HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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TROIS-RIVIÈRES HOUSING STARTS IN THE SECOND QUARTER OF 2011

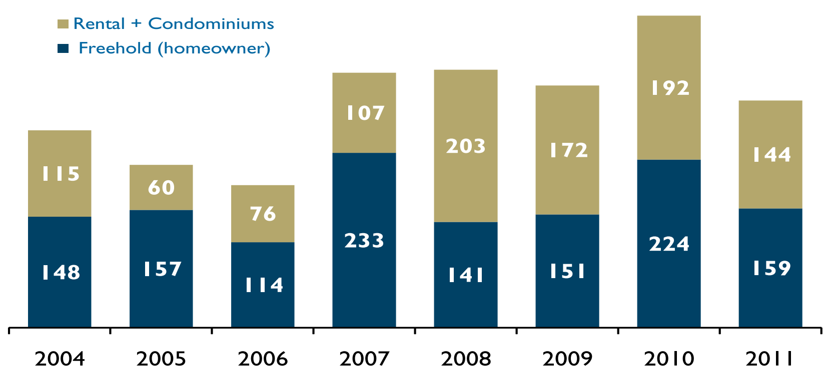
Residential construction in the Trois-Rivières census metropolitan area (CMA) declined during the second quarter of the year. In fact, according to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts fell in the second quarter of 2011 from the corresponding period in 2010. In all, 303 dwellings got under way from April to June 2011, compared to 413 a year earlier.

With the exception of condominiums, all market segments registered decreases in activity: freehold homes* (-17 per cent) and rental housing

Figure 1

Housing starts – Second quarter

All housing types



Source : CMHC

** 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).*

(-56 per cent). As for condominiums, 50 units got under way from April to July 2011, compared to 8 during the same period in 2010. Like in the first quarter, the decline recorded this past quarter was due to the significant drop in rental housing starts. Two concurrent factors account for this situation. First, the rental market eased in 2010, which has progressively slowed the production of units for traditional rental clients, and second, there was a circumstantial increase in seniors' housing construction in the CMA in 2010, which has resulted in a corresponding decrease in 2011.

The mid-year results reveal that the anticipated slowdown in activity in the Trois-Rivières area has effectively been taking place. In all, 413 starts were enumerated from January to June 2011, in comparison with 879 during the corresponding period a year earlier. As in the second quarter, the greater decrease observed during the first half of the year was attributable to the rental housing segment, which registered a drop of 70 per cent. Freehold homes, for their part, recorded a more moderate decline (-37 per cent). As for condominiums, 50 new units were started in the first six months of 2011, versus 8 during the same period in 2010.

In the agglomeration of Shawinigan, 80 dwellings got under way in the first half of the year, compared to 63 during the corresponding period in 2010. In La Tuque, 4 housing starts were enumerated from January to June 2011, or 6 fewer than during the same months in 2010.

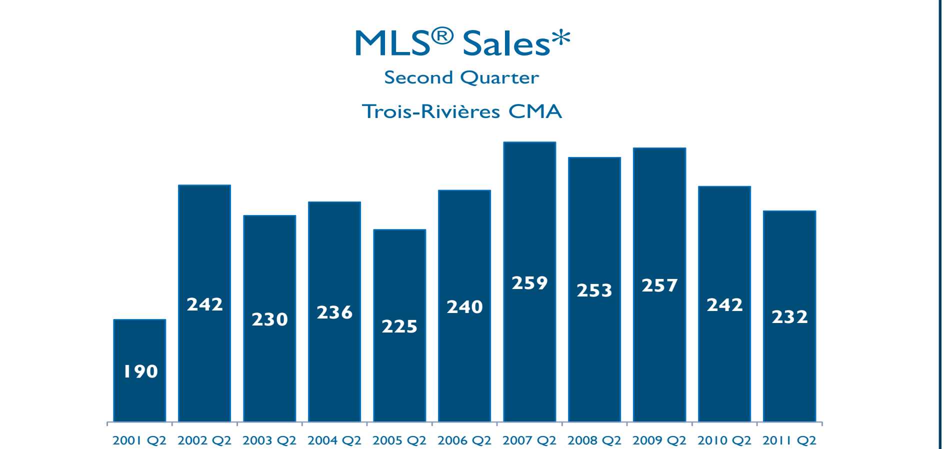
In all urban centres with 10,000 or more inhabitants across Quebec, 19,429 starts were enumerated during the first six months of 2011, for a decrease of 10 per cent from the same period in 2010. Among the CMAs in Quebec, only Saguenay posted a gain in housing starts (+28 per cent). Decreases were registered in Trois-Rivières (-53 per cent), Sherbrooke (-14 per cent), Québec (-9 per cent), Montréal (-8 per cent) and Gatineau (-6 per cent).

Sales rise in the second quarter

After a slight decrease in the first quarter, the resale market showed renewed vigour during the second quarter in the Trois-Rivières census metropolitan area (CMA). In fact, according to data from the Quebec Federation of Real Estate Boards (QFREB), sales** of residential properties registered an increase of 5 per between April to June 2010 and the corresponding period this year. Even though the intense activity that characterized the market in recent quarters—stimulated in part by a number of earlier-than-planned purchases—is now a thing of the past, the still very favourable financing conditions and some improvement in the job market in the Trois-Rivières area gave a boost to the resale market. In all, 282 homes changed hands in the second quarter, compared to 269 during the corresponding quarter in 2010.

On the supply side, listings continued to increase. In fact, the number of homes with "For Sale" signs rose and reached 672 at the end of the second quarter, up from 523 at the same time

Figure 2



Source : QFREB by Centris®
Calculations : CMHC
* Smoothed data: average for the last four quarters to reduce strong variations from one quarter to another and give a clearer trend

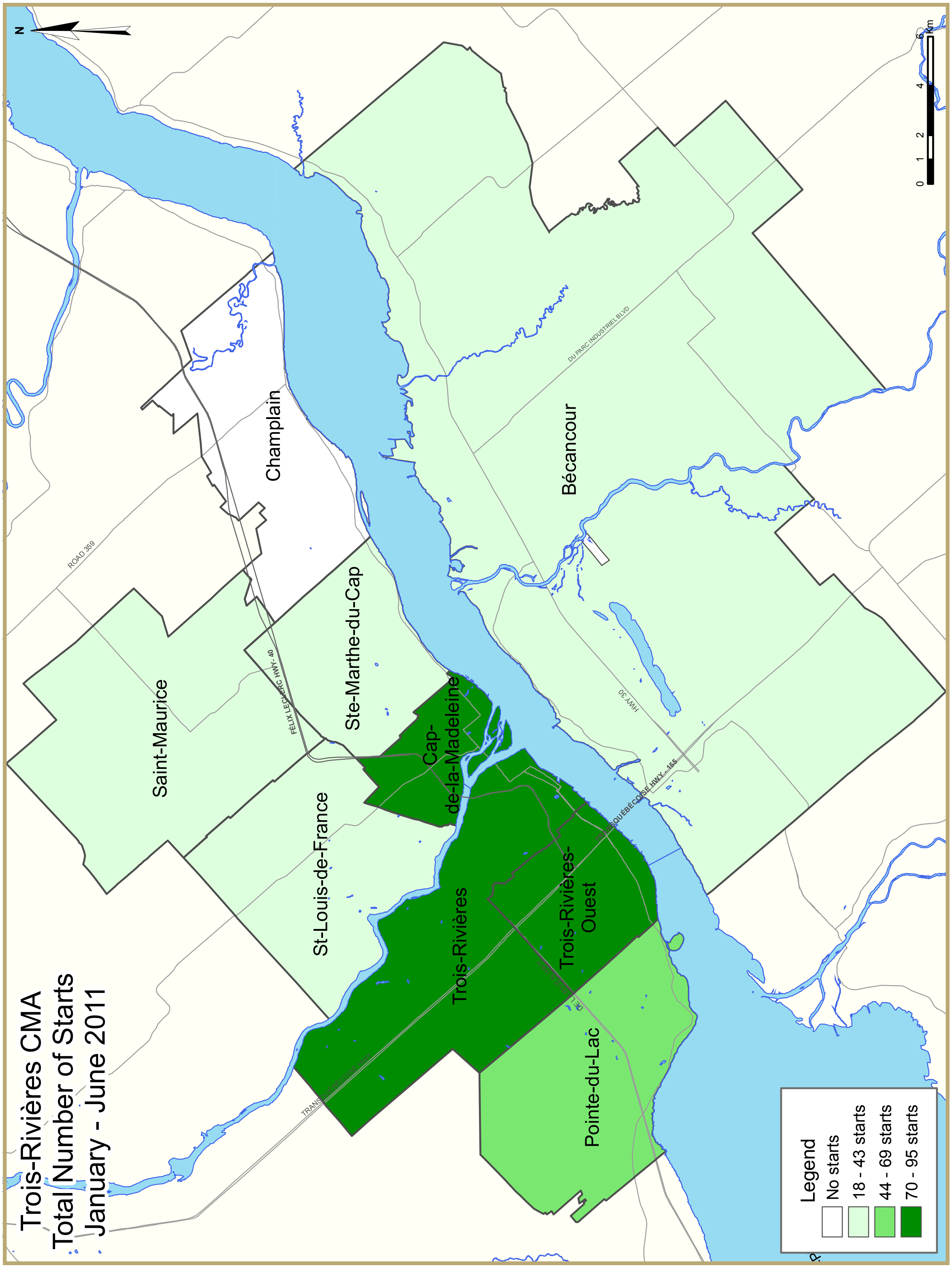
** *Total residential sales.*

*** *The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.*

in 2010. This level of listings reflects a gradual easing trend, and the last time a comparable volume was observed dates back to the first quarter of 2002. The small increase in sales in the second quarter was not sufficient to counterbalance this growth in supply, which pushed up the seller-to-buyer ratio to 7 to 1 (compared to 6 to 1 for the corresponding period in 2010). This ratio, which had been favouring sellers since 2002, has been progressively tipping over in the Trois-Rivières area, with the ball gradually shifting away from the seller's court.

Despite less tight market conditions, still relatively strong price hikes were recorded. In the second quarter of 2011, the average price of residential properties reached $156,078 in the Trois-Rivières CMA, up by 4 per cent over the corresponding quarter in 2010.

The mid-year results revealed a very small decrease in sales (-1 per cent). In fact, 549 sales were registered from January to June 2011, in comparison with 556 during the corresponding period a year earlier. Over the same period, the average price of residential properties reached $158,879, for an increase of 7 per cent over the first six months of 2010 ($148,910).


Trois-Rivières CMA
Total Number of Starts
January - June 2011
N
Km
0 1 2 4 6
Champlain
Bécancour
Saint-Maurice
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
ROAD 359
FÉLIX LECLERC HWY. 40
DU PARC INDUSTRIEL BLVD
HWY 30
Legend
No starts
18 - 43 starts
44 - 69 starts
70 - 95 starts

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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Trois-Rivières CMA Second Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2011	113	38	8	0	0	50	0	94	303
Q2 2010	140	46	6	0	0	8	0	216	416
% Change	-19.3	-17.4	33.3	n/a	n/a	**	n/a	-56.5	-27.2
Year-to-date 2011	138	46	8	0	0	50	0	171	413
Year-to-date 2010	181	118	6	0	0	8	0	566	879
% Change	-23.8	-61.0	33.3	n/a	n/a	**	n/a	-69.8	-53.0
UNDER CONSTRUCTION									
Q2 2011	66	56	8	0	0	54	0	629	813
Q2 2010	65	46	6	0	0	8	0	385	510
% Change	1.5	21.7	33.3	n/a	n/a	**	n/a	63.4	59.4
COMPLETIONS									
Q2 2011	69	34	2	0	0	24	0	145	274
Q2 2010	110	56	4	0	0	38	0	281	489
% Change	-37.3	-39.3	-50.0	n/a	n/a	-36.8	n/a	-48.4	-44.0
Year-to-date 2011	106	48	2	0	0	24	0	182	362
Year-to-date 2010	151	90	8	0	0	54	0	351	666
% Change	-29.8	-46.7	-75.0	n/a	n/a	-55.6	n/a	-48.1	-45.6
COMPLETED & NOT ABSORBED									
Q2 2011	14	25	0	0	0	28	0	56	123
Q2 2010	19	24	0	0	0	32	0	111	186
% Change	-26.3	4.2	n/a	n/a	n/a	-12.5	n/a	-49.5	-33.9
ABSORBED									
Q2 2011	81	42	2	0	0	19	0	155	299
Q2 2010	115	62	6	0	0	18	0	258	459
% Change	-29.6	-32.3	-66.7	n/a	n/a	5.6	n/a	-39.9	-34.9
Year-to-date 2011	110	55	2	0	0	23	0	179	369
Year-to-date 2010	154	87	8	0	0	41	0	331	621
% Change	-28.6	-36.8	-75.0	n/a	n/a	-43.9	n/a	-45.9	-40.6

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q2 2011	49	20	0	0	0	42	0	60	171
Q2 2010	59	22	2	0	0	8	0	175	266
Remainder of the CMA									
Q2 2011	64	18	8	0	0	8	0	34	132
Q2 2010	81	24	4	0	0	0	0	41	150
Trois-Rivières CMA									
Q2 2011	113	38	8	0	0	50	0	94	303
Q2 2010	140	46	6	0	0	8	0	216	416
UNDER CONSTRUCTION									
Centre									
Q2 2011	27	36	2	0	0	46	0	543	654
Q2 2010	36	30	4	0	0	8	0	340	418
Remainder of the CMA									
Q2 2011	39	20	6	0	0	8	0	86	159
Q2 2010	29	16	2	0	0	0	0	45	92
Trois-Rivières CMA									
Q2 2011	66	56	8	0	0	54	0	629	813
Q2 2010	65	46	6	0	0	8	0	385	510
COMPLETIONS									
Centre									
Q2 2011	32	20	0	0	0	12	0	99	163
Q2 2010	52	40	2	0	0	24	0	225	343
Remainder of the CMA									
Q2 2011	37	14	2	0	0	12	0	46	111
Q2 2010	58	16	2	0	0	14	0	56	146
Trois-Rivières CMA									
Q2 2011	69	34	2	0	0	24	0	145	274
Q2 2010	110	56	4	0	0	38	0	281	489

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q2 2011	9	17	0	0	0	14	0	31	71
Q2 2010	11	22	0	0	0	20	0	78	131
Remainder of the CMA									
Q2 2011	5	8	0	0	0	14	0	25	52
Q2 2010	8	2	0	0	0	12	0	33	55
Trois-Rivières CMA									
Q2 2011	14	25	0	0	0	28	0	56	123
Q2 2010	19	24	0	0	0	32	0	111	186
ABSORBED									
Centre									
Q2 2011	38	26	0	0	0	7	0	116	187
Q2 2010	59	45	2	0	0	10	0	220	336
Remainder of the CMA									
Q2 2011	43	16	2	0	0	12	0	39	112
Q2 2010	56	17	4	0	0	8	0	38	123
Trois-Rivières CMA									
Q2 2011	81	42	2	0	0	19	0	155	299
Q2 2010	115	62	6	0	0	18	0	258	459

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

Table 2: Starts by Submarket and by Dwelling Type 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
Centre	49	59	20	22	0	0	102	185	171	266	-35.7
Trois-Rivières	18	19	8	4	0	0	28	76	54	99	-45.5
Trois-Rivières-Ouest	12	17	12	16	0	0	38	58	62	91	-31.9
Cap-de-la-Madeleine	19	23	0	2	0	0	36	51	55	76	-27.6
Remainder of the CMA	64	81	18	24	0	0	50	45	132	150	-12.0
Bécancour	22	35	2	4	0	0	0	3	24	42	-42.9
Champlain	0	2	0	0	0	0	0	0	0	2	-100.0
Pointe-du-Lac	9	14	2	6	0	0	38	18	49	38	28.9
St-Louis-de-France	6	10	4	8	0	0	8	8	18	26	-30.8
Sainte-Marthe-du-Cap	7	7	10	6	0	0	4	14	21	27	-22.2
Saint-Maurice	20	13	0	0	0	0	0	2	20	15	33.3
Trois-Rivières CMA	113	140	38	46	0	0	152	230	303	416	-27.2

Table 2.1: Starts by Submarket and by Dwelling Type 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
Centre	60	90	26	88	0	0	171	504	257	682	-62.3
Trois-Rivières	22	31	10	54	0	0	54	326	86	411	-79.1
Trois-Rivières-Ouest	15	28	16	32	0	0	64	115	95	175	-45.7
Cap-de-la-Madeleine	23	31	0	2	0	0	53	63	76	96	-20.8
Remainder of the CMA	78	91	20	30	0	0	58	76	156	197	-20.8
Bécancour	28	39	2	4	0	0	0	19	30	62	-51.6
Champlain	0	3	0	0	0	0	0	0	0	3	-100.0
Pointe-du-Lac	12	16	2	10	0	0	42	30	56	56	0.0
St-Louis-de-France	6	12	4	8	0	0	8	11	18	31	-41.9
Sainte-Marthe-du-Cap	8	7	12	8	0	0	8	14	28	29	-3.4
Saint-Maurice	24	14	0	0	0	0	0	2	24	16	50.0
Trois-Rivières CMA	138	181	46	118	0	0	229	580	413	879	-53.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
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
Centre	0	0	0	0	42	10	60	175
Trois-Rivières	0	0	0	0	0	4	28	72
Trois-Rivières-Ouest	0	0	0	0	38	4	0	54
Cap-de-la-Madeleine	0	0	0	0	4	2	32	49
Remainder of the CMA	0	0	0	0	16	4	34	41
Bécancour	0	0	0	0	0	0	0	3
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	4	2	34	16
St-Louis-de-France	0	0	0	0	8	0	0	8
Sainte-Marthe-du-Cap	0	0	0	0	4	0	0	14
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	58	14	94	216

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
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
Centre	0	0	0	0	42	10	129	494
Trois-Rivières	0	0	0	0	0	4	54	322
Trois-Rivières-Ouest	0	0	0	0	38	4	26	111
Cap-de-la-Madeleine	0	0	0	0	4	2	49	61
Remainder of the CMA	0	0	0	0	16	4	42	72
Bécancour	0	0	0	0	0	0	0	19
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	4	2	38	28
St-Louis-de-France	0	0	0	0	8	0	0	11
Sainte-Marthe-du-Cap	0	0	0	0	4	0	4	14
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	58	14	171	566

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centre	69	83	42	8	60	175	171	266
Trois-Rivières	26	23	0	4	28	72	54	99
Trois-Rivières-Ouest	24	33	38	4	0	54	62	91
Cap-de-la-Madeleine	19	27	4	0	32	49	55	76
Remainder of the CMA	90	109	8	0	34	41	132	150
Bécancour	24	39	0	0	0	3	24	42
Champlain	0	2	0	0	0	0	0	2
Pointe-du-Lac	15	22	0	0	34	16	49	38
St-Louis-de-France	10	18	8	0	0	8	18	26
Sainte-Marthe-du-Cap	21	13	0	0	0	14	21	27
Saint-Maurice	20	15	0	0	0	0	20	15
Trois-Rivières CMA	159	192	50	8	94	216	303	416

Table 2.5: Starts by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centre	86	180	42	8	129	494	257	682
Trois-Rivières	32	85	0	4	54	322	86	411
Trois-Rivières-Ouest	31	60	38	4	26	111	95	175
Cap-de-la-Madeleine	23	35	4	0	49	61	76	96
Remainder of the CMA	106	125	8	0	42	72	156	197
Bécancour	30	43	0	0	0	19	30	62
Champlain	0	3	0	0	0	0	0	3
Pointe-du-Lac	18	28	0	0	38	28	56	56
St-Louis-de-France	10	20	8	0	0	11	18	31
Sainte-Marthe-du-Cap	24	15	0	0	4	14	28	29
Saint-Maurice	24	16	0	0	0	0	24	16
Trois-Rivières CMA	192	305	50	8	171	566	413	879

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type 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
Centre	32	52	20	40	0	0	111	251	163	343	-52.5
Trois-Rivières	12	16	14	24	0	0	8	117	34	157	-78.3
Trois-Rivières-Ouest	3	16	6	14	0	0	10	91	19	121	-84.3
Cap-de-la-Madeleine	17	20	0	2	0	0	93	43	110	65	69.2
Remainder of the CMA	37	58	14	16	0	0	60	72	111	146	-24.0
Bécancour	12	19	8	4	0	0	38	30	58	53	9.4
Champlain	0	3	0	0	0	0	0	4	0	7	-100.0
Pointe-du-Lac	5	11	0	8	0	0	10	14	15	33	-54.5
St-Louis-de-France	4	6	4	2	0	0	4	14	12	22	-45.5
Sainte-Marthe-du-Cap	4	7	2	2	0	0	8	10	14	19	-26.3
Saint-Maurice	12	12	0	0	0	0	0	0	12	12	0.0
Trois-Rivières CMA	69	110	34	56	0	0	171	323	274	489	-44.0

Table 3.1: Completions by Submarket and by Dwelling Type 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
Centre	43	80	34	70	0	0	137	310	214	460	-53.5
Trois-Rivières	17	25	24	48	0	0	18	140	59	213	-72.3
Trois-Rivières-Ouest	6	23	10	20	0	0	18	97	34	140	-75.7
Cap-de-la-Madeleine	20	32	0	2	0	0	101	73	121	107	13.1
Remainder of the CMA	63	71	14	20	0	0	71	115	148	206	-28.2
Bécancour	27	21	8	6	0	0	46	54	81	81	0.0
Champlain	0	4	0	2	0	0	0	4	0	10	-100.0
Pointe-du-Lac	8	16	0	8	0	0	13	16	21	40	-47.5
St-Louis-de-France	6	8	4	2	0	0	4	17	14	27	-48.1
Sainte-Marthe-du-Cap	6	10	2	2	0	0	8	24	16	36	-55.6
Saint-Maurice	16	12	0	0	0	0	0	0	16	12	33.3
Trois-Rivières CMA	106	151	48	90	0	0	208	425	362	666	-45.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market 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
Centre	0	0	0	0	12	26	99	225
Trois-Rivières	0	0	0	0	0	20	8	97
Trois-Rivières-Ouest	0	0	0	0	0	4	10	87
Cap-de-la-Madeleine	0	0	0	0	12	2	81	41
Remainder of the CMA	0	0	0	0	14	16	46	56
Bécancour	0	0	0	0	12	8	26	22
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	2	8	8	6
St-Louis-de-France	0	0	0	0	0	0	4	14
Sainte-Marthe-du-Cap	0	0	0	0	0	0	8	10
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	26	42	145	281

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market 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
Centre	0	0	0	0	12	28	125	270
Trois-Rivières	0	0	0	0	0	20	18	108
Trois-Rivières-Ouest	0	0	0	0	0	4	18	93
Cap-de-la-Madeleine	0	0	0	0	12	4	89	69
Remainder of the CMA	0	0	0	0	14	34	57	81
Bécancour	0	0	0	0	12	24	34	30
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	2	10	11	6
St-Louis-de-France	0	0	0	0	0	0	4	17
Sainte-Marthe-du-Cap	0	0	0	0	0	0	8	24
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	26	62	182	351

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centre	52	94	12	24	99	225	163	343
Trois-Rivières	26	40	0	20	8	97	34	157
Trois-Rivières-Ouest	9	30	0	4	10	87	19	121
Cap-de-la-Madeleine	17	24	12	0	81	41	110	65
Remainder of the CMA	53	76	12	14	46	56	111	146
Bécancour	20	23	12	8	26	22	58	53
Champlain	0	3	0	0	0	4	0	7
Pointe-du-Lac	7	21	0	6	8	6	15	33
St-Louis-de-France	8	8	0	0	4	14	12	22
Sainte-Marthe-du-Cap	6	9	0	0	8	10	14	19
Saint-Maurice	12	12	0	0	0	0	12	12
Trois-Rivières CMA	105	170	24	38	145	281	274	489

Table 3.5: Completions by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centre	77	154	12	24	125	270	214	460
Trois-Rivières	41	73	0	20	18	108	59	213
Trois-Rivières-Ouest	16	43	0	4	18	93	34	140
Cap-de-la-Madeleine	20	38	12	0	89	69	121	107
Remainder of the CMA	79	95	12	30	57	81	148	206
Bécancour	35	27	12	24	34	30	81	81
Champlain	0	6	0	0	0	4	0	10
Pointe-du-Lac	10	28	0	6	11	6	21	40
St-Louis-de-France	10	10	0	0	4	17	14	27
Sainte-Marthe-du-Cap	8	12	0	0	8	24	16	36
Saint-Maurice	16	12	0	0	0	0	16	12
Trois-Rivières CMA	156	249	24	54	182	351	362	666

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q2 2011	0	0.0	2	5.3	15	39.5	11	28.9	10	26.3	38	200,000	217,658
Q2 2010	1	2.4	3	7.1	14	33.3	16	38.1	8	19.0	42	200,000	207,591
Year-to-date 2011	0	0.0	2	4.7	17	39.5	12	27.9	12	27.9	43	200,000	225,239
Year-to-date 2010	1	1.6	3	4.7	19	29.7	27	42.2	14	21.9	64	200,000	212,371
Remainder of the CMA													
Q2 2011	0	0.0	3	9.4	17	53.1	6	18.8	6	18.8	32	170,000	197,688
Q2 2010	3	9.7	2	6.5	11	35.5	8	25.8	7	22.6	31	190,000	209,277
Year-to-date 2011	2	3.8	6	11.5	25	48.1	10	19.2	9	17.3	52	170,000	195,283
Year-to-date 2010	6	15.0	2	5.0	14	35.0	10	25.0	8	20.0	40	175,000	199,714
Trois-Rivières CMA													
Q2 2011	0	0.0	5	7.1	32	45.7	17	24.3	16	22.9	70	187,500	208,529
Q2 2010	4	5.5	5	6.8	25	34.2	24	32.9	15	20.5	73	200,000	208,307
Year-to-date 2011	2	2.1	8	8.4	42	44.2	22	23.2	21	22.1	95	185,000	208,842
Year-to-date 2010	7	6.7	5	4.8	33	31.7	37	35.6	22	21.2	104	200,000	207,503

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 Second Quarter 2011						
Submarket	Q2 2011	Q2 2010	% Change	YTD 2011	YTD 2010	% Change
Centre	217,658	207,591	4.8	225,239	212,371	6.1
Trois-Rivières	250,133	205,460	21.7	262,961	218,604	20.3
Trois-Rivières-Ouest	--	230,568	n/a	--	233,262	n/a
Cap-de-la-Madeleine	184,158	191,525	-3.8	183,450	195,143	-6.0
Remainder of the CMA	197,688	209,277	-5.5	195,283	199,714	-2.2
Bécancour	183,182	178,821	2.4	175,570	167,636	4.7
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	--	239,727	n/a	271,600	221,220	22.8
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	208,529	208,307	0.1	208,842	207,503	0.6

Source: CMHC (Market Absorption Survey)

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

Table 5: MLS® Residential Activity[1] for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2011	224	358	484	160,915	6.5	159,557	7.2
Q2 2010	217	321	396	149,386	5.5	145,222	5.1
% Change	3.2	11.5	22.3	7.7	n/a	9.9	n/a
YTD 2011	443	742	482	162,654	6.5	n/a	n/a
YTD 2010	451	715	370	148,577	4.9	n/a	n/a
% Change	-1.8	3.8	30.2	9.5	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2011	20	--	72	--	--	--	--
Q2 2010	13	--	37	--	--	--	--
% Change	53.8	n/a	95.5	n/a	n/a	n/a	n/a
YTD 2011	29	--	66	--	--	n/a	n/a
YTD 2010	26	--	39	--	--	n/a	n/a
% Change	11.5	n/a	69.2	n/a	n/a	n/a	n/a
PLEX*							
Q2 2011	38	--	111	--	8.8	--	9.0
Q2 2010	36	--	81	--	6.8	--	5.9
% Change	5.6	n/a	36.9	n/a	n/a	n/a	n/a
YTD 2011	77	--	115	150,545	9.0	n/a	n/a
YTD 2010	74	--	77	158,158	6.2	n/a	n/a
% Change	4.1	n/a	50.2	-4.8	n/a	n/a	n/a
TOTAL							
Q2 2011	282	460	672	156,078	7.2	157,886	7.8
Q2 2010	269	415	523	149,646	5.8	146,238	5.5
% Change	4.8	10.8	28.6	4.3	n/a	8.0	n/a
YTD 2011	549	961	667	158,879	7.3	n/a	n/a
YTD 2010	556	907	495	148,910	5.3	n/a	n/a
% Change	-1.3	6.0	34.8	6.7	n/a	n/a	n/a

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[1] Source: QFREB by Centris®.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to QFREB for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators Second Quarter 2011											
		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	109.7	114.0	66.3	9.8	59.8	696
	February	604	3.60	5.39	110.0	114.2	65.0	10.0	58.7	702
	March	631	3.60	5.85	110.9	114.5	63.6	10.0	57.4	713
	April	655	3.80	6.25	110.9	114.8	64.1	9.5	57.5	721
	May	639	3.70	5.99	111.3	114.9	65.2	8.9	58.1	723
	June	633	3.60	5.89	111.4	114.8	66.5	8.3	58.7	722
	July	627	3.50	5.79	111.4	114.5	67.1	8.3	59.2	720
	August	604	3.30	5.39	111.6	114.6	66.8	9.0	59.4	721
	September	604	3.30	5.39	113.0	114.8	67.1	9.3	59.9	724
	October	598	3.20	5.29	113.2	115.2	67.3	8.9	59.7	729
	November	607	3.35	5.44	113.4	115.6	67.5	8.8	59.7	726
	December	592	3.35	5.19	113.0	115.8	67.5	8.4	59.4	725
2011	January	592	3.35	5.19	113.6	116.4	67.9	9.0	60.1	727
	February	607	3.50	5.44	113.9	116.7	69.1	8.4	60.7	731
	March	601	3.50	5.34	113.9	118.3	69.2	8.5	60.8	728
	April	621	3.70	5.69	114.2	118.5	68.6	8.7	60.4	720
	May	616	3.70	5.59	114.7	118.9	68.2	8.5	59.8	716
	June	604	3.50	5.39		118.2	68.5	8.5	60.2	712
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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