HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

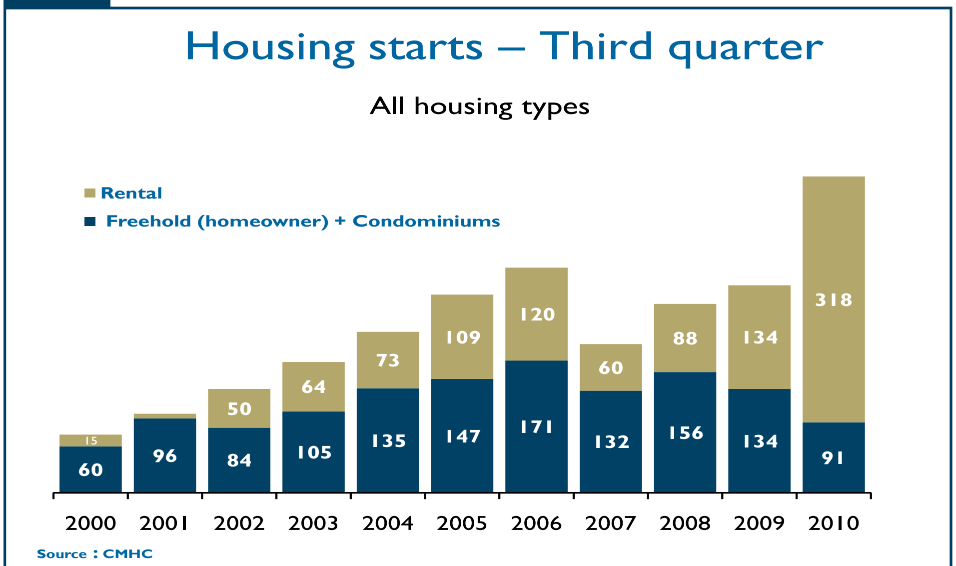
Date Released: Fourth Quarter 2010

TROIS-RIVIÈRES HOUSING STARTS IN THE THIRD QUARTER OF 2010

Following the trend of the first two quarters of the year, housing activity in the Trois-Rivières census metropolitan area (CMA) was intense during the third quarter of 2010. In fact, according to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), 409 dwellings were started from July to September 2010, compared to 268 during the corresponding period a year earlier.

Just like in first the six months, the rental housing segment was responsible for the increase in starts noted during the third quarter of 2010 in the Trois-Rivières area. In all,

Figure 1



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foundations were laid for 318 rental housing units from July to September 2010, compared to 134 during the same quarter last year (+137 per cent). The significant number of new rental dwellings resulted from the start of construction on over 200 units for seniors. The year 2010 will be marked by significant activity in the retirement home segment in Trois-Rivières. In fact, since the beginning of the year, more than 400 units for seniors have been started on the CMA territory.

Starts of freehold homes* , for their part, registered a decrease in the third quarter of 2010 (-32 per cent), in comparison with the corresponding quarter in 2009. Lastly, no new condominiums got under way from July to September 2010, as was the case in the third quarter of 2009.

The vigorous rental housing activity drove up starts in the CMA. In fact, during the first nine months of the year, 1,288 starts were enumerated across the Trois-Rivières territory, for a gain of 94 per cent over the corresponding period in 2009. The rental housing segment accounted for 884 of these starts.

Elsewhere in the Mauricie area, housing starts fell in the agglomeration of Shawinigan, as foundations were laid for 59 dwellings in the third quarter of this year, versus 67 during the same quarter last year. In La Tuque, only 1 start was recorded from July to September 2010, compared to 3 during the corresponding months in 2009.

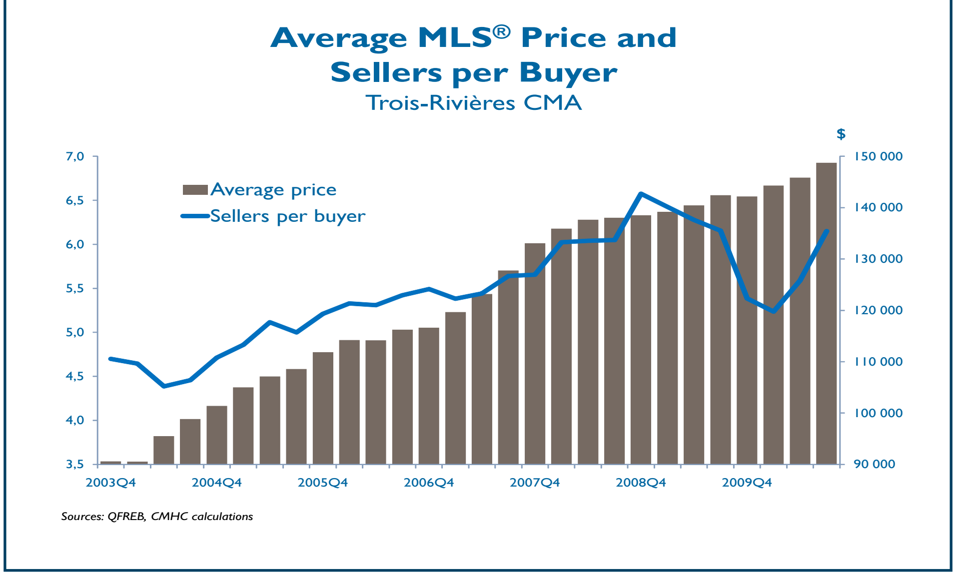
In all urban centres with 10,000 or more inhabitants across Quebec, 32,285 starts were enumerated during the first three quarters of 2010, for a decrease of 23 per cent from the same period in 2009. Increases in starts were posted in the CMAs of Trois-Rivières (+94 per cent), Saguenay (+57 per cent), Québec (+24 per cent), Montréal (+21 per cent) and Sherbrooke (+15 per cent), while a decrease was registered in the Gatineau area (-10 per cent).

Fewer sales in the third quarter

The slowdown on the resale market that started at the beginning of the year continued during the third quarter of 2010 in the Trois-Rivières census metropolitan area (CMA). According to data from the Quebec Federation of Real Estate Boards (QFREB), sales** of residential properties registered from July to September 2010 were down by 6 per cent from the corresponding period in 2009. In all, 184 homes changed hands in the third quarter, compared to 196 during the same quarter last year. Even with still favourable financing conditions and strong migration, the effect of the job market, which has been sluggish for several quarters in the CMA, continued to be felt on the resale market.

Following the drop in supply that occurred at the end of 2009, the number of properties for sale on the market has continued to rise. At the end of the third quarter, 515 homes had "For Sale" signs, up from 401 a year earlier. As such, the volume of listings moved closer to the levels that prevailed in 2007 and 2008 in the Trois-Rivières area. The combined effect of the decrease in sales and the

Figure 2

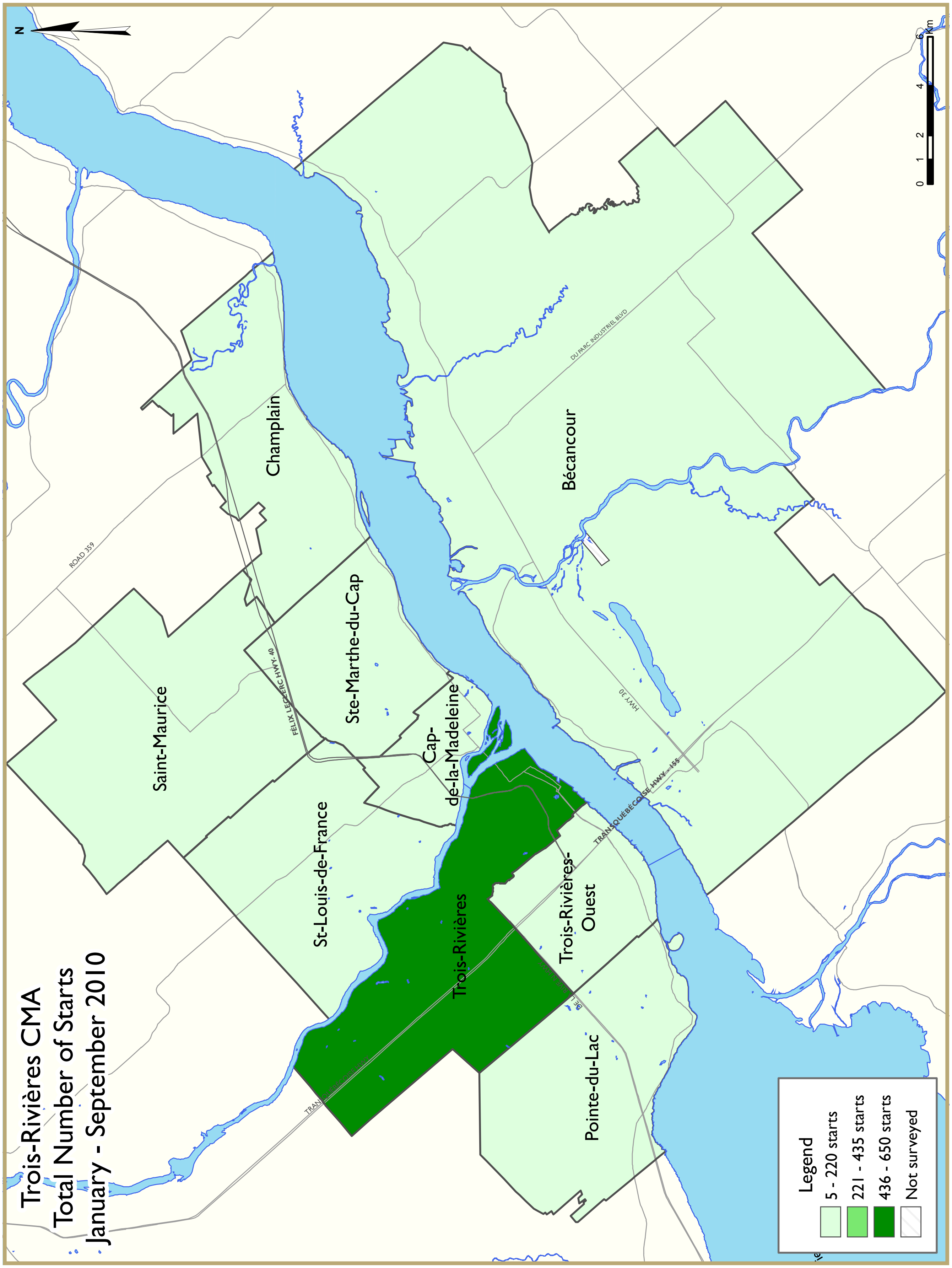


* *Freehold homes refer to dwellings where the owner also holds the title of ownership to the land (single-detached, semi-detached and row houses, as well as duplexes).*

** *Total residential sales.*

increase in supply helped the market ease further in the third quarter, pushing up the number of sellers per buyer (seller-to-buyer ratio). An indicator of the power relationship between sellers and buyers, this ratio reached 6 to 1, compared to 5 to 1 during the first quarter of the year. Despite this easing, the resale market in the Trois-Rivières CMA still remained favourable to sellers. Consequently, prices kept rising. In the third quarter of 2010, the average price of homes reached $148,740 in the CMA, up by 5 per cent over the corresponding quarter in 2009.

The year-to-date results reflected the third quarter figures. In fact, from January to September 2010, 741 sales were registered, compared to 818 in the corresponding period a year earlier (-9 per cent). During this same period, the average price of residential properties reached $151,000, for an increase of 6 per cent over the first nine months of 2009 ($142,660).



Trois-Rivières CMA
Total Number of Starts
January - September 2010
N
0 1 2 4 6
Km
Saint-Maurice
Champlain
Bécancour
Ste-Marthe-du-Cap
Cap-
de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-
Ouest
Pointe-du-Lac
ROAD 359
FÉLIX LECLERC HWY. 40
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUÉBÉCOISE HWY. 155
Legend
5 - 220 starts
221 - 435 starts
436 - 650 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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1.1	Housing Activity Summary by Submarket
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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 Third 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									
Q3 2010	81	10	0	0	0	0	0	318	409
Q3 2009	110	22	2	0	0	0	0	134	268
% Change	-26.4	-54.5	-100.0	n/a	n/a	n/a	n/a	137.3	52.6
Year-to-date 2010	262	128	6	0	0	8	0	884	1,288
Year-to-date 2009	266	64	8	0	0	0	0	315	665
% Change	-1.5	100.0	-25.0	n/a	n/a	n/a	n/a	180.6	93.7
UNDER CONSTRUCTION									
Q3 2010	41	12	2	0	0	0	0	535	590
Q3 2009	43	18	6	0	0	28	0	120	227
% Change	-4.7	-33.3	-66.7	n/a	n/a	-100.0	n/a	**	159.9
COMPLETIONS									
Q3 2010	105	44	4	0	0	22	0	154	329
Q3 2009	103	26	2	0	0	4	0	96	231
% Change	1.9	69.2	100.0	n/a	n/a	**	n/a	60.4	42.4
Year-to-date 2010	256	134	12	0	0	76	0	505	995
Year-to-date 2009	254	76	12	0	0	36	0	431	809
% Change	0.8	76.3	0.0	n/a	n/a	111.1	n/a	17.2	23.0
COMPLETED & NOT ABSORBED									
Q3 2010	11	25	0	0	0	24	0	41	101
Q3 2009	13	14	0	0	0	21	0	83	131
% Change	-15.4	78.6	n/a	n/a	n/a	14.3	n/a	-50.6	-22.9
ABSORBED									
Q3 2010	113	43	4	0	0	30	0	224	414
Q3 2009	107	25	3	0	1	18	0	220	374
% Change	5.6	72.0	33.3	n/a	-100.0	66.7	n/a	1.8	10.7
Year-to-date 2010	267	130	12	0	0	71	0	555	1,035
Year-to-date 2009	266	78	12	0	4	42	6	483	891
% Change	0.4	66.7	0.0	n/a	-100.0	69.0	-100.0	14.9	16.2

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2010	35	4	0	0	0	0	0	246	285
Q3 2009	52	16	2	0	0	0	0	106	176
Remainder of the CMA									
Q3 2010	46	6	0	0	0	0	0	72	124
Q3 2009	58	6	0	0	0	0	0	28	92
Trois-Rivières CMA									
Q3 2010	81	10	0	0	0	0	0	318	409
Q3 2009	110	22	2	0	0	0	0	134	268
UNDER CONSTRUCTION									
Centre									
Q3 2010	19	6	2	0	0	0	0	479	506
Q3 2009	27	14	4	0	0	0	0	96	153
Remainder of the CMA									
Q3 2010	22	6	0	0	0	0	0	56	84
Q3 2009	16	4	2	0	0	28	0	24	74
Trois-Rivières CMA									
Q3 2010	41	12	2	0	0	0	0	535	590
Q3 2009	43	18	6	0	0	28	0	120	227
COMPLETIONS									
Centre									
Q3 2010	52	28	2	0	0	10	0	105	197
Q3 2009	36	24	0	0	0	4	0	56	120
Remainder of the CMA									
Q3 2010	53	16	2	0	0	12	0	49	132
Q3 2009	67	2	2	0	0	0	0	40	111
Trois-Rivières CMA									
Q3 2010	105	44	4	0	0	22	0	154	329
Q3 2009	103	26	2	0	0	4	0	96	231

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2010	8	13	0	0	0	13	0	29	63
Q3 2009	5	12	0	0	0	20	0	52	89
Remainder of the CMA									
Q3 2010	3	12	0	0	0	11	0	12	38
Q3 2009	8	2	0	0	0	1	0	31	42
Trois-Rivières CMA									
Q3 2010	11	25	0	0	0	24	0	41	101
Q3 2009	13	14	0	0	0	21	0	83	131
ABSORBED									
Centre									
Q3 2010	55	37	2	0	0	17	0	154	265
Q3 2009	40	23	0	0	0	10	0	188	261
Remainder of the CMA									
Q3 2010	58	6	2	0	0	13	0	70	149
Q3 2009	67	2	3	0	1	8	0	32	113
Trois-Rivières CMA									
Q3 2010	113	43	4	0	0	30	0	224	414
Q3 2009	107	25	3	0	1	18	0	220	374

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

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Centre	35	52	4	16	0	0	246	108	285	176	61.9
Trois-Rivières	20	34	0	16	0	0	219	66	239	116	106.0
Trois-Rivières-Ouest	9	6	4	0	0	0	8	6	21	12	75.0
Cap-de-la-Madeleine	6	12	0	0	0	0	19	36	25	48	-47.9
Remainder of the CMA	46	58	6	6	0	0	72	28	124	92	34.8
Bécancour	18	32	0	2	0	0	36	16	54	50	8.0
Champlain	2	1	0	0	0	0	0	0	2	1	100.0
Pointe-du-Lac	8	8	2	4	0	0	0	6	10	18	-44.4
St-Louis-de-France	6	8	4	0	0	0	12	6	22	14	57.1
Sainte-Marthe-du-Cap	4	3	0	0	0	0	24	0	28	3	**
Saint-Maurice	8	6	0	0	0	0	0	0	8	6	33.3
Trois-Rivières CMA	81	110	10	22	0	0	318	136	409	268	52.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	125	124	92	50	0	0	750	259	967	433	123.3
Trois-Rivières	51	61	54	36	0	0	545	175	650	272	139.0
Trois-Rivières-Ouest	37	16	36	8	0	0	123	36	196	60	**
Cap-de-la-Madeleine	37	47	2	6	0	0	82	48	121	101	19.8
Remainder of the CMA	137	142	36	14	0	0	148	76	321	232	38.4
Bécancour	57	57	4	6	0	0	55	46	116	109	6.4
Champlain	5	5	0	0	0	0	0	0	5	5	0.0
Pointe-du-Lac	24	29	12	8	0	0	30	10	66	47	40.4
St-Louis-de-France	18	17	12	0	0	0	23	16	53	33	60.6
Sainte-Marthe-du-Cap	11	12	8	0	0	0	38	4	57	16	**
Saint-Maurice	22	22	0	0	0	0	2	0	24	22	9.1
Trois-Rivières CMA	262	266	128	64	0	0	898	335	1,288	665	93.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Centre	0	0	0	0	0	2	246	106
Trois-Rivières	0	0	0	0	0	0	219	66
Trois-Rivières-Ouest	0	0	0	0	0	0	8	6
Cap-de-la-Madeleine	0	0	0	0	0	2	19	34
Remainder of the CMA	0	0	0	0	0	0	72	28
Bécancour	0	0	0	0	0	0	36	16
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	6
St-Louis-de-France	0	0	0	0	0	0	12	6
Sainte-Marthe-du-Cap	0	0	0	0	0	0	24	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	0	2	318	134

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	10	4	740	243
Trois-Rivières	0	0	0	0	4	0	541	163
Trois-Rivières-Ouest	0	0	0	0	4	2	119	34
Cap-de-la-Madeleine	0	0	0	0	2	2	80	46
Remainder of the CMA	0	0	0	0	4	4	144	72
Bécancour	0	0	0	0	0	0	55	46
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	4	28	6
St-Louis-de-France	0	0	0	0	0	0	23	16
Sainte-Marthe-du-Cap	0	0	0	0	0	0	38	4
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	0	0	0	0	14	8	884	315

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Centre	39	70	0	0	246	106	285	176
Trois-Rivières	20	50	0	0	219	66	239	116
Trois-Rivières-Ouest	13	6	0	0	8	6	21	12
Cap-de-la-Madeleine	6	14	0	0	19	34	25	48
Remainder of the CMA	52	64	0	0	72	28	124	92
Bécancour	18	34	0	0	36	16	54	50
Champlain	2	1	0	0	0	0	2	1
Pointe-du-Lac	10	12	0	0	0	6	10	18
St-Louis-de-France	10	8	0	0	12	6	22	14
Sainte-Marthe-du-Cap	4	3	0	0	24	0	28	3
Saint-Maurice	8	6	0	0	0	0	8	6
Trois-Rivières CMA	91	134	0	0	318	134	409	268

Table 2.5: Starts by Submarket and by Intended Market January - September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centre	219	178	8	0	740	243	967	433
Trois-Rivières	105	97	4	0	541	163	650	272
Trois-Rivières-Ouest	73	26	4	0	119	34	196	60
Cap-de-la-Madeleine	41	55	0	0	80	46	121	101
Remainder of the CMA	177	160	0	0	144	72	321	232
Bécancour	61	63	0	0	55	46	116	109
Champlain	5	5	0	0	0	0	5	5
Pointe-du-Lac	38	41	0	0	28	6	66	47
St-Louis-de-France	30	17	0	0	23	16	53	33
Sainte-Marthe-du-Cap	19	12	0	0	38	4	57	16
Saint-Maurice	24	22	0	0	0	0	24	22
Trois-Rivières CMA	396	338	8	0	884	315	1,288	665

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Centre	52	36	28	24	0	0	117	60	197	120	64.2
Trois-Rivières	29	21	16	18	0	0	46	28	91	67	35.8
Trois-Rivières-Ouest	9	7	12	4	0	0	46	12	67	23	191.3
Cap-de-la-Madeleine	14	8	0	2	0	0	25	20	39	30	30.0
Remainder of the CMA	53	67	16	2	0	0	63	42	132	111	18.9
Bécancour	23	29	2	2	0	0	19	16	44	47	-6.4
Champlain	2	4	0	0	0	0	0	0	2	4	-50.0
Pointe-du-Lac	7	15	2	0	0	0	6	16	15	31	-51.6
St-Louis-de-France	8	7	8	0	0	0	12	10	28	17	64.7
Sainte-Marthe-du-Cap	3	6	4	0	0	0	24	0	31	6	**
Saint-Maurice	10	6	0	0	0	0	2	0	12	6	100.0
Trois-Rivières CMA	105	103	44	26	0	0	180	102	329	231	42.4

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	132	112	98	64	0	0	427	340	657	516	27.3
Trois-Rivières	54	50	64	48	0	0	186	161	304	259	17.4
Trois-Rivières-Ouest	32	20	32	6	0	0	143	130	207	156	32.7
Cap-de-la-Madeleine	46	42	2	10	0	0	98	49	146	101	44.6
Remainder of the CMA	124	142	36	12	0	0	178	139	338	293	15.4
Bécancour	44	57	8	8	0	0	73	86	125	151	-17.2
Champlain	6	5	2	0	0	0	4	4	12	9	33.3
Pointe-du-Lac	23	28	10	4	0	0	22	20	55	52	5.8
St-Louis-de-France	16	17	10	0	0	0	29	29	55	46	19.6
Sainte-Marthe-du-Cap	13	13	6	0	0	0	48	0	67	13	**
Saint-Maurice	22	22	0	0	0	0	2	0	24	22	9.1
Trois-Rivières CMA	256	254	134	76	0	0	605	479	995	809	23.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Centre	0	0	0	0	12	4	105	56
Trois-Rivières	0	0	0	0	0	0	46	28
Trois-Rivières-Ouest	0	0	0	0	10	4	36	8
Cap-de-la-Madeleine	0	0	0	0	2	0	23	20
Remainder of the CMA	0	0	0	0	14	2	49	40
Bécancour	0	0	0	0	12	0	7	16
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	2	6	14
St-Louis-de-France	0	0	0	0	0	0	12	10
Sainte-Marthe-du-Cap	0	0	0	0	0	0	24	0
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	0	0	0	0	26	6	154	96

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	40	6	375	334
Trois-Rivières	0	0	0	0	20	2	154	159
Trois-Rivières-Ouest	0	0	0	0	14	4	129	126
Cap-de-la-Madeleine	0	0	0	0	6	0	92	49
Remainder of the CMA	0	0	0	0	48	42	130	97
Bécancour	0	0	0	0	36	32	37	54
Champlain	0	0	0	0	0	0	4	4
Pointe-du-Lac	0	0	0	0	10	6	12	14
St-Louis-de-France	0	0	0	0	0	4	29	25
Sainte-Marthe-du-Cap	0	0	0	0	0	0	48	0
Saint-Maurice	0	0	0	0	2	0	0	0
Trois-Rivières CMA	0	0	0	0	88	48	505	431

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Third Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Centre	82	60	10	4	105	56	197	120
Trois-Rivières	45	39	0	0	46	28	91	67
Trois-Rivières-Ouest	21	11	10	4	36	8	67	23
Cap-de-la-Madeleine	16	10	0	0	23	20	39	30
Remainder of the CMA	71	71	12	0	49	40	132	111
Bécancour	25	31	12	0	7	16	44	47
Champlain	2	4	0	0	0	0	2	4
Pointe-du-Lac	9	17	0	0	6	14	15	31
St-Louis-de-France	16	7	0	0	12	10	28	17
Sainte-Marthe-du-Cap	7	6	0	0	24	0	31	6
Saint-Maurice	12	6	0	0	0	0	12	6
Trois-Rivières CMA	153	131	22	4	154	96	329	231

Table 3.5: Completions by Submarket and by Intended Market January - September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centre	236	178	34	4	375	334	657	516
Trois-Rivières	118	100	20	0	154	159	304	259
Trois-Rivières-Ouest	64	26	14	4	129	126	207	156
Cap-de-la-Madeleine	54	52	0	0	92	49	146	101
Remainder of the CMA	166	164	42	32	130	97	338	293
Bécancour	52	65	36	32	37	54	125	151
Champlain	8	5	0	0	4	4	12	9
Pointe-du-Lac	37	38	6	0	12	14	55	52
St-Louis-de-France	26	21	0	0	29	25	55	46
Sainte-Marthe-du-Cap	19	13	0	0	48	0	67	13
Saint-Maurice	24	22	0	0	0	0	24	22
Trois-Rivières CMA	402	342	76	36	505	431	995	809

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2010	0	0.0	1	3.3	10	33.3	9	30.0	10	33.3	30	206,189	225,835
Q3 2009	1	3.1	1	3.1	8	25.0	9	28.1	13	40.6	32	240,000	222,219
Year-to-date 2010	1	1.1	4	4.3	29	30.9	36	38.3	24	25.5	94	200,000	216,668
Year-to-date 2009	4	3.5	4	3.5	36	31.3	40	34.8	31	27.0	115	210,000	214,922
Remainder of the CMA													
Q3 2010	4	12.5	4	12.5	13	40.6	6	18.8	5	15.6	32	167,000	182,656
Q3 2009	0	0.0	6	14.6	15	36.6	14	34.1	6	14.6	41	180,000	202,195
Year-to-date 2010	10	13.9	6	8.3	27	37.5	16	22.2	13	18.1	72	172,500	192,133
Year-to-date 2009	8	6.8	20	17.1	53	45.3	26	22.2	10	8.5	117	170,000	181,068
Trois-Rivières CMA													
Q3 2010	4	6.5	5	8.1	23	37.1	15	24.2	15	24.2	62	193,628	203,549
Q3 2009	1	1.4	7	9.6	23	31.5	23	31.5	19	26.0	73	200,000	210,973
Year-to-date 2010	11	6.6	10	6.0	56	33.7	52	31.3	37	22.3	166	200,000	206,026
Year-to-date 2009	12	5.2	24	10.3	89	38.4	66	28.4	41	17.7	232	190,000	197,849

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2010						
Submarket	Q3 2010	Q3 2009	% Change	YTD 2010	YTD 2009	% Change
Centre	225,835	222,219	1.6	216,668	214,922	0.8
Trois-Rivières	232,229	230,077	0.9	223,813	220,239	1.6
Trois-Rivières-Ouest	--	251,500	n/a	231,183	237,000	-2.5
Cap-de-la-Madeleine	217,106	--	n/a	201,079	196,818	2.2
Remainder of the CMA	182,656	202,195	-9.7	192,133	181,068	6.1
Bécancour	171,053	184,706	-7.4	169,665	175,543	-3.3
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	223,077	n/a	228,215	203,654	12.1
St-Louis-de-France	--	--	n/a	--	182,308	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	192,500	n/a
Saint-Maurice	--	--	n/a	--	158,056	n/a
Trois-Rivières CMA	203,549	210,973	-3.5	206,026	197,849	4.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity[1] for Trois-Rivières							
						Last Four Quarters[3]	
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q3 2010	138	299	387	157,635	8.4	147,441	5.7
Q3 2009	160	240	292	145,555	5.5	143,724	5.6
% Change	-13.8	24.6	32.5	8.3	n/a	2.6	n/a
YTD 2010	589	1,014	376	150,698	5.7	n/a	n/a
YTD 2009	641	839	353	143,753	5.0	n/a	n/a
% Change	-8.1	20.9	6.3	4.8	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2010	10	--	36	--	--	--	--
Q3 2009	10	--	35	--	--	--	--
% Change	0.0	n/a	1.9	n/a	n/a	n/a	n/a
YTD 2010	36	--	38	123,229	9.5	n/a	n/a
YTD 2009	64	--	40	116,222	5.7	n/a	n/a
% Change	-43.8	n/a	-5.8	6.0	n/a	n/a	n/a
PLEX*							
Q3 2010	36	--	87	--	7.3	--	5.9
Q3 2009	25	--	64	--	--	--	--
% Change	44.0	n/a	36.5	n/a	n/a	n/a	n/a
YTD 2010	110	--	80	161,438	6.5	n/a	n/a
YTD 2009	107	--	72	145,085	6.0	n/a	n/a
% Change	2.8	n/a	11.3	11.3	n/a	n/a	n/a
TOTAL							
Q3 2010	184	391	515	157,385	8.4	148,449	6.0
Q3 2009	196	324	401	145,856	6.1	142,279	5.8
% Change	-6.1	20.7	28.6	7.9	n/a	4.3	n/a
YTD 2010	741	1,297	501	150,999	6.1	n/a	n/a
YTD 2009	818	1,105	474	142,661	5.2	n/a	n/a
% Change	-9.4	17.4	5.8	5.8	n/a	n/a	n/a

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[1] Source: QFREB by Centris®.

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to QFREB for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators Third 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	169.9	114.5	63.5	10.1	57.2	714
	April	655	3.80	6.25	169.9	114.8	64.1	9.4	57.4	722
	May	639	3.70	5.99	170.5	114.9	65.1	9.1	58.0	723
	June	633	3.60	5.89	170.7	114.8	66.5	8.3	58.6	722
	July	627	3.50	5.79	170.7	114.5	67.2	8.4	59.2	721
	August	604	3.30	5.39	171.0	114.6	66.9	9.1	59.3	722
	September	604	3.30	5.39		114.8	67.2	9.6	59.8	726
	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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