HOUSING MARKET INFORMATION

HOUSING NOW
London CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2011

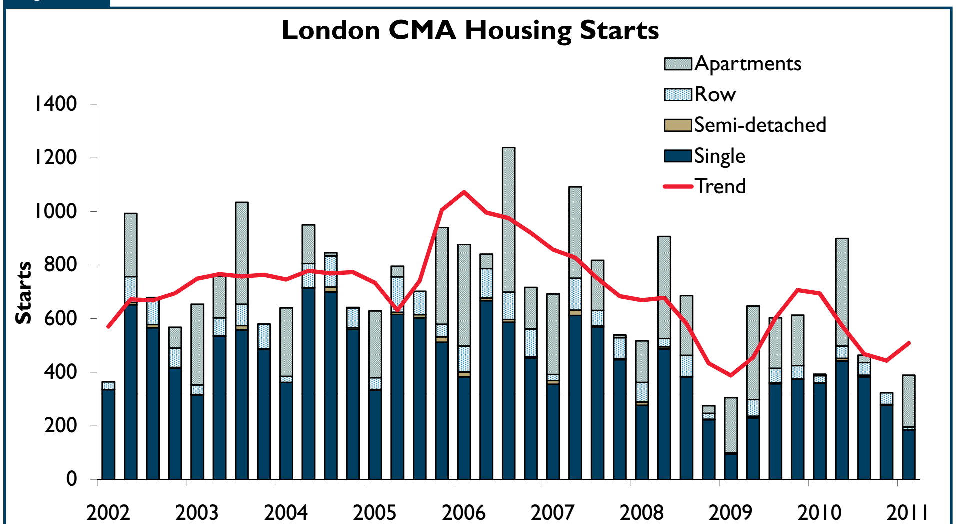
New Home Market

Detached Home Starts Down

While a high-rise condominium apartment project helped boost overall starts, the trend-setting single-detached home construction continued to move down. Seasonally adjusted starts for all housing types were up by almost 30 per cent compared to the previous quarter, while detached home starts declined by more than 15 per cent.

While bad weather and below average temperatures stalled some construction activity, a well-supplied resale market offering plenty of alternatives to new homes was the main reason for this decline. The resale value of existing homes remained stable after the market cooled off in the third quarter of 2010, which prompted many empty nesters to put their homes up for sale. These homes were well located, readily available, and sometimes fairly new, which prompted

Figure 1



Source: CMHC

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many move-up buyers who had been considering new, to buy from these listings. Among these buyers are doctors and nurses. Employment in the healthcare sector posted some significant growth during the past few quarters, which should translate to more starts. However, with plenty of choice in the resale market, doctors and nurses were able to find existing homes that meet their needs without visiting builders' sales offices.

Strong competition from the resale market and rising inventory of new homes forced some builders to offer more discounts. The average price of new homes declined during the first quarter after surpassing $370,000 in 2010. The New Home Price Index also flattened with builders trying to keep prices competitive to resale. The transition from a sales tax to the value-added HST also reduced builders' costs somewhat. The gap between median and average price of new homes continued to grow, which indicates that prices and sales of higher-end new home are holding up pretty well.

Resale Market

Resale Market Cools

On a year over year basis, lower demand in areas such as London South led to a drop in overall existing home sales. They were down by more than eight per cent during the first quarter of 2011 compared to the same period last year. On a seasonally adjusted basis, sales of resale homes though Multiple Listing Service MLS® recorded a less than one per cent increase from the fourth quarter in 2010.

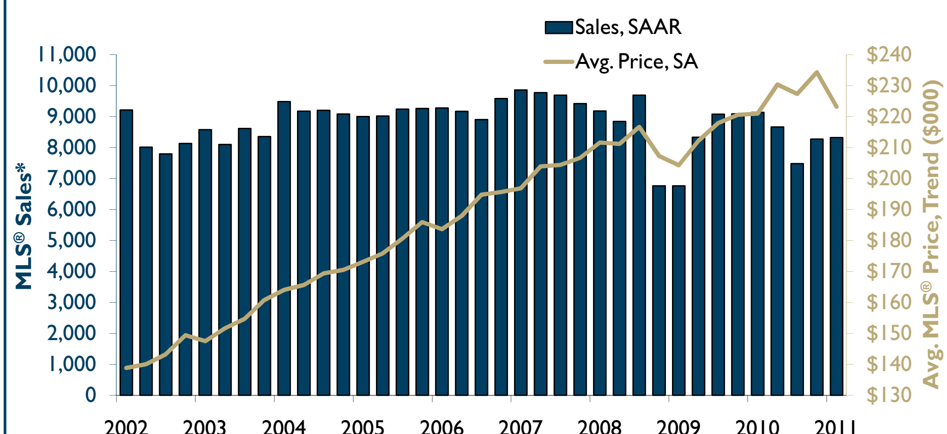
Soft employment and satiated demand from first time buyers were the cause of this slow-down. Employment in the London CMA failed to bounce back as strongly as it did in some other Ontario communities. Many jobs lost during the recession have returned, but overall employment is still lower than the pre-recession peak in 2007. Moreover, fewer first-time buyers are in the market for a starter home because many of them bought during the first two quarters in 2010. The anticipated higher mortgage rates and transaction fees prompted many of them to bring their purchases forwarded. Lower demand from first time buyers was most noticeable in London South, where sales dropped compared to the same quarter in 2010. Sales in most other areas in the CMA, however, either remained stable, or increased.

New listings, on the other hand, started to crawl back in the first quarter of 2011. With the value of homes remaining stable during the past two quarters, many empty nesters and retirees continued to put their homes up for sale so they could use the equity and downsize. The prospect that higher interest rates might slow sales later in the year also prompted some people to list in the first quarter.

With sales trending down and listings up, the average price adjusted for seasonality was down by almost five per cent. However, the resale market remained balanced with a sales- to-new listing ratio hovering around 50 per cent. On the submarket basis, sales-to-new listing ratio was lowest in London South, where lower demand from first-time buyers was most apparent.

Figure 2

London MLS® Sales* & Average Price*



Source: CREA, CMHC
*Quarterly sales data are seasonally adjusted and multiplied by 4 to show an annual rate..
Price data are adjusted for irregular and seasonal factors.

[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[2] REALTOR®, REALTORS® and all related graphics are trademarks of REALTOR® Canada Inc. a corporation owned by CREA and the National Association of REALTORS®.

Construction Stronger in Higher-end Homes

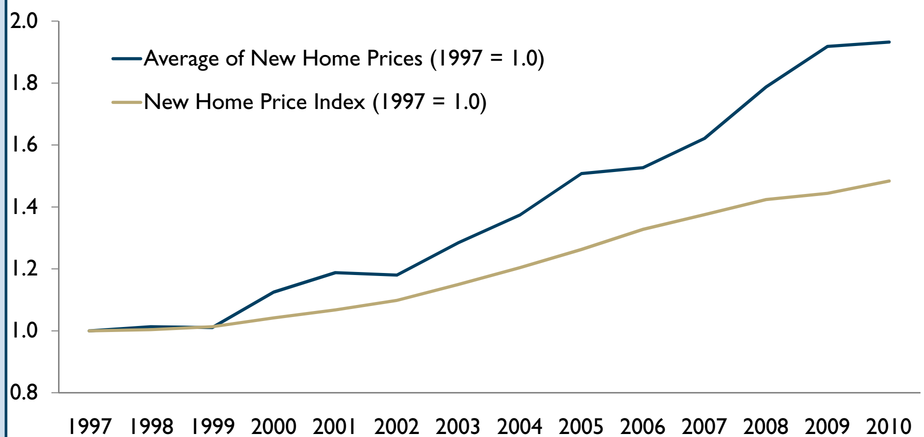
The New House Price Index (NHPI) produced by Statistics Canada tracks changes in the prices of new homes that are equal in all respects. It is represented by the red line on the chart. When the line goes up, prices for homes have appreciated. This line has been gradually moving up since 1999, indicating that new home prices have been appreciating.

The blue line tracks the average price of new homes being built. When relatively smaller homes with lower price tags are being built, the line flattens, as it did in 2001. When it's rising, as it has been since 2003, it means relatively more elaborate homes with higher prices are being built.

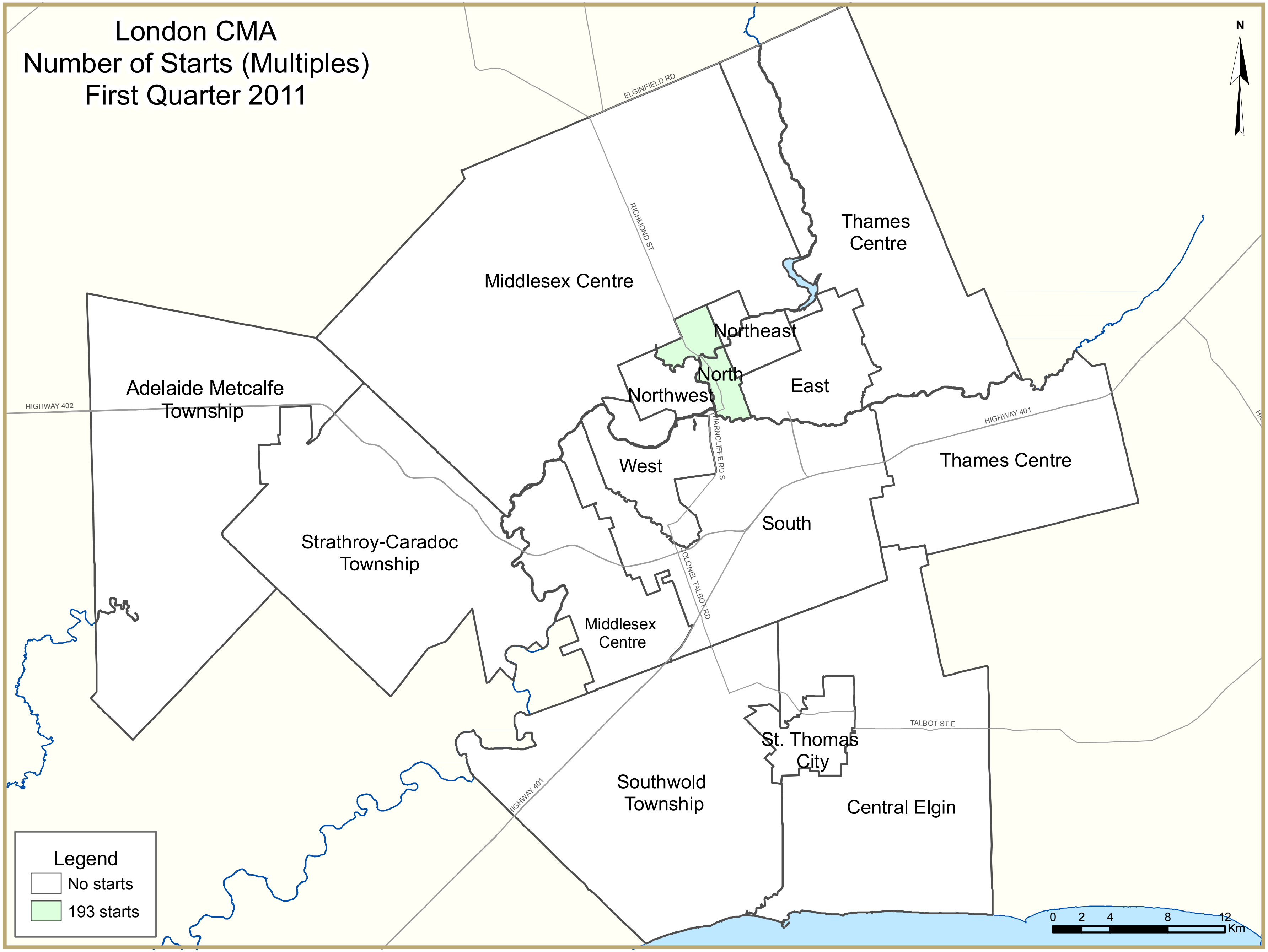
Even though fewer homes were built in the London CMA in the last few years, more of them have been expensive homes. The market shifted back towards less expensive homes in 2009 and 2010, but the trend to higher-value homes continued in 2011.

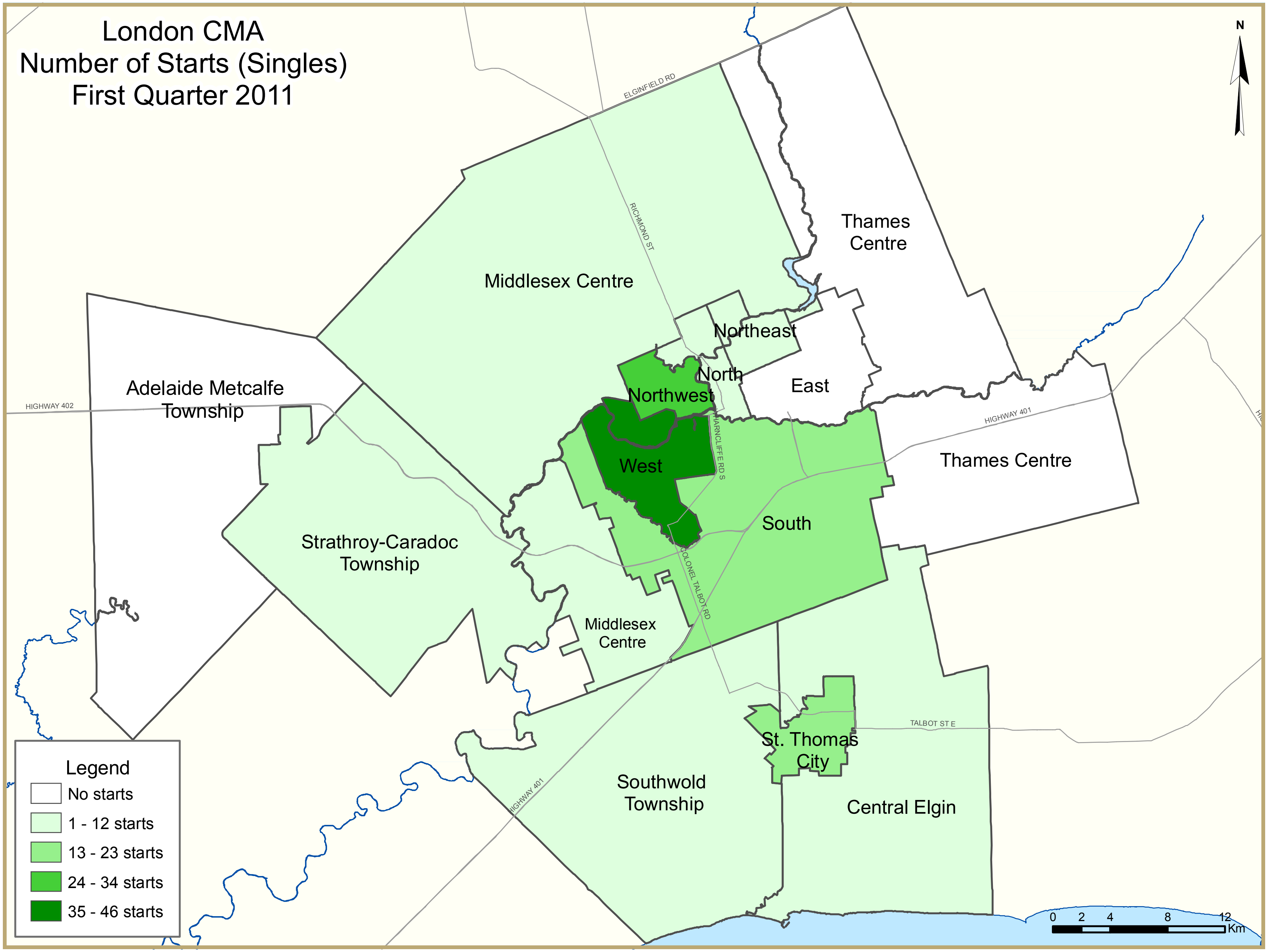
Figure 3

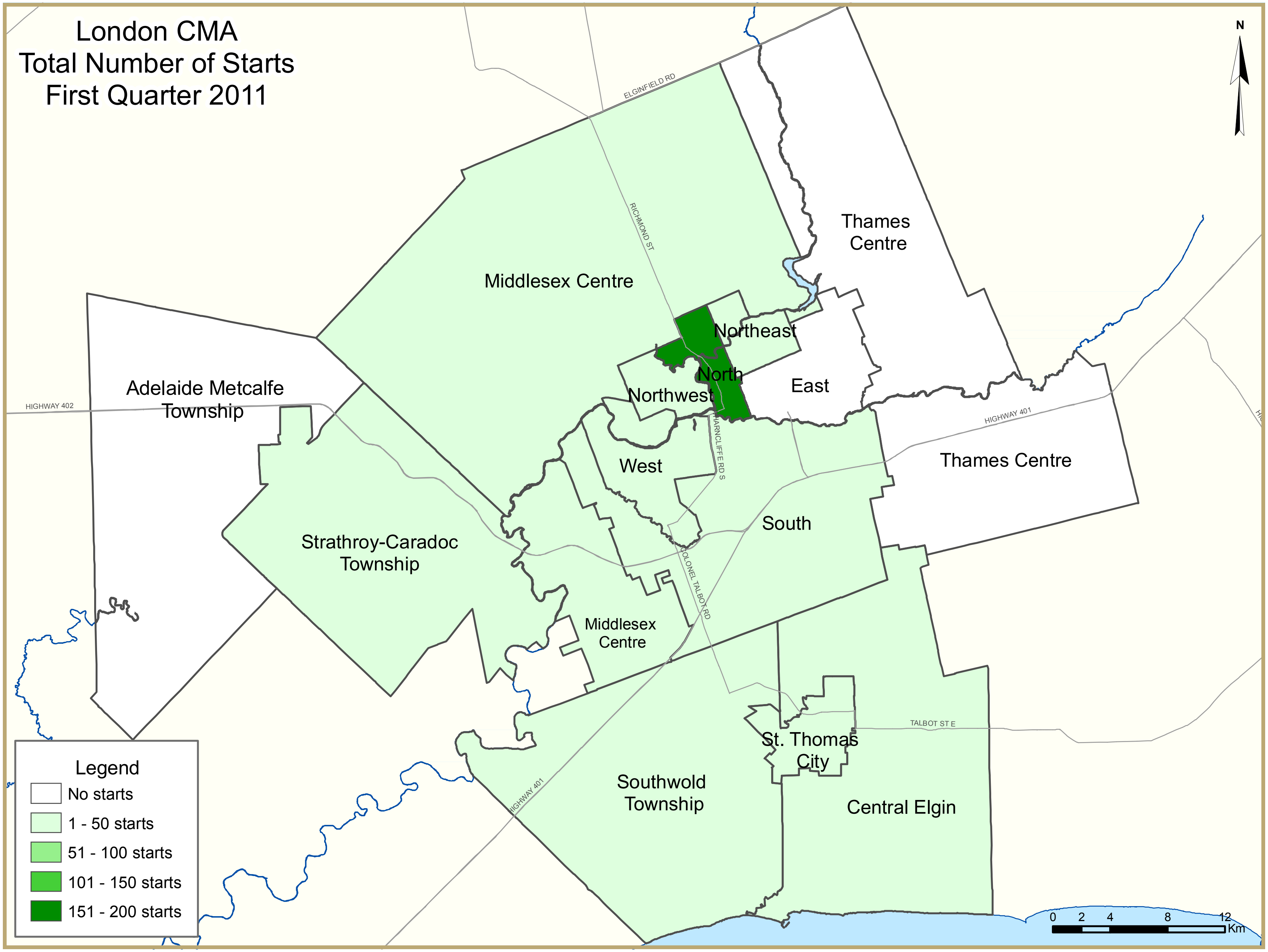
More Higher End Homes Built

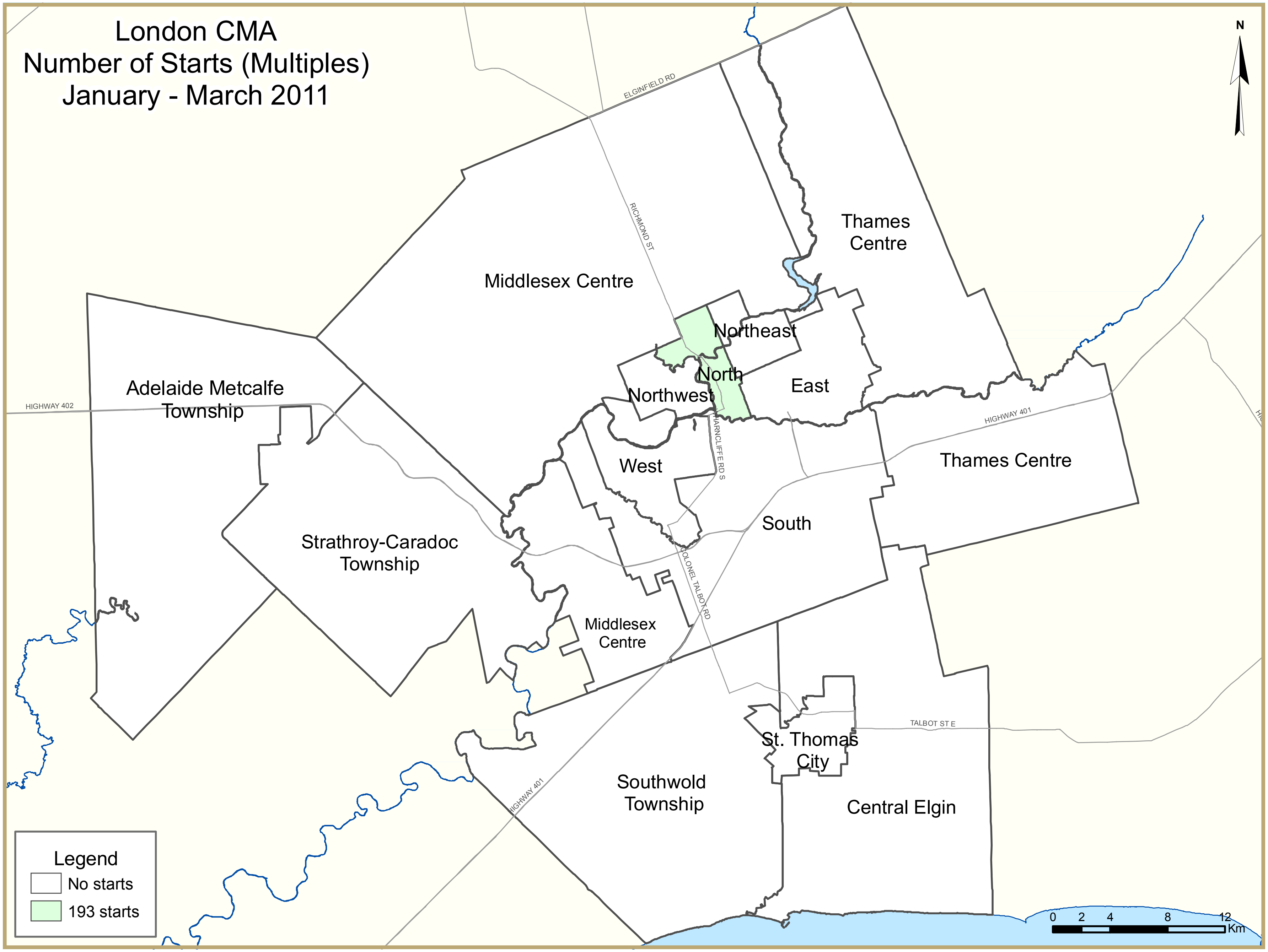


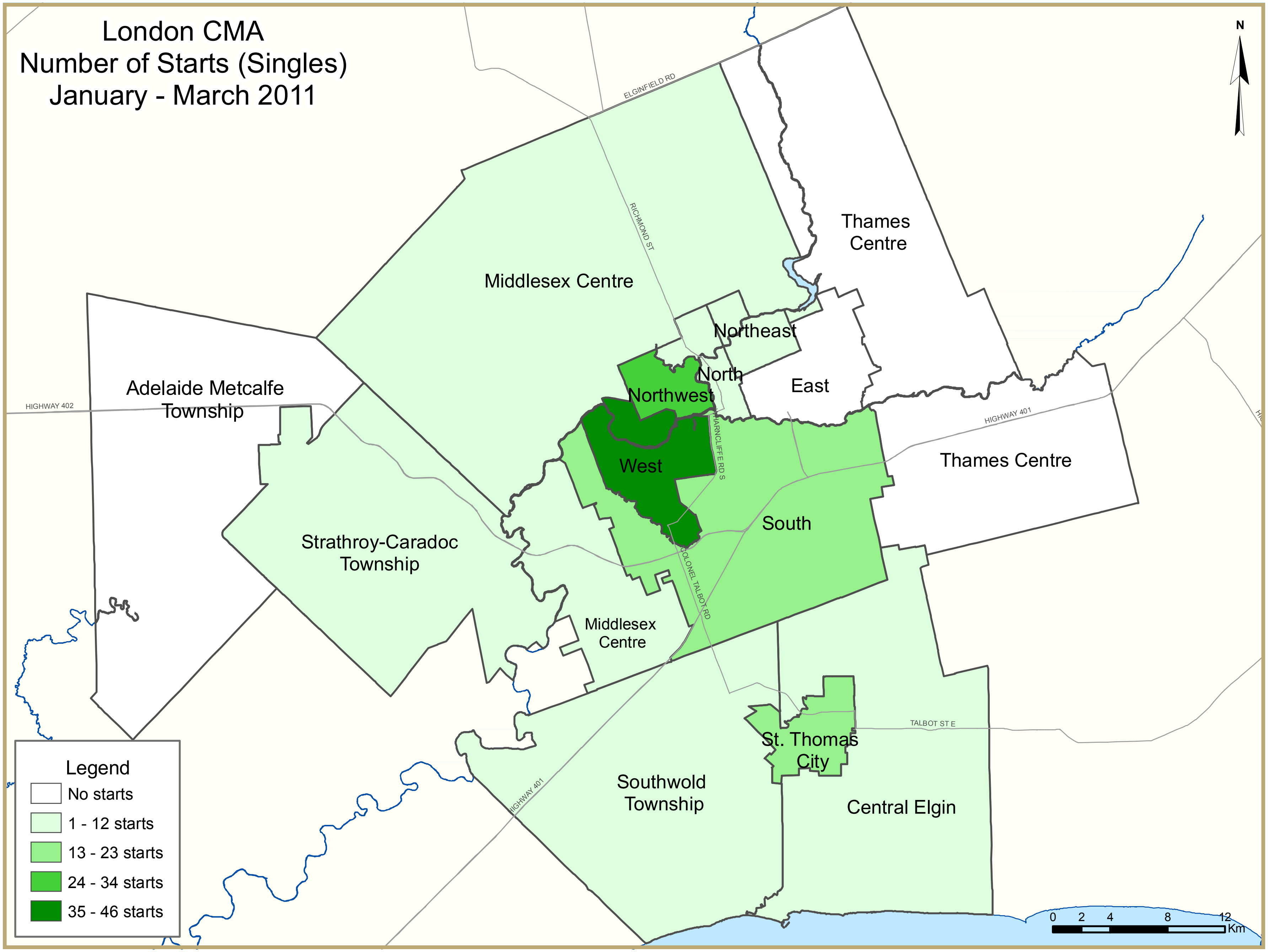
Source: CMHC, Statistics Canada

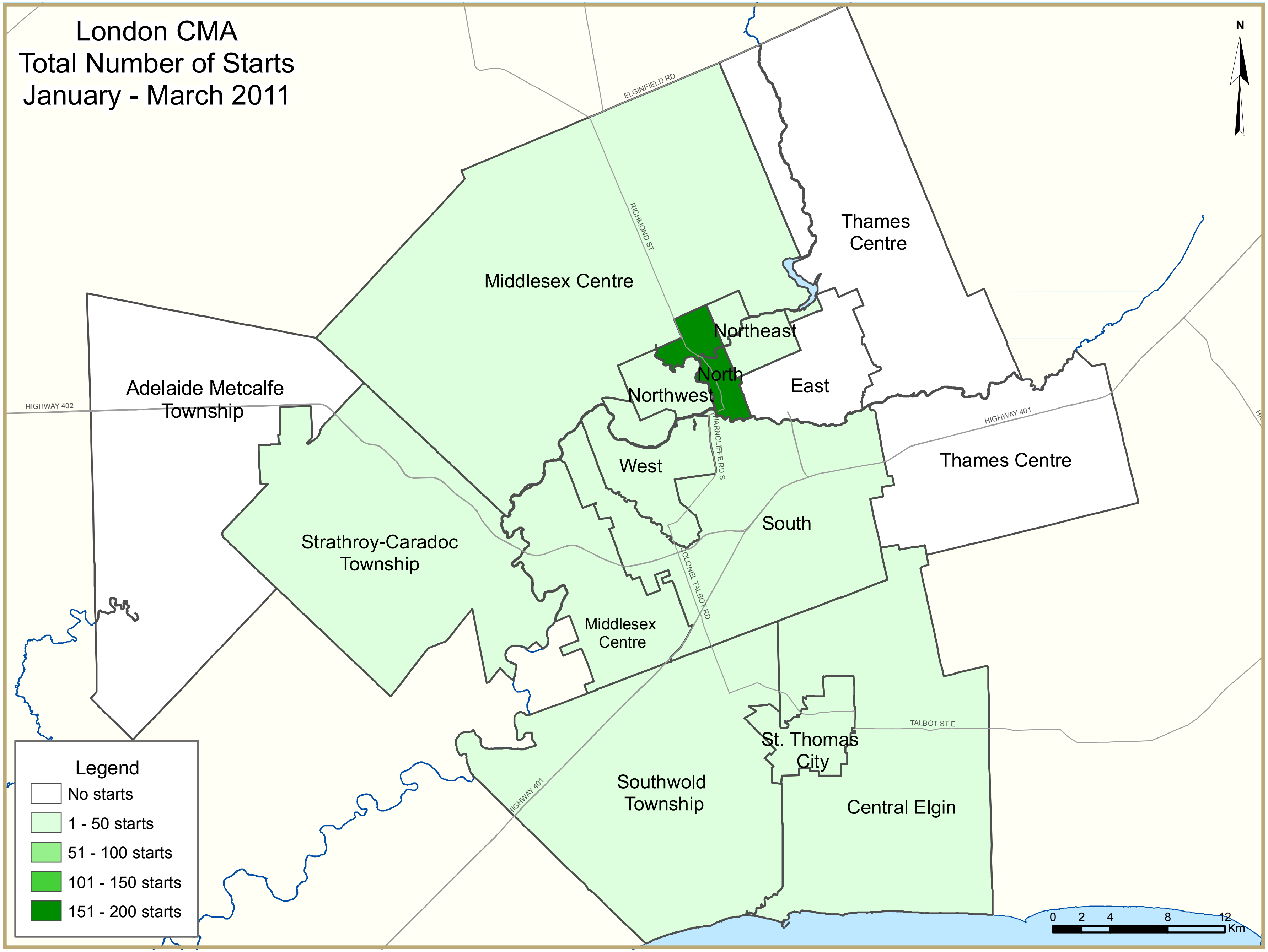

London CMA
Number of Starts (Multiples)
First Quarter 2011
N
ELGINFIELD RD
RICHMOND ST
Thames Centre
Middlesex Centre
Northeast
North
East
Northwest
Adelaide Metcalfe Township
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
West
Thames Centre
South
Strathroy-Caradoc Township
COLONEL TALBOT RD
Middlesex Centre
TALBOT ST E
St. Thomas City
Southwold Township
Central Elgin
HIGHWAY 401
Legend
No starts
193 starts
0 2 4 8 12
Km


London CMA
Number of Starts (Singles)
First Quarter 2011
Thames Centre
Middlesex Centre
Northeast
North
East
Northwest
Adelaide Metcalfe Township
West
Thames Centre
South
Strathroy-Caradoc Township
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
COLONEL TALBOT RD
TALBOT ST E
N
Legend
No starts
1 - 12 starts
13 - 23 starts
24 - 34 starts
35 - 46 starts
0 2 4 8 12
Km


London CMA
Total Number of Starts
First Quarter 2011
N
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
Middlesex Centre
Thames Centre
Adelaide Metcalfe Township
Northeast
North
Northwest
East
West
South
Strathroy-Caradoc Township
Middlesex Centre
Southwold Township
St. Thomas City
Central Elgin
Legend
No starts
1 - 50 starts
51 - 100 starts
101 - 150 starts
151 - 200 starts
0 2 4 8 12
Km


London CMA
Number of Starts (Multiples)
January - March 2011
Middlesex Centre
Thames Centre
Northeast
North
Northwest
East
Adelaide Metcalfe Township
West
Thames Centre
Strathroy-Caradoc Township
South
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
N
0 2 4 8 12 Km
Legend
No starts
193 starts


London CMA
Number of Starts (Singles)
January - March 2011
N
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
Thames Centre
Middlesex Centre
Northeast
North
Northwest
East
Adelaide Metcalfe Township
West
Thames Centre
South
Strathroy-Caradoc Township
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
Legend
No starts
1 - 12 starts
13 - 23 starts
24 - 34 starts
35 - 46 starts
0 2 4 8 12
Km


London CMA
Total Number of Starts
January - March 2011
Thames Centre
Middlesex Centre
Northeast
North
Northwest
East
Adelaide Metcalfe Township
West
Thames Centre
South
Strathroy-Caradoc Township
Middlesex Centre
St. Thomas City
Southwold Township
Central Elgin
ELGINFIELD RD
RICHMOND ST
HIGHWAY 402
HIGHWAY 401
WHARNCLIFFE RD S
COLONEL TALBOT RD
TALBOT ST E
Legend
No starts
1 - 50 starts
51 - 100 starts
101 - 150 starts
151 - 200 starts
N
0 2 4 8 12
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
5	MLS® Residential Activity
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Available in SELECTED Reports:

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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
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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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 London CMA First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2011	168	0	5	17	6	193	0	0	389
Q1 2010	326	0	0	34	27	0	0	6	393
% Change	-48.5	n/a	n/a	-50.0	-77.8	n/a	n/a	-100.0	-1.0
Year-to-date 2011	168	0	5	17	6	193	0	0	389
Year-to-date 2010	326	0	0	34	27	0	0	6	393
% Change	-48.5	n/a	n/a	-50.0	-77.8	n/a	n/a	-100.0	-1.0
UNDER CONSTRUCTION									
Q1 2011	371	2	9	51	117	465	8	583	1,606
Q1 2010	481	0	9	40	159	182	12	1,287	2,170
% Change	-22.9	n/a	0.0	27.5	-26.4	155.5	-33.3	-54.7	-26.0
COMPLETIONS									
Q1 2011	239	2	6	16	17	0	2	164	446
Q1 2010	242	2	0	32	31	0	2	207	516
% Change	-1.2	0.0	n/a	-50.0	-45.2	n/a	0.0	-20.8	-13.6
Year-to-date 2011	239	2	6	16	17	0	2	164	446
Year-to-date 2010	242	2	0	32	31	0	2	207	516
% Change	-1.2	0.0	n/a	-50.0	-45.2	n/a	0.0	-20.8	-13.6
COMPLETED & NOT ABSORBED									
Q1 2011	148	0	0	20	65	9	2	483	727
Q1 2010	74	0	3	23	77	108	2	278	565
% Change	100.0	n/a	-100.0	-13.0	-15.6	-91.7	0.0	73.7	28.7
ABSORBED									
Q1 2011	222	1	7	18	20	3	3	88	362
Q1 2010	251	3	0	26	43	21	2	126	472
% Change	-11.6	-66.7	n/a	-30.8	-53.5	-85.7	50.0	-30.2	-23.3
Year-to-date 2011	222	1	7	18	20	3	3	88	362
Year-to-date 2010	251	3	0	26	43	21	2	126	472
% Change	-11.6	-66.7	n/a	-30.8	-53.5	-85.7	50.0	-30.2	-23.3

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
London City									
Q1 2011	132	0	5	17	6	193	0	0	353
Q1 2010	269	0	0	34	27	0	0	6	336
St. Thomas City									
Q1 2011	23	0	0	0	0	0	0	0	23
Q1 2010	26	0	0	0	0	0	0	0	26
Central Elgin									
Q1 2011	4	0	0	0	0	0	0	0	4
Q1 2010	1	0	0	0	0	0	0	0	1
Middlesex Centre									
Q1 2011	3	0	0	0	0	0	0	0	3
Q1 2010	18	0	0	0	0	0	0	0	18
Southwold TP									
Q1 2011	1	0	0	0	0	0	0	0	1
Q1 2010	0	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP									
Q1 2011	5	0	0	0	0	0	0	0	5
Q1 2010	11	0	0	0	0	0	0	0	11
Thames Centre									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	1	0	0	0	0	0	0	0	1
Adelaide Metcalfe TP									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
London CMA									
Q1 2011	168	0	5	17	6	193	0	0	389
Q1 2010	326	0	0	34	27	0	0	6	393

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
London City									
Q1 2011	278	2	9	47	117	465	8	583	1,509
Q1 2010	380	0	9	39	136	182	12	1,275	2,033
St. Thomas City									
Q1 2011	31	0	0	0	0	0	0	0	31
Q1 2010	27	0	0	1	0	0	0	12	40
Central Elgin									
Q1 2011	14	0	0	0	0	0	0	0	14
Q1 2010	6	0	0	0	0	0	0	0	6
Middlesex Centre									
Q1 2011	23	0	0	2	0	0	0	0	25
Q1 2010	40	0	0	0	13	0	0	0	53
Southwold TP									
Q1 2011	2	0	0	0	0	0	0	0	2
Q1 2010	1	0	0	0	0	0	0	0	1
Strathroy-Caradoc TP									
Q1 2011	12	0	0	0	0	0	0	0	12
Q1 2010	18	0	0	0	10	0	0	0	28
Thames Centre									
Q1 2011	11	0	0	2	0	0	0	0	13
Q1 2010	9	0	0	0	0	0	0	0	9
Adelaide Metcalfe TP									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
London CMA									
Q1 2011	371	2	9	51	117	465	8	583	1,606
Q1 2010	481	0	9	40	159	182	12	1,287	2,170

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
London City									
Q1 2011	162	2	6	13	17	0	2	164	366
Q1 2010	179	2	0	24	27	0	2	201	435
St. Thomas City									
Q1 2011	28	0	0	3	0	0	0	0	31
Q1 2010	23	0	0	3	0	0	0	6	32
Central Elgin									
Q1 2011	10	0	0	0	0	0	0	0	10
Q1 2010	7	0	0	0	0	0	0	0	7
Middlesex Centre									
Q1 2011	17	0	0	0	0	0	0	0	17
Q1 2010	18	0	0	3	4	0	0	0	25
Southwold TP									
Q1 2011	1	0	0	0	0	0	0	0	1
Q1 2010	0	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP									
Q1 2011	19	0	0	0	0	0	0	0	19
Q1 2010	9	0	0	2	0	0	0	0	11
Thames Centre									
Q1 2011	2	0	0	0	0	0	0	0	2
Q1 2010	6	0	0	0	0	0	0	0	6
Adelaide Metcalfe TP									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
London CMA									
Q1 2011	239	2	6	16	17	0	2	164	446
Q1 2010	242	2	0	32	31	0	2	207	516

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2011

	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									
London City									
Q1 2011	115	0	0	19	59	9	2	464	668
Q1 2010	53	0	3	19	70	108	2	238	493
St. Thomas City									
Q1 2011	9	0	0	1	0	0	0	0	10
Q1 2010	6	0	0	3	0	0	0	0	9
Central Elgin									
Q1 2011	3	0	0	0	0	0	0	0	3
Q1 2010	0	0	0	0	0	0	0	0	0
Middlesex Centre									
Q1 2011	8	0	0	0	4	0	0	14	26
Q1 2010	6	0	0	0	2	0	0	17	25
Southwold TP									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP									
Q1 2011	11	0	0	0	2	0	0	5	18
Q1 2010	7	0	0	1	0	0	0	23	31
Thames Centre									
Q1 2011	2	0	0	0	0	0	0	0	2
Q1 2010	2	0	0	0	5	0	0	0	7
Adelaide Metcalfe TP									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
London CMA									
Q1 2011	148	0	0	20	65	9	2	483	727
Q1 2010	74	0	3	23	77	108	2	278	565

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
London City									
Q1 2011	155	0	7	16	20	3	3	84	288
Q1 2010	193	2	0	20	39	21	2	118	395
St. Thomas City									
Q1 2011	25	1	0	2	0	0	0	0	28
Q1 2010	21	1	0	2	0	0	0	6	30
Central Elgin									
Q1 2011	8	0	0	0	0	0	0	0	8
Q1 2010	7	0	0	0	0	0	0	0	7
Middlesex Centre									
Q1 2011	14	0	0	0	0	0	0	1	15
Q1 2010	17	0	0	3	2	0	0	2	24
Southwold TP									
Q1 2011	1	0	0	0	0	0	0	0	1
Q1 2010	0	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP									
Q1 2011	16	0	0	0	0	0	0	3	19
Q1 2010	9	0	0	1	1	0	0	0	11
Thames Centre									
Q1 2011	3	0	0	0	0	0	0	0	3
Q1 2010	4	0	0	0	1	0	0	0	5
Adelaide Metcalfe TP									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
London CMA									
Q1 2011	222	1	7	18	20	3	3	88	362
Q1 2010	251	3	0	26	43	21	2	126	472

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

Table 1.2: History of Housing Starts of London CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	1,335	20	3	126	155	28	7	405	2,079
% Change	40.5	100.0	-70.0	22.3	9.9	-84.6	-69.6	-45.9	-4.1
2009	950	10	10	103	141	182	23	749	2,168
% Change	-23.4	-58.3	11.1	-12.7	-16.1	**	-42.5	-0.1	-9.1
2008	1,241	24	9	118	168	35	40	750	2,385
% Change	-32.9	-42.9	-57.1	5.4	-33.1	-18.6	33.3	-5.4	-24.1
2007	1,849	42	21	112	251	43	30	793	3,141
% Change	-5.8	23.5	-41.7	-2.6	-31.2	n/a	-9.1	-29.7	-14.5
2006	1,963	34	36	115	365	0	33	1,128	3,674
% Change	2.1	-15.0	n/a	-18.4	43.7	n/a	-45.0	73.5	19.8
2005	1,922	40	0	141	254	0	60	650	3,067
% Change	-14.2	81.8	-100.0	62.1	16.5	-100.0	-31.0	95.2	-0.4
2004	2,239	22	12	87	218	80	87	333	3,078
% Change	24.9	57.1	-70.7	-6.5	8.5	n/a	77.6	-60.2	1.7
2003	1,792	14	41	93	201	0	49	837	3,027
% Change	-5.2	-12.5	-16.3	24.0	-16.6	n/a	**	163.2	16.2
2002	1,891	16	49	75	241	0	14	318	2,604
% Change	54.9	60.0	**	-21.9	38.5	n/a	-60.0	**	62.0
2001	1,221	10	15	96	174	0	35	54	1,607

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
London City	149	303	0	0	11	27	193	6	353	336	5.1
St. Thomas City	23	26	0	0	0	0	0	0	23	26	-11.5
Central Elgin	4	1	0	0	0	0	0	0	4	1	**
Middlesex Centre	3	18	0	0	0	0	0	0	3	18	-83.3
Southwold TP	1	0	0	0	0	0	0	0	1	0	n/a
Strathroy-Caradoc TP	5	11	0	0	0	0	0	0	5	11	-54.5
Thames Centre	0	1	0	0	0	0	0	0	0	1	-100.0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0	0	0	n/a
London CMA	185	360	0	0	11	27	193	6	389	393	-1.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
London City	149	303	0	0	11	27	193	6	353	336	5.1
St. Thomas City	23	26	0	0	0	0	0	0	23	26	-11.5
Central Elgin	4	1	0	0	0	0	0	0	4	1	**
Middlesex Centre	3	18	0	0	0	0	0	0	3	18	-83.3
Southwold TP	1	0	0	0	0	0	0	0	1	0	n/a
Strathroy-Caradoc TP	5	11	0	0	0	0	0	0	5	11	-54.5
Thames Centre	0	1	0	0	0	0	0	0	0	1	-100.0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0	0	0	n/a
London CMA	185	360	0	0	11	27	193	6	389	393	-1.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
London City	11	27	0	0	193	0	0	6
St. Thomas City	0	0	0	0	0	0	0	0
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	11	27	0	0	193	0	0	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
London City	11	27	0	0	193	0	0	6
St. Thomas City	0	0	0	0	0	0	0	0
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	11	27	0	0	193	0	0	6

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
London City	137	269	216	61	0	6	353	336
St. Thomas City	23	26	0	0	0	0	23	26
Central Elgin	4	1	0	0	0	0	4	1
Middlesex Centre	3	18	0	0	0	0	3	18
Southwold TP	1	0	0	0	0	0	1	0
Strathroy-Caradoc TP	5	11	0	0	0	0	5	11
Thames Centre	0	1	0	0	0	0	0	1
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	173	326	216	61	0	6	389	393

Table 2.5: Starts by Submarket and by Intended Market January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
London City	137	269	216	61	0	6	353	336
St. Thomas City	23	26	0	0	0	0	23	26
Central Elgin	4	1	0	0	0	0	4	1
Middlesex Centre	3	18	0	0	0	0	3	18
Southwold TP	1	0	0	0	0	0	1	0
Strathroy-Caradoc TP	5	11	0	0	0	0	5	11
Thames Centre	0	1	0	0	0	0	0	1
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	173	326	216	61	0	6	389	393

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
London City	175	205	4	2	23	27	164	201	366	435	-15.9
St. Thomas City	31	26	0	0	0	0	0	6	31	32	-3.1
Central Elgin	10	7	0	0	0	0	0	0	10	7	42.9
Middlesex Centre	17	21	0	0	0	4	0	0	17	25	-32.0
Southwold TP	1	0	0	0	0	0	0	0	1	0	n/a
Strathroy-Caradoc TP	19	11	0	0	0	0	0	0	19	11	72.7
Thames Centre	2	6	0	0	0	0	0	0	2	6	-66.7
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0	0	0	n/a
London CMA	255	276	4	2	23	31	164	207	446	516	-13.6

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
London City	175	205	4	2	23	27	164	201	366	435	-15.9
St. Thomas City	31	26	0	0	0	0	0	6	31	32	-3.1
Central Elgin	10	7	0	0	0	0	0	0	10	7	42.9
Middlesex Centre	17	21	0	0	0	4	0	0	17	25	-32.0
Southwold TP	1	0	0	0	0	0	0	0	1	0	n/a
Strathroy-Caradoc TP	19	11	0	0	0	0	0	0	19	11	72.7
Thames Centre	2	6	0	0	0	0	0	0	2	6	-66.7
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0	0	0	n/a
London CMA	255	276	4	2	23	31	164	207	446	516	-13.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2011

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
London City	23	27	0	0	0	0	164	201
St. Thomas City	0	0	0	0	0	0	0	6
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	4	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	23	31	0	0	0	0	164	207

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
London City	23	27	0	0	0	0	164	201
St. Thomas City	0	0	0	0	0	0	0	6
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	4	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	23	31	0	0	0	0	164	207

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
London City	170	181	30	51	166	203	366	435
St. Thomas City	28	23	3	3	0	6	31	32
Central Elgin	10	7	0	0	0	0	10	7
Middlesex Centre	17	18	0	7	0	0	17	25
Southwold TP	1	0	0	0	0	0	1	0
Strathroy-Caradoc TP	19	9	0	2	0	0	19	11
Thames Centre	2	6	0	0	0	0	2	6
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	247	244	33	63	166	209	446	516

Table 3.5: Completions by Submarket and by Intended Market January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
London City	170	181	30	51	166	203	366	435
St. Thomas City	28	23	3	3	0	6	31	32
Central Elgin	10	7	0	0	0	0	10	7
Middlesex Centre	17	18	0	7	0	0	17	25
Southwold TP	1	0	0	0	0	0	1	0
Strathroy-Caradoc TP	19	9	0	2	0	0	19	11
Thames Centre	2	6	0	0	0	0	2	6
Adelaide Metcalfe TP	0	0	0	0	0	0	0	0
London CMA	247	244	33	63	166	209	446	516

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
London City													
Q1 2011	2	1.3	9	5.8	56	36.1	58	37.4	30	19.4	155	315,000	342,597
Q1 2010	0	0.0	29	14.0	51	24.6	90	43.5	37	17.9	207	319,900	337,365
Year-to-date 2011	2	1.3	9	5.8	56	36.1	58	37.4	30	19.4	155	315,000	342,597
Year-to-date 2010	0	0.0	29	14.0	51	24.6	90	43.5	37	17.9	207	319,900	337,365
St. Thomas City													
Q1 2011	0	0.0	11	42.3	8	30.8	6	23.1	1	3.8	26	270,591	280,868
Q1 2010	2	8.7	15	65.2	2	8.7	4	17.4	0	0.0	23	232,900	247,003
Year-to-date 2011	0	0.0	11	42.3	8	30.8	6	23.1	1	3.8	26	270,591	280,868
Year-to-date 2010	2	8.7	15	65.2	2	8.7	4	17.4	0	0.0	23	232,900	247,003
Central Elgin													
Q1 2011	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Q1 2010	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2010	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Middlesex Centre													
Q1 2011	0	0.0	0	0.0	2	20.0	4	40.0	4	40.0	10	379,450	430,577
Q1 2010	0	0.0	1	5.3	4	21.1	10	52.6	4	21.1	19	340,000	363,579
Year-to-date 2011	0	0.0	0	0.0	2	20.0	4	40.0	4	40.0	10	379,450	430,577
Year-to-date 2010	0	0.0	1	5.3	4	21.1	10	52.6	4	21.1	19	340,000	363,579
Southwold TP													
Q1 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Strathroy-Caradoc TP													
Q1 2011	0	0.0	4	33.3	3	25.0	3	25.0	2	16.7	12	263,500	309,158
Q1 2010	2	25.0	1	12.5	2	25.0	3	37.5	0	0.0	8	--	--
Year-to-date 2011	0	0.0	4	33.3	3	25.0	3	25.0	2	16.7	12	263,500	309,158
Year-to-date 2010	2	25.0	1	12.5	2	25.0	3	37.5	0	0.0	8	--	--
Thames Centre													
Q1 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Q1 2010	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Adelaide Metcalfe TP													
Q1 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
London CMA													
Q1 2011	2	0.9	24	11.3	69	32.5	75	35.4	42	19.8	212	310,000	341,069
Q1 2010	4	1.5	47	17.5	61	22.8	108	40.3	48	17.9	268	312,059	332,212
Year-to-date 2011	2	0.9	24	11.3	69	32.5	75	35.4	42	19.8	212	310,000	341,069
Year-to-date 2010	4	1.5	47	17.5	61	22.8	108	40.3	48	17.9	268	312,059	332,212

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2011						
Submarket	Q1 2011	Q1 2010	% Change	YTD 2011	YTD 2010	% Change
London City	342,597	337,365	1.6	342,597	337,365	1.6
St. Thomas City	280,868	247,003	13.7	280,868	247,003	13.7
Central Elgin	--	--	n/a	--	--	n/a
Middlesex Centre	430,577	363,579	18.4	430,577	363,579	18.4
Southwold TP	--	--	n/a	--	--	n/a
Strathroy-Caradoc TP	309,158	--	n/a	309,158	--	n/a
Thames Centre	--	--	n/a	--	--	n/a
Adelaide Metcalfe TP	--	--	n/a	--	--	n/a
London CMA	341,069	332,212	2.7	341,069	332,212	2.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for London First Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	487	56.6	792	1,129	1,292	61.3	221,917	7.8	225,092
	February	623	26.1	727	1,185	1,287	56.5	221,956	4.6	210,856
	March	885	29.0	765	1,774	1,484	51.5	228,897	10.4	226,360
	April	1,050	27.9	808	1,793	1,405	57.5	236,183	12.7	231,692
	May	919	3.7	711	1,771	1,402	50.7	236,113	8.5	231,515
	June	838	-13.1	648	1,614	1,366	47.4	226,239	3.8	227,508
	July	729	-20.5	626	1,324	1,255	49.9	225,766	3.2	227,998
	August	636	-16.4	598	1,325	1,338	44.7	223,588	5.5	233,393
	September	605	-16.9	646	1,408	1,356	47.6	220,498	1.4	221,071
	October	586	-14.8	678	1,236	1,391	48.7	235,635	8.5	235,508
	November	640	6.7	707	1,057	1,294	54.6	224,324	4.2	246,990
	December	391	-14.6	683	555	1,300	52.5	225,880	4.8	220,020
2011	January	440	-9.7	716	1,260	1,435	49.9	223,674	0.8	224,271
	February	568	-8.8	675	1,218	1,329	50.8	231,050	4.1	219,172
	March	820	-7.3	690	1,679	1,308	52.8	230,850	0.9	226,052
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	1,995	33.8		4,088			225,025	7.9	
	Q1 2011	1,828	-8.4		4,157			229,185	1.8	
	YTD 2010	1,995	33.8		4,088			225,025	7.9	
	YTD 2011	1,828	-8.4		4,157			229,185	1.8	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2011

		Interest Rates			NHPI, Total, London CMA 1997=100	CPI, 2002 =100 (Ontario)	London Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2010	January	610	3.60	5.49	105.5	114.5	249.6	8.7	67.5	791
	February	604	3.60	5.39	107.5	115.1	249.3	8.7	67.4	814
	March	631	3.60	5.85	109.4	115.3	248.4	9.1	67.3	813
	April	655	3.80	6.25	109.4	115.7	249.3	8.6	67.2	818
	May	639	3.70	5.99	109.3	116.2	250.3	8.5	67.2	811
	June	633	3.60	5.89	109.3	116.0	250.5	8.2	67.0	803
	July	627	3.50	5.79	107.3	117.0	248.0	8.2	66.2	798
	August	604	3.30	5.39	107.3	117.0	245.0	8.2	65.4	786
	September	604	3.30	5.39	107.4	117.1	241.4	8.3	64.4	789
	October	598	3.20	5.29	107.1	117.8	239.3	8.7	64.1	780
	November	607	3.35	5.44	107.5	118.0	240.3	8.7	64.3	781
	December	592	3.35	5.19	107.5	117.9	240.4	8.5	64.1	776
2011	January	592	3.35	5.19	107.5	117.8	242.0	8.3	64.4	768
	February	607	3.50	5.44	107.5	118.0	242.3	8.4	64.4	769
	March	601	3.50	5.34		119.4	245.2	8.3	65.1	779
	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.

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