0	0	0	78	108
Remainder of the CMA									
Q1 2010	13	4	2	0	0	16	0	25	60
Q1 2009	21	2	0	0	0	8	0	21	52
Trois-Rivières CMA									
Q1 2010	41	34	4	0	0	16	0	70	177
Q1 2009	39	12	2	0	0	8	0	99	160

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

Table 1.1: 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	
COMPLETED & NOT ABSORBED									
Centre									
Q1 2010	18	27	0	0	0	17	0	68	130
Q1 2009	16	16	1	0	0	26	2	89	150
Remainder of the CMA									
Q1 2010	6	3	2	0	0	6	0	15	32
Q1 2009	11	2	0	0	3	3	0	14	33
Trois-Rivières CMA									
Q1 2010	24	30	2	0	0	23	0	83	162
Q1 2009	27	18	1	0	3	29	2	103	183
ABSORBED									
Centre									
Q1 2010	27	20	2	0	0	3	0	35	87
Q1 2009	19	10	1	0	0	1	4	117	152
Remainder of the CMA									
Q1 2010	12	5	0	0	0	20	0	38	75
Q1 2009	19	0	0	0	1	5	0	14	39
Trois-Rivières CMA									
Q1 2010	39	25	2	0	0	23	0	73	162
Q1 2009	38	10	1	0	1	6	4	131	191

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
Centre	31	13	66	6	0	0	319	24	416	43	**
Trois-Rivières	12	10	50	0	0	0	250	0	312	10	**
Trois-Rivières-Ouest	11	1	16	2	0	0	57	16	84	19	**
Cap-de-la-Madeleine	8	2	0	4	0	0	12	8	20	14	42.9
Remainder of the CMA	10	11	6	0	0	0	31	20	47	31	51.6
Bécancour	4	4	0	0	0	0	16	18	20	22	-9.1
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	2	3	4	0	0	0	12	2	18	5	**
St-Louis-de-France	2	1	0	0	0	0	3	0	5	1	**
Sainte-Marthe-du-Cap	0	0	2	0	0	0	0	0	2	0	n/a
Saint-Maurice	1	3	0	0	0	0	0	0	1	3	-66.7
Trois-Rivières CMA	41	24	72	6	0	0	350	44	463	74	**

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
Centre	31	13	66	6	0	0	319	24	416	43	**
Trois-Rivières	12	10	50	0	0	0	250	0	312	10	**
Trois-Rivières-Ouest	11	1	16	2	0	0	57	16	84	19	**
Cap-de-la-Madeleine	8	2	0	4	0	0	12	8	20	14	42.9
Remainder of the CMA	10	11	6	0	0	0	31	20	47	31	51.6
Bécancour	4	4	0	0	0	0	16	18	20	22	-9.1
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	2	3	4	0	0	0	12	2	18	5	**
St-Louis-de-France	2	1	0	0	0	0	3	0	5	1	**
Sainte-Marthe-du-Cap	0	0	2	0	0	0	0	0	2	0	n/a
Saint-Maurice	1	3	0	0	0	0	0	0	1	3	-66.7
Trois-Rivières CMA	41	24	72	6	0	0	350	44	463	74	**

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
Centre	0	0	0	0	0	0	319	24
Trois-Rivières	0	0	0	0	0	0	250	0
Trois-Rivières-Ouest	0	0	0	0	0	0	57	16
Cap-de-la-Madeleine	0	0	0	0	0	0	12	8
Remainder of the CMA	0	0	0	0	0	2	31	18
Bécancour	0	0	0	0	0	0	16	18
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	2	12	0
St-Louis-de-France	0	0	0	0	0	0	3	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	0	2	350	42

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
Centre	0	0	0	0	0	0	319	24
Trois-Rivières	0	0	0	0	0	0	250	0
Trois-Rivières-Ouest	0	0	0	0	0	0	57	16
Cap-de-la-Madeleine	0	0	0	0	0	0	12	8
Remainder of the CMA	0	0	0	0	0	2	31	18
Bécancour	0	0	0	0	0	0	16	18
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	2	12	0
St-Louis-de-France	0	0	0	0	0	0	3	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	0	2	350	42

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
Centre	97	19	0	0	319	24	416	43
Trois-Rivières	62	10	0	0	250	0	312	10
Trois-Rivières-Ouest	27	3	0	0	57	16	84	19
Cap-de-la-Madeleine	8	6	0	0	12	8	20	14
Remainder of the CMA	16	13	0	0	31	18	47	31
Bécancour	4	4	0	0	16	18	20	22
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	6	5	0	0	12	0	18	5
St-Louis-de-France	2	1	0	0	3	0	5	1
Sainte-Marthe-du-Cap	2	0	0	0	0	0	2	0
Saint-Maurice	1	3	0	0	0	0	1	3
Trois-Rivières CMA	113	32	0	0	350	42	463	74

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
Centre	97	19	0	0	319	24	416	43
Trois-Rivières	62	10	0	0	250	0	312	10
Trois-Rivières-Ouest	27	3	0	0	57	16	84	19
Cap-de-la-Madeleine	8	6	0	0	12	8	20	14
Remainder of the CMA	16	13	0	0	31	18	47	31
Bécancour	4	4	0	0	16	18	20	22
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	6	5	0	0	12	0	18	5
St-Louis-de-France	2	1	0	0	3	0	5	1
Sainte-Marthe-du-Cap	2	0	0	0	0	0	2	0
Saint-Maurice	1	3	0	0	0	0	1	3
Trois-Rivières CMA	113	32	0	0	350	42	463	74

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
Centre	28	18	30	10	0	0	59	80	117	108	8.3
Trois-Rivières	9	11	24	4	0	0	23	2	56	17	**
Trois-Rivières-Ouest	7	4	6	0	0	0	6	70	19	74	-74.3
Cap-de-la-Madeleine	12	3	0	6	0	0	30	8	42	17	147.1
Remainder of the CMA	13	21	4	2	0	0	43	29	60	52	15.4
Bécancour	2	10	2	2	0	0	24	22	28	34	-17.6
Champlain	1	0	2	0	0	0	0	0	3	0	n/a
Pointe-du-Lac	5	6	0	0	0	0	2	0	7	6	16.7
St-Louis-de-France	2	2	0	0	0	0	3	7	5	9	-44.4
Sainte-Marthe-du-Cap	3	0	0	0	0	0	14	0	17	0	n/a
Saint-Maurice	0	3	0	0	0	0	0	0	0	3	-100.0
Trois-Rivières CMA	41	39	34	12	0	0	102	109	177	160	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
Centre	28	18	30	10	0	0	59	80	117	108	8.3
Trois-Rivières	9	11	24	4	0	0	23	2	56	17	**
Trois-Rivières-Ouest	7	4	6	0	0	0	6	70	19	74	-74.3
Cap-de-la-Madeleine	12	3	0	6	0	0	30	8	42	17	147.1
Remainder of the CMA	13	21	4	2	0	0	43	29	60	52	15.4
Bécancour	2	10	2	2	0	0	24	22	28	34	-17.6
Champlain	1	0	2	0	0	0	0	0	3	0	n/a
Pointe-du-Lac	5	6	0	0	0	0	2	0	7	6	16.7
St-Louis-de-France	2	2	0	0	0	0	3	7	5	9	-44.4
Sainte-Marthe-du-Cap	3	0	0	0	0	0	14	0	17	0	n/a
Saint-Maurice	0	3	0	0	0	0	0	0	0	3	-100.0
Trois-Rivières CMA	41	39	34	12	0	0	102	109	177	160	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
Centre	0	0	0	0	2	2	45	78
Trois-Rivières	0	0	0	0	0	2	11	0
Trois-Rivières-Ouest	0	0	0	0	0	0	6	70
Cap-de-la-Madeleine	0	0	0	0	2	0	28	8
Remainder of the CMA	0	0	0	0	18	8	25	21
Bécancour	0	0	0	0	16	8	8	14
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	0	0
St-Louis-de-France	0	0	0	0	0	0	3	7
Sainte-Marthe-du-Cap	0	0	0	0	0	0	14	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	20	10	70	99

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
Centre	0	0	0	0	2	2	45	78
Trois-Rivières	0	0	0	0	0	2	11	0
Trois-Rivières-Ouest	0	0	0	0	0	0	6	70
Cap-de-la-Madeleine	0	0	0	0	2	0	28	8
Remainder of the CMA	0	0	0	0	18	8	25	21
Bécancour	0	0	0	0	16	8	8	14
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	0	0
St-Louis-de-France	0	0	0	0	0	0	3	7
Sainte-Marthe-du-Cap	0	0	0	0	0	0	14	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	20	10	70	99

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions 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
Centre	60	30	0	0	45	78	117	108
Trois-Rivières	33	17	0	0	11	0	56	17
Trois-Rivières-Ouest	13	4	0	0	6	70	19	74
Cap-de-la-Madeleine	14	9	0	0	28	8	42	17
Remainder of the CMA	19	23	16	8	25	21	60	52
Bécancour	4	12	16	8	8	14	28	34
Champlain	3	0	0	0	0	0	3	0
Pointe-du-Lac	7	6	0	0	0	0	7	6
St-Louis-de-France	2	2	0	0	3	7	5	9
Sainte-Marthe-du-Cap	3	0	0	0	14	0	17	0
Saint-Maurice	0	3	0	0	0	0	0	3
Trois-Rivières CMA	79	53	16	8	70	99	177	160

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
Centre	60	30	0	0	45	78	117	108
Trois-Rivières	33	17	0	0	11	0	56	17
Trois-Rivières-Ouest	13	4	0	0	6	70	19	74
Cap-de-la-Madeleine	14	9	0	0	28	8	42	17
Remainder of the CMA	19	23	16	8	25	21	60	52
Bécancour	4	12	16	8	8	14	28	34
Champlain	3	0	0	0	0	0	3	0
Pointe-du-Lac	7	6	0	0	0	0	7	6
St-Louis-de-France	2	2	0	0	3	7	5	9
Sainte-Marthe-du-Cap	3	0	0	0	14	0	17	0
Saint-Maurice	0	3	0	0	0	0	0	3
Trois-Rivières CMA	79	53	16	8	70	99	177	160

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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 (%)			
Centre													
Q1 2010	0	0.0	0	0.0	5	22.7	11	50.0	6	27.3	22	200,000	221,496
Q1 2009	0	0.0	0	0.0	6	31.6	10	52.6	3	15.8	19	210,000	210,263
Year-to-date 2010	0	0.0	0	0.0	5	22.7	11	50.0	6	27.3	22	200,000	221,496
Year-to-date 2009	0	0.0	0	0.0	6	31.6	10	52.6	3	15.8	19	210,000	210,263
Remainder of the CMA													
Q1 2010	3	33.3	0	0.0	3	33.3	2	22.2	1	11.1	9	--	--
Q1 2009	1	5.3	2	10.5	12	63.2	2	10.5	2	10.5	19	165,000	179,737
Year-to-date 2010	3	33.3	0	0.0	3	33.3	2	22.2	1	11.1	9	--	--
Year-to-date 2009	1	5.3	2	10.5	12	63.2	2	10.5	2	10.5	19	165,000	179,737
Trois-Rivières CMA													
Q1 2010	3	9.7	0	0.0	8	25.8	13	41.9	7	22.6	31	200,000	205,609
Q1 2009	1	2.6	2	5.3	18	47.4	12	31.6	5	13.2	38	190,000	195,000
Year-to-date 2010	3	9.7	0	0.0	8	25.8	13	41.9	7	22.6	31	200,000	205,609
Year-to-date 2009	1	2.6	2	5.3	18	47.4	12	31.6	5	13.2	38	190,000	195,000

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
Centre	221,496	210,263	5.3	221,496	210,263	5.3
Trois-Rivières	--	201,364	n/a	--	201,364	n/a
Trois-Rivières-Ouest	--	--	n/a	--	--	n/a
Cap-de-la-Madeleine	201,292	--	n/a	201,292	--	n/a
Remainder of the CMA	--	179,737	n/a	--	179,737	n/a
Bécancour	--	--	n/a	--	--	n/a
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	--	n/a	--	--	n/a
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	205,609	195,000	5.4	205,609	195,000	5.4

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators First Quarter 2010											
		Interest Rates			NHPI, Total, (Quebec) 1997=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	163.6	111.5	67.1	7.3	59.3	682
	February	627	5.00	5.79	164.8	112.3	66.7	7.6	59.1	689
	March	613	4.50	5.55	165.2	112.6	66.3	7.9	58.9	695
	April	596	3.90	5.25	165.3	112.7	66.8	7.9	59.3	693
	May	596	3.90	5.25	165.6	113.7	66.4	8.2	59.1	696
	June	631	3.75	5.85	165.7	114.3	66.6	8.3	59.2	698
	July	631	3.75	5.85	165.7	113.8	66.9	8.6	59.6	691
	August	631	3.75	5.85	166.0	113.9	68.3	8.6	60.9	687
	September	610	3.70	5.49	166.2	113.7	68.9	9.1	61.7	693
	October	630	3.80	5.84	167.1	113.6	69.2	9.3	62.1	704
	November	616	3.60	5.59	167.8	114.3	68.7	9.6	61.8	707
	December	610	3.60	5.49	168.0	114.0	68.2	9.5	61.3	700
2010	January	610	3.60	5.49	168.1	114.0	66.6	9.6	59.8	697
	February	604	3.60	5.39	168.5	114.2	65.1	10.0	58.6	704
	March	631	3.60	5.85		114.5	63.5	10.1	57.2	714
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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