HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2010

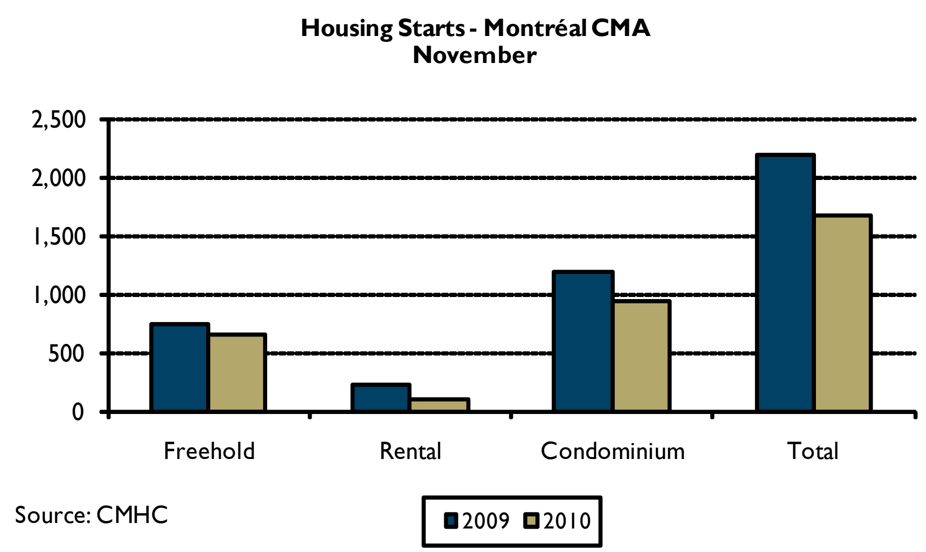
Montréal Metropolitan Area Housing Starts in November 2010

According to the results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC), residential construction slowed down in November in the Montréal census metropolitan area (CMA). In fact, 1,672 dwellings were started last month, compared to 2,193 in November 2009.

This 24-per-cent drop recorded in November was only the second monthly decline of 2010. All market segments registered marked decreases in activity. The slowdown in housing starts reflects a weaker demand resulting in part from the easing of the resale market.

Freehold home starts fell by 13 per cent. This fourth straight decline

Figure 1



Source: CMHC

Table of Contents

in this market segment was, once again, caused by a decrease in single-detached housing construction (-24 per cent), as semi-detached and row home building posted a gain of 17 per cent. In the condominium segment, starts dropped by 21 per cent. Despite the decline, the pace of condominium construction remained strong, with 935 new units started in November. This market segment will set a new record for starts in 2010. Lastly, with 93 units, the rental segment[1] recorded its lowest level of starts for a month of November since 1997. The decrease in rental housing activity was therefore considerable (-59 per cent).

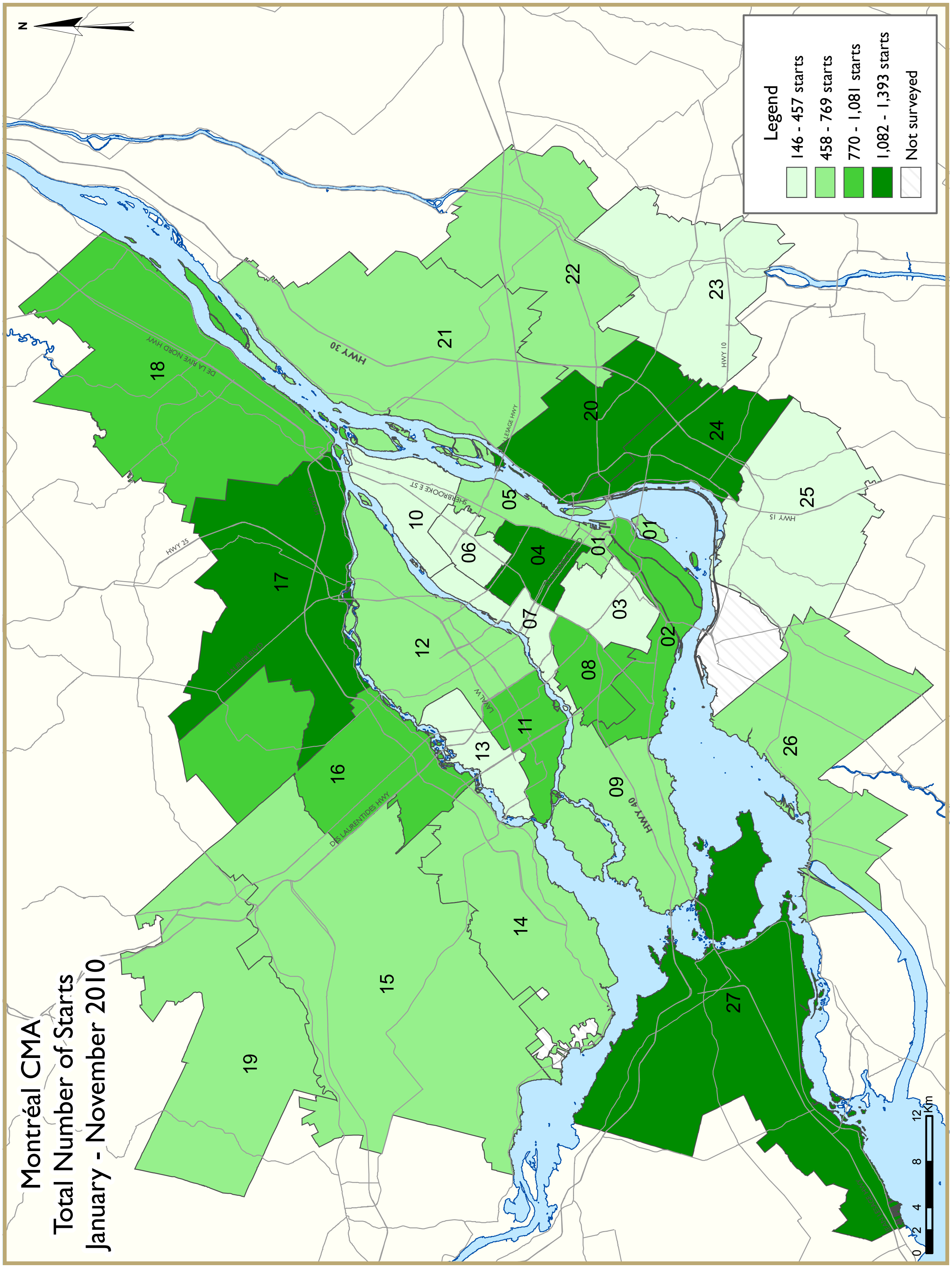
In November 2010, activity slowed down in all geographic sectors of the metropolitan area, except the South Crown. It was on the Island of Montréal that starts fell the most significantly (-36 per cent). The extent of the decline was attributable to the marked decreases in starts of condominiums (-32 per cent) and rental dwellings (-82 per cent). In the North Crown, the drop was also considerable (-21 per cent) and affected all market segments. In Vaudreuil-Soulanges, starts fell by 31 per cent on account of the decreases recorded in freehold home building (-29 per cent) and rental housing construction (-48 per cent). Conversely, activity remained relatively stable in the South Crown (+4 per cent), thanks to the increase in condominium starts (+16 per cent).

From January to November, starts were up by 17 per cent over the same period in 2009. Condominiums registered the greatest increase in activity (+42 per cent), followed by freehold homes (+15 per cent). In this last segment, the rise in starts was attributable to gains in both single-detached houses and semi-detached and row homes. Only the rental housing segment sustained a decrease (-26 per cent). The increase in housing starts in 2010 is due to a steady demand resulting from the scarce supply observed on the resale market at the beginning of the year and also from still very low mortgage rates and improved economic conditions.

Job market

The labour market slowed down in the Montréal CMA this past November. In fact, the number of jobs[2] fell by 0.9 per cent from October. The unemployment rate, for its part, remained unchanged at 8.6 per cent. The slowdown in the last four months showed that employment in the Montréal CMA took a breather after having posted strong growth from September 2009 to July 2010. Still, the Montréal labour market has registered the net creation of more than 40,000 jobs since September 2009.

[1] In this report, rental market data exclude co-operative housing starts.
[2] Seasonally adjusted rate


Montréal CMA
Total Number of Starts
January - November 2010
Legend
146 - 457 starts
458 - 769 starts
770 - 1,081 starts
1,082 - 1,393 starts
Not surveyed
N
01
02
03
04
05
06
07
08
09
10
11
12
13
14
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16
17
18
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20
21
22
23
24
25
26
27
HWY 30
HWY 25
HWY 10
HWY 15
HWY 40
DE LA RIVE NORD HWY
SHERBROOKE E ST
LESAGE HWY
DES LAURENTIDES HWY
LAVAL W
0 2 4 8 12 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac, Saint-Placide).
Zone 15	Mirabel.
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

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 Montréal CMA November 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2010	414	124	106	0	24	911	0	93	1,672
November 2009	547	84	112	0	10	1,181	0	229	2,193
% Change	-24.3	47.6	-5.4	n/a	140.0	-22.9	n/a	-59.4	-23.8
Year-to-date 2010	5,402	1,162	1,388	0	164	9,330	0	2,249	20,167
Year-to-date 2009	4,930	932	1,073	0	198	6,482	32	3,009	17,287
% Change	9.6	24.7	29.4	n/a	-17.2	43.9	-100.0	-25.3	16.7
UNDER CONSTRUCTION									
November 2010	2,176	586	743	0	90	8,695	0	1,861	14,754
November 2009	2,275	448	582	0	231	5,616	4	2,866	12,382
% Change	-4.4	30.8	27.7	n/a	-61.0	54.8	-100.0	-35.1	19.2
COMPLETIONS									
November 2010	455	82	95	0	12	339	0	90	1,100
November 2009	452	62	123	0	12	499	4	198	1,531
% Change	0.7	32.3	-22.8	n/a	0.0	-32.1	-100.0	-54.5	-28.2
Year-to-date 2010	5,548	1,002	1,207	0	268	6,434	8	3,295	18,113
Year-to-date 2009	4,744	822	1,106	0	221	6,611	28	3,883	17,840
% Change	16.9	21.9	9.1	n/a	21.3	-2.7	-71.4	-15.1	1.5
COMPLETED & NOT ABSORBED									
November 2010	431	155	177	0	38	1,217	0	1,401	3,424
November 2009	511	143	199	0	40	1,539	3	2,078	4,513
% Change	-15.7	8.4	-11.1	n/a	-5.0	-20.9	-100.0	-32.6	-24.1
ABSORBED									
November 2010	421	65	96	0	10	465	0	129	1,200
November 2009	453	52	99	0	19	424	1	412	1,460
% Change	-7.1	25.0	-3.0	n/a	-47.4	9.7	-100.0	-68.7	-17.8
Year-to-date 2010	5,638	1,013	1,214	0	279	6,927	9	3,866	18,960
Year-to-date 2009	4,870	832	1,053	0	258	6,704	30	4,168	17,915
% Change	15.8	21.8	15.3	n/a	8.1	3.3	-70.0	-7.2	5.8

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

Table 1.1: Housing Activity Summary by Submarket November 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
November 2010	24	46	12	0	4	472	0	29	587
November 2009	50	2	12	0	6	692	0	129	921
Laval									
November 2010	48	10	16	0	0	66	0	15	155
November 2009	83	20	21	0	0	167	0	15	306
Rive-Nord									
November 2010	204	18	26	0	6	209	0	27	490
November 2009	226	16	47	0	0	171	0	48	508
Rive-Sud									
November 2010	88	50	52	0	14	156	0	9	369
November 2009	128	40	28	0	4	143	0	12	355
Vaudreuil-Soulanges									
November 2010	50	0	0	0	0	8	0	13	71
November 2009	60	6	4	0	0	8	0	25	103
Montréal CMA									
November 2010	414	124	106	0	24	911	0	93	1,672
November 2009	547	84	112	0	10	1,181	0	229	2,193
UNDER CONSTRUCTION									
Île de Montréal									
November 2010	210	118	160	0	8	5,115	0	657	6,800
November 2009	202	64	102	0	134	2,982	0	508	4,222
Laval									
November 2010	253	50	106	0	0	471	0	357	1,237
November 2009	351	94	73	0	0	656	0	736	1,954
Rive-Nord									
November 2010	803	76	307	0	6	1,012	0	364	2,568
November 2009	894	74	251	0	8	582	0	404	2,263
Rive-Sud									
November 2010	658	338	130	0	76	1,843	0	477	3,593
November 2009	631	202	121	0	57	1,157	0	946	3,150
Vaudreuil-Soulanges									
November 2010	252	4	40	0	0	254	0	6	556
November 2009	197	14	35	0	32	239	4	272	793
Montréal CMA									
November 2010	2,176	586	743	0	90	8,695	0	1,861	14,754
November 2009	2,275	448	582	0	231	5,616	4	2,866	12,382

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

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
November 2010	36	18	34	0	0	155	0	7	277
November 2009	27	6	26	0	8	115	0	38	401
Laval									
November 2010	46	10	6	0	0	22	0	21	105
November 2009	57	4	18	0	0	165	0	12	256
Rive-Nord									
November 2010	203	8	31	0	0	104	0	39	385
November 2009	217	12	59	0	0	97	0	136	521
Rive-Sud									
November 2010	110	38	11	0	12	34	0	13	218
November 2009	97	32	8	0	4	106	0	12	259
Vaudreuil-Soulanges									
November 2010	60	8	13	0	0	24	0	10	115
November 2009	54	8	12	0	0	16	4	0	94
Montréal CMA									
November 2010	455	82	95	0	12	339	0	90	1,100
November 2009	452	62	123	0	12	499	4	198	1,531
COMPLETED & NOT ABSORBED									
Île de Montréal									
November 2010	38	20	47	0	5	188	0	449	752
November 2009	38	24	50	0	23	512	0	683	1,330
Laval									
November 2010	54	11	27	0	1	365	0	390	848
November 2009	68	12	42	0	0	346	0	592	1,060
Rive-Nord									
November 2010	180	34	66	0	0	311	0	226	817
November 2009	252	34	79	0	2	284	0	484	1,135
Rive-Sud									
November 2010	114	84	20	0	32	310	0	323	883
November 2009	109	66	21	0	15	377	0	319	907
Vaudreuil-Soulanges									
November 2010	45	6	17	0	0	43	0	13	124
November 2009	44	7	7	0	0	20	3	0	81
Montréal CMA									
November 2010	431	155	177	0	38	1,217	0	1,401	3,424
November 2009	511	143	199	0	40	1,539	3	2,078	4,513

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

Table 1.1: Housing Activity Summary by Submarket November 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
November 2010	24	21	24	0	2	227	0	21	333
November 2009	28	9	18	0	12	175	0	131	373
Laval									
November 2010	49	7	5	0	0	50	0	34	145
November 2009	54	3	16	0	0	62	0	94	229
Rive-Nord									
November 2010	187	10	28	0	1	91	0	37	354
November 2009	222	10	44	0	0	67	0	139	482
Rive-Sud									
November 2010	106	22	21	0	7	76	0	27	259
November 2009	89	27	8	0	6	111	0	46	287
Vaudreuil-Soulanges									
November 2010	55	5	18	0	0	21	0	10	109
November 2009	60	3	13	0	1	9	1	2	89
Montréal CMA									
November 2010	421	65	96	0	10	465	0	129	1,200
November 2009	453	52	99	0	19	424	1	412	1,460

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

Table 2: Starts by Submarket and by Dwelling Type
November 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Zone 1	0	0	0	0	0	0	33	114	33	114	-71.1
Zone 2	0	3	0	0	0	0	40	44	40	47	-14.9
Zone 3	0	2	0	0	0	0	37	117	37	119	-68.9
Zone 4	0	0	0	0	0	0	50	54	50	54	-7.4
Zone 5	0	0	8	0	0	0	27	94	35	94	-62.8
Zone 6	0	1	0	0	0	4	0	112	0	117	-100.0
Zone 7	1	3	0	0	0	0	35	320	36	323	-88.9
Zone 8	2	3	0	2	12	10	238	0	252	15	**
Zone 9	10	22	0	0	4	0	0	0	14	22	-36.4
Zone 10	11	16	38	0	0	0	41	0	90	16	**
Zone 11	15	24	4	4	0	8	28	69	47	105	-55.2
Zone 12	13	18	0	10	10	13	38	66	61	107	-43.0
Zone 13	20	41	6	6	6	0	15	47	47	94	-50.0
Zone 14	23	26	6	2	0	0	27	21	56	49	14.3
Zone 15	25	24	6	2	0	0	24	31	55	57	-3.5
Zone 16	22	31	0	0	6	0	74	79	102	110	-7.3
Zone 17	37	43	0	0	6	7	101	47	144	97	48.5
Zone 18	56	58	6	12	0	0	21	63	83	133	-37.6
Zone 19	41	44	0	0	0	0	9	18	50	62	-19.4
Zone 20	16	26	12	12	9	0	43	39	80	77	3.9
Zone 21	12	15	22	10	4	4	77	14	115	43	167.4
Zone 22	7	13	4	0	0	10	16	34	27	57	-52.6
Zone 23	7	16	0	4	0	0	12	0	19	20	-5.0
Zone 24	21	17	2	4	37	7	15	70	75	98	-23.5
Zone 25	7	19	8	4	10	9	6	0	31	32	-3.1
Zone 26	18	22	2	6	0	0	2	0	22	28	-21.4
Zone 27	50	60	0	6	0	4	21	33	71	103	-31.1
Montréal CMA	414	547	124	84	104	76	1,030	1,486	1,672	2,193	-23.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - November 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
Zone 1	3	2	0	0	0	0	697	672	700	674	3.9
Zone 2	14	8	6	4	88	26	964	459	1,072	497	115.7
Zone 3	12	8	4	0	0	0	268	476	284	484	-41.3
Zone 4	2	4	2	0	6	0	1,139	840	1,149	844	36.1
Zone 5	2	1	16	0	57	100	586	476	661	577	14.6
Zone 6	4	7	0	4	8	4	134	112	146	127	15.0
Zone 7	6	12	2	2	0	6	382	490	390	510	-23.5
Zone 8	24	25	4	12	156	112	834	298	1,018	447	127.7
Zone 9	162	144	48	14	11	40	349	83	570	281	102.8
Zone 10	108	78	108	92	0	6	154	110	370	286	29.4
Zone 11	187	177	24	20	8	26	766	1,062	985	1,285	-23.3
Zone 12	187	202	18	62	90	75	195	643	490	982	-50.1
Zone 13	260	315	68	44	36	6	93	91	457	456	0.2
Zone 14	253	275	38	10	15	21	211	222	517	528	-2.1
Zone 15	225	216	10	8	46	12	366	331	647	567	14.1
Zone 16	273	256	26	38	42	27	612	336	953	657	45.1
Zone 17	613	622	10	32	90	78	640	500	1,353	1,232	9.8
Zone 18	510	405	70	98	3	0	498	186	1,081	689	56.9
Zone 19	429	407	24	16	12	0	300	302	765	725	5.5
Zone 20	228	191	50	64	25	50	805	686	1,108	991	11.8
Zone 21	219	152	228	110	18	4	264	295	729	561	29.9
Zone 22	231	161	26	58	101	84	312	168	670	471	42.3
Zone 23	173	150	64	36	0	0	135	206	372	392	-5.1
Zone 24	216	165	148	50	63	21	966	543	1,393	779	78.8
Zone 25	105	144	64	26	57	72	182	156	408	398	2.5
Zone 26	346	297	58	88	0	4	341	127	745	516	44.4
Zone 27	610	506	54	44	119	125	351	656	1,134	1,331	-14.8
Montréal CMA	5,402	4,930	1,170	932	1,051	899	12,544	10,526	20,167	17,287	16.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market November 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Zone 1	0	0	0	0	33	114	0	0
Zone 2	0	0	0	0	30	35	10	9
Zone 3	0	0	0	0	37	117	0	0
Zone 4	0	0	0	0	40	54	10	0
Zone 5	0	0	0	0	27	86	0	8
Zone 6	0	4	0	0	0	0	0	112
Zone 7	0	0	0	0	35	290	0	0
Zone 8	12	10	0	0	238	0	0	0
Zone 9	4	0	0	0	0	0	0	0
Zone 10	0	0	0	0	32	0	9	0
Zone 11	0	8	0	0	28	66	0	3
Zone 12	10	13	0	0	38	60	0	6
Zone 13	6	0	0	0	0	41	15	6
Zone 14	0	0	0	0	18	6	9	15
Zone 15	0	0	0	0	12	22	12	9
Zone 16	6	0	0	0	74	76	0	3
Zone 17	6	7	0	0	101	47	0	0
Zone 18	0	0	0	0	18	42	3	21
Zone 19	0	0	0	0	6	18	3	0
Zone 20	9	0	0	0	40	27	3	12
Zone 21	4	4	0	0	77	14	0	0
Zone 22	0	10	0	0	16	34	0	0
Zone 23	0	0	0	0	12	0	0	0
Zone 24	37	7	0	0	15	70	0	0
Zone 25	10	9	0	0	0	0	6	0
Zone 26	0	0	0	0	2	0	0	0
Zone 27	0	4	0	0	8	8	13	25
Montréal CMA	104	76	0	0	937	1,227	93	229

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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
Zone 1	0	0	0	0	642	672	6	0
Zone 2	88	26	0	0	749	443	207	16
Zone 3	0	0	0	0	239	327	29	149
Zone 4	6	0	0	0	1,008	521	35	89
Zone 5	57	100	0	0	556	371	30	82
Zone 6	8	4	0	0	128	0	6	112
Zone 7	0	6	0	0	136	424	23	24
Zone 8	156	112	0	0	834	298	0	0
Zone 9	11	40	0	0	343	38	6	35
Zone 10	0	6	0	0	89	91	65	19
Zone 11	8	26	0	0	349	522	417	540
Zone 12	90	75	0	0	153	186	42	413
Zone 13	36	6	0	0	63	54	30	37
Zone 14	15	21	0	0	136	98	75	124
Zone 15	46	12	0	0	257	194	109	117
Zone 16	42	27	0	0	459	219	153	87
Zone 17	90	78	0	0	522	342	118	158
Zone 18	3	0	0	0	368	112	130	74
Zone 19	12	0	0	0	230	118	70	184
Zone 20	25	50	0	0	629	542	176	54
Zone 21	18	4	0	0	252	219	12	76
Zone 22	76	84	0	0	300	141	12	27
Zone 23	0	0	0	0	78	37	57	169
Zone 24	63	21	0	0	703	407	263	100
Zone 25	57	72	0	0	170	150	12	6
Zone 26	0	4	0	0	146	63	124	40
Zone 27	119	93	0	32	309	297	42	277
Montréal CMA	1,026	867	0	32	9,848	6,886	2,249	3,009

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Zone 1	0	0	33	114	0	0	33	114
Zone 2	0	5	30	33	10	9	40	47
Zone 3	0	2	37	117	0	0	37	119
Zone 4	0	2	40	52	10	0	50	54
Zone 5	8	0	27	86	0	8	35	94
Zone 6	0	5	0	0	0	112	0	117
Zone 7	1	3	35	290	0	0	36	323
Zone 8	14	9	238	6	0	0	252	15
Zone 9	10	22	4	0	0	0	14	22
Zone 10	49	16	32	0	9	0	90	16
Zone 11	19	36	28	66	0	3	47	105
Zone 12	23	41	38	60	0	6	61	107
Zone 13	32	47	0	41	15	6	47	94
Zone 14	29	28	18	6	9	15	56	49
Zone 15	43	48	0	0	12	9	55	57
Zone 16	28	31	74	76	0	3	102	110
Zone 17	39	62	105	35	0	0	144	97
Zone 18	62	70	18	42	3	21	83	133
Zone 19	47	50	0	12	3	0	50	62
Zone 20	41	38	36	27	3	12	80	77
Zone 21	34	29	81	14	0	0	115	43
Zone 22	11	21	16	36	0	0	27	57
Zone 23	7	20	12	0	0	0	19	20
Zone 24	60	28	15	70	0	0	75	98
Zone 25	15	32	10	0	6	0	31	32
Zone 26	22	28	0	0	0	0	22	28
Zone 27	50	70	8	8	13	25	71	103
Montréal CMA	644	743	935	1,191	93	229	1,672	2,193

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	3	2	642	672	6	0	700	674
Zone 2	111	38	746	443	207	16	1,072	497
Zone 3	16	8	239	327	29	149	284	484
Zone 4	16	14	1,002	511	35	89	1,149	844
Zone 5	60	18	571	454	30	82	661	577
Zone 6	12	15	128	0	6	112	146	127
Zone 7	8	20	136	424	23	24	390	510
Zone 8	167	121	851	326	0	0	1,018	447
Zone 9	216	198	348	38	6	35	570	281
Zone 10	218	178	87	89	65	19	370	286
Zone 11	221	223	347	522	417	540	985	1,285
Zone 12	295	339	153	186	42	413	490	982
Zone 13	366	367	61	52	30	37	457	456
Zone 14	316	316	126	88	75	124	517	528
Zone 15	483	396	55	34	109	117	647	567
Zone 16	413	387	387	153	153	87	953	657
Zone 17	758	772	477	302	118	158	1,353	1,232
Zone 18	599	521	352	94	130	74	1,081	689
Zone 19	545	463	150	78	70	184	765	725
Zone 20	323	305	609	542	176	54	1,108	991
Zone 21	441	268	276	217	12	76	729	561
Zone 22	303	285	330	159	12	27	670	471
Zone 23	243	202	72	21	57	169	372	392
Zone 24	428	233	702	410	263	100	1,393	779
Zone 25	186	232	210	160	12	6	408	398
Zone 26	418	389	132	63	124	40	745	516
Zone 27	787	625	305	315	42	309	1,134	1,331
Montréal CMA	7,952	6,935	9,494	6,680	2,249	3,041	20,167	17,287

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type November 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	% Change
Zone 1	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 2	0	1	0	2	0	0	11	6	11	9	22.2
Zone 3	2	0	0	0	0	0	0	0	2	0	n/a
Zone 4	0	2	0	0	2	0	140	194	142	196	-27.6
Zone 5	1	0	2	2	0	0	37	88	40	90	-55.6
Zone 6	0	0	2	0	0	0	0	0	2	0	n/a
Zone 7	0	2	0	0	0	0	3	6	3	8	-62.5
Zone 8	1	3	0	0	30	34	0	40	31	77	-59.7
Zone 9	21	15	8	0	0	0	0	0	29	15	93.3
Zone 10	11	3	6	2	0	0	0	0	17	5	**
Zone 11	19	15	4	2	0	16	43	165	66	198	-66.7
Zone 12	12	12	2	0	6	0	0	0	20	12	66.7
Zone 13	15	30	4	2	0	0	0	14	19	46	-58.7
Zone 14	19	21	0	0	0	0	9	44	28	65	-56.9
Zone 15	14	19	0	0	0	0	20	27	34	46	-26.1
Zone 16	29	41	2	4	0	18	69	29	100	92	8.7
Zone 17	60	56	0	2	3	3	13	137	76	198	-61.6
Zone 18	44	41	4	6	0	0	48	18	96	65	47.7
Zone 19	37	39	2	0	0	0	12	16	51	55	-7.3
Zone 20	16	17	4	8	0	0	22	81	42	106	-60.4
Zone 21	15	13	10	6	0	0	0	14	25	33	-24.2
Zone 22	13	15	0	6	7	4	3	6	23	31	-25.8
Zone 23	12	8	4	0	0	0	2	0	18	8	125.0
Zone 24	13	16	12	6	7	0	15	0	47	22	113.6
Zone 25	12	8	2	2	5	8	0	8	19	26	-26.9
Zone 26	29	20	6	4	0	0	9	9	44	33	33.3
Zone 27	60	54	8	8	13	14	34	18	115	94	22.3
Montréal CMA	455	452	82	62	73	97	490	920	1,100	1,531	-28.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - November 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
Zone 1	1	2	10	12	0	27	163	689	174	730	-76.2
Zone 2	8	9	4	4	71	22	612	444	695	479	45.1
Zone 3	9	6	0	0	6	10	6	490	21	506	-95.8
Zone 4	3	2	0	0	2	0	885	695	890	697	27.7
Zone 5	1	1	14	2	96	34	569	856	680	893	-23.9
Zone 6	6	6	2	2	16	20	0	234	24	262	-90.8
Zone 7	5	7	0	6	6	0	206	168	217	181	19.9
Zone 8	34	29	8	8	151	158	354	392	547	587	-6.8
Zone 9	162	144	50	10	7	45	65	169	284	368	-22.8
Zone 10	105	59	58	102	0	12	166	162	329	335	-1.8
Zone 11	204	165	24	22	25	55	1,090	1,442	1,343	1,684	-20.2
Zone 12	223	174	58	28	74	131	522	441	877	774	13.3
Zone 13	321	299	60	34	6	14	68	153	455	500	-9.0
Zone 14	269	308	30	2	21	31	221	269	541	610	-11.3
Zone 15	241	193	8	4	18	12	320	241	587	450	30.4
Zone 16	260	245	16	36	30	81	597	507	903	869	3.9
Zone 17	707	602	10	40	56	51	668	571	1,441	1,264	14.0
Zone 18	480	378	92	68	3	3	323	346	898	795	13.0
Zone 19	439	402	18	20	6	3	325	382	788	807	-2.4
Zone 20	217	157	38	38	4	42	534	903	793	1,140	-30.4
Zone 21	220	132	160	86	18	0	756	430	1,154	648	78.1
Zone 22	233	168	28	72	121	74	296	155	678	469	44.6
Zone 23	173	136	74	26	0	0	257	28	504	190	165.3
Zone 24	183	157	64	42	27	20	687	498	961	717	34.0
Zone 25	137	138	48	36	66	71	100	218	351	463	-24.2
Zone 26	335	291	80	74	4	8	192	128	611	501	22.0
Zone 27	572	534	58	48	135	95	602	244	1,367	921	48.4
Montréal CMA	5,548	4,744	1,012	822	969	1,019	10,584	11,255	18,113	17,840	1.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market November 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	11	6	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	2	0	0	0	128	4	4	32
Zone 5	0	0	0	0	15	65	3	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	3	0	0	6
Zone 8	30	34	0	0	0	40	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	16	0	0	22	153	21	12
Zone 12	6	0	0	0	0	0	0	0
Zone 13	0	0	0	0	0	14	0	0
Zone 14	0	0	0	0	0	22	9	22
Zone 15	0	0	0	0	20	27	0	0
Zone 16	0	18	0	0	60	17	9	12
Zone 17	3	3	0	0	13	42	0	95
Zone 18	0	0	0	0	33	15	15	3
Zone 19	0	0	0	0	6	12	6	4
Zone 20	0	0	0	0	17	81	5	0
Zone 21	0	0	0	0	0	8	0	6
Zone 22	7	4	0	0	3	6	0	0
Zone 23	0	0	0	0	2	0	0	0
Zone 24	7	0	0	0	7	0	8	0
Zone 25	5	8	0	0	0	8	0	0
Zone 26	0	0	0	0	9	3	0	6
Zone 27	13	10	0	4	24	18	10	0
Montréal CMA	73	93	0	4	373	541	90	198

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - November 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
Zone 1	0	27	0	0	114	669	0	20
Zone 2	71	22	0	0	584	437	28	7
Zone 3	6	10	0	0	2	194	4	296
Zone 4	2	0	0	0	655	468	104	69
Zone 5	96	34	0	0	467	508	83	295
Zone 6	16	20	0	0	0	228	0	6
Zone 7	0	0	6	0	185	150	9	18
Zone 8	151	158	0	0	354	392	0	0
Zone 9	7	45	0	0	14	119	41	28
Zone 10	0	12	0	0	150	152	16	10
Zone 11	25	55	0	0	585	428	505	1,014
Zone 12	74	131	0	0	281	189	197	252
Zone 13	6	14	0	0	50	93	18	60
Zone 14	21	31	0	0	104	148	117	121
Zone 15	18	12	0	0	250	161	70	80
Zone 16	30	81	0	0	339	284	228	223
Zone 17	56	51	0	0	530	306	138	265
Zone 18	3	3	0	0	178	174	145	122
Zone 19	6	3	0	0	196	155	129	227
Zone 20	4	42	0	0	352	581	182	322
Zone 21	18	0	0	0	242	354	514	76
Zone 22	96	74	0	0	269	122	27	33
Zone 23	0	0	0	0	37	22	220	6
Zone 24	27	20	0	0	494	310	157	188
Zone 25	66	71	0	0	100	184	0	34
Zone 26	4	8	0	0	121	34	71	70
Zone 27	135	67	0	28	310	85	292	41
Montréal CMA	938	991	6	28	6,963	6,947	3,295	3,883

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009	Nov 2010	Nov 2009
Zone 1	0	1	0	0	0	0	0	1
Zone 2	0	3	11	6	0	0	11	9
Zone 3	2	0	0	0	0	0	2	0
Zone 4	4	2	126	4	4	32	142	196
Zone 5	3	2	15	65	3	0	40	90
Zone 6	2	0	0	0	0	0	2	0
Zone 7	0	2	3	0	0	6	3	8
Zone 8	31	29	0	48	0	0	31	77
Zone 9	29	15	0	0	0	0	29	15
Zone 10	17	5	0	0	0	0	17	5
Zone 11	23	33	22	153	21	12	66	198
Zone 12	20	12	0	0	0	0	20	12
Zone 13	19	34	0	12	0	0	19	46
Zone 14	19	21	0	22	9	22	28	65
Zone 15	28	43	6	3	0	0	34	46
Zone 16	35	71	56	9	9	12	100	92
Zone 17	67	61	9	42	0	95	76	198
Zone 18	48	47	33	15	15	3	96	65
Zone 19	45	45	0	6	6	4	51	55
Zone 20	22	25	15	81	5	0	42	106
Zone 21	25	19	0	8	0	6	25	33
Zone 22	16	21	7	10	0	0	23	31
Zone 23	18	8	0	0	0	0	18	8
Zone 24	29	22	10	0	8	0	47	22
Zone 25	14	18	5	8	0	0	19	26
Zone 26	35	24	9	3	0	6	44	33
Zone 27	81	74	24	16	10	4	115	94
Montréal CMA	632	637	351	511	90	202	1,100	1,531

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - November 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Zone 1	11	31	114	679	0	20	174	730
Zone 2	76	29	591	443	28	7	695	479
Zone 3	17	18	0	192	4	296	21	506
Zone 4	13	4	647	466	104	69	890	697
Zone 5	25	17	553	528	83	295	680	893
Zone 6	24	18	0	238	0	6	24	262
Zone 7	5	13	185	150	15	18	217	181
Zone 8	141	110	406	477	0	0	547	587
Zone 9	218	199	15	119	41	28	284	368
Zone 10	163	175	150	150	16	10	329	335
Zone 11	253	246	585	424	505	1,014	1,343	1,684
Zone 12	347	333	289	189	197	252	877	774
Zone 13	391	349	46	91	18	60	455	500
Zone 14	324	353	100	136	117	121	541	610
Zone 15	471	357	46	13	70	80	587	450
Zone 16	384	390	261	256	228	223	903	869
Zone 17	860	727	443	272	138	265	1,441	1,264
Zone 18	589	467	164	156	145	122	898	795
Zone 19	519	475	140	105	129	227	788	807
Zone 20	265	237	346	581	182	322	793	1,140
Zone 21	386	218	254	354	514	76	1,154	648
Zone 22	331	268	295	168	27	33	678	469
Zone 23	267	172	15	12	222	6	504	190
Zone 24	271	203	497	326	157	188	961	717
Zone 25	226	235	125	194	0	34	351	463
Zone 26	427	373	113	34	71	70	611	501
Zone 27	753	655	322	79	292	69	1,367	921
Montréal CMA	7,757	6,672	6,702	6,832	3,303	3,911	18,113	17,840

Source: CMHC (Starts and Completions Survey)

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

Submarket	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
November 2010	0	0.0	1	5.9	5	29.4	5	29.4	6	35.3	17	400,000	441,471
November 2009	0	0.0	1	5.0	5	25.0	5	25.0	9	45.0	20	467,500	522,500
Year-to-date 2010	0	0.0	20	7.1	83	29.5	70	24.9	108	38.4	281	430,000	511,036
Year-to-date 2009	0	0.0	30	12.1	85	34.3	45	18.1	88	35.5	248	400,000	488,068
Laval													
November 2010	0	0.0	9	19.1	19	40.4	11	23.4	8	17.0	47	368,212	385,917
November 2009	0	0.0	1	2.0	19	38.8	15	30.6	14	28.6	49	400,000	444,735
Year-to-date 2010	2	0.3	143	20.6	273	39.3	154	22.2	122	17.6	694	373,046	408,191
Year-to-date 2009	0	0.0	25	3.9	245	38.5	208	32.7	158	24.8	636	400,000	447,308
North Shore													
November 2010	4	2.8	62	43.7	46	32.4	15	10.6	15	10.6	142	301,157	331,511
November 2009	4	2.2	76	41.1	74	40.0	20	10.8	11	5.9	185	320,000	330,665
Year-to-date 2010	198	9.5	931	44.5	688	32.9	186	8.9	90	4.3	2,093	290,000	305,579
Year-to-date 2009	64	3.3	804	41.0	668	34.1	287	14.7	136	6.9	1,959	305,000	334,731
South Shore													
November 2010	4	5.4	32	43.2	26	35.1	8	10.8	4	5.4	74	300,000	317,514
November 2009	5	6.6	35	46.1	24	31.6	10	13.2	2	2.6	76	292,500	300,132
Year-to-date 2010	45	4.3	443	41.9	352	33.3	142	13.4	76	7.2	1,058	300,019	327,874
Year-to-date 2009	115	10.3	426	38.0	333	29.7	169	15.1	78	7.0	1,121	300,000	317,884
Vaudreuil-Soulanges													
November 2010	6	16.7	10	27.8	10	27.8	5	13.9	5	13.9	36	302,880	336,263
November 2009	0	0.0	9	20.9	18	41.9	10	23.3	6	14.0	43	380,000	466,977
Year-to-date 2010	55	12.1	138	30.3	141	30.9	71	15.6	51	11.2	456	317,631	339,426
Year-to-date 2009	67	13.4	114	22.8	171	34.2	102	20.4	46	9.2	500	350,000	349,658
Montréal CMA													
November 2010	14	4.4	114	36.1	106	33.5	44	13.9	38	12.0	316	316,857	342,782
November 2009	9	2.4	122	32.7	140	37.5	60	16.1	42	11.3	373	350,000	365,429
Year-to-date 2010	300	6.5	1,675	36.6	1,537	33.5	623	13.6	447	9.8	4,582	311,741	342,237
Year-to-date 2009	246	5.5	1,400	31.4	1,502	33.6	811	18.2	506	11.3	4,465	340,000	356,702

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2010						
Submarket	Nov 2010	Nov 2009	% Change	YTD 2010	YTD 2009	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	819,595	720,000	13.8
Zone 9	--	545,385	n/a	511,794	446,844	14.5
Zone 10	--	--	n/a	387,987	365,117	6.3
Zone 11	430,113	555,333	-22.5	506,435	547,006	-7.4
Zone 12	387,226	--	n/a	422,278	468,167	-9.8
Zone 13	340,720	381,080	-10.6	335,852	385,269	-12.8
Zone 14	330,915	298,250	11.0	303,125	300,668	0.8
Zone 15	306,239	292,125	4.8	277,203	316,000	-12.3
Zone 16	428,682	427,808	0.2	387,510	444,061	-12.7
Zone 17	326,438	327,552	-0.3	313,437	344,501	-9.0
Zone 18	330,849	342,344	-3.4	315,563	342,103	-7.8
Zone 19	236,588	286,606	-17.5	245,015	277,672	-11.8
Zone 20	363,444	316,250	14.9	356,692	336,241	6.1
Zone 21	--	214,083	n/a	301,288	276,606	8.9
Zone 22	--	308,400	n/a	352,556	364,206	-3.2
Zone 23	--	--	n/a	283,181	279,213	1.4
Zone 24	500,963	425,385	17.8	426,912	430,671	-0.9
Zone 25	--	--	n/a	363,823	352,311	3.3
Zone 26	257,333	235,706	9.2	255,965	238,959	7.1
Zone 27	336,263	466,977	-28.0	339,426	349,658	-2.9
Montréal CMA	342,782	365,429	-6.2	342,237	356,702	-4.1

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 6: Economic Indicators November 2010											
		Interest Rates			NHPI, Total, Montréal CMA 1997=100	CPI, 2002 =100	Montréal 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	163.9	111.7	1,887	8.2	66.7	748
	February	627	5.00	5.79	164.4	112.4	1,875	8.3	66.3	751
	March	613	4.50	5.55	164.9	112.7	1,870	8.8	66.4	758
	April	596	3.90	5.25	164.9	112.9	1,873	9.0	66.5	755
	May	596	3.90	5.25	165.2	113.9	1,877	9.5	67.0	753
	June	631	3.75	5.85	165.3	114.3	1,881	9.5	67.1	752
	July	631	3.75	5.85	165.3	113.8	1,879	9.6	67.0	756
	August	631	3.75	5.85	165.3	114.0	1,880	9.4	66.9	763
	September	610	3.70	5.49	165.6	113.8	1,877	9.4	66.7	764
	October	630	3.80	5.84	166.2	113.7	1,880	9.2	66.6	765
	November	616	3.60	5.59	166.8	114.4	1,883	9.0	66.5	763
	December	610	3.60	5.49	167.1	114.0	1,894	9.1	66.8	761
2010	January	610	3.60	5.49	167.2	114.0	1,907	9.1	67.2	759
	February	604	3.60	5.39	167.7	114.2	1,916	9.2	67.5	757
	March	631	3.60	5.85	169.4	114.5	1,927	9.0	67.7	757
	April	655	3.80	6.25	169.3	114.8	1,933	9.0	67.8	754
	May	639	3.70	5.99	169.8	114.9	1,942	8.8	68.0	757
	June	633	3.60	5.89	170.1	114.8	1,955	8.5	68.1	756
	July	627	3.50	5.79	170.1	114.5	1,955	8.4	67.9	758
	August	604	3.30	5.39	170.4	114.5	1,952	8.4	67.7	760
	September	604	3.30	5.39	173.1	114.8	1,939	8.5	67.3	765
	October	598	3.20	5.29	173.3	115.3	1,935	8.6	67.1	771
	November	607	3.35	5.44		115.6	1,917	8.6	66.4	770
	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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