HOUSING MARKET INFORMATION

HOUSING NOW
Quebec Region

CANADA MORTGAGE AND HOUSING CORPORATION

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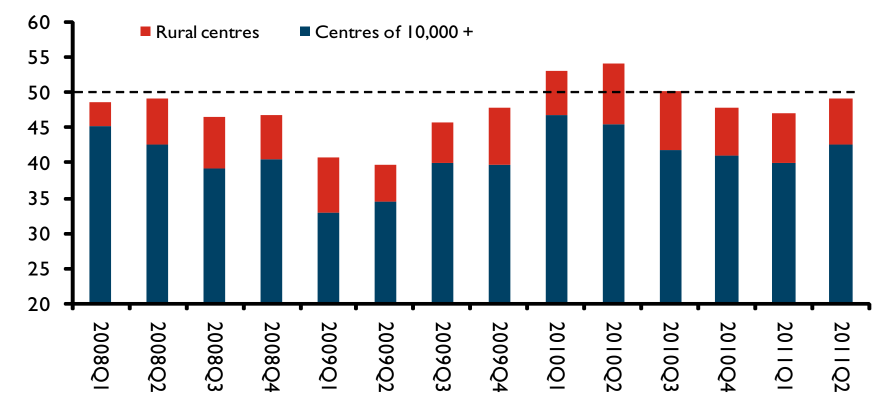
Housing starts in the second quarter of 2011

According to the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC), 14,150 dwellings were started in Quebec during the second quarter of 2011, compared to 15,922 in the same period last year, for a decrease of 11 per cent. This decline was identical to the drop observed after the first six months of activity in 2011. In fact, total housing starts from January to June reached 22,231 units this year, versus 24,967 in 2010. This decrease was partly due to the high level of construction registered at the beginning of 2010. However, the seasonally adjusted annual rate of starts went up by 4 per cent in the second quarter of 2011, in relation

Figure 1



Source: CMHC

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to the three previous months, rising from 47,000 to 49,000 units (see figure 1). This increase followed three consecutive quarterly decreases, reflecting the still strong net migration, the continued economic recovery in Quebec and the employment growth registered in recent quarters.

Housing starts in rural and urban centres

In Quebec's rural centres, housing starts during the second quarter of 2011 decreased by 27 per cent from the same period a year earlier, reaching 2,066 units. In the province's urban centres with 10,000 or more inhabitants, the decline was less considerable, as starts fell by 8 per cent, from 13,105 units in the second quarter of 2010 to 12,084 a year later. Just like in the province overall, the seasonally adjusted annual rate of starts rose in the second quarter of 2011 over the previous quarter, with an increase of close to 7 per cent, attributable to both single-detached houses and multiple-unit housing.

In comparison with last year, however, construction declined in the single-detached and semi-detached home segments, which recorded drops of 18 per cent and 21 per cent, respectively, in the second quarter. A decrease in activity (-21 per cent) was also noted in the rental housing segment. On the other hand, condominium starts posted a strong gain of 26 per cent over the same period.

Housing starts in Quebec's CMAs

In Quebec's census metropolitan areas (CMAs), residential construction fell by 10 per cent in one year. In fact, housing starts went from 10,642 units in the second quarter of 2010 down to 9,600 during the same quarter in 2011. This decline was mainly due to the decreases recorded in single-detached home building (-21 per cent) and semi-detached housing activity (-24 per cent), as apartment construction remained rather stable (+1 per cent), thanks to the increase in the production of condominiums (+26 per cent). With each area having its own dynamics, the results were mixed. Only Saguenay registered a gain in starts, and the rise was small (+1 per cent), while decreases were recorded in Trois-Rivières, Sherbrooke, Gatineau, Québec and Montréal.

In the Saguenay CMA, 304 starts were enumerated from April to June 2011, up from 302 in the second quarter of 2010 (+1 per cent). Compared to previous years, this was a high level of activity. The vigorous construction of freehold homes[1] (+11 per cent) offset the decreases observed in the production of rental housing (-12 per cent) and condominiums.

In Trois-Rivières, activity slowed down over the same period. In all, 303 dwellings got under way, compared to 413 a year earlier (-27 per cent). The decline recorded this past quarter was due to the significant drop in rental housing starts. With the exception of condominiums, all market segments registered decreases in activity: freehold homes (17 per cent) and rental housing (-56 per cent).

Foundations were laid for 506 dwellings in the Sherbrooke area during the second quarter of 2011, compared to 641 from April to June 2010 (-21 per cent). The multiple-family (semi-detached, row and apartment) housing segment, in which starts decreased from 423 units in the second quarter of 2010 to 317 during the same quarter in 2011, was mainly responsible for this decline. In the single-detached home segment, 189 units were started in the second quarter of 2011 (-13 per cent).

Housing starts also decreased in the Quebec part of the Ottawa-Gatineau CMA in the second quarter of 2011. In all, foundations were laid for 818 dwellings during this period, compared to 948 from April to June 2010 (-14 per cent). This drop was mainly attributable to the single-detached housing segment (-17 per cent). Semi-detached and row home starts fell, while apartment starts registered a strong increase, which mainly benefited condominium apartments and, to a lesser extent, rental apartments.

In the Québec CMA, residential construction declined, as 1,777 units were started from April to June, or 13 per cent fewer than the 2,050 that got under way during the same period in 2010. Two market segments registered decreases in activity in the second quarter of 2011: freehold homes (decline of 21 per cent, mainly caused by the 27-per-cent drop in single-detached home building) and rental housing (-43 per cent). Condominium activity, on the other hand, remained vigorous, with a gain of 37 per cent.

Lastly, in the Montréal CMA, residential construction sustained a decrease of 6 per cent. In all, 5,892 dwellings were started in the second quarter, compared to 6,285 a year

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

earlier. This drop mainly resulted from the declines in single-detached home building (23 per cent) and rental housing construction (-39 per cent). It should be noted that condominium construction followed an opposite trend, with 3,057 units started from April to June 2011, versus 2,533 during the same period last year, for a hike of 21 per cent.

Housing starts in the larger agglomerations

In Quebec's agglomerations with 50,000 to 99,999 inhabitants, 696 dwellings were started in the second quarter of 2011, compared to 887 during the same period last year, for a decrease of 22 per cent. Among these agglomerations, two were responsible for this drop: Drummondville and Granby. In Drummondville, starts fell by 41 per cent, especially on account of the decline in the freehold home segment (-26 per cent) as well as the vigorous apartment activity that had been recorded in the second quarter of 2010. In Granby, construction fell by 35 per cent, mainly as a result of the slowdown in the production of freehold and condominium housing units. Conversely, the other larger agglomerations, namely, Shawinigan, Saint-Jean-sur-Richelieu and Saint-Hyacinthe, posted increases in activity.

Housing starts in the smaller agglomerations

Contrary to the larger agglomerations, centres with 10,000 to 49,999 inhabitants registered an increase in residential construction, as activity in these smaller areas showed a rise of 13.5 per cent in the second quarter of 2011. Out of the 33 centres in question, 15 posted gains, 16 sustained decreases and 2 saw their levels of activity remain stable in the second quarter of 2011, compared to the same period in 2010. Rental housing was the segment that accounted for the largest part of this increase in activity in the smaller agglomerations, with a hike of 55 per cent. Val-d'Or, Sorel-Tracy and Saint-Lin-Laurentides, among other centres, greatly contributed to the rise in rental housing starts.

Resale market

According to data from the Canadian Real Estate Association (CREA), 23,064 transactions were registered on the resale market during the second quarter, down by 4.7 per cent from the same period in 2010. As well, based on the seasonally adjusted data, the rate of transactions also slowed down by 4.7 per cent in the second quarter of 2011 from the previous quarter. However, after falling for three consecutive months (February, March and April 2011), sales picked up again in May and June. Because of the stronger activity registered at the end of last year, the 2011 mid-year results showed an 8-per-cent decline in MLS® sales.

On the supply side, new listings rose by 7 per cent in the second quarter of 2011 over the same quarter in 2010. And, according to the seasonally adjusted data, new listings grew by 3.3 per cent in the second quarter of 2011, compared to the previous three months. The high volume of new listings, combined with the fact that sales are slowing somewhat after a period of intense activity, caused market conditions to ease.

In fact, the sales-to-new listings ratio reached 48.6 per cent in the second quarter of 2011, down from 53.0 per cent a year earlier. Since the year 2000, this ratio fell below the 50-per-cent mark two other times, once in the fourth quarter of 2008 and once in the first quarter of 2009. The easing of the market should bring about slower growth in prices, the average level of which rose to nearly $264,000 in the second quarter of 2011, for a gain of 5.5 per cent over the same quarter in 2010. Lastly, it should be noted that the seasonally adjusted average price level remained essentially stable in the second quarter of 2011 in relation to the previous quarter, having dipped by just 0.2 per cent. Although prices have stayed relatively stable, the average MLS® price for the transactions registered during the first six months of 2011 reached $258,664, up by 5.6 per cent over the same period last year.

According to data from the Quebec Federation of Real Estate Boards (QFREB), two segments contributed to the decrease in activity on the resale market in the second quarter of 2011 from the same period in 2010: single-family houses (-5 per cent) and plexes (-14 per cent). Condominium sales, for their part, remained stable. As for the average prices in the first half of the year, they reached almost $247,000 for single-family houses (+5.4 per cent), just over $235,000 for condominiums (+3.8 per cent) and $335,000 for plexes with two to five units (+4.7 per cent).

Economic growth

Based on the latest provincial economic accounts, the real gross domestic product (GDP) grew at a seasonally adjusted rate of 0.9 per cent in the first quarter of 2011 (compared to 0.5 per cent in the last quarter of 2010). The growth registered in Quebec was comparable to that noted in Canada, which reached 1.0 per cent in the first quarter of the year. While the trend in foreign trade limited GDP growth, rising inventories fuelled this growth in the first quarter, in both Quebec and Canada.

On the labour market, the seasonally adjusted rate of jobs in Quebec edged up, by 0.3 per cent, in the second quarter, compared to the months of January, February and March. This was the seventh straight quarterly increase since the fourth quarter of 2009. The unemployment rate reached an average of 7.6 per cent in the second quarter, which was down slightly from the three previous months. Labour market conditions have been gradually improving, as the unemployment rate was at its lowest level since the first quarter of 2009.

Net migration

According to the latest Statistics Canada data, net migration remained stable in the first quarter of 2011, reaching 10,008 people (compared to 10,106 during the corresponding period in 2010), a relatively high level in relation to recent years. On the one hand, the interprovincial migration deficit decreased once again, as a result of a greater decline in people leaving for other Canadian provinces than in those arriving from elsewhere across the country. On the other hand, net international migration fell. In fact, the number of immigrants and non-permanent residents dropped from the same period last year, while the number of emigrants showed little change. Consequently, the relative improvement in net interprovincial migration (+557) in the first quarter of 2011, compared to a year earlier, was offset by the decrease in international migration (-655), which resulted in relatively stable migration numbers overall (-98).

Seniors' Housing Survey

According to the latest annual Seniors' Housing Survey conducted in February 2011 by CMHC, the vacancy rate for standard spaces (spaces for persons requiring less than one and a half hours of medical care per day) changed little over the past year in Quebec, having reached 8.1 per cent, versus 8.4 per cent at the same time in 2010. The fact that the vacancy rate remained stable even though the construction of new retirement homes slowed down reflects the temporary cooling of the demand that we have often mentioned in recent years.

The report presenting the survey results also revealed that market conditions differed greatly from one CMA to another in Quebec. Like last year, the Saguenay area had the lowest vacancy rate for standard spaces (4.6 per cent), while Gatineau was contending with the highest (19.3 per cent).

Market conditions for heavy care spaces (spaces where the residents receive at least one and a half hours of medical care per day) tightened again over the past year, as their vacancy rate, which fell from 11.7 per cent in 2009 to 7.1 per cent in 2010, dropped to 2.8 per cent this year.

Rental Market Survey

According to the Rental Market Survey conducted in the spring by CMHC, the average vacancy rate in privately initiated structures with three or more housing units in Quebec's urban centres (with 10,000 or more inhabitants) reached 2.4 per cent in April. This rate was down by 0.1 of a percentage point from a year earlier, a decrease that was not statistically significant.

As well, the vacancy rate remained stable in the majority of the CMAs. For the census agglomerations, the survey results reported a vacancy rate almost identical to last year's rate (2.5 per cent) in urban centres with 10,000 to 49,999 inhabitants and a rate of 2.9 per cent in centres with 50,000 to 99,999 inhabitants.

The picture of the market according to apartment size was fairly uniform across the province and has not changed much in several years, as the market was still tighter in the case of larger apartments. In fact, the vacancy rates were considerably lower for two-bedroom and three-bedroom apartments (2.0 per cent and 1.4 per cent, respectively) than for bachelor units (5.9 per cent).

The estimated change in the average rent in existing structures remained essentially the same, with an increase of 2.3 per cent in 2011 over 2010. However, the availability rate (4.7 per cent) fell from the spring of 2010. Among the factors that contributed to this tightening of the market, two should be noted: the recent relative strength of the youth labour market and the slowdown in the movement to homeownership.

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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 Québec Region Second Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	3,967	1,194	968	0	23	4,016	0	1,916	2,066	14,150
Q2 2010	4,820	1,518	970	0	84	3,124	0	2,432	2,817	15,922
% Change	-17.7	-21.3	-0.2	n/a	-72.6	28.6	n/a	-21.2	-26.7	-11.1
Year-to-date 2011	5,727	1,760	1,511	0	83	6,524	0	3,594	2,802	22,231
Year-to-date 2010	7,165	2,328	1,532	0	145	5,477	7	4,230	3,497	24,967
% Change	-20.1	-24.4	-1.4	n/a	-42.8	19.1	-100.0	-15.0	-19.9	-11.0
UNDER CONSTRUCTION										
Q2 2011	4,836	1,508	1,512	0	146	12,825	0	6,044	3,369	30,743
Q2 2010	5,640	1,656	1,493	0	185	8,986	4	5,772	4,387	29,089
% Change	-14.3	-8.9	1.3	n/a	-21.1	42.7	-100.0	4.7	-23.2	5.7
COMPLETIONS										
Q2 2011	2,607	894	756	0	19	2,619	3	2,280	1,474	10,696
Q2 2010	3,438	1,128	731	0	114	2,499	14	2,464	1,362	11,894
% Change	-24.2	-20.7	3.4	n/a	-83.3	4.8	-78.6	-7.5	8.2	-10.1
Year-to-date 2011	4,817	1,484	1,150	0	66	4,473	3	3,377	2,558	18,591
Year-to-date 2010	6,001	1,658	1,235	0	189	3,780	14	4,062	2,346	19,610
% Change	-19.7	-10.5	-6.9	n/a	-65.1	18.3	-78.6	-16.9	9.0	-5.2
COMPLETED & NOT ABSORBED										
Q2 2011	742	542	413	0	39	1,828	1	2,483	n/a	6,048
Q2 2010	775	507	331	0	38	1,750	4	3,393	n/a	6,798
% Change	-4.3	6.9	24.8	n/a	2.6	4.5	-75.0	-26.8	n/a	-11.0
ABSORBED										
Q2 2011	2,153	778	552	0	34	2,527	2	1,499	n/a	7,545
Q2 2010	2,985	916	611	0	134	2,677	5	2,264	n/a	9,592
% Change	-27.9	-15.1	-9.7	n/a	-74.6	-5.6	-60.0	-33.8	n/a	-21.3
Year-to-date 2011	3,806	1,269	864	0	77	4,218	2	2,510	n/a	12,746
Year-to-date 2010	4,979	1,377	1,003	0	208	4,353	11	3,566	n/a	15,497
% Change	-23.6	-7.8	-13.9	n/a	-63.0	-3.1	-81.8	-29.6	n/a	-17.8

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

Table 2: Starts by Submarket and by Dwelling Type
Québec
Second Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Gatineau	281	337	176	342	96	107	265	162	818	948	-13.7
Montréal	1,497	1,934	394	430	332	321	3,669	3,600	5,892	6,285	-6.3
Québec	515	708	274	302	78	118	910	922	1,777	2,050	-13.3
Saguenay	180	167	14	22	0	0	110	113	304	302	0.7
Sherbrooke	189	218	54	112	48	47	215	264	506	641	-21.1
Trois-Rivières	113	140	38	46	0	0	152	230	303	416	-27.2
Centres 50,000 - 99,999											
Drummondville	128	175	32	38	0	0	64	166	224	379	-40.9
Granby	57	98	14	24	7	9	79	111	157	242	-35.1
Saint-Hyacinthe	31	30	20	26	4	0	44	36	99	92	7.6
Saint-Jean-sur-Richelieu	93	95	0	8	0	0	50	17	143	120	19.2
Shawinigan	43	36	2	0	0	0	28	18	73	54	35.2
Centres 10,000 - 49,999											
Alma	36	36	14	6	0	4	36	0	86	46	87.0
Amos	21	19	0	0	0	0	0	0	21	19	10.5
Baie-Comeau	1	6	0	0	0	0	0	25	1	31	-96.8
Cowansville	4	24	24	2	0	0	13	3	41	29	41.4
Dolbeau-Mistassini	14	6	2	0	0	0	27	0	43	6	**
Gaspé	14	12	0	0	0	0	0	0	14	12	16.7
Hawkesbury	1	1	0	0	0	0	0	0	1	1	0.0
Joliette	92	76	4	0	12	20	82	59	190	155	22.6
Lachute	14	13	12	6	0	0	7	0	33	19	73.7
La Tuque	4	9	0	0	0	0	0	0	4	9	-55.6
Les Îles-de-la-Madeleine MÉ	6	14	0	0	0	0	0	0	6	14	-57.1
Matane	13	10	0	4	0	0	0	4	13	18	-27.8
Mont-Laurier V	28	21	0	0	0	0	0	2	28	23	21.7
Montmagny	8	9	0	2	0	0	2	0	10	11	-9.1
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost V	47	63	0	0	0	0	33	18	80	81	-1.2
Rawdon MÉ	31	28	0	0	0	0	20	6	51	34	50.0
Rimouski	61	70	20	8	0	0	28	34	109	112	-2.7
Rivière-du-Loup	26	28	6	6	0	3	4	18	36	55	-34.5
Roberval	7	10	0	0	0	0	4	6	11	16	-31.3
Rouyn-Noranda	42	47	0	2	0	0	0	0	42	49	-14.3
Saint-Félicien	5	6	0	0	0	0	0	0	5	6	-16.7
Saint-Georges	43	43	0	38	0	0	10	6	53	87	-39.1
Saint-Lin-Laurentides	53	23	12	0	0	0	93	11	158	34	**
Sainte-Adèle V	26	22	0	0	0	0	10	13	36	35	2.9
Sainte-Marie	17	12	12	12	0	0	6	12	35	36	-2.8
Sainte-Sophie MÉ	58	80	0	0	0	0	34	30	92	110	-16.4
Salaberry-de-Valleyfield	18	26	0	18	4	4	30	82	52	130	-60.0
Sept-Îles	20	28	0	2	0	0	18	4	38	34	11.8
Sorel-Tracy	37	34	18	18	4	18	141	21	200	91	119.8
Thetford Mines	6	11	2	2	0	0	0	25	8	38	-78.9
Val d'Or	37	33	0	2	0	0	112	63	149	98	52.0
Victoriaville	50	62	50	40	0	0	42	35	142	137	3.6
Total Québec (10,000+)	3,967	4,820	1,194	1,518	585	651	6,338	6,116	12,084	13,105	-7.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type Québec January - June 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
Centres 100,000+											
Gatineau	391	450	234	478	134	139	487	252	1,246	1,319	-5.5
Montréal	2,411	3,254	648	704	552	613	6,659	6,621	10,270	11,192	-8.2
Québec	730	1,034	394	482	167	153	1,596	1,506	2,887	3,175	-9.1
Saguenay	264	190	16	34	0	0	177	134	457	358	27.7
Sherbrooke	256	306	124	128	118	75	341	466	839	975	-13.9
Trois-Rivières	138	181	46	118	0	0	229	580	413	879	-53.0
Centres 50,000 - 99,999											
Drummondville	176	229	40	50	0	0	87	197	303	476	-36.3
Granby	77	125	28	50	15	13	206	189	326	377	-13.5
Saint-Hyacinthe	37	39	22	30	4	0	65	40	128	109	17.4
Saint-Jean-sur-Richelieu	138	153	0	8	0	0	63	32	201	193	4.1
Shawinigan	47	45	2	0	0	0	31	18	80	63	27.0
Centres 10,000 - 49,999											
Alma	42	44	14	6	0	4	44	120	100	174	-42.5
Amos	21	21	0	0	0	0	0	0	21	21	0.0
Baie-Comeau	1	6	0	0	0	0	0	25	1	31	-96.8
Cowansville	12	27	24	2	0	0	27	6	63	35	80.0
Dolbeau-Mistassini	15	7	2	0	0	0	27	0	44	7	**
Gaspé	17	15	0	0	0	0	0	0	17	15	13.3
Hawkesbury	1	4	0	0	0	0	0	0	1	4	-75.0
Joliette	114	123	6	0	12	20	108	87	240	230	4.3
Lachute	22	15	12	6	0	8	7	10	41	39	5.1
La Tuque	4	10	0	0	0	0	0	0	4	10	-60.0
Les Îles-de-la-Madeleine MÉ	6	14	0	0	0	0	0	0	6	14	-57.1
Matane	13	12	0	4	0	0	0	4	13	20	-35.0
Mont-Laurier V	30	25	0	0	0	0	0	70	30	95	-68.4
Montmagny	9	11	0	2	0	0	2	0	11	13	-15.4
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost V	59	79	0	0	0	0	33	42	92	121	-24.0
Rawdon MÉ	40	37	0	0	0	0	20	6	60	43	39.5
Rimouski	71	88	22	22	0	0	66	60	159	170	-6.5
Rivière-du-Loup	31	33	6	10	0	3	16	20	53	66	-19.7
Roberval	8	12	0	0	0	0	4	6	12	18	-33.3
Rouyn-Noranda	46	55	0	2	0	0	0	5	46	62	-25.8
Saint-Félicien	5	7	0	0	0	0	11	0	16	7	128.6
Saint-Georges	52	58	0	54	0	0	12	6	64	118	-45.8
Saint-Lin-Laurentides	72	52	12	4	0	0	111	26	195	82	137.8
Sainte-Adèle V	32	38	0	0	0	0	12	21	44	59	-25.4
Sainte-Marie	20	14	12	12	0	0	16	12	48	38	26.3
Sainte-Sophie MÉ	95	99	0	0	0	0	48	42	143	141	1.4
Salaberry-de-Valleyfield	23	32	2	18	4	4	45	94	74	148	-50.0
Sept-Îles	21	28	0	2	0	0	18	4	39	34	14.7
Sorel-Tracy	63	56	26	46	8	28	155	53	252	183	37.7
Thetford Mines	13	13	2	2	0	0	0	37	15	52	-71.2
Val d'Or	42	37	0	2	0	0	112	63	154	102	51.0
Victoriaville	62	87	66	60	0	0	93	55	221	202	9.4
Total Québec (10,000+)	5,727	7,165	1,760	2,336	1,014	1,060	10,928	10,909	19,429	21,470	-9.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Québec Second Quarter 2011								
	Row				Apt. & Other			
Submarket	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Gatineau	96	107	0	0	195	100	70	62
Montréal	332	321	0	0	3,170	2,680	499	824
Québec	78	118	0	0	655	477	255	445
Saguenay	0	0	0	0	26	18	84	95
Sherbrooke	48	47	0	0	41	64	174	200
Trois-Rivières	0	0	0	0	58	14	94	216
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	0	4	64	126
Granby	7	9	0	0	8	38	71	73
Saint-Hyacinthe	4	0	0	0	32	26	12	10
Saint-Jean-sur-Richelieu	0	0	0	0	35	11	15	6
Shawinigan	0	0	0	0	6	2	22	16
Centres 10,000 - 49,999								
Alma	0	4	0	0	16	0	20	0
Amos	0	0	0	0	0	0	0	0
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	13	3
Dolbeau-Mistassini	0	0	0	0	0	0	27	0
Gaspé	0	0	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	12	20	0	0	24	13	58	46
Lachute	0	0	0	0	4	0	3	0
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine MÉ	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	4
Mont-Laurier V	0	0	0	0	0	2	0	0
Montmagny	0	0	0	0	2	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Prévost V	0	0	0	0	0	0	33	18
Rawdon MÉ	0	0	0	0	4	6	16	0
Rimouski	0	0	0	0	0	0	28	34
Rivière-du-Loup	0	3	0	0	0	0	4	18
Roberval	0	0	0	0	0	0	4	6
Rouyn-Noranda	0	0	0	0	0	0	0	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	10	0	0	6
Saint-Lin-Laurentides	0	0	0	0	22	2	71	9
Sainte-Adèle V	0	0	0	0	10	10	0	3
Sainte-Marie	0	0	0	0	2	4	4	8
Sainte-Sophie MÉ	0	0	0	0	34	30	0	0
Salaberry-de-Valleyfield	4	4	0	0	4	6	26	76
Sept-Îles	0	0	0	0	6	4	12	0
Sorel-Tracy	4	18	0	0	50	10	91	11
Thetford Mines	0	0	0	0	0	0	0	25
Val d'Or	0	0	0	0	6	0	106	63
Victoriaville	0	0	0	0	2	6	40	29
Total Québec (10,000+)	585	651	0	0	4,422	3,527	1,916	2,432

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Québec January - June 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
Centres 100,000+								
Gatineau	134	132	0	7	224	181	133	71
Montréal	552	588	0	0	5,153	4,723	1,415	1,459
Québec	167	153	0	0	1,175	707	412	738
Saguenay	0	0	0	0	34	20	143	114
Sherbrooke	118	75	0	0	70	152	271	314
Trois-Rivières	0	0	0	0	58	14	171	566
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	0	10	87	151
Granby	15	13	0	0	34	90	172	99
Saint-Hyacinthe	4	0	0	0	38	26	27	14
Saint-Jean-sur-Richelieu	0	0	0	0	48	22	15	10
Shawinigan	0	0	0	0	6	2	25	16
Centres 10,000 - 49,999								
Alma	0	4	0	0	20	4	24	116
Amos	0	0	0	0	0	0	0	0
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	8	0	19	6
Dolbeau-Mistassini	0	0	0	0	0	0	27	0
Gaspé	0	0	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	12	20	0	0	30	13	78	74
Lachute	0	8	0	0	4	10	3	0
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine MÉ	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	4
Mont-Laurier V	0	0	0	0	0	2	0	68
Montmagny	0	0	0	0	2	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Prévost V	0	0	0	0	0	0	33	42
Rawdon MÉ	0	0	0	0	4	6	16	0
Rimouski	0	0	0	0	0	6	66	54
Rivière-du-Loup	0	3	0	0	0	2	16	18
Roberval	0	0	0	0	0	0	4	6
Rouyn-Noranda	0	0	0	0	0	2	0	3
Saint-Félicien	0	0	0	0	0	0	11	0
Saint-Georges	0	0	0	0	12	0	0	6
Saint-Lin-Laurentides	0	0	0	0	40	8	71	18
Sainte-Adèle V	0	0	0	0	12	18	0	3
Sainte-Marie	0	0	0	0	2	4	14	8
Sainte-Sophie MÉ	0	0	0	0	48	42	0	0
Salaberry-de-Valleyfield	4	4	0	0	4	12	41	82
Sept-Îles	0	0	0	0	6	4	12	0
Sorel-Tracy	8	28	0	0	64	28	91	25
Thetford Mines	0	0	0	0	0	0	0	37
Val d'Or	0	0	0	0	6	0	106	63
Victoriaville	0	0	0	0	2	10	91	45
Total Québec (10,000+)	1,014	1,028	0	7	7,104	6,118	3,594	4,230

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Québec Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Gatineau	557	786	191	100	70	62	818	948
Montréal	2,336	2,832	3,057	2,533	499	824	5,892	6,285
Québec	923	1,167	599	438	255	445	1,777	2,050
Saguenay	220	199	0	8	84	95	304	302
Sherbrooke	309	421	23	20	174	200	506	641
Trois-Rivières	159	192	50	8	94	216	303	416
Centres 50,000 - 99,999								
Drummondville	160	217	0	0	64	126	224	379
Granby	80	135	6	34	71	73	157	242
Saint-Hyacinthe	55	58	32	24	12	10	99	92
Saint-Jean-sur-Richelieu	103	103	25	11	15	6	143	120
Shawinigan	47	38	4	0	22	16	73	54
Centres 10,000 - 49,999								
Alma	66	42	0	4	20	0	86	46
Amos	21	19	0	0	0	0	21	19
Baie-Comeau	1	6	0	0	0	0	1	31
Cowansville	28	26	0	0	13	3	41	29
Dolbeau-Mistassini	16	6	0	0	27	0	43	6
Gaspé	14	12	0	0	0	0	14	12
Hawkesbury	1	1	0	0	0	0	1	1
Joliette	132	101	0	8	58	46	190	155
Lachute	30	19	0	0	3	0	33	19
La Tuque	4	9	0	0	0	0	4	9
Les Îles-de-la-Madeleine MÉ	6	14	0	0	0	0	6	14
Matane	13	14	0	0	0	4	13	18
Mont-Laurier V	28	23	0	0	0	0	28	23
Montmagny	10	11	0	0	0	0	10	11
Pembroke	0	0	0	0	0	0	0	0
Prévost V	47	63	0	0	33	18	80	81
Rawdon MÉ	35	34	0	0	16	0	51	34
Rimouski	81	78	0	0	28	34	109	112
Rivière-du-Loup	32	37	0	0	4	18	36	55
Roberval	7	10	0	0	4	6	11	16
Rouyn-Noranda	42	49	0	0	0	0	42	49
Saint-Félicien	5	6	0	0	0	0	5	6
Saint-Georges	53	81	0	0	0	6	53	87
Saint-Lin-Laurentides	87	25	0	0	71	9	158	34
Sainte-Adèle V	36	32	0	0	0	3	36	35
Sainte-Marie	31	24	0	4	4	8	35	36
Sainte-Sophie MÉ	92	110	0	0	0	0	92	110
Salaberry-de-Valleyfield	22	48	4	6	26	76	52	130
Sept-Îles	26	34	0	0	12	0	38	34
Sorel-Tracy	61	74	48	6	91	11	200	91
Thetford Mines	8	13	0	0	0	25	8	38
Val d'Or	43	35	0	0	106	63	149	98
Victoriaville	102	104	0	4	40	29	142	137
Total Québec (10,000+)	6,129	7,308	4,039	3,208	1,916	2,432	12,084	13,105

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Québec
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Gatineau	765	1,060	218	181	133	78	1,246	1,319
Montréal	3,743	4,790	5,021	4,479	1,415	1,459	10,270	11,192
Québec	1,388	1,732	1,078	644	412	738	2,887	3,175
Saguenay	308	236	6	8	143	114	457	358
Sherbrooke	520	565	48	96	271	314	839	975
Trois-Rivières	192	305	50	8	171	566	413	879
Centres 50,000 - 99,999								
Drummondville	216	289	0	0	87	151	303	476
Granby	124	196	30	82	172	99	326	377
Saint-Hyacinthe	65	71	36	24	27	14	128	109
Saint-Jean-sur-Richelieu	150	161	36	22	15	10	201	193
Shawinigan	51	47	4	0	25	16	80	63
Centres 10,000 - 49,999								
Alma	76	50	0	8	24	116	100	174
Amos	21	21	0	0	0	0	21	21
Baie-Comeau	1	6	0	0	0	0	1	31
Cowansville	36	29	8	0	19	6	63	35
Dolbeau-Mistassini	17	7	0	0	27	0	44	7
Gaspé	17	15	0	0	0	0	17	15
Hawkesbury	1	4	0	0	0	0	1	4
Joliette	156	148	6	8	78	74	240	230
Lachute	38	33	0	6	3	0	41	39
La Tuque	4	10	0	0	0	0	4	10
Les Îles-de-la-Madeleine MÉ	6	14	0	0	0	0	6	14
Matane	13	16	0	0	0	4	13	20
Mont-Laurier V	30	27	0	0	0	68	30	95
Montmagny	11	13	0	0	0	0	11	13
Pembroke	0	0	0	0	0	0	0	0
Prévost V	59	79	0	0	33	42	92	121
Rawdon MÉ	44	43	0	0	16	0	60	43
Rimouski	93	110	0	6	66	54	159	170
Rivière-du-Loup	37	48	0	0	16	18	53	66
Roberval	8	12	0	0	4	6	12	18
Rouyn-Noranda	46	59	0	0	0	3	46	62
Saint-Félicien	5	7	0	0	11	0	16	7
Saint-Georges	64	112	0	0	0	6	64	118
Saint-Lin-Laurentides	124	64	0	0	71	18	195	82
Sainte-Adèle V	44	56	0	0	0	3	44	59
Sainte-Marie	34	26	0	4	14	8	48	38
Sainte-Sophie MÉ	143	141	0	0	0	0	143	141
Salaberry-de-Valleyfield	29	54	4	12	41	82	74	148
Sept-Îles	27	34	0	0	12	0	39	34
Sorel-Tracy	99	132	62	26	91	25	252	183
Thetford Mines	15	15	0	0	0	37	15	52
Val d'Or	48	39	0	0	106	63	154	102
Victoriaville	130	149	0	8	91	45	221	202
Total Québec (10,000+)	8,998	11,025	6,607	5,622	3,594	4,237	19,429	21,470

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Gatineau	189	227	102	248	55	73	222	306	568	854	-33.5
Montréal	1,170	1,630	344	318	301	314	2,770	2,904	4,585	5,166	-11.2
Québec	319	432	214	272	96	75	843	998	1,472	1,777	-17.2
Saguenay	89	83	4	16	0	0	32	55	125	154	-18.8
Sherbrooke	94	136	72	38	31	60	157	259	354	493	-28.2
Trois-Rivières	69	110	34	56	0	0	171	323	274	489	-44.0
Centres 50,000 - 99,999											
Drummondville	86	146	16	30	4	0	30	31	136	207	-34.3
Granby	25	71	6	36	0	4	33	87	64	198	-67.7
Saint-Hyacinthe	18	10	10	14	0	0	57	29	85	53	60.4
Saint-Jean-sur-Richelieu	58	71	0	0	0	0	14	33	72	104	-30.8
Shawinigan	32	41	2	0	0	0	7	47	41	88	-53.4
Centres 10,000 - 49,999											
Alma	15	15	4	0	0	0	156	14	175	29	**
Amos	6	5	0	0	0	0	0	0	6	5	20.0
Baie-Comeau	0	4	0	0	0	0	0	0	0	4	-100.0
Cowansville	9	13	12	0	0	0	10	3	31	16	93.8
Dolbeau-Mistassini	4	4	0	0	0	0	0	0	4	4	0.0
Gaspé	11	10	0	0	0	0	2	5	13	15	-13.3
Hawkesbury	0	4	0	0	0	0	0	0	0	4	-100.0
Joliette	48	65	0	0	0	0	37	41	85	106	-19.8
Lachute	10	6	2	2	0	0	2	26	14	34	-58.8
La Tuque	1	2	0	0	0	0	0	0	1	2	-50.0
Les Îles-de-la-Madeleine MÉ	4	5	0	0	0	0	0	0	4	5	-20.0
Matane	1	5	0	2	0	0	0	4	1	11	-90.9
Mont-Laurier V	6	12	0	0	0	0	0	0	6	12	-50.0
Montmagny	4	4	0	0	0	0	0	0	4	4	0.0
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost V	29	29	0	0	0	0	0	0	29	29	0.0
Rawdon MÉ	16	10	0	0	0	0	4	2	20	12	66.7
Rimouski	29	35	26	18	0	0	100	38	155	91	70.3
Rivière-du-Loup	15	10	2	2	0	0	17	27	34	39	-12.8
Roberval	2	2	0	0	0	0	0	0	2	2	0.0
Rouyn-Noranda	15	19	0	0	0	0	18	0	33	19	73.7
Saint-Félicien	4	4	0	0	0	0	11	0	15	4	**
Saint-Georges	24	25	2	20	0	0	192	70	218	115	89.6
Saint-Lin-Laurentides	38	35	0	2	0	0	29	21	67	58	15.5
Sainte-Adèle V	10	20	0	0	0	0	18	12	28	32	-12.5
Sainte-Marie	8	9	10	2	0	0	13	4	31	15	106.7
Sainte-Sophie MÉ	44	44	0	0	0	0	42	8	86	52	65.4
Salaberry-de-Valleyfield	13	13	0	4	0	0	87	16	100	33	**
Sept-Îles	11	8	0	0	6	0	2	0	19	8	137.5
Sorel-Tracy	34	13	18	18	3	6	29	10	84	47	78.7
Thetford Mines	8	4	0	0	0	0	0	12	8	16	-50.0
Val d'Or	19	10	0	0	0	0	63	0	82	10	**
Victoriaville	20	37	14	32	0	0	57	47	91	116	-21.6
Total Québec (10,000+)	2,607	3,438	894	1,130	496	532	5,225	5,432	9,222	10,532	-12.4

Table 3: Completions by Submarket and by Dwelling Type
Québec
Second Quarter 2011

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Québec
January - June 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
Centres 100,000+											
Gatineau	355	438	206	362	93	144	488	446	1,142	1,390	-17.8
Montréal	2,143	2,729	596	482	464	494	4,979	4,852	8,182	8,557	-4.4
Québec	514	786	304	362	118	114	1,390	1,298	2,326	2,560	-9.1
Saguenay	170	144	10	16	4	0	83	345	267	505	-47.1
Sherbrooke	161	229	90	56	31	75	328	311	610	671	-9.1
Trois-Rivières	106	151	48	90	0	0	208	425	362	666	-45.6
Centres 50,000 - 99,999											
Drummondville	137	202	16	34	4	0	49	38	206	274	-24.8
Granby	64	115	20	44	0	10	79	161	163	330	-50.6
Saint-Hyacinthe	28	20	12	18	4	4	66	67	110	109	0.9
Saint-Jean-sur-Richelieu	107	113	0	0	0	0	14	53	121	166	-27.1
Shawinigan	40	45	2	0	0	0	9	51	51	96	-46.9
Centres 10,000 - 49,999											
Alma	27	33	6	2	0	0	172	18	205	53	**
Amos	9	14	0	0	0	0	0	0	9	14	-35.7
Baie-Comeau	4	5	0	0	0	0	150	0	154	5	**
Cowansville	15	17	16	2	0	0	13	6	44	25	76.0
Dolbeau-Mistassini	7	9	0	0	0	0	0	0	7	9	-22.2
Gaspé	21	18	0	0	0	0	2	5	23	23	0.0
Hawkesbury	2	6	0	0	0	0	25	0	27	6	**
Joliette	89	110	6	0	0	0	65	83	160	193	-17.1
Lachute	18	24	6	2	0	28	8	40	32	94	-66.0
La Tuque	4	5	0	0	0	0	0	0	4	5	-20.0
Les Îles-de-la-Madeleine MÉ	12	15	0	0	0	0	2	4	14	19	-26.3
Matane	4	12	0	4	0	0	0	12	4	28	-85.7
Mont-Laurier V	10	23	0	2	0	0	2	72	12	97	-87.6
Montmagny	9	8	0	0	0	0	2	0	11	8	37.5
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost V	64	82	0	0	0	0	8	0	72	82	-12.2
Rawdon MÉ	25	30	0	0	0	0	10	4	35	34	2.9
Rimouski	63	63	46	30	0	0	124	44	233	137	70.1
Rivière-du-Loup	30	18	6	14	6	0	31	36	73	68	7.4
Roberval	4	7	0	0	0	0	0	0	4	7	-42.9
Rouyn-Noranda	36	48	0	0	0	0	18	20	54	68	-20.6
Saint-Félicien	5	9	0	0	0	0	11	0	16	9	77.8
Saint-Georges	43	58	4	30	0	0	200	78	247	166	48.8
Saint-Lin-Laurentides	110	80	0	10	0	0	51	33	161	123	30.9
Sainte-Adèle V	24	41	0	0	0	0	22	25	46	66	-30.3
Sainte-Marie	14	14	20	8	0	0	19	9	53	31	71.0
Sainte-Sophie MÉ	107	98	0	0	0	0	42	28	149	126	18.3
Salaberry-de-Valleyfield	31	25	2	8	4	8	87	36	124	77	61.0
Sept-Îles	17	18	2	0	6	0	4	0	29	18	61.1
Sorel-Tracy	56	41	26	34	21	10	38	24	141	109	29.4
Thetford Mines	15	7	0	6	0	0	0	18	15	31	-51.6
Val d'Or	62	23	0	0	0	0	69	27	131	50	162.0
Victoriaville	55	68	40	44	0	0	109	47	204	159	28.3
Total Québec (10,000+)	4,817	6,001	1,484	1,660	755	887	8,977	8,716	16,033	17,264	-7.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Québec Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Gatineau	55	70	0	3	142	160	44	89
Montréal	301	308	0	6	2,182	2,033	580	871
Québec	93	72	3	3	300	363	543	606
Saguenay	0	0	0	0	4	20	28	35
Sherbrooke	31	60	0	0	47	60	110	141
Trois-Rivières	0	0	0	0	26	42	145	281
Centres 50,000 - 99,999								
Drummondville	4	0	0	0	2	4	28	27
Granby	0	4	0	0	12	32	21	55
Saint-Hyacinthe	0	0	0	0	18	8	39	21
Saint-Jean-sur-Richelieu	0	0	0	0	8	17	6	16
Shawinigan	0	0	0	0	0	0	7	47
Centres 10,000 - 49,999								
Alma	0	0	0	0	8	10	148	4
Amos	0	0	0	0	0	0	0	0
Baie-Comeau	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	10	3
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	2	2	0	3
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	6	5	31	36
Lachute	0	0	0	0	2	10	0	16
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine MÉ	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	4	0	0
Mont-Laurier V	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	0	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Prévost V	0	0	0	0	0	0	0	0
Rawdon MÉ	0	0	0	0	4	2	0	0
Rimouski	0	0	0	0	6	14	94	24
Rivière-du-Loup	0	0	0	0	17	2	0	25
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	6	0	12	0
Saint-Félicien	0	0	0	0	0	0	11	0
Saint-Georges	0	0	0	0	6	0	186	70
Saint-Lin-Laurentides	0	0	0	0	14	6	15	15
Sainte-Adèle V	0	0	0	0	12	12	6	0
Sainte-Marie	0	0	0	0	2	0	11	4
Sainte-Sophie MÉ	0	0	0	0	42	8	0	0
Salaberry-de-Valleyfield	0	0	0	0	0	0	87	16
Sept-Îles	6	0	0	0	2	0	0	0
Sorel-Tracy	3	6	0	0	25	2	4	8
Thetford Mines	0	0	0	0	0	0	0	12
Val d'Or	0	0	0	0	0	0	63	0
Victoriaville	0	0	0	0	6	8	51	39
Total Québec (10,000+)	493	520	3	12	2,901	2,824	2,280	2,464

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Québec January - June 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
Centres 100,000+								
Gatineau	93	141	0	3	282	266	150	123
Montréal	464	488	0	6	3,632	3,034	855	1,686
Québec	115	111	3	3	588	514	802	737
Saguenay	4	0	0	0	36	54	47	291
Sherbrooke	31	75	0	0	71	86	167	167
Trois-Rivières	0	0	0	0	26	62	182	351
Centres 50,000 - 99,999								
Drummondville	4	0	0	0	2	8	47	30
Granby	0	10	0	0	42	70	37	91
Saint-Hyacinthe	4	4	0	0	24	8	42	40
Saint-Jean-sur-Richelieu	0	0	0	0	8	34	6	19
Shawinigan	0	0	0	0	2	0	7	51
Centres 10,000 - 49,999								
Alma	0	0	0	0	8	10	164	8
Amos	0	0	0	0	0	0	0	0
Baie-Comeau	0	0	0	0	0	0	150	0
Cowansville	0	0	0	0	0	0	13	6
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	2	2	0	3
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	14	17	51	66
Lachute	0	28	0	0	8	18	0	22
La Tuque	0	0	0	0	0	0	0	0
Les Îles-de-la-Madeleine MÉ	0	0	0	0	2	4	0	0
Matane	0	0	0	0	0	4	0	8
Mont-Laurier V	0	0	0	0	2	4	0	68
Montmagny	0	0	0	0	2	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Prévost V	0	0	0	0	2	0	6	0
Rawdon MÉ	0	0	0	0	4	4	6	0
Rimouski	0	0	0	0	6	14	118	30
Rivière-du-Loup	6	0	0	0	19	2	12	34
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	6	4	12	16
Saint-Félicien	0	0	0	0	0	0	11	0
Saint-Georges	0	0	0	0	14	2	186	76
Saint-Lin-Laurentides	0	0	0	0	24	12	27	21
Sainte-Adèle V	0	0	0	0	16	25	6	0
Sainte-Marie	0	0	0	0	2	0	17	9
Sainte-Sophie MÉ	0	0	0	0	42	28	0	0
Salaberry-de-Valleyfield	4	8	0	0	0	7	87	29
Sept-Îles	6	0	0	0	4	0	0	0
Sorel-Tracy	21	10	0	0	27	16	11	8
Thetford Mines	0	0	0	0	0	0	0	18
Val d'Or	0	0	0	0	2	12	67	15
Victoriaville	0	0	0	0	18	8	91	39
Total Québec (10,000+)	752	875	3	12	4,937	4,329	3,377	4,062

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intented Market Québec Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Gatineau	350	561	138	144	44	92	568	854
Montréal	1,903	2,334	2,094	1,953	580	879	4,585	5,166
Québec	673	780	253	359	546	609	1,472	1,777
Saguenay	97	115	0	4	28	35	125	154
Sherbrooke	201	260	43	34	110	141	354	493
Trois-Rivières	105	170	24	38	145	281	274	489
Centres 50,000 - 99,999								
Drummondville	104	180	4	0	28	27	136	207
Granby	31	115	12	28	21	55	64	198
Saint-Hyacinthe	30	24	16	8	39	21	85	53
Saint-Jean-sur-Richelieu	58	73	8	15	6	16	72	104
Shawinigan	34	41	0	0	7	47	41	88
Centres 10,000 - 49,999								
Alma	27	21	0	4	148	4	175	29
Amos	6	5	0	0	0	0	6	5
Baie-Comeau	0	4	0	0	0	0	0	4
Cowansville	21	13	0	0	10	3	31	16
Dolbeau-Mistassini	4	4	0	0	0	0	4	4
Gaspé	13	12	0	0	0	3	13	15
Hawkesbury	0	4	0	0	0	0	0	4
Joliette	50	70	4	0	31	36	85	106
Lachute	14	18	0	0	0	16	14	34
La Tuque	1	2	0	0	0	0	1	2
Les Îles-de-la-Madeleine MÉ	4	5	0	0	0	0	4	5
Matane	1	11	0	0	0	0	1	11
Mont-Laurier V	6	12	0	0	0	0	6	12
Montmagny	4	4	0	0	0	0	4	4
Pembroke	0	0	0	0	0	0	0	0
Prévost V	29	29	0	0	0	0	29	29
Rawdon MÉ	20	12	0	0	0	0	20	12
Rimouski	55	55	6	12	94	24	155	91
Rivière-du-Loup	17	14	17	0	0	25	34	39
Roberval	2	2	0	0	0	0	2	2
Rouyn-Noranda	21	19	0	0	12	0	33	19
Saint-Félicien	4	4	0	0	11	0	15	4
Saint-Georges	32	45	0	0	186	70	218	115
Saint-Lin-Laurentides	52	43	0	0	15	15	67	58
Sainte-Adèle V	22	26	0	6	6	0	28	32
Sainte-Marie	20	11	0	0	11	4	31	15
Sainte-Sophie MÉ	86	52	0	0	0	0	86	52
Salaberry-de-Valleyfield	13	17	0	0	87	16	100	33
Sept-Îles	19	8	0	0	0	0	19	8
Sorel-Tracy	65	39	15	0	4	8	84	47
Thetford Mines	8	4	0	0	0	12	8	16
Val d'Or	19	10	0	0	63	0	82	10
Victoriaville	36	69	4	8	51	39	91	116
Total Québec (10,000+)	4,257	5,297	2,638	2,613	2,283	2,478	9,222	10,532

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intented Market Québec January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Gatineau	662	965	274	242	150	126	1,142	1,390
Montréal	3,342	3,778	3,493	2,953	855	1,694	8,182	8,557
Québec	1,012	1,295	509	478	805	740	2,326	2,560
Saguenay	196	194	24	20	47	291	267	505
Sherbrooke	288	393	65	53	167	167	610	671
Trois-Rivières	156	249	24	54	182	351	362	666
Centres 50,000 - 99,999								
Drummondville	155	244	4	0	47	30	206	274
Granby	84	172	42	67	37	91	163	330
Saint-Hyacinthe	52	42	16	8	42	40	110	109
Saint-Jean-sur-Richelieu	107	117	8	30	6	19	121	166
Shawinigan	44	45	0	0	7	51	51	96
Centres 10,000 - 49,999								
Alma	41	41	0	4	164	8	205	53
Amos	9	14	0	0	0	0	9	14
Baie-Comeau	4	5	0	0	150	0	154	5
Cowansville	31	19	0	0	13	6	44	25
Dolbeau-Mistassini	7	9	0	0	0	0	7	9
Gaspé	23	20	0	0	0	3	23	23
Hawkesbury	2	6	0	0	0	0	27	6
Joliette	99	115	10	12	51	66	160	193
Lachute	26	72	6	0	0	22	32	94
La Tuque	4	5	0	0	0	0	4	5
Les Îles-de-la-Madeleine MÉ	14	19	0	0	0	0	14	19
Matane	4	20	0	0	0	8	4	28
Mont-Laurier V	12	29	0	0	0	68	12	97
Montmagny	11	8	0	0	0	0	11	8
Pembroke	0	0	0	0	0	0	0	0
Prévost V	66	82	0	0	6	0	72	82
Rawdon MÉ	29	34	0	0	6	0	35	34
Rimouski	109	95	6	12	118	30	233	137
Rivière-du-Loup	44	34	17	0	12	34	73	68
Roberval	4	7	0	0	0	0	4	7
Rouyn-Noranda	42	52	0	0	12	16	54	68
Saint-Félicien	5	9	0	0	11	0	16	9
Saint-Georges	61	90	0	0	186	76	247	166
Saint-Lin-Laurentides	134	102	0	0	27	21	161	123
Sainte-Adèle V	40	57	0	9	6	0	46	66
Sainte-Marie	36	22	0	0	17	9	53	31
Sainte-Sophie MÉ	149	126	0	0	0	0	149	126
Salaberry-de-Valleyfield	33	43	4	5	87	29	124	77
Sept-Îles	29	18	0	0	0	0	29	18
Sorel-Tracy	109	87	21	14	11	8	141	109
Thetford Mines	15	13	0	0	0	18	15	31
Val d'Or	64	35	0	0	67	15	131	50
Victoriaville	97	112	16	8	91	39	204	159
Total Québec (10,000+)	7,451	8,894	4,539	3,969	3,380	4,076	16,033	17,264

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Québec Second Quarter 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Drummondville													
Q2 2011	24	32.4	29	39.2	3	4.1	8	10.8	10	13.5	74	175,000	200,426
Q2 2010	48	41.7	29	25.2	16	13.9	10	8.7	12	10.4	115	165,000	199,935
Year-to-date 2011	37	33.6	43	39.1	9	8.2	11	10.0	10	9.1	110	172,500	191,672
Year-to-date 2010	60	41.4	36	24.8	19	13.1	16	11.0	14	9.7	145	165,000	200,163
Granby													
Q2 2011	2	8.7	4	17.4	4	17.4	3	13.0	10	43.5	23	250,000	271,739
Q2 2010	3	6.1	15	30.6	12	24.5	8	16.3	11	22.4	49	220,000	234,185
Year-to-date 2011	4	6.3	11	17.2	15	23.4	12	18.8	22	34.4	64	250,000	275,913
Year-to-date 2010	3	3.8	29	36.7	20	25.3	11	13.9	16	20.3	79	200,000	240,114
Saint-Hyacinthe													
Q2 2011	1	6.7	2	13.3	4	26.7	2	13.3	6	40.0	15	250,000	292,267
Q2 2010	0	0.0	0	0.0	4	44.4	3	33.3	2	22.2	9	--	--
Year-to-date 2011	1	4.0	2	8.0	6	24.0	6	24.0	10	40.0	25	270,000	297,424
Year-to-date 2010	0	0.0	2	9.5	9	42.9	6	28.6	4	19.0	21	240,000	251,272
Saint-Jean-sur-Richelieu													
Q2 2011	0	0.0	2	4.3	12	26.1	21	45.7	11	23.9	46	270,000	284,365
Q2 2010	0	0.0	3	5.4	23	41.1	16	28.6	14	25.0	56	250,000	273,122
Year-to-date 2011	0	0.0	3	4.2	21	29.2	28	38.9	20	27.8	72	270,000	287,747
Year-to-date 2010	0	0.0	9	9.7	37	39.8	25	26.9	22	23.7	93	250,000	264,947
Shawinigan													
Q2 2011	7	25.0	11	39.3	8	28.6	1	3.6	1	3.6	28	162,500	177,143
Q2 2010	6	23.1	10	38.5	5	19.2	2	7.7	3	11.5	26	172,500	208,962
Year-to-date 2011	7	22.6	12	38.7	8	25.8	3	9.7	1	3.2	31	165,000	181,290
Year-to-date 2010	6	20.7	12	41.4	6	20.7	2	6.9	3	10.3	29	175,000	206,655
Gatineau CMA													
Q2 2011	0	0.0	8	7.0	19	16.7	25	21.9	62	54.4	114	300,000	325,743
Q2 2010	0	0.0	7	3.9	33	18.4	61	34.1	78	43.6	179	289,515	303,783
Year-to-date 2011	1	0.5	12	5.5	41	18.9	57	26.3	106	48.8	217	295,901	329,206
Year-to-date 2010	0	0.0	12	3.7	70	21.7	119	36.8	122	37.8	323	280,000	301,441
Montréal CMA													
Q2 2011	2	0.2	62	6.7	123	13.4	205	22.3	528	57.4	920	318,000	345,335
Q2 2010	7	0.5	80	5.7	233	16.5	290	20.5	803	56.8	1,413	314,900	340,880
Year-to-date 2011	8	0.5	103	6.3	214	13.1	329	20.1	983	60.0	1,637	324,307	360,522
Year-to-date 2010	16	0.7	127	5.6	346	15.4	448	19.9	1,313	58.4	2,250	320,000	345,146
Québec CMA													
Q2 2011	5	1.8	13	4.8	51	18.8	83	30.6	119	43.9	271	285,000	320,446
Q2 2010	12	3.5	56	16.4	115	33.7	72	21.1	86	25.2	341	240,000	262,674
Year-to-date 2011	7	1.7	27	6.7	78	19.3	120	29.7	172	42.6	404	280,000	314,168
Year-to-date 2010	14	2.3	77	12.9	181	30.3	133	22.3	192	32.2	597	250,000	284,406
Saguenay CMA													
Q2 2011	15	19.7	38	50.0	14	18.4	6	7.9	3	3.9	76	177,000	186,474
Q2 2010	8	12.5	27	42.2	15	23.4	9	14.1	5	7.8	64	182,500	199,809
Year-to-date 2011	30	20.1	72	48.3	27	18.1	12	8.1	8	5.4	149	175,000	190,553
Year-to-date 2010	18	16.8	46	43.0	25	23.4	11	10.3	7	6.5	107	180,000	192,626

Source: CMHC (Market Absorption Survey)

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

Table 4: Absorbed Single-Detached Units by Price Range in Québec
Second Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Sherbrooke CMA													
Q2 2011	3	5.2	14	24.1	17	29.3	12	20.7	12	20.7	58	231,313	250,786
Q2 2010	2	2.5	34	43.0	26	32.9	8	10.1	9	11.4	79	205,000	225,967
Year-to-date 2011	6	5.9	28	27.7	33	32.7	18	17.8	16	15.8	101	216,000	242,138
Year-to-date 2010	6	4.9	49	40.2	34	27.9	17	13.9	16	13.1	122	205,383	232,420
Trois-Rivières CMA													
Q2 2011	5	7.1	32	45.7	17	24.3	10	14.3	6	8.6	70	187,500	208,529
Q2 2010	9	12.3	25	34.2	24	32.9	8	11.0	7	9.6	73	200,000	208,307
Year-to-date 2011	10	10.5	42	44.2	22	23.2	11	11.6	10	10.5	95	185,000	208,842
Year-to-date 2010	12	11.5	33	31.7	37	35.6	12	11.5	10	9.6	104	200,000	207,503
Total Urban Centres in Québec (50,000+)													
Q2 2011	64	3.8	215	12.7	272	16.0	376	22.2	768	45.3	1,695	285,000	311,802
Q2 2010	95	4.0	286	11.9	506	21.0	487	20.3	1,030	42.8	2,404	277,022	303,261
Year-to-date 2011	111	3.8	355	12.2	474	16.3	607	20.9	1,358	46.7	2,905	289,604	321,425
Year-to-date 2010	135	3.5	432	11.2	784	20.3	800	20.7	1,719	44.4	3,870	280,000	309,608

Source: CMHC (Market Absorption Survey)

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

Table 5: MLS® Residential Activity for Quebec Second 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	5,190	54.6	7,485	13,349	12,069	62.0	236,169	9.7	235,748
	February	8,020	36.7	7,306	14,727	12,317	59.3	239,948	10.6	240,487
	March	10,617	30.8	7,237	17,042	12,789	56.6	241,653	10.9	239,028
	April	9,703	11.3	6,813	14,044	12,264	55.6	245,419	8.9	242,383
	May	7,964	-8.8	6,419	12,605	12,149	52.8	252,332	9.9	242,661
	June	6,539	-17.1	6,104	10,836	12,082	50.5	254,188	9.5	237,384
	July	5,160	-20.8	6,144	10,364	12,062	50.9	251,551	6.6	235,841
	August	5,313	-6.1	6,346	11,075	12,132	52.3	251,836	7.3	240,508
	September	5,481	-11.5	6,382	12,983	12,252	52.1	252,352	5.8	241,994
	October	5,543	-17.6	6,382	12,099	12,352	51.7	257,753	7.7	245,633
	November	5,981	-4.0	6,754	11,121	12,538	53.9	255,274	7.5	248,331
	December	4,523	-11.6	6,713	7,584	12,839	52.3	256,414	7.5	248,026
2011	January	4,720	-9.1	6,826	14,632	12,956	52.7	247,733	4.9	248,612
	February	7,228	-9.9	6,555	14,223	12,140	54.0	251,749	4.9	250,637
	March	9,177	-13.6	6,323	16,268	12,307	51.4	256,671	6.2	252,177
	April	8,307	-14.4	6,156	14,284	12,787	48.1	261,201	6.4	249,942
	May	7,924	-0.5	6,204	14,235	12,898	48.1	264,903	5.0	249,875
	June	6,833	4.5	6,419	11,608	12,957	49.5	265,890	4.6	250,015
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	24,206	-4.5	19,336	37,485	36,495	53.0	250,062	9.2	240,897
	Q2 2011	23,064	-4.7	18,779	40,127	38,642	48.6	263,862	5.5	249,945
	YTD 2010	48,033	12.6		82,603			245,014	n.a.	
	YTD 2011	44,189	-8.0		85,250			258,644	5.6	

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

Table 6: Level of Economic Indicators for Québec
Second Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	3,878.6	8.1	10,106	83.4	738	30,922,314	95.61
	April - June	642	3.7	6.0	3,915.8	7.9	16,580	83.0	742	34,197,689	96.03
	July - September	612	3.4	5.5	3,931.1	8.0	15,116	79.2	747	33,253,748	96.04
	October - December	599	3.3	5.3	3,942.6	7.7	4,192	74.1	753	33,742,282	98.64
2011	January - March	600	3.5	5.3	3,957.2	7.8	10,008	82.1	756	32,756,217	101.95
	April - June	614	3.6	5.6	3,967.4	7.6		77.3	752		104.18
	July - September										
	October - December										

Table 6.1: Growth[1] of Economic Indicators for Québec
Second Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	0.9	-0.2	-7.7	66.7	0.9	3.6	19.8
	April - June	5.7	-0.2	0.6	1.5	-0.7	-2.2	23.5	1.8	7.7	10.4
	July - September	-1.9	-0.4	-0.2	2.6	-0.8	-1.9	-3.1	0.4	5.1	3.8
	October - December	-3.1	-0.4	-0.3	2.3	-0.5	-31.5	0.8	1.2	2.1	4.8
2011	January - March	-2.4	-0.2	-0.3	2.0	-0.3	-1.0	-1.6	2.4	5.9	6.6
	April - June	-4.5	-0.1	-0.5	1.3	-0.3		-6.9	1.4		8.5
	July - September										
	October - 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
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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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