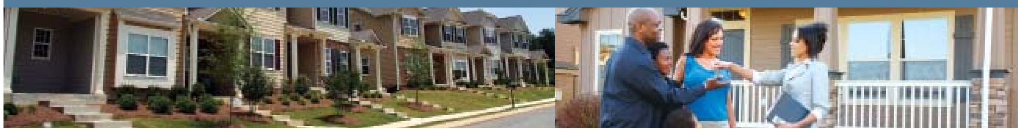
HOUSING MARKET INFORMATION

HOUSING NOW
Windsor CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2011

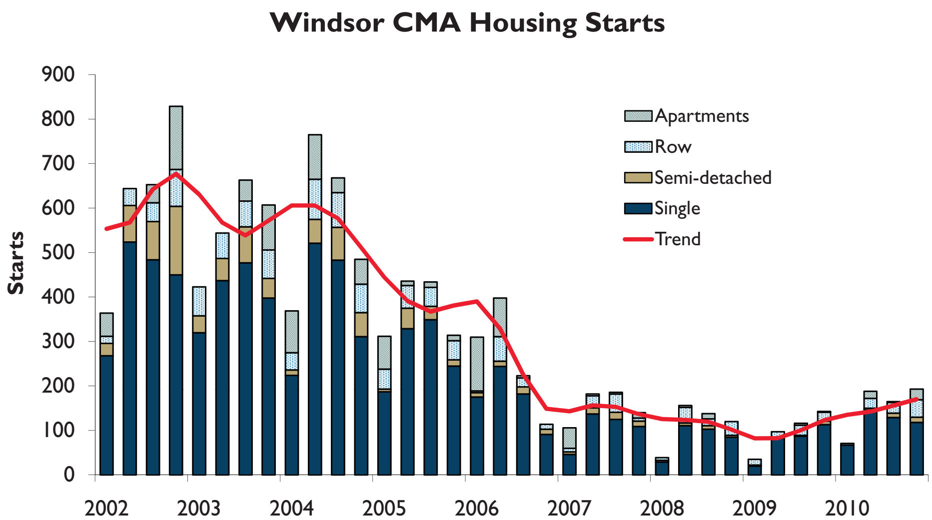
Table of Contents

New Home Market

Construction bottomed out

New home construction in the Windsor Census Metropolitan Area (CMA) bounced back in 2010 from the bottom reached in 2009. Total starts increased by almost 60 per cent with all ground-oriented housing types recording gains, albeit from low levels. Single-detached home starts, the most popular home type, jumped by more than 50 per cent. Improved US consumption of Windsor-built cars and auto parts, as well as investments by the green energy sector, revived interest in buying new homes. The near-historic low mortgage rates and the expectation that mortgage rates would move up also brought some demand forward. In addition, with a tighter resale market, some buyers had more difficulty finding a home that met their needs in the resale market and decided to buy a new home instead.

Figure 1



Source: CMHC

The upward movement of quarterly starts demonstrates the sustainability of recovery in Windsor's new home market. Seasonally adjusted starts in the fourth quarter of 2010 were particularly strong, rising 33 per cent from the third quarter of 2010. Ontario's Green Energy Act brought many investments from makers and assemblers of wind turbines to this area, contributing to a modest increase in employment in the Windsor CMA. Coupled with stabilizing automotive sector hiring and the ongoing major infrastructure projects, outmigration has receded and the population, which had been flat, has begun to grow again. This set the stage for a pick-up in new home construction across the Windsor CMA. Starts were up across all submarkets with the exception of Tecumseh.

High-end homes remained very popular in the Windsor CMA in 2010. Priced above $350,000, these homes accounted for an increasing share of home starts. Wealthier home buyers, who were less affected by the economic downturn, continued to purchase new homes. These tended to be large two-storey homes in the communities surrounding the City of Windsor.

While high-end new home construction remained strong, demand for mid- to higher-end homes also showed some renewed strength. Priced between $250,000 and $350,000, their share in total construction also increased. Since buyers of these homes would likely be affected by economic conditions, the increased demand in this sector is an indication that the job market is turning.

Resale Market

Resale home sales strong

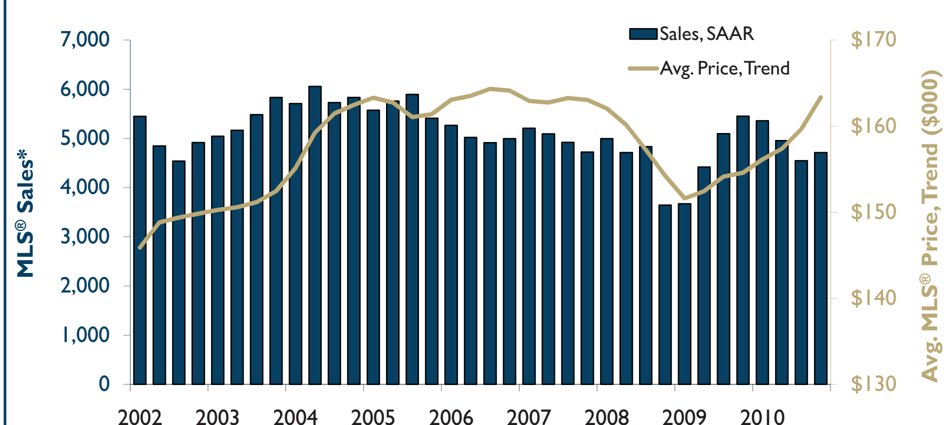
Sales through the Multiple Listings Service (MLS®[1]) grew five per cent in 2010, faster than the 2.5 per cent growth of 2009. Stronger demand for resale homes reflected the nascent recovery in Windsor's job market, as well as favourable mortgage rates. MLS sales were particularly strong during the first two quarters of 2010.

High unemployment had contributed to cautious home buying and net outflows of people in the Windsor CMA during the past few years, and the stabilizing job market underpinned strengthening interest in homeownership in 2010; however, in contrast to the steadily strengthening recovery in the new home market, sales in the existing home market displayed considerable volatility. Many buyers, expecting higher lending rates in the second half of 2010, decided to take advantage of the low rates and lower home prices early in the year. This resulted in very strong existing home sales during the first two quarters of 2010. While demand softened in the third quarter, the fourth quarter sales number, adjusted for seasonality, moved up again with news on investments in the local manufacturing sector bringing more jobs to Windsor.

New listings rose early in the year, reflecting an increasing presence of repeat buyers in the market, but in the fourth quarter they eased down again. A total of 10,058 homes were listed in 2010, about 100 fewer than the number listed in 2009. With new listings declining and sales increasing, the sales-to-new-listings ratio increased, indicating the market was tightening up; however, it remained in balanced market territory throughout 2010. Annual price growth of 3.7 per cent indicated demand for resale homes had strengthened.

Figure 2

Windsor MLS®[1] 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.

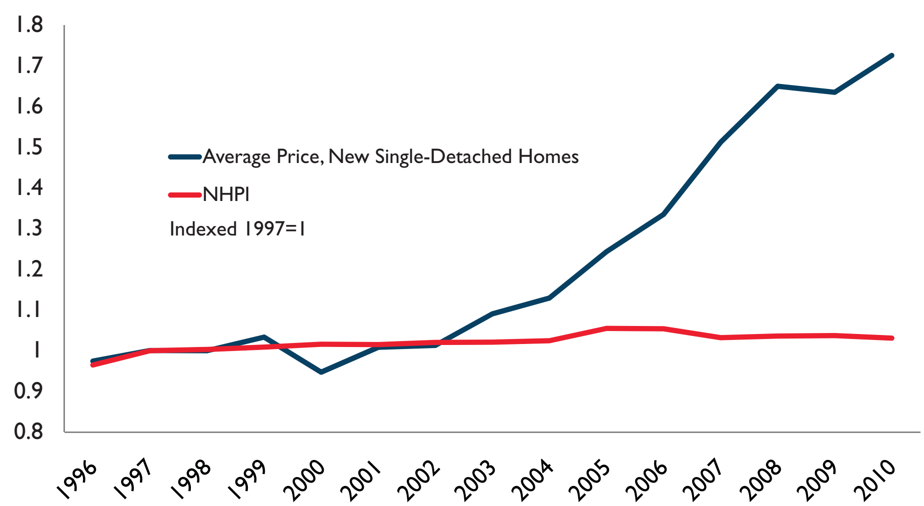
[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

High-Value Homes Boost New Home Prices

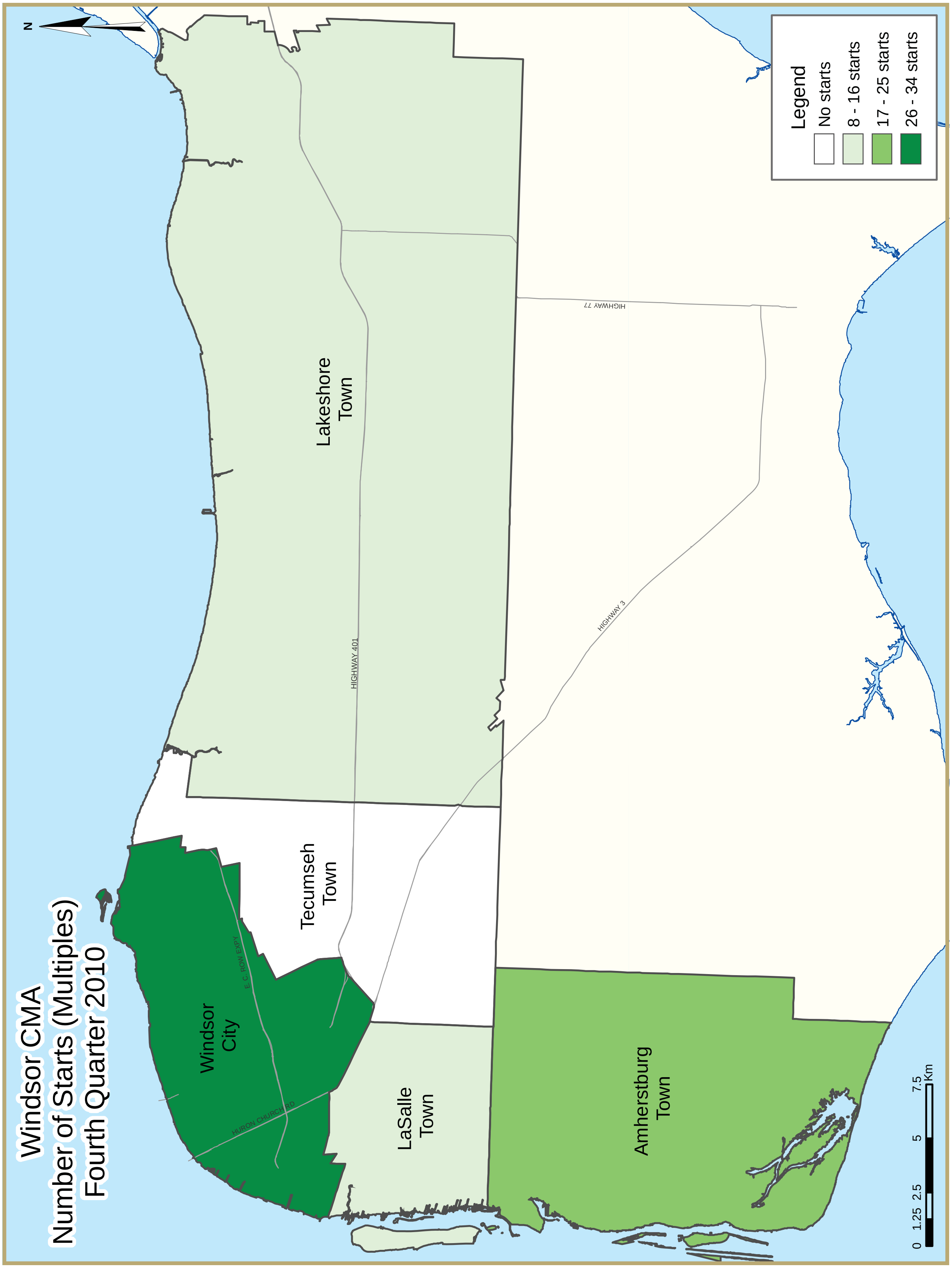
The New House Price Index (NHPI) produced by Statistics Canada tracks changes in the prices of new homes that are equal in all respects. It is represented by the red line on the chart at right. When the line goes up, prices for homes have appreciated. This line has been essentially flat since 1997, indicating that builders have not raised their prices since then.

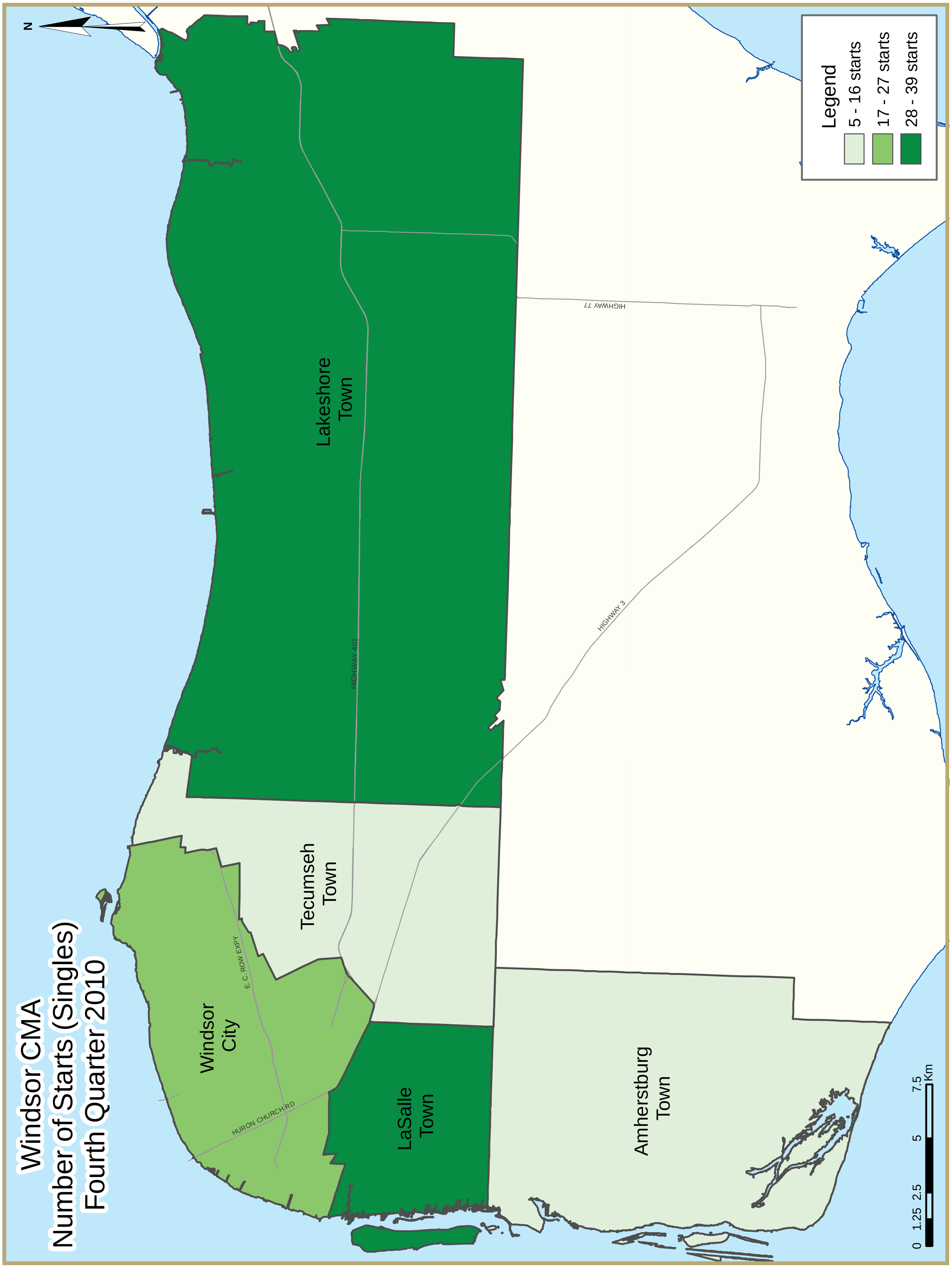
The blue line tracks the average price of new homes being built. When relatively smaller homes with lower price tags are being built, the line dips, as it did in 2000. When it's rising, as it has been since 2003, it means relatively more elaborate homes with higher prices are being built. Even though fewer homes were being built in Windsor in the last few years, more of them have been expensive homes. The market shifted back towards less expensive homes in 2009, but this year the trend to higher-value homes continued.

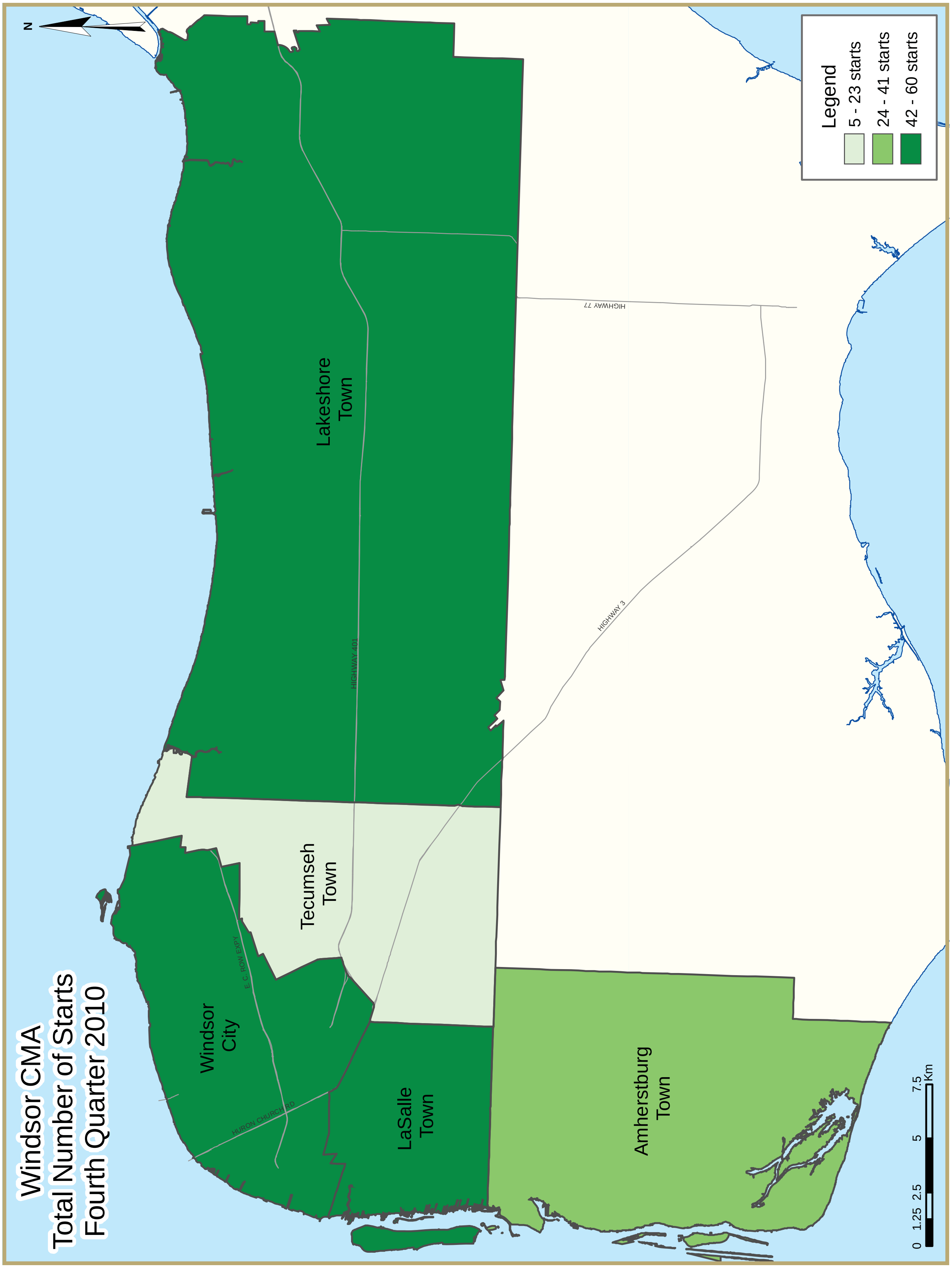
Figure 3

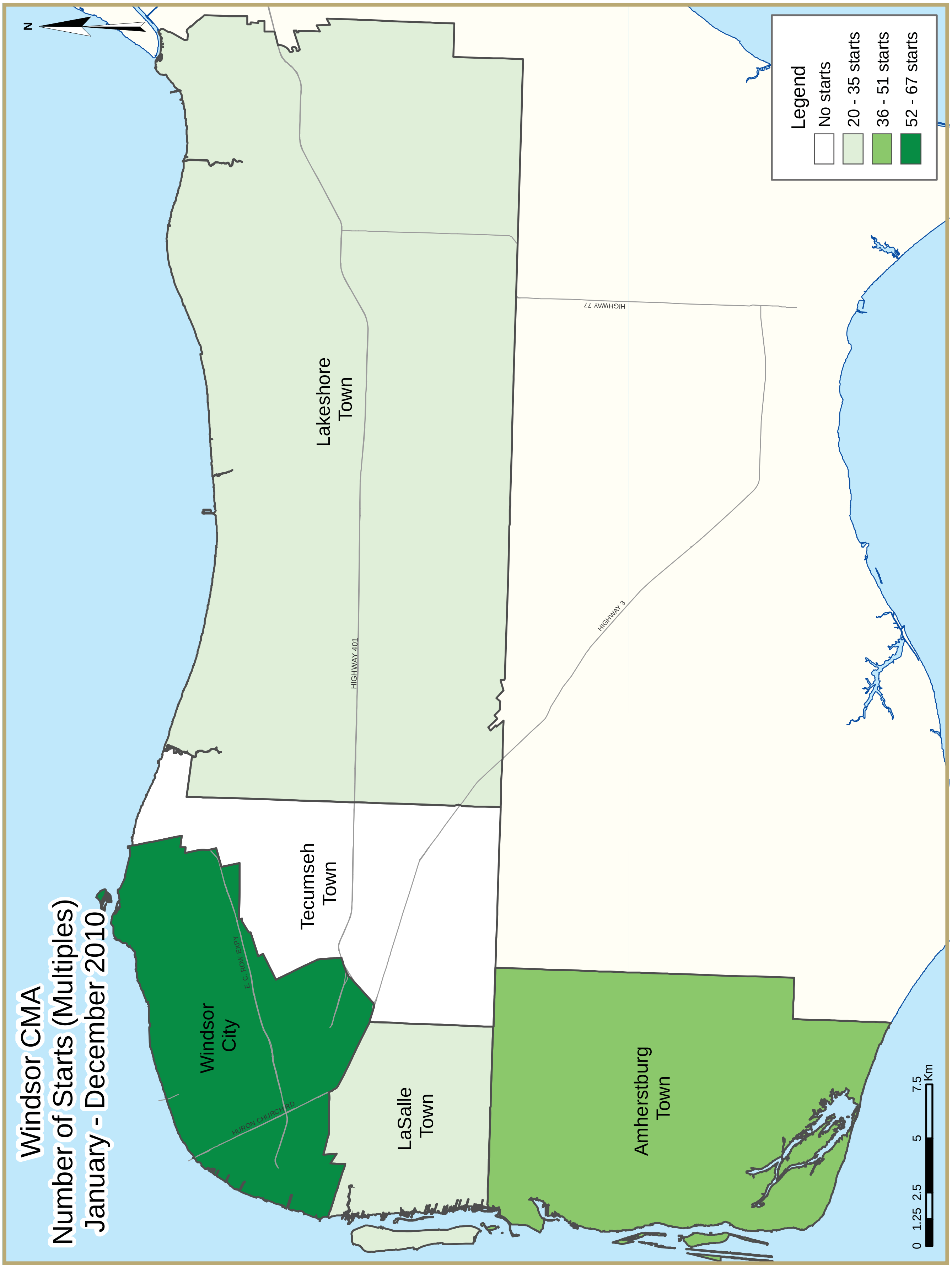


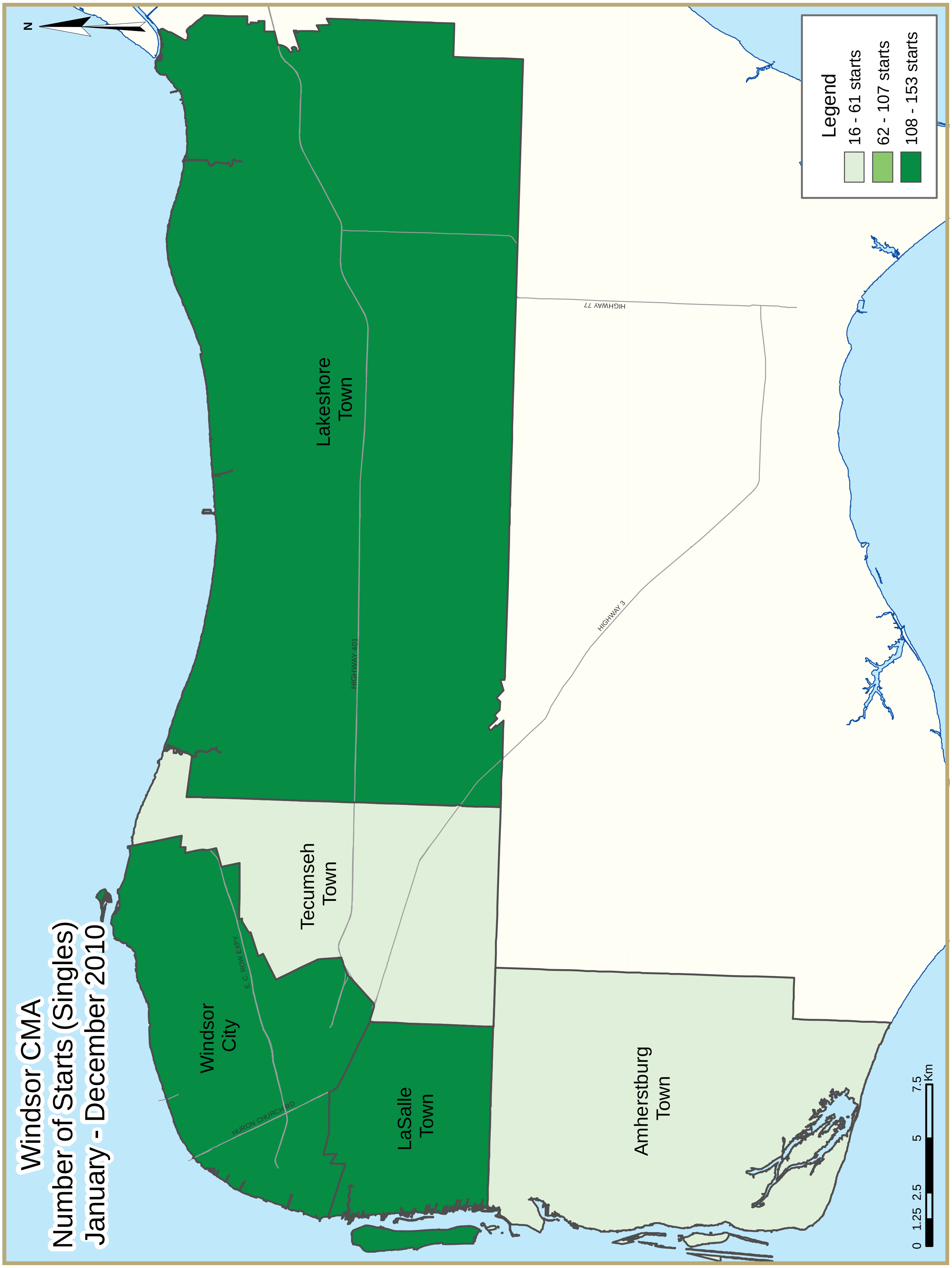
Source: CMHC, Statistics Canada

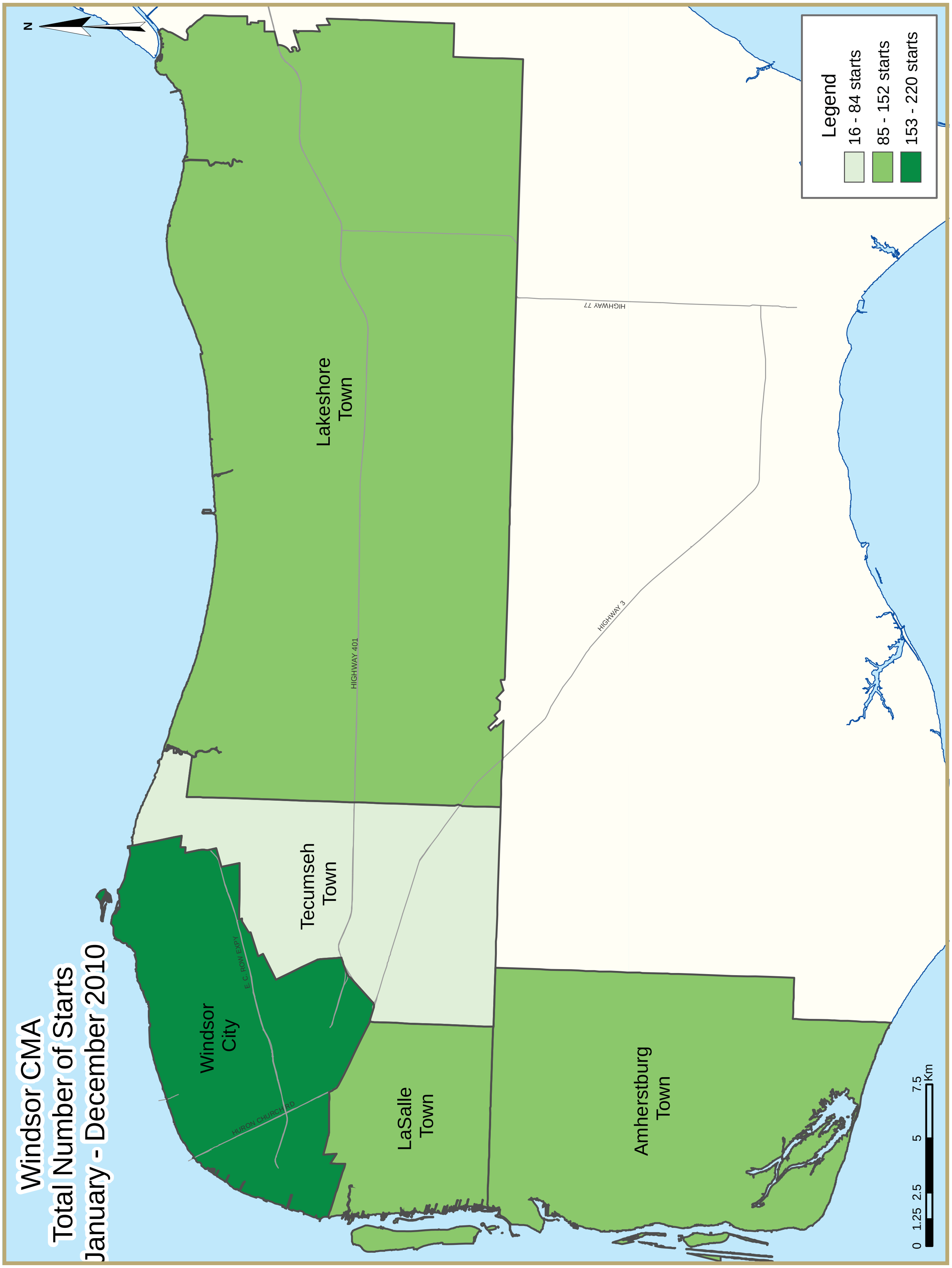

Windsor CMA
Number of Starts (Multiples)
Fourth Quarter 2010
Legend
No starts
8 - 16 starts
17 - 25 starts
26 - 34 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E.C. ROW EXPY
HURON CHURCH RD
N
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Singles)
Fourth Quarter 2010
N
Legend
5 - 16 starts
17 - 27 starts
28 - 39 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E. C. ROW EXPY
HURON CHURCH RD
0 1.25 2.5 5 7.5 Km


Windsor CMA
Total Number of Starts
Fourth Quarter 2010
Legend
5 - 23 starts
24 - 41 starts
42 - 60 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 77
HIGHWAY 3
HIGHWAY 401
E. C. ROW EXPY
HURON CHURCH RD
N
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Multiples)
January - December 2010
Legend
No starts
20 - 35 starts
36 - 51 starts
52 - 67 starts
N
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 3
HIGHWAY 77
E.C. ROW EXPY
HURON CHURCH RD
0 1.25 2.5 5 7.5 Km


Windsor CMA
Number of Starts (Singles)
January - December 2010
N
Legend
16 - 61 starts
62 - 107 starts
108 - 153 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 77
HIGHWAY 3
E.C. ROW EXPY
HURON CHURCH RD
0 1.25 2.5 5 7.5 Km


Windsor CMA
Total Number of Starts
January - December 2010
N
Legend
16 - 84 starts
85 - 152 starts
153 - 220 starts
Lakeshore Town
Tecumseh Town
Windsor City
LaSalle Town
Amherstburg Town
HIGHWAY 401
HIGHWAY 77
HIGHWAY 3
E. C. ROW EXPY
HURON CHURCH RD
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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 Windsor CMA Fourth 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									
Q4 2010	118	10	7	0	28	0	6	24	193
Q4 2009	113	8	6	0	16	0	0	0	143
% Change	4.4	25.0	16.7	n/a	75.0	n/a	n/a	n/a	35.0
Year-to-date 2010	460	24	21	0	63	0	9	40	617
Year-to-date 2009	303	14	28	0	42	0	0	4	391
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
UNDER CONSTRUCTION									
Q4 2010	183	20	23	0	77	60	9	24	396
Q4 2009	162	16	38	0	115	60	0	0	391
% Change	13.0	25.0	-39.5	n/a	-33.0	0.0	n/a	n/a	1.3
COMPLETIONS									
Q4 2010	135	8	5	0	38	0	0	16	202
Q4 2009	98	4	8	0	19	0	0	4	133
% Change	37.8	100.0	-37.5	n/a	100.0	n/a	n/a	**	51.9
Year-to-date 2010	439	16	23	0	117	0	0	16	611
Year-to-date 2009	288	22	23	2	59	0	0	16	410
% Change	52.4	-27.3	0.0	-100.0	98.3	n/a	n/a	0.0	49.0
COMPLETED & NOT ABSORBED									
Q4 2010	41	2	2	0	8	12	0	2	67
Q4 2009	33	3	3	0	1	12	0	0	52
% Change	24.2	-33.3	-33.3	n/a	**	0.0	n/a	n/a	28.8
ABSORBED									
Q4 2010	130	8	5	0	34	0	0	14	191
Q4 2009	102	4	8	0	20	0	0	4	138
% Change	27.5	100.0	-37.5	n/a	70.0	n/a	n/a	**	38.4
Year-to-date 2010	431	17	24	1	110	0	0	14	597
Year-to-date 2009	299	27	20	1	61	5	0	17	430
% Change	44.1	-37.0	20.0	0.0	80.3	-100.0	n/a	-17.6	38.8

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

Table 1.1: Housing Activity Summary by Submarket
Fourth 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									
Windsor City									
Q4 2010	26	6	0	0	18	0	6	4	60
Q4 2009	45	8	2	0	7	0	0	0	62
LaSalle Town									
Q4 2010	36	4	0	0	4	0	0	0	44
Q4 2009	33	0	0	0	3	0	0	0	36
Lakeshore Township									
Q4 2010	39	0	7	0	6	0	0	0	52
Q4 2009	21	0	4	0	0	0	0	0	25
Amherstburg Township									
Q4 2010	12	0	0	0	0	0	0	20	32
Q4 2009	10	0	0	0	6	0	0	0	16
Tecumseh Town									
Q4 2010	5	0	0	0	0	0	0	0	5
Q4 2009	4	0	0	0	0	0	0	0	4
Windsor CMA									
Q4 2010	118	10	7	0	28	0	6	24	193
Q4 2009	113	8	6	0	16	0	0	0	143
UNDER CONSTRUCTION									
Windsor City									
Q4 2010	48	6	4	0	48	0	9	4	119
Q4 2009	57	6	8	0	82	0	0	0	153
LaSalle Town									
Q4 2010	56	10	0	0	14	46	0	0	126
Q4 2009	47	6	3	0	13	46	0	0	115
Lakeshore Township									
Q4 2010	50	2	12	0	12	0	0	0	76
Q4 2009	34	2	16	0	14	0	0	0	66
Amherstburg Township									
Q4 2010	19	2	7	0	3	14	0	20	65
Q4 2009	19	2	11	0	6	14	0	0	52
Tecumseh Town									
Q4 2010	10	0	0	0	0	0	0	0	10
Q4 2009	5	0	0	0	0	0	0	0	5
Windsor CMA									
Q4 2010	183	20	23	0	77	60	9	24	396
Q4 2009	162	16	38	0	115	60	0	0	391

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Windsor City									
Q4 2010	44	6	0	0	28	0	0	0	78
Q4 2009	31	4	0	0	12	0	0	4	51
LaSalle Town									
Q4 2010	33	2	0	0	4	0	0	0	39
Q4 2009	29	0	0	0	4	0	0	0	33
Lakeshore Township									
Q4 2010	38	0	5	0	0	0	0	0	43
Q4 2009	27	0	8	0	0	0	0	0	35
Amherstburg Township									
Q4 2010	17	0	0	0	6	0	0	16	39
Q4 2009	7	0	0	0	3	0	0	0	10
Tecumseh Town									
Q4 2010	3	0	0	0	0	0	0	0	3
Q4 2009	4	0	0	0	0	0	0	0	4
Windsor CMA									
Q4 2010	135	8	5	0	38	0	0	16	202
Q4 2009	98	4	8	0	19	0	0	4	133
COMPLETED & NOT ABSORBED									
Windsor City									
Q4 2010	21	2	0	0	5	12	0	0	40
Q4 2009	13	3	0	0	1	12	0	0	29
LaSalle Town									
Q4 2010	6	0	0	0	1	0	0	0	7
Q4 2009	6	0	0	0	0	0	0	0	6
Lakeshore Township									
Q4 2010	9	0	1	0	1	0	0	0	11
Q4 2009	11	0	1	0	0	0	0	0	12
Amherstburg Township									
Q4 2010	5	0	1	0	1	0	0	2	9
Q4 2009	2	0	2	0	0	0	0	0	4
Tecumseh Town									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	1	0	0	0	0	0	0	0	1
Windsor CMA									
Q4 2010	41	2	2	0	8	12	0	2	67
Q4 2009	33	3	3	0	1	12	0	0	52

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Windsor City									
Q4 2010	40	6	0	0	25	0	0	0	71
Q4 2009	37	3	0	0	13	0	0	4	57
LaSalle Town									
Q4 2010	32	2	0	0	4	0	0	0	38
Q4 2009	29	1	0	0	4	0	0	0	34
Lakeshore Township									
Q4 2010	40	0	5	0	0	0	0	0	45
Q4 2009	26	0	8	0	0	0	0	0	34
Amherstburg Township									
Q4 2010	15	0	0	0	5	0	0	14	34
Q4 2009	7	0	0	0	3	0	0	0	10
Tecumseh Town									
Q4 2010	3	0	0	0	0	0	0	0	3
Q4 2009	3	0	0	0	0	0	0	0	3
Windsor CMA									
Q4 2010	130	8	5	0	34	0	0	14	191
Q4 2009	102	4	8	0	20	0	0	4	138

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

Table 1.2: History of Housing Starts of Windsor 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	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614
% Change	-39.9	-4.0	-77.7	n/a	n/a	-77.1	-100.0	**	-41.2
2006	692	50	94	0	0	201	4	4	1,045
% Change	-37.7	-47.9	-43.4	n/a	n/a	171.6	-75.0	-88.2	-30.1
2005	1,110	96	166	0	0	74	16	34	1,496
% Change	-27.9	-50.0	-31.7	n/a	-100.0	-58.0	-20.0	-67.0	-34.6
2004	1,539	192	243	0	14	176	20	103	2,287
% Change	-5.6	-9.9	1.3	n/a	n/a	102.3	**	**	2.2
2003	1,631	213	240	0	0	87	4	14	2,237
% Change	-5.5	-39.1	39.5	n/a	n/a	-58.4	0.0	-46.2	-10.2
2002	1,726	350	172	0	0	209	4	26	2,490
% Change	7.6	60.6	18.6	n/a	-100.0	58.3	100.0	-40.9	15.4
2001	1,604	218	145	0	11	132	2	44	2,157

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Windsor City	26	45	8	8	22	7	4	2	60	62	-3.2
LaSalle Town	36	33	4	0	4	3	0	0	44	36	22.2
Lakeshore Township	39	21	0	0	13	4	0	0	52	25	108.0
Amherstburg Township	12	10	0	0	0	6	20	0	32	16	100.0
Tecumseh Town	5	4	0	0	0	0	0	0	5	4	25.0
Windsor CMA	118	113	12	8	39	20	24	2	193	143	35.0

Table 2.1: Starts by Submarket and by Dwelling Type January - December 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
Windsor City	153	102	20	10	41	27	6	6	220	145	51.7
LaSalle Town	122	86	6	4	18	3	0	0	146	93	57.0
Lakeshore Township	117	73	0	0	20	28	0	0	137	101	35.6
Amherstburg Township	52	30	0	0	10	10	36	0	98	40	145.0
Tecumseh Town	16	12	0	0	0	0	0	0	16	12	33.3
Windsor CMA	460	303	26	14	89	68	42	6	617	391	57.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Windsor City	16	7	6	0	0	2	4	0
LaSalle Town	4	3	0	0	0	0	0	0
Lakeshore Township	13	4	0	0	0	0	0	0
Amherstburg Township	0	6	0	0	0	0	20	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	33	20	6	0	0	2	24	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 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
Windsor City	32	27	9	0	2	2	4	4
LaSalle Town	18	3	0	0	0	0	0	0
Lakeshore Township	20	28	0	0	0	0	0	0
Amherstburg Township	10	10	0	0	0	0	36	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	80	68	9	0	2	2	40	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Windsor City	32	55	18	7	10	0	60	62
LaSalle Town	40	33	4	3	0	0	44	36
Lakeshore Township	46	25	6	0	0	0	52	25
Amherstburg Township	12	10	0	6	20	0	32	16
Tecumseh Town	5	4	0	0	0	0	5	4
Windsor CMA	135	127	28	16	30	0	193	143

Table 2.5: Starts by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Windsor City	177	120	30	21	13	4	220	145
LaSalle Town	128	90	18	3	0	0	146	93
Lakeshore Township	128	89	9	12	0	0	137	101
Amherstburg Township	56	34	6	6	36	0	98	40
Tecumseh Town	16	12	0	0	0	0	16	12
Windsor CMA	505	345	63	42	49	4	617	391

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Windsor City	44	31	10	4	24	12	0	4	78	51	52.9
LaSalle Town	33	29	2	0	4	4	0	0	39	33	18.2
Lakeshore Township	38	27	0	0	5	8	0	0	43	35	22.9
Amherstburg Township	17	7	0	0	6	3	16	0	39	10	**
Tecumseh Town	3	4	0	0	0	0	0	0	3	4	-25.0
Windsor CMA	135	98	12	4	39	27	16	4	202	133	51.9

Table 3.1: Completions by Submarket and by Dwelling Type January - December 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
Windsor City	162	107	18	16	73	47	0	16	253	186	36.0
LaSalle Town	113	70	2	6	20	4	0	0	135	80	68.8
Lakeshore Township	101	75	0	2	26	19	0	0	127	96	32.3
Amherstburg Township	52	24	0	0	17	10	16	0	85	34	150.0
Tecumseh Town	11	14	0	0	0	0	0	0	11	14	-21.4
Windsor CMA	439	290	20	24	136	80	16	16	611	410	49.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Windsor City	24	12	0	0	0	0	0	4
LaSalle Town	4	4	0	0	0	0	0	0
Lakeshore Township	5	8	0	0	0	0	0	0
Amherstburg Township	6	3	0	0	0	0	16	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	39	27	0	0	0	0	16	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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
Windsor City	73	47	0	0	0	0	0	16
LaSalle Town	20	4	0	0	0	0	0	0
Lakeshore Township	26	19	0	0	0	0	0	0
Amherstburg Township	17	10	0	0	0	0	16	0
Tecumseh Town	0	0	0	0	0	0	0	0
Windsor CMA	136	80	0	0	0	0	16	16

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Windsor City	50	35	28	12	0	4	78	51
LaSalle Town	35	29	4	4	0	0	39	33
Lakeshore Township	43	35	0	0	0	0	43	35
Amherstburg Township	17	7	6	3	16	0	39	10
Tecumseh Town	3	4	0	0	0	0	3	4
Windsor CMA	148	110	38	19	16	4	202	133

Table 3.5: Completions by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Windsor City	176	121	77	49	0	16	253	186
LaSalle Town	118	74	17	6	0	0	135	80
Lakeshore Township	113	93	14	3	0	0	127	96
Amherstburg Township	60	31	9	3	16	0	85	34
Tecumseh Town	11	14	0	0	0	0	11	14
Windsor CMA	478	333	117	61	16	16	611	410

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q4 2010	6	15.8	9	23.7	11	28.9	6	15.8	6	15.8	38	266,667	281,239
Q4 2009	6	16.2	16	43.2	7	18.9	1	2.7	7	18.9	37	229,900	293,023
Year-to-date 2010	26	16.9	53	34.4	35	22.7	18	11.7	22	14.3	154	246,310	266,250
Year-to-date 2009	27	25.2	32	29.9	24	22.4	12	11.2	12	11.2	107	244,762	273,570
LaSalle Town													
Q4 2010	0	0.0	2	6.3	5	15.6	10	31.3	15	46.9	32	337,619	342,635
Q4 2009	1	3.6	1	3.6	3	10.7	10	35.7	13	46.4	28	342,810	346,617
Year-to-date 2010	0	0.0	6	5.3	13	11.4	29	25.4	66	57.9	114	358,572	390,576
Year-to-date 2009	1	1.4	7	10.1	12	17.4	19	27.5	30	43.5	69	338,095	343,429
Lakeshore Township													
Q4 2010	0	0.0	4	10.3	13	33.3	11	28.2	11	28.2	39	309,500	335,679
Q4 2009	0	0.0	4	16.0	12	48.0	3	12.0	6	24.0	25	270,000	323,024
Year-to-date 2010	1	1.0	7	6.9	30	29.4	30	29.4	34	33.3	102	313,810	342,927
Year-to-date 2009	2	2.6	14	17.9	31	39.7	10	12.8	21	26.9	78	280,426	313,858
Amherstburg Township													
Q4 2010	1	7.1	5	35.7	5	35.7	2	14.3	1	7.1	14	270,000	261,813
Q4 2009	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	6	--	--
Year-to-date 2010	3	6.7	16	35.6	11	24.4	7	15.6	8	17.8	45	269,524	323,119
Year-to-date 2009	4	14.8	6	22.2	8	29.6	3	11.1	6	22.2	27	269,000	312,819
Tecumseh Town													
Q4 2010	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Q4 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2010	0	0.0	2	16.7	3	25.0	2	16.7	5	41.7	12	321,705	352,407
Year-to-date 2009	1	7.1	1	7.1	1	7.1	2	14.3	9	64.3	14	364,500	376,303
Windsor CMA													
Q4 2010	7	5.6	20	15.9	36	28.6	29	23.0	34	27.0	126	295,238	312,844
Q4 2009	7	7.1	23	23.2	23	23.2	15	15.2	31	31.3	99	285,714	323,112
Year-to-date 2010	30	7.0	84	19.7	92	21.5	86	20.1	135	31.6	427	300,000	326,173
Year-to-date 2009	35	11.9	60	20.3	76	25.8	46	15.6	78	26.4	295	280,000	309,030

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2010						
Submarket	Q4 2010	Q4 2009	% Change	YTD 2010	YTD 2009	% Change
Windsor City	281,239	293,023	-4.0	266,250	273,570	-2.7
LaSalle Town	342,635	346,617	-1.1	390,576	343,429	13.7
Lakeshore Township	335,679	323,024	3.9	342,927	313,858	9.3
Amherstburg Township	261,813	--	n/a	323,119	312,819	3.3
Tecumseh Town	--	--	n/a	352,407	376,303	-6.4
Windsor CMA	312,844	323,112	-3.2	326,173	309,030	5.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Windsor Fourth Quarter 2010										
		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
2009	January	185	-36.2	287	1,010	948	30.3	151,519	-4.0	153,789
	February	260	-30.7	304	720	779	39.0	133,523	-15.7	146,653
	March	342	-9.0	327	1,036	923	35.4	144,195	-10.4	149,483
	April	401	-12.1	352	952	798	44.1	149,299	-7.1	148,253
	May	391	-19.9	345	883	818	42.2	153,622	-3.8	152,413
	June	522	9.4	408	926	806	50.6	163,602	0.0	159,597
	July	482	6.6	419	926	851	49.2	158,787	-2.4	150,372
	August	472	12.9	431	830	827	52.1	162,430	-1.3	151,466
	September	439	-0.7	424	841	833	50.9	154,527	-2.8	153,230
	October	475	34.2	467	841	859	54.4	154,212	4.6	156,248
	November	380	68.1	435	712	861	50.5	149,178	-10.0	158,023
	December	312	62.5	461	456	830	55.5	153,776	2.2	160,313
2010	January	293	58.4	475	840	849	55.9	153,352	1.2	158,154
	February	355	36.5	412	787	848	48.6	152,089	13.9	166,473
	March	485	41.8	453	974	899	50.4	148,139	2.7	153,294
	April	510	27.2	436	1,073	847	51.5	157,579	5.5	155,570
	May	498	27.4	423	916	825	51.3	158,414	3.1	155,972
	June	492	-5.7	380	977	868	43.8	165,360	1.1	159,196
	July	423	-12.2	385	877	815	47.2	168,546	6.1	157,135
	August	421	-10.8	367	893	856	42.9	162,074	-0.2	148,716
	September	408	-7.1	385	883	846	45.5	159,666	3.3	154,854
	October	380	-20.0	393	720	798	49.2	173,160	12.3	175,843
	November	372	-2.1	400	681	789	50.7	157,909	5.9	166,913
	December	256	-17.9	385	437	818	47.1	152,676	-0.7	160,172
	Q4 2009	1,167	51.2		2,009			152,456	-0.7	
	Q4 2010	1,008	-13.6		1,838			162,329	6.5	
	YTD 2009	4,661	2.5		10,133			153,691	-3.8	
	YTD 2010	4,893	5.0		10,058			159,347	3.7	

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

[1]Source: CREA

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

Table 6: Economic Indicators Fourth Quarter 2010											
		Interest Rates			NHPI, Total, Windsor CMA 1997=100	CPI, 2002 =100 (Ontario)	Windsor 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	103.7	112.4	155.2	11.1	63.9	794
	February	627	5.00	5.79	103.7	113.1	153.4	13.1	64.7	785
	March	613	4.50	5.55	103.7	113.7	151.4	14.2	64.6	785
	April	596	3.90	5.25	103.7	113.2	152.7	14.1	65.1	784
	May	596	3.90	5.25	103.7	114.0	153.0	14.2	65.3	782
	June	631	3.75	5.85	103.7	114.2	152.9	14.5	65.5	768
	July	631	3.75	5.85	104.2	113.7	151.7	15.2	65.4	765
	August	631	3.75	5.85	103.8	113.7	150.5	14.6	64.5	777
	September	610	3.70	5.49	103.1	113.8	149.6	14.0	63.6	788
	October	630	3.80	5.84	103.3	113.9	148.6	13.3	62.6	803
	November	616	3.60	5.59	104.0	114.6	148.2	12.8	62.1	808
	December	610	3.60	5.49	104.0	114.1	148.8	12.7	62.3	827
2010	January	610	3.60	5.49	104.0	114.5	149.1	12.8	62.4	830
	February	604	3.60	5.39	104.0	115.1	150.9	12.4	63.0	824
	March	631	3.60	5.85	104.0	115.3	151.4	12.2	63.0	811
	April	655	3.80	6.25	104.0	115.7	152.9	12.6	63.9	799
	May	639	3.70	5.99	103.8	116.2	153.5	12.7	64.2	799
	June	633	3.60	5.89	103.7	116.0	154.7	12.5	64.6	798
	July	627	3.50	5.79	102.1	117.0	154.8	11.6	63.9	802
	August	604	3.30	5.39	102.5	117.0	154.4	11.1	63.4	806
	September	604	3.30	5.39	102.6	117.1	152.8	10.9	62.5	807
	October	598	3.20	5.29	102.6	117.8	151.3	10.9	61.9	822
	November	607	3.35	5.44	100.8	118.0	150.1	10.8	61.3	822
	December	592	3.35	5.19		117.9	150.0	10.8	61.3	832

"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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Housing Market Information - Monthly Housing Starts Tool

A tool to help you access monthly housing start data quickly and easily.
Share this tool or host it on your website. **Information at your fingertips!**

64251_2011_Q01