HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Rivières CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter

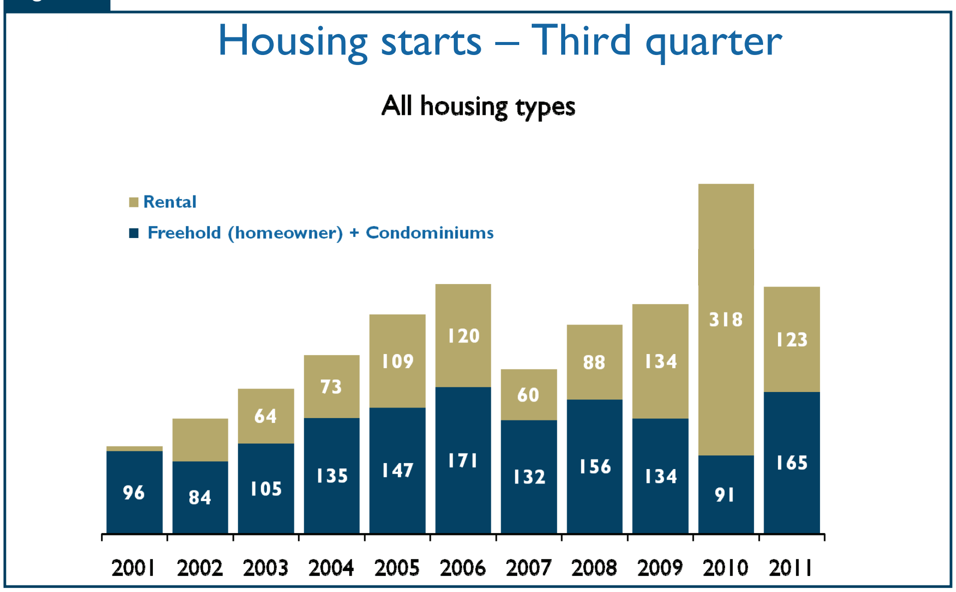
Trois-Rivières housing starts in the third quarter of 2011

Following the trend of the first two quarters of the year, housing activity in the Trois-Rivières census metropolitan area (CMA) slowed down in the third quarter of 2011.

In fact, according to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), 288 dwellings were started from July to September 2011, compared to 409 during the corresponding period a year earlier.

Just like in first six months, the rental housing segment was responsible for the decrease in starts noted during the third quarter of 2011 in the

Figure 1



Source: CMHC

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Trois-Rivières area. In all, foundations were laid for 123 rental housing units from July to September 2011, compared to 318 during the same quarter last year (-61 per cent). This decline in rental housing construction reflects the easing of the rental market that began in 2010 in the CMA. The recent increase in the vacancy rate in the area (to 3.9 per cent) has tempered the production of rental housing. In fact, this trend should continue over the coming years, and rental housing construction, which reached record levels in recent years, will slow down in the CMA.

Starts of freehold homes[1], for their part, registered an increase in the third quarter of 2011 (+81 per cent), in comparison with the corresponding quarter in 2010. Lastly, no new condominiums got under way from July to September 2011, as was the case in the third quarter of 2010.

Elsewhere in the Mauricie area, housing starts fell slightly in the agglomeration of Shawinigan, as foundations were laid for 58 dwellings in the third quarter of this year, versus 59 during the same quarter last year. In La Tuque, activity remained stable, and only 1 start was recorded from July to September 2011.

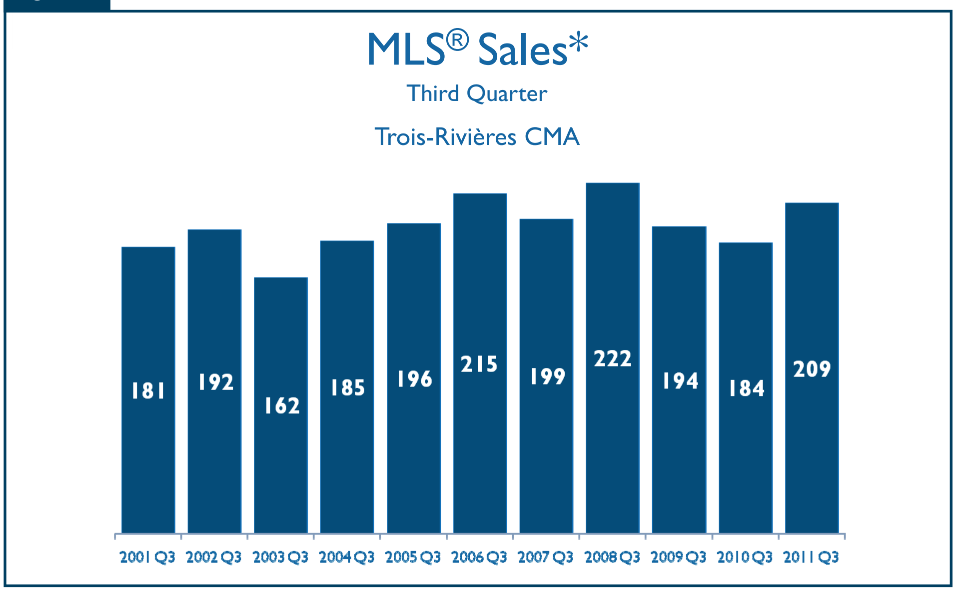
In all urban centres with 10,000 or more inhabitants across Quebec, 30 420 starts were enumerated during the first nine months of 2011, for a decrease of 6 per cent from the same period in 2010. Among the CMAs in Quebec, only Saguenay posted a gain in housing starts (+6 per cent). Decreases were registered in Trois-Rivières (-46 per cent), Gatineau (-19 per cent), Québec (-16 per cent), Sherbrooke (-13 per cent) and Montréal (-1 per cent).

Sales up in the third quarter

Resale market activity was strong during the third quarter of 2011 in the Trois-Rivières census metropolitan area (CMA). According to data from the Quebec Federation of Real Estate Boards (QFREB), sales of residential properties[2] registered from July to September 2011 were up by 14 per cent over the corresponding period in 2010. In all, 209 homes changed hands in the third quarter, compared to 184 during the same quarter last year. Still favourable financing conditions, strong net migration, a greater choice of properties for sale and a fairly active job market since the beginning of the year supported sales of residential properties in the CMA.

On the supply side, the inventory of properties for sale on the market continued to rise. At the end of the third quarter, 647 homes had "For Sale" signs, up from 412 at the same time in 2010. This increase in the number of properties for sale reflected a gradual easing of the

Figure 2

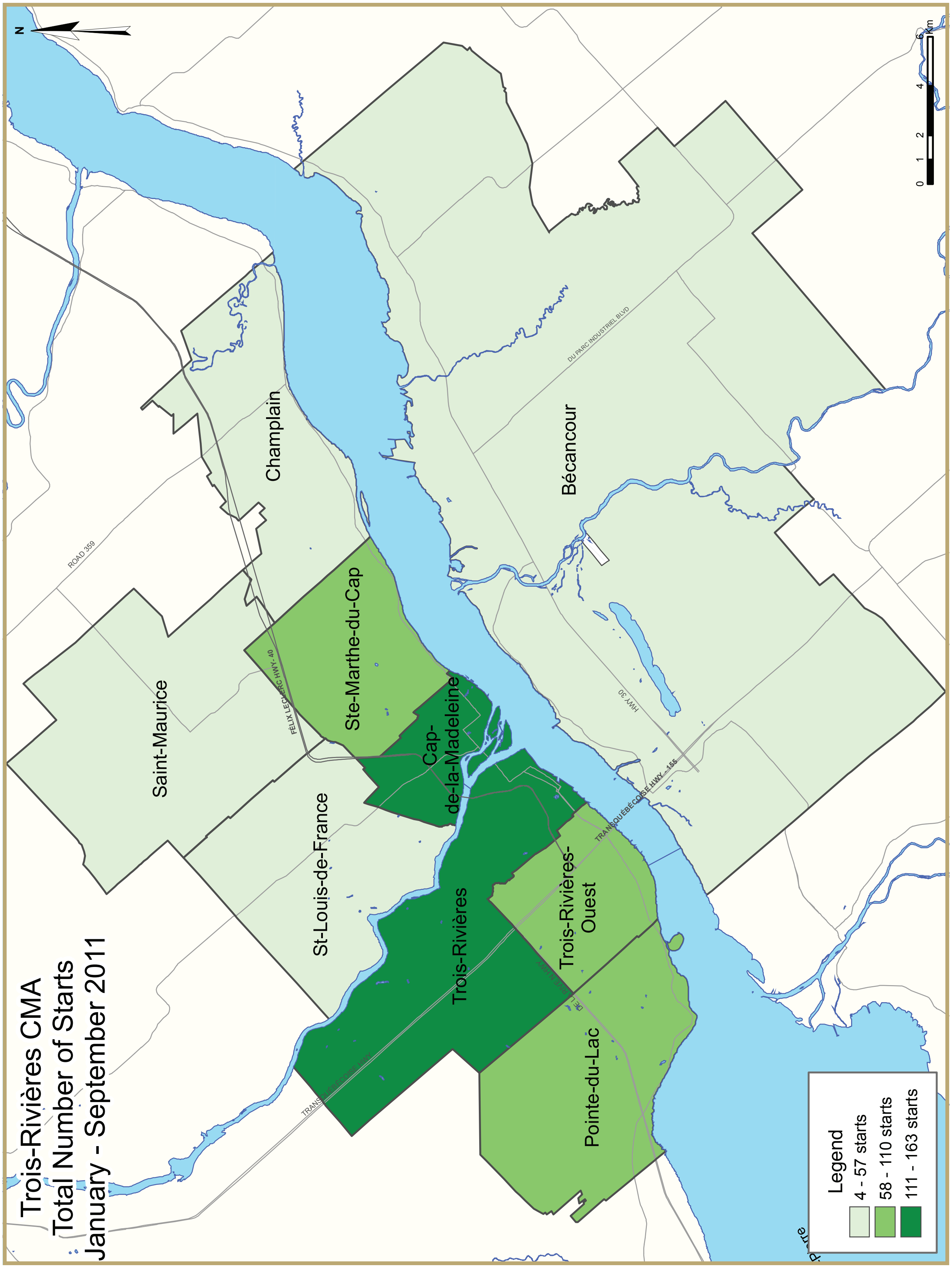


Source: QFREB by Centris®
Calculations: CMHC
** Smoothed data: average for the last four quarters to reduce strong variations from one quarter to another and give a clearer trend*

[1] Freehold homes refer to dwellings where the owner also holds the title of ownership to the land.
[2] Total residential sales

market; in fact, the last time the level of listings was comparable dates back to the first quarter of 2002. However, the rise in sales in the third quarter was not sufficient to offset this growth in supply, which pushed up the seller-to-buyer ratio. An indicator of the power relationship between sellers and buyers, this ratio reached 9,3 to 1, compared to 8,5 to 1 for the same period a year earlier. This power relationship, which has been favouring sellers since 2002, has been moving towards balanced conditions.

Despite this easing, prices continued to rise as, for the first nine months of 2011, the average price of homes reached $157,690 in the CMA, up by 5 per cent over the corresponding period in 2010. From January to September 2011, 759 sales were registered, compared to 741 in the corresponding period a year earlier (+3 per cent).


Trois-Rivières CMA
Total Number of Starts
January - September 2011
Saint-Maurice
Champlain
Bécancour
Ste-Marthe-du-Cap
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
ROAD 359
DU PARC INDUSTRIEL BLVD
HWY 30
Legend
4 - 57 starts
58 - 110 starts
111 - 163 starts
N
0 1 2 4 6 Km

HOUSING NOW REPORT TABLES

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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 Third 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									
Q3 2011	93	62	10	0	0	0	0	123	288
Q3 2010	81	10	0	0	0	0	0	318	409
% Change	14.8	**	n/a	n/a	n/a	n/a	n/a	-61.3	-29.6
Year-to-date 2011	231	108	18	0	0	50	0	294	701
Year-to-date 2010	262	128	6	0	0	8	0	884	1,288
% Change	-11.8	-15.6	200.0	n/a	n/a	**	n/a	-66.7	-45.6
UNDER CONSTRUCTION									
Q3 2011	36	64	8	0	0	22	0	163	293
Q3 2010	41	12	2	0	0	0	0	535	590
% Change	-12.2	**	**	n/a	n/a	n/a	n/a	-69.5	-50.3
COMPLETIONS									
Q3 2011	123	54	10	0	0	74	0	547	808
Q3 2010	105	44	4	0	0	22	0	154	329
% Change	17.1	22.7	150.0	n/a	n/a	**	n/a	**	145.6
Year-to-date 2011	229	102	12	0	0	98	0	729	1,170
Year-to-date 2010	256	134	12	0	0	76	0	505	995
% Change	-10.5	-23.9	0.0	n/a	n/a	28.9	n/a	44.4	17.6
COMPLETED & NOT ABSORBED									
Q3 2011	15	20	2	0	0	34	0	389	460
Q3 2010	11	25	0	0	0	24	0	41	101
% Change	36.4	-20.0	n/a	n/a	n/a	41.7	n/a	**	**
ABSORBED									
Q3 2011	122	59	8	0	0	68	0	214	471
Q3 2010	113	43	4	0	0	30	0	224	414
% Change	8.0	37.2	100.0	n/a	n/a	126.7	n/a	-4.5	13.8
Year-to-date 2011	232	114	10	0	0	91	0	393	840
Year-to-date 2010	267	130	12	0	0	71	0	555	1,035
% Change	-13.1	-12.3	-16.7	n/a	n/a	28.2	n/a	-29.2	-18.8

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

Table 1.1: Housing Activity Summary by Submarket
Third 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									
Q3 2011	41	56	2	0	0	0	0	71	170
Q3 2010	35	4	0	0	0	0	0	246	285
Remainder of the CMA									
Q3 2011	52	6	8	0	0	0	0	52	118
Q3 2010	46	6	0	0	0	0	0	72	124
Trois-Rivières CMA									
Q3 2011	93	62	10	0	0	0	0	123	288
Q3 2010	81	10	0	0	0	0	0	318	409
UNDER CONSTRUCTION									
Centre									
Q3 2011	16	54	4	0	0	18	0	109	201
Q3 2010	19	6	2	0	0	0	0	479	506
Remainder of the CMA									
Q3 2011	20	10	4	0	0	4	0	54	92
Q3 2010	22	6	0	0	0	0	0	56	84
Trois-Rivières CMA									
Q3 2011	36	64	8	0	0	22	0	163	293
Q3 2010	41	12	2	0	0	0	0	535	590
COMPLETIONS									
Centre									
Q3 2011	52	38	0	0	0	58	0	475	623
Q3 2010	52	28	2	0	0	10	0	105	197
Remainder of the CMA									
Q3 2011	71	16	10	0	0	16	0	72	185
Q3 2010	53	16	2	0	0	12	0	49	132
Trois-Rivières CMA									
Q3 2011	123	54	10	0	0	74	0	547	808
Q3 2010	105	44	4	0	0	22	0	154	329

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2011	11	16	0	0	0	16	0	366	409
Q3 2010	8	13	0	0	0	13	0	29	63
Remainder of the CMA									
Q3 2011	4	4	2	0	0	18	0	23	51
Q3 2010	3	12	0	0	0	11	0	12	38
Trois-Rivières CMA									
Q3 2011	15	20	2	0	0	34	0	389	460
Q3 2010	11	25	0	0	0	24	0	41	101
ABSORBED									
Centre									
Q3 2011	50	39	0	0	0	56	0	140	285
Q3 2010	55	37	2	0	0	17	0	154	265
Remainder of the CMA									
Q3 2011	72	20	8	0	0	12	0	74	186
Q3 2010	58	6	2	0	0	13	0	70	149
Trois-Rivières CMA									
Q3 2011	122	59	8	0	0	68	0	214	471
Q3 2010	113	43	4	0	0	30	0	224	414

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

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centre	41	35	56	4	0	0	73	246	170	285	-40.4
Trois-Rivières	12	20	50	0	0	0	8	219	70	239	-70.7
Trois-Rivières-Ouest	7	9	6	4	0	0	0	8	13	21	-38.1
Cap-de-la-Madeleine	22	6	0	0	0	0	65	19	87	25	**
Remainder of the CMA	52	46	6	6	0	0	60	72	118	124	-4.8
Bécancour	16	18	0	0	0	0	0	36	16	54	-70.4
Champlain	4	2	0	0	0	0	0	0	4	2	100.0
Pointe-du-Lac	13	8	0	2	0	0	18	0	31	10	**
St-Louis-de-France	7	6	4	4	0	0	2	12	13	22	-40.9
Sainte-Marthe-du-Cap	6	4	2	0	0	0	40	24	48	28	71.4
Saint-Maurice	6	8	0	0	0	0	0	0	6	8	-25.0
Trois-Rivières CMA	93	81	62	10	0	0	133	318	288	409	-29.6

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	101	125	82	92	0	0	244	750	427	967	-55.8
Trois-Rivières	34	51	60	54	0	0	62	545	156	650	-76.0
Trois-Rivières-Ouest	22	37	22	36	0	0	64	123	108	196	-44.9
Cap-de-la-Madeleine	45	37	0	2	0	0	118	82	163	121	34.7
Remainder of the CMA	130	137	26	36	0	0	118	148	274	321	-14.6
Bécancour	44	57	2	4	0	0	0	55	46	116	-60.3
Champlain	4	5	0	0	0	0	0	0	4	5	-20.0
Pointe-du-Lac	25	24	2	12	0	0	60	30	87	66	31.8
St-Louis-de-France	13	18	8	12	0	0	10	23	31	53	-41.5
Sainte-Marthe-du-Cap	14	11	14	8	0	0	48	38	76	57	33.3
Saint-Maurice	30	22	0	0	0	0	0	2	30	24	25.0
Trois-Rivières CMA	231	262	108	128	0	0	362	898	701	1,288	-45.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centre	0	0	0	0	2	0	71	246
Trois-Rivières	0	0	0	0	2	0	6	219
Trois-Rivières-Ouest	0	0	0	0	0	0	0	8
Cap-de-la-Madeleine	0	0	0	0	0	0	65	19
Remainder of the CMA	0	0	0	0	8	0	52	72
Bécancour	0	0	0	0	0	0	0	36
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	16	0
St-Louis-de-France	0	0	0	0	2	0	0	12
Sainte-Marthe-du-Cap	0	0	0	0	4	0	36	24
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	10	0	123	318

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	44	10	200	740
Trois-Rivières	0	0	0	0	2	4	60	541
Trois-Rivières-Ouest	0	0	0	0	38	4	26	119
Cap-de-la-Madeleine	0	0	0	0	4	2	114	80
Remainder of the CMA	0	0	0	0	24	4	94	144
Bécancour	0	0	0	0	0	0	0	55
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	6	2	54	28
St-Louis-de-France	0	0	0	0	10	0	0	23
Sainte-Marthe-du-Cap	0	0	0	0	8	0	40	38
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	68	14	294	884

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centre	99	39	0	0	71	246	170	285
Trois-Rivières	64	20	0	0	6	219	70	239
Trois-Rivières-Ouest	13	13	0	0	0	8	13	21
Cap-de-la-Madeleine	22	6	0	0	65	19	87	25
Remainder of the CMA	66	52	0	0	52	72	118	124
Bécancour	16	18	0	0	0	36	16	54
Champlain	4	2	0	0	0	0	4	2
Pointe-du-Lac	15	10	0	0	16	0	31	10
St-Louis-de-France	13	10	0	0	0	12	13	22
Sainte-Marthe-du-Cap	12	4	0	0	36	24	48	28
Saint-Maurice	6	8	0	0	0	0	6	8
Trois-Rivières CMA	165	91	0	0	123	318	288	409

Table 2.5: Starts by Submarket and by Intended Market January - September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centre	185	219	42	8	200	740	427	967
Trois-Rivières	96	105	0	4	60	541	156	650
Trois-Rivières-Ouest	44	73	38	4	26	119	108	196
Cap-de-la-Madeleine	45	41	4	0	114	80	163	121
Remainder of the CMA	172	177	8	0	94	144	274	321
Bécancour	46	61	0	0	0	55	46	116
Champlain	4	5	0	0	0	0	4	5
Pointe-du-Lac	33	38	0	0	54	28	87	66
St-Louis-de-France	23	30	8	0	0	23	31	53
Sainte-Marthe-du-Cap	36	19	0	0	40	38	76	57
Saint-Maurice	30	24	0	0	0	0	30	24
Trois-Rivières CMA	357	396	50	8	294	884	701	1,288

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centre	52	52	38	28	0	0	533	117	623	197	**
Trois-Rivières	12	29	26	16	0	0	482	46	520	91	**
Trois-Rivières-Ouest	16	9	12	12	0	0	42	46	70	67	4.5
Cap-de-la-Madeleine	24	14	0	0	0	0	9	25	33	39	-15.4
Remainder of the CMA	71	53	16	16	0	0	98	63	185	132	40.2
Bécancour	27	23	0	2	0	0	28	19	55	44	25.0
Champlain	4	2	2	0	0	0	0	0	6	2	200.0
Pointe-du-Lac	15	7	2	2	0	0	28	6	45	15	200.0
St-Louis-de-France	6	8	2	8	0	0	6	12	14	28	-50.0
Sainte-Marthe-du-Cap	8	3	10	4	0	0	36	24	54	31	74.2
Saint-Maurice	11	10	0	0	0	0	0	2	11	12	-8.3
Trois-Rivières CMA	123	105	54	44	0	0	631	180	808	329	145.6

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	95	132	72	98	0	0	670	427	837	657	27.4
Trois-Rivières	29	54	50	64	0	0	500	186	579	304	90.5
Trois-Rivières-Ouest	22	32	22	32	0	0	60	143	104	207	-49.8
Cap-de-la-Madeleine	44	46	0	2	0	0	110	98	154	146	5.5
Remainder of the CMA	134	124	30	36	0	0	169	178	333	338	-1.5
Bécancour	54	44	8	8	0	0	74	73	136	125	8.8
Champlain	4	6	2	2	0	0	0	4	6	12	-50.0
Pointe-du-Lac	23	23	2	10	0	0	41	22	66	55	20.0
St-Louis-de-France	12	16	6	10	0	0	10	29	28	55	-49.1
Sainte-Marthe-du-Cap	14	13	12	6	0	0	44	48	70	67	4.5
Saint-Maurice	27	22	0	0	0	0	0	2	27	24	12.5
Trois-Rivières CMA	229	256	102	134	0	0	839	605	1,170	995	17.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centre	0	0	0	0	58	12	475	105
Trois-Rivières	0	0	0	0	16	0	466	46
Trois-Rivières-Ouest	0	0	0	0	42	10	0	36
Cap-de-la-Madeleine	0	0	0	0	0	2	9	23
Remainder of the CMA	0	0	0	0	26	14	72	49
Bécancour	0	0	0	0	12	12	16	7
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	26	6
St-Louis-de-France	0	0	0	0	6	0	0	12
Sainte-Marthe-du-Cap	0	0	0	0	6	0	30	24
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	84	26	547	154

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	70	40	600	375
Trois-Rivières	0	0	0	0	16	20	484	154
Trois-Rivières-Ouest	0	0	0	0	42	14	18	129
Cap-de-la-Madeleine	0	0	0	0	12	6	98	92
Remainder of the CMA	0	0	0	0	40	48	129	130
Bécancour	0	0	0	0	24	36	50	37
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	4	10	37	12
St-Louis-de-France	0	0	0	0	6	0	4	29
Sainte-Marthe-du-Cap	0	0	0	0	6	0	38	48
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	110	88	729	505

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Third Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centre	90	82	58	10	475	105	623	197
Trois-Rivières	38	45	16	0	466	46	520	91
Trois-Rivières-Ouest	28	21	42	10	0	36	70	67
Cap-de-la-Madeleine	24	16	0	0	9	23	33	39
Remainder of the CMA	97	71	16	12	72	49	185	132
Bécancour	27	25	12	12	16	7	55	44
Champlain	6	2	0	0	0	0	6	2
Pointe-du-Lac	19	9	0	0	26	6	45	15
St-Louis-de-France	10	16	4	0	0	12	14	28
Sainte-Marthe-du-Cap	24	7	0	0	30	24	54	31
Saint-Maurice	11	12	0	0	0	0	11	12
Trois-Rivières CMA	187	153	74	22	547	154	808	329

Table 3.5: Completions by Submarket and by Intended Market January - September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centre	167	236	70	34	600	375	837	657
Trois-Rivières	79	118	16	20	484	154	579	304
Trois-Rivières-Ouest	44	64	42	14	18	129	104	207
Cap-de-la-Madeleine	44	54	12	0	98	92	154	146
Remainder of the CMA	176	166	28	42	129	130	333	338
Bécancour	62	52	24	36	50	37	136	125
Champlain	6	8	0	0	0	4	6	12
Pointe-du-Lac	29	37	0	6	37	12	66	55
St-Louis-de-France	20	26	4	0	4	29	28	55
Sainte-Marthe-du-Cap	32	19	0	0	38	48	70	67
Saint-Maurice	27	24	0	0	0	0	27	24
Trois-Rivières CMA	343	402	98	76	729	505	1,170	995

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2011	2	4.2	1	2.1	16	33.3	17	35.4	12	25.0	48	200,000	214,512
Q3 2010	0	0.0	1	3.3	10	33.3	9	30.0	10	33.3	30	206,189	225,835
Year-to-date 2011	2	2.2	3	3.3	33	36.3	29	31.9	24	26.4	91	200,000	219,581
Year-to-date 2010	1	1.1	4	4.3	29	30.9	36	38.3	24	25.5	94	200,000	216,668
Remainder of the CMA													
Q3 2011	2	3.5	8	14.0	17	29.8	17	29.8	13	22.8	57	200,000	207,234
Q3 2010	4	12.5	4	12.5	13	40.6	6	18.8	5	15.6	32	167,000	182,656
Year-to-date 2011	4	3.7	14	12.8	42	38.5	27	24.8	22	20.2	109	185,000	201,532
Year-to-date 2010	10	13.9	6	8.3	27	37.5	16	22.2	13	18.1	72	172,500	192,133
Trois-Rivières CMA													
Q3 2011	4	3.8	9	8.6	33	31.4	34	32.4	25	23.8	105	200,000	210,561
Q3 2010	4	6.5	5	8.1	23	37.1	15	24.2	15	24.2	62	193,628	203,549
Year-to-date 2011	6	3.0	17	8.5	75	37.5	56	28.0	46	23.0	200	200,000	209,744
Year-to-date 2010	11	6.6	10	6.0	56	33.7	52	31.3	37	22.3	166	200,000	206,026

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 Third Quarter 2011						
Submarket	Q3 2011	Q3 2010	% Change	YTD 2011	YTD 2010	% Change
Centre	214,512	225,835	-5.0	219,581	216,668	1.3
Trois-Rivières	218,818	232,229	-5.8	245,028	223,813	9.5
Trois-Rivières-Ouest	255,212	--	n/a	255,162	231,183	10.4
Cap-de-la-Madeleine	187,917	217,106	-13.4	185,790	201,079	-7.6
Remainder of the CMA	207,234	182,656	13.5	201,532	192,133	4.9
Bécancour	181,410	171,053	6.1	178,550	169,665	5.2
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	267,863	--	n/a	269,358	228,215	18.0
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	198,333	--	n/a
Saint-Maurice	--	--	n/a	174,923	--	n/a
Trois-Rivières CMA	210,561	203,549	3.4	209,744	206,026	1.8

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							
						Last Four Quarters[3]	
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q3 2011	159	295	451	157,559	8.5	159,487	7.3
Q3 2010	138	299	388	157,635	8.4	147,441	5.7
% Change	15.2	-1.3	16.3	0.0	n/a	8.2	n/a
YTD 2011	602	1,038	472	161,309	7.1	n/a	n/a
YTD 2010	589	1,014	376	150,698	5.7	n/a	n/a
% Change	2.2	2.4	25.6	7.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2011	17	--	66	--	--	--	--
Q3 2010	10	--	36	--	--	--	--
% Change	70.0	n/a	84.1	n/a	n/a	n/a	n/a
YTD 2011	46	--	66	140,940	12.9	n/a	n/a
YTD 2010	36	--	38	123,229	9.5	n/a	n/a
% Change	27.8	n/a	73.9	14.4	n/a	n/a	n/a
PLEX*							
Q3 2011	33	--	123	--	11.2	--	9.9
Q3 2010	35	--	89	--	7.6	--	6.0
% Change	-5.7	n/a	38.6	n/a	n/a	n/a	n/a
YTD 2011	109	--	118	148,330	9.8	n/a	n/a
YTD 2010	109	--	81	160,626	6.7	n/a	n/a
% Change	0.0	n/a	46.5	-7.7	n/a	n/a	n/a
TOTAL							
Q3 2011	209	412	647	154,373	9.3	157,328	8.0
Q3 2010	183	391	518	156,996	8.5	148,376	6.0
% Change	14.2	5.4	25.0	-1.7	n/a	6.0	n/a
YTD 2011	757	1,374	661	157,690	7.9	n/a	n/a
YTD 2010	739	1,298	502	150,912	6.1	n/a	n/a
% Change	2.4	5.9	31.6	4.5	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 Third 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	114.6	118.2	68.5	8.5	60.2	712
	July	604	3.50	5.39	114.5	118.3	69.2	8.1	60.4	716
	August	604	3.50	5.39	114.8	118.5	68.7	8.4	60.1	722
	September	592	3.50	5.19		118.7	68.7	8.7	60.1	737
	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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