

HOUSING NOW

Hamilton and Brantford CMAs



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2012

New Home Market

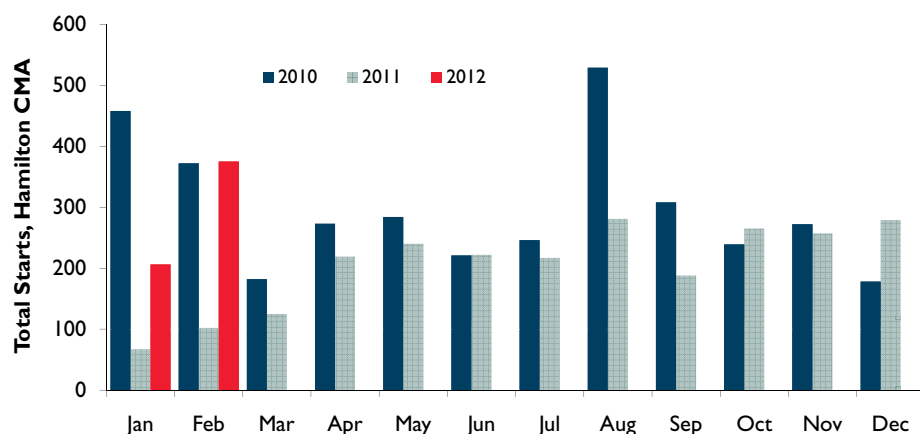
February Starts Higher in Hamilton

New home starts in the Hamilton Census Metropolitan Area (CMA) reached 375 starts in February, more than triple the 102 homes started in February a year ago. Nearly 80 per cent of starts during the month of February were of townhouses (mostly freehold) and condominium apartments. Higher-density construction is becoming

more common in the Hamilton CMA, as builders aim to meet the needs of buyers today. Some buyers find higher-density living is suitable for their smaller household sizes and more active lifestyles. Townhouses in Hamilton and Grimsby, and condominium apartments in Burlington led the rise in new home construction. Townhouse building has become more prevalent in Grimsby in recent months, and the trend is expected to continue as the city accommodates the rising population. Population growth in Grimsby was 5.8

Figure 1

Housing Starts Tripled in Hamilton



Source: CMHC

Table of Contents

- I **New Home Market**
- 3 **Maps**
- 9 **Tables**

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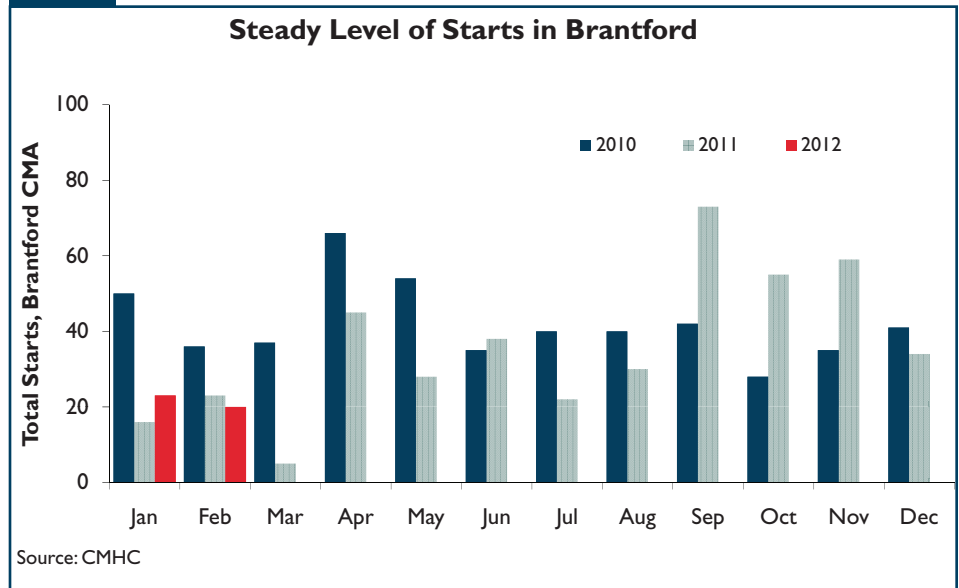
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per cent in 2011, as compared to the previous census year in 2006 whereas for the whole Hamilton CMA it was only 4.1 per cent.

In the Brantford CMA there were 20 starts of new homes, on par with the level of starts a year ago and average for this time of year. The majority of the starts were single-detached homes, but there were a handful of semi-detached homes and townhouses started in the city. In addition to starts, 345 homes were under construction last month, which was a nearly 50 per cent increase from 2011. Warmer weather continued to be favorable to new home construction.

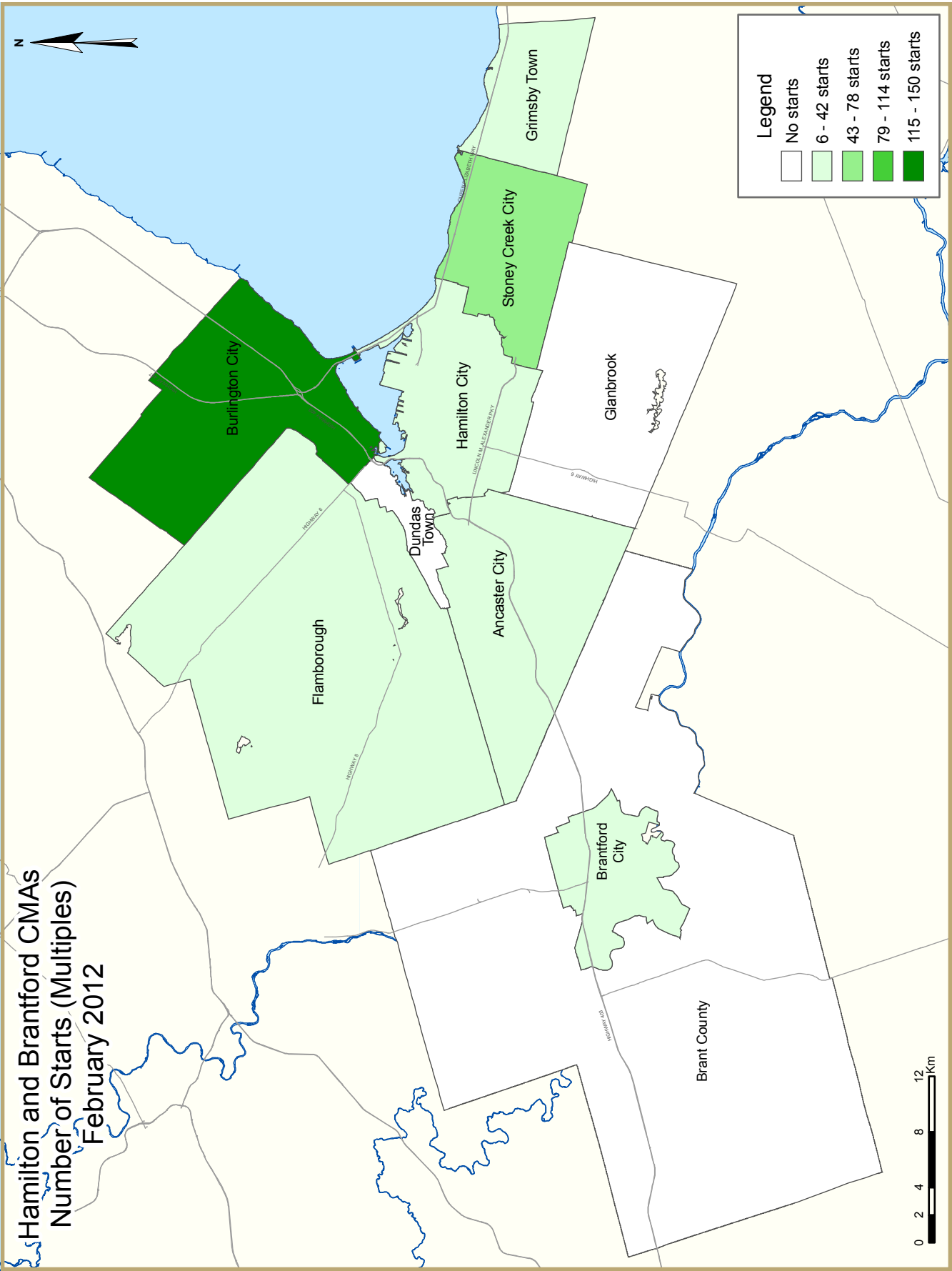
The average price of a new single-detached home continued to climb at a steep pace in the Hamilton CMA and in Burlington (there was insufficient data available for Grimsby). In Burlington, nearly three-quarters of the new homes sold were priced above

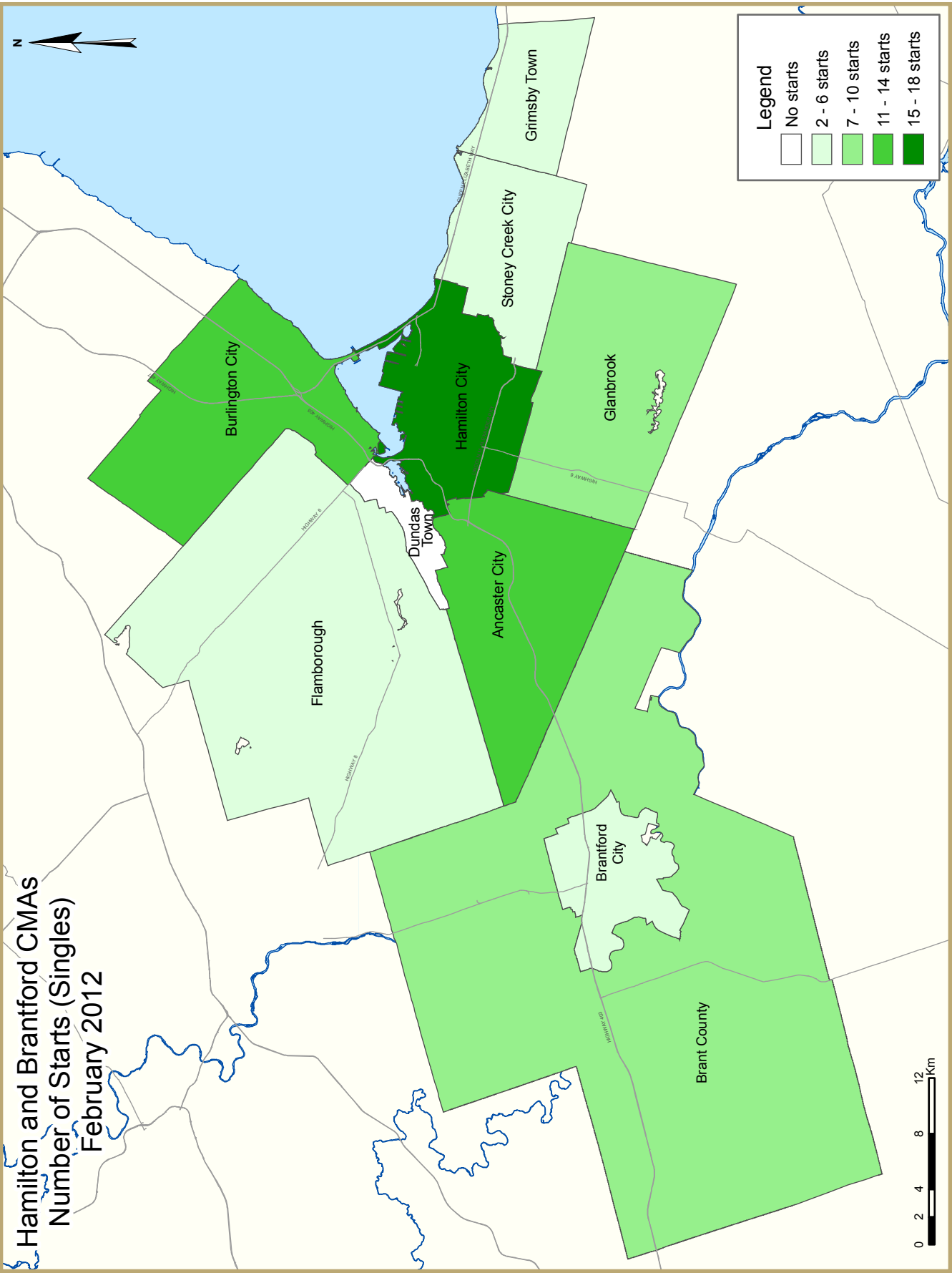
Figure 2

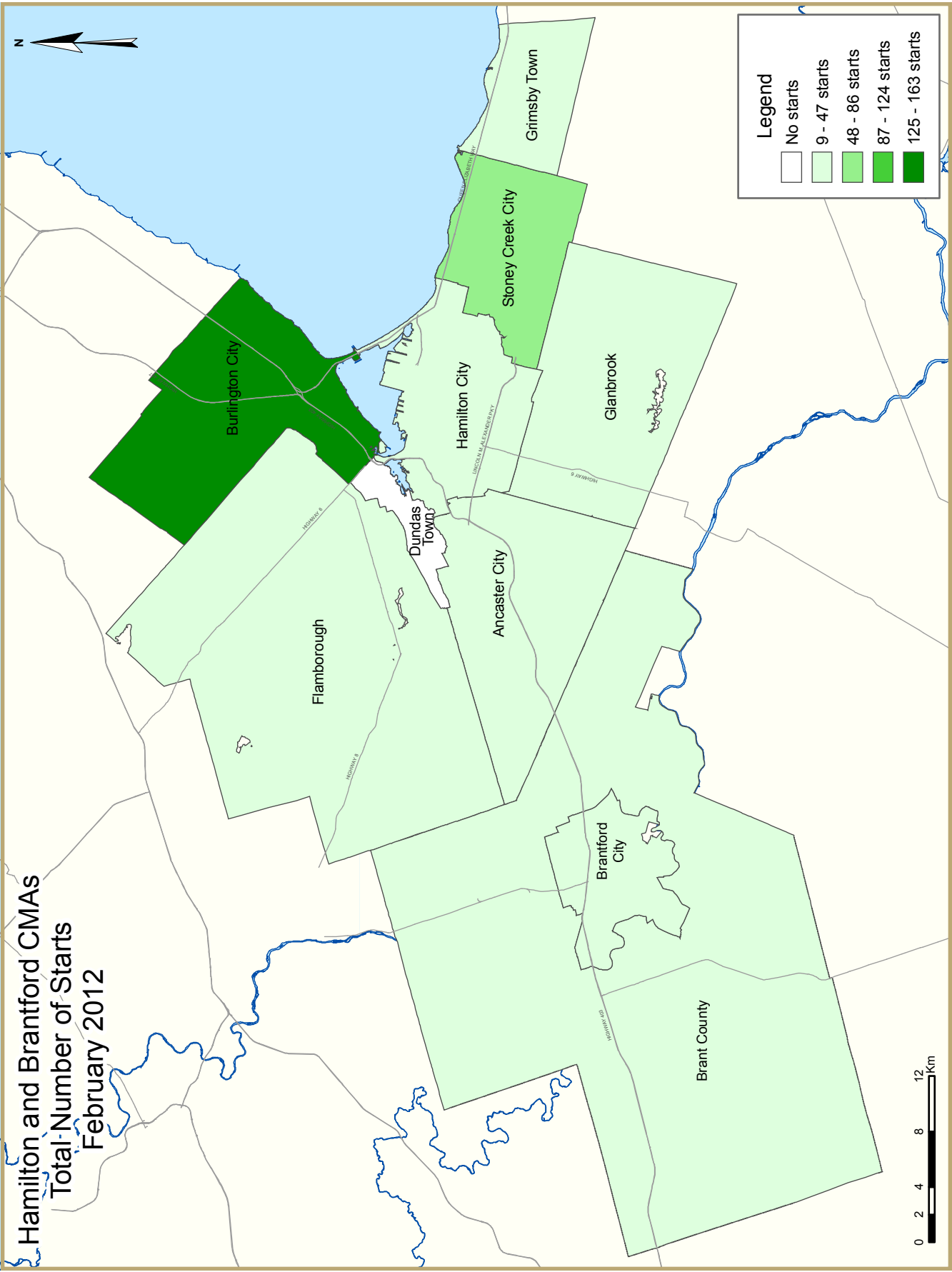


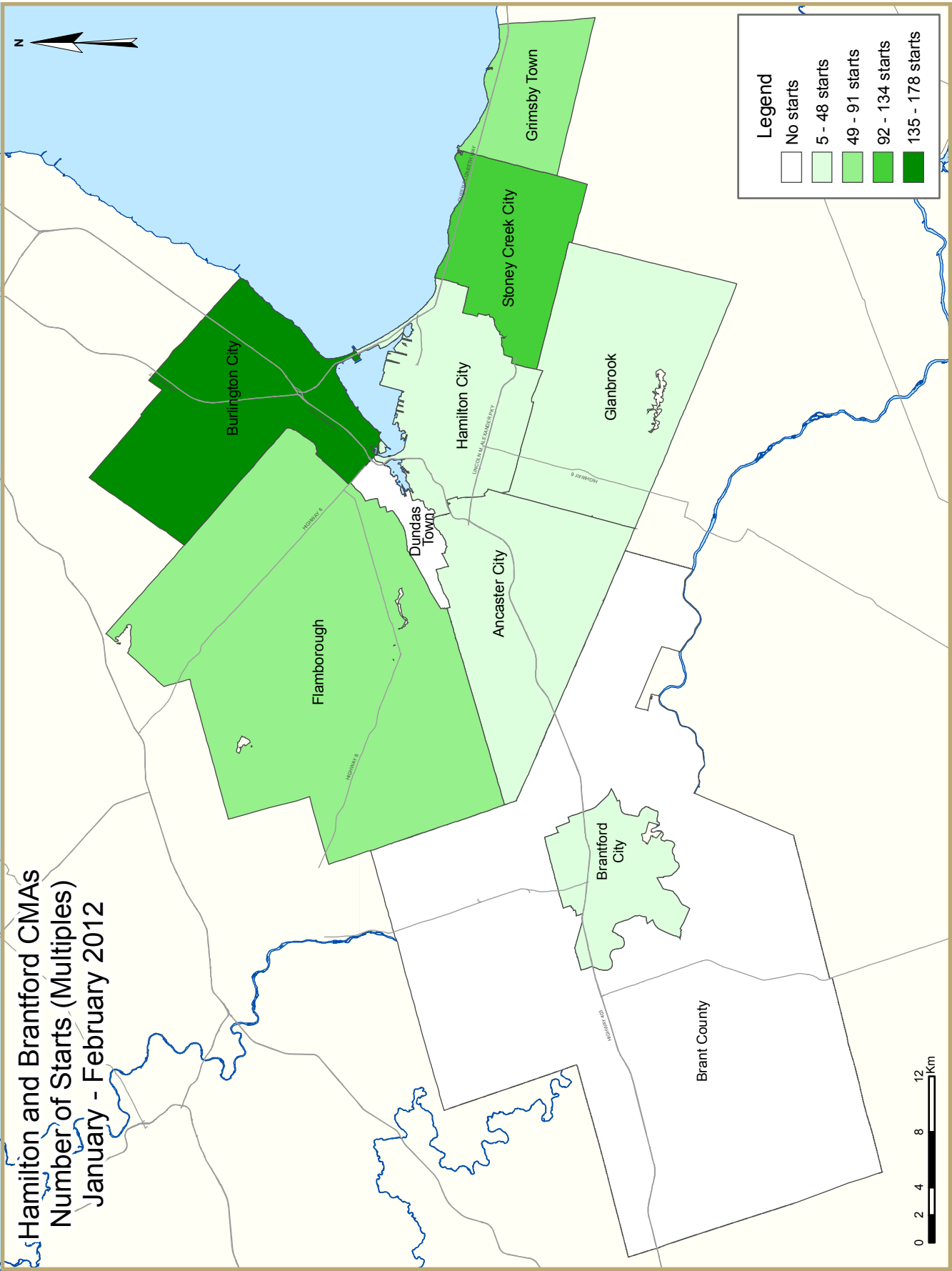
\$500,000. In Hamilton, however, the largest share of new homes sold were still moderately priced (in the \$350,000 - \$399,000 range), even though the average price had risen to \$459,000. This indicates that a small proportion of expensive homes put upward pressure on the average price. In the Brantford

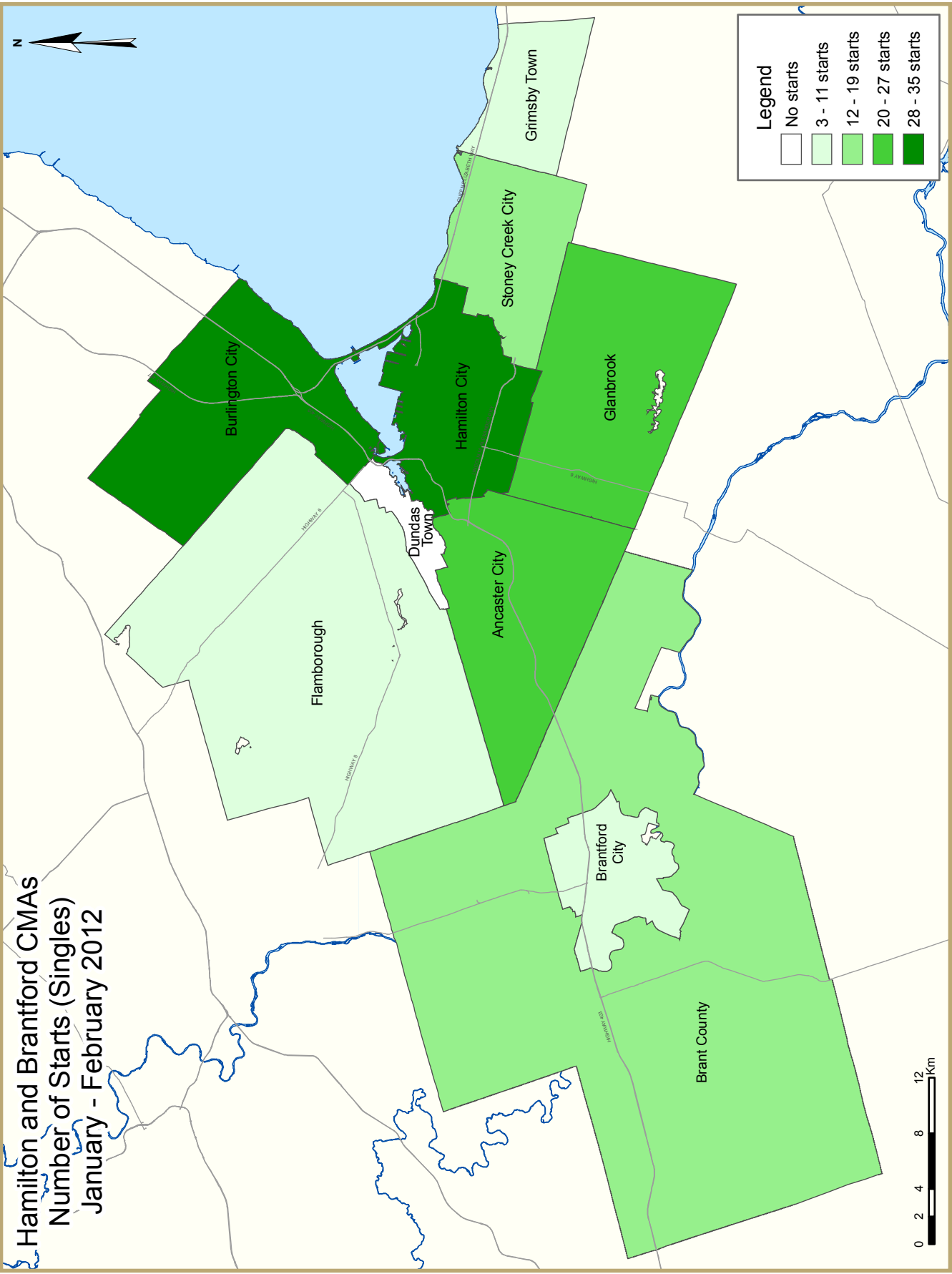
CMA, there was insufficient information to draw conclusions on new home prices in February, but year-to-date prices indicate a decline compared to the first two months of 2011.

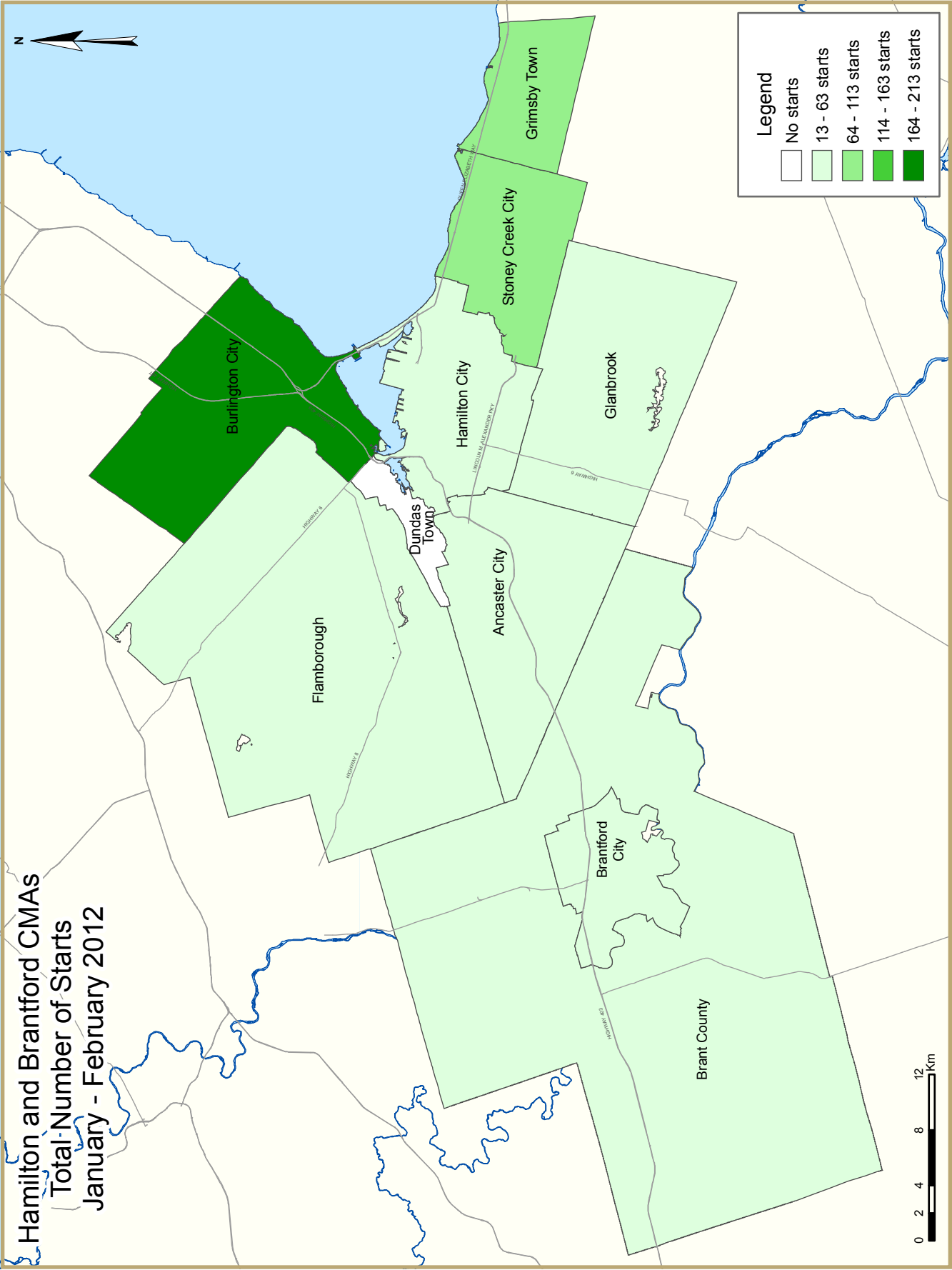












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1a: Housing Activity Summary of Hamilton CMA
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2012	65	12	126	0	22	138	0	12	375
February 2011	85	4	0	1	0	0	0	12	102
% Change	-23.5	200.0	n/a	-100.0	n/a	n/a	n/a	0.0	**
Year-to-date 2012	138	20	233	1	27	138	0	24	581
Year-to-date 2011	149	4	0	1	3	0	0	12	169
% Change	-7.4	**	n/a	0.0	**	n/a	n/a	100.0	**
UNDER CONSTRUCTION									
February 2012	737	48	491	7	225	576	0	437	2,521
February 2011	875	70	407	9	164	712	2	207	2,446
% Change	-15.8	-31.4	20.6	-22.2	37.2	-19.1	-100.0	111.1	3.1
COMPLETIONS									
February 2012	91	2	74	0	23	0	0	0	190
February 2011	90	10	60	0	0	0	0	0	160
% Change	1.1	-80.0	23.3	n/a	n/a	n/a	n/a	n/a	18.8
Year-to-date 2012	188	2	175	3	45	0	0	0	413
Year-to-date 2011	189	18	125	0	4	0	0	0	336
% Change	-0.5	-88.9	40.0	n/a	**	n/a	n/a	n/a	22.9
COMPLETED & NOT ABSORBED									
February 2012	32	0	5	0	3	25	0	17	82
February 2011	25	4	14	4	3	11	0	182	243
% Change	28.0	-100.0	-64.3	-100.0	0.0	127.3	n/a	-90.7	-66.3
ABSORBED									
February 2012	85	2	73	0	23	0	0	0	183
February 2011	90	10	66	0	0	0	0	0	166
% Change	-5.6	-80.0	10.6	n/a	n/a	n/a	n/a	n/a	10.2
Year-to-date 2012	188	2	174	3	45	10	0	0	422
Year-to-date 2011	187	16	136	1	4	0	0	0	344
% Change	0.5	-87.5	27.9	200.0	**	n/a	n/a	n/a	22.7

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

Table 1b: Housing Activity Summary of Brantford CMA
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2012	14	2	4	0	0	0	0	0	20
February 2011	18	0	0	0	5	0	0	0	23
% Change	-22.2	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-13.0
Year-to-date 2012	23	4	15	0	0	0	0	0	42
Year-to-date 2011	31	0	3	0	5	0	0	0	39
% Change	-25.8	n/a	**	n/a	-100.0	n/a	n/a	n/a	7.7
UNDER CONSTRUCTION									
February 2012	138	4	23	0	84	0	35	61	345
February 2011	125	6	39	0	58	0	4	0	232
% Change	10.4	-33.3	-41.0	n/a	44.8	n/a	**	n/a	48.7
COMPLETIONS									
February 2012	6	0	0	0	8	0	0	0	14
February 2011	23	0	0	0	0	0	0	0	23
% Change	-73.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-39.1
Year-to-date 2012	15	0	0	0	8	0	0	0	23
Year-to-date 2011	56	0	0	0	0	0	0	0	56
% Change	-73.2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-58.9
COMPLETED & NOT ABSORBED									
February 2012	25	1	5	0	13	0	6	0	50
February 2011	31	0	12	0	17	3	0	4	67
% Change	-19.4	n/a	-58.3	n/a	-23.5	-100.0	n/a	-100.0	-25.4
ABSORBED									
February 2012	11	0	8	0	8	0	0	0	27
February 2011	18	0	0	0	2	0	0	0	20
% Change	-38.9	n/a	n/a	n/a	**	n/a	n/a	n/a	35.0
Year-to-date 2012	20	2	9	0	8	0	0	0	39
Year-to-date 2011	54	0	1	0	2	0	0	0	57
% Change	-63.0	n/a	**	n/a	**	n/a	n/a	n/a	-31.6

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

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
February 2012	48	12	81	0	22	0	0	12	175
February 2011	66	0	0	0	0	0	0	12	78
Former Hamilton City									
February 2012	18	0	0	0	0	0	0	12	30
February 2011	7	0	0	0	0	0	0	12	19
Stoney Creek City									
February 2012	5	0	55	0	0	0	0	0	60
February 2011	12	0	0	0	0	0	0	0	12
Ancaster City									
February 2012	14	0	0	0	22	0	0	0	36
February 2011	7	0	0	0	0	0	0	0	7
Dundas Town									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	2	0	0	0	0	0	0	0	2
Flamborough									
February 2012	2	12	26	0	0	0	0	0	40
February 2011	3	0	0	0	0	0	0	0	3
Glanbrook									
February 2012	9	0	0	0	0	0	0	0	9
February 2011	35	0	0	0	0	0	0	0	35
City of Burlington									
February 2012	13	0	12	0	0	138	0	0	163
February 2011	9	4	0	0	0	0	0	0	13
Grimsby									
February 2012	4	0	33	0	0	0	0	0	37
February 2011	10	0	0	1	0	0	0	0	11
Hamilton CMA									
February 2012	65	12	126	0	22	138	0	12	375
February 2011	85	4	0	1	0	0	0	12	102
Brant County									
February 2012	9	0	0	0	0	0	0	0	9
February 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2012	5	2	4	0	0	0	0	0	11
February 2011	16	0	0	0	5	0	0	0	21
Brantford CMA									
February 2012	14	2	4	0	0	0	0	0	20
February 2011	18	0	0	0	5	0	0	0	23

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

Table I.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
UNDER CONSTRUCTION										
City of Hamilton										
February 2012	488	48	246	7	190	252	0	287	1,518	
February 2011	660	18	281	3	118	144	2	207	1,433	
Former Hamilton City										
February 2012	87	8	39	0	31	128	0	263	556	
February 2011	131	8	43	0	47	20	2	207	458	
Stoney Creek City										
February 2012	88	0	129	0	0	0	0	0	217	
February 2011	109	4	71	0	4	0	0	0	188	
Ancaster City										
February 2012	181	0	8	7	52	62	0	24	334	
February 2011	219	0	31	0	12	62	0	0	324	
Dundas Town										
February 2012	7	0	0	0	0	62	0	0	69	
February 2011	29	0	0	3	0	62	0	0	94	
Flamborough										
February 2012	16	26	56	0	0	0	0	0	98	
February 2011	56	6	60	0	0	0	0	0	122	
Glanbrook										
February 2012	109	14	14	0	107	0	0	0	244	
February 2011	116	0	69	0	55	0	0	0	240	
City of Burlington										
February 2012	226	0	83	0	23	324	0	150	806	
February 2011	170	52	92	0	34	568	0	0	916	
Grimsby										
February 2012	23	0	162	0	12	0	0	0	197	
February 2011	45	0	34	6	12	0	0	0	97	
Hamilton CMA										
February 2012	737	48	491	7	225	576	0	437	2,521	
February 2011	875	70	407	9	164	712	2	207	2,446	
Brant County										
February 2012	84	0	0	0	21	0	0	0	105	
February 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Brantford City										
February 2012	54	4	23	0	63	0	35	61	240	
February 2011	89	6	33	0	45	0	4	0	177	
Brantford CMA										
February 2012	138	4	23	0	84	0	35	61	345	
February 2011	125	6	39	0	58	0	4	0	232	

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

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
February 2012	56	2	66	0	23	0	0	0	147
February 2011	67	4	60	0	0	0	0	0	131
Former Hamilton City									
February 2012	14	2	26	0	11	0	0	0	53
February 2011	8	0	0	0	0	0	0	0	8
Stoney Creek City									
February 2012	7	0	26	0	0	0	0	0	33
February 2011	7	0	19	0	0	0	0	0	26
Ancaster City									
February 2012	11	0	8	0	12	0	0	0	31
February 2011	29	0	8	0	0	0	0	0	37
Dundas Town									
February 2012	1	0	0	0	0	0	0	0	1
February 2011	1	0	0	0	0	0	0	0	1
Flamborough									
February 2012	6	0	0	0	0	0	0	0	6
February 2011	5	4	29	0	0	0	0	0	38
Glanbrook									
February 2012	17	0	6	0	0	0	0	0	23
February 2011	17	0	4	0	0	0	0	0	21
City of Burlington									
February 2012	32	0	0	0	0	0	0	0	32
February 2011	23	6	0	0	0	0	0	0	29
Grimsby									
February 2012	3	0	8	0	0	0	0	0	11
February 2011	0	0	0	0	0	0	0	0	0
Hamilton CMA									
February 2012	91	2	74	0	23	0	0	0	190
February 2011	90	10	60	0	0	0	0	0	160
Brant County									
February 2012	5	0	0	0	0	0	0	0	5
February 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2012	1	0	0	0	8	0	0	0	9
February 2011	15	0	0	0	0	0	0	0	15
Brantford CMA									
February 2012	6	0	0	0	8	0	0	0	14
February 2011	23	0	0	0	0	0	0	0	23

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

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
February 2012	19	0	5	0	0	0	0	0	24
February 2011	24	4	9	1	0	0	0	0	38
Former Hamilton City									
February 2012	4	0	0	0	0	0	0	0	4
February 2011	6	0	0	0	0	0	0	0	6
Stoney Creek City									
February 2012	7	0	2	0	0	0	0	0	9
February 2011	13	2	6	0	0	0	0	0	21
Ancaster City									
February 2012	1	0	0	0	0	0	0	0	1
February 2011	2	0	0	0	0	0	0	0	2
Dundas Town									
February 2012	0	0	0	0	0	0	0	0	0
February 2011	0	2	0	1	0	0	0	0	3
Flamborough									
February 2012	3	0	0	0	0	0	0	0	3
February 2011	2	0	0	0	0	0	0	0	2
Glanbrook									
February 2012	4	0	3	0	0	0	0	0	7
February 2011	1	0	3	0	0	0	0	0	4
City of Burlington									
February 2012	7	0	0	0	3	25	0	17	52
February 2011	0	0	5	0	3	11	0	182	201
Grimsby									
February 2012	6	0	0	0	0	0	0	0	6
February 2011	1	0	0	3	0	0	0	0	4
Hamilton CMA									
February 2012	32	0	5	0	3	25	0	17	82
February 2011	25	4	14	4	3	11	0	182	243
Brant County									
February 2012	11	0	3	0	3	0	0	0	17
February 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2012	14	1	2	0	10	0	6	0	33
February 2011	29	0	7	0	17	3	0	4	60
Brantford CMA									
February 2012	25	1	5	0	13	0	6	0	50
February 2011	31	0	12	0	17	3	0	4	67

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

Table 1.1: Housing Activity Summary by Submarket
February 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
February 2012	55	2	65	0	23	0	0	0	145
February 2011	66	4	61	0	0	0	0	0	131
Former Hamilton City									
February 2012	14	2	26	0	11	0	0	0	53
February 2011	6	0	0	0	0	0	0	0	6
Stoney Creek City									
February 2012	7	0	25	0	0	0	0	0	32
February 2011	11	0	20	0	0	0	0	0	31
Ancaster City									
February 2012	12	0	8	0	12	0	0	0	32
February 2011	29	0	8	0	0	0	0	0	37
Dundas Town									
February 2012	2	0	0	0	0	0	0	0	2
February 2011	1	0	0	0	0	0	0	0	1
Flamborough									
February 2012	3	0	0	0	0	0	0	0	3
February 2011	5	4	29	0	0	0	0	0	38
Glanbrook									
February 2012	17	0	6	0	0	0	0	0	23
February 2011	14	0	4	0	0	0	0	0	18
City of Burlington									
February 2012	29	0	0	0	0	0	0	0	29
February 2011	23	6	5	0	0	0	0	0	34
Grimsby									
February 2012	1	0	8	0	0	0	0	0	9
February 2011	1	0	0	0	0	0	0	0	1
Hamilton CMA									
February 2012	85	2	73	0	23	0	0	0	183
February 2011	90	10	66	0	0	0	0	0	166
Brant County									
February 2012	5	0	0	0	0	0	0	0	5
February 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City									
February 2012	6	0	8	0	8	0	0	0	22
February 2011	12	0	0	0	2	0	0	0	14
Brantford CMA									
February 2012	11	0	8	0	8	0	0	0	27
February 2011	18	0	0	0	2	0	0	0	20

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

**Table 1.2a: History of Housing Starts of Hamilton CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Brantford CMA
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534
% Change	-22.7	-66.7	42.9	n/a	112.7	n/a	n/a	n/a	10.8
2004	414	6	7	0	55	0	0	0	482
% Change	10.4	0.0	-36.4	-100.0	3.8	n/a	n/a	n/a	5.2
2003	375	6	11	13	53	0	0	0	458
% Change	-32.8	-83.3	175.0	160.0	15.2	-100.0	n/a	n/a	-34.6
2002	558	36	4	5	46	40	0	0	700

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Hamilton CMA	65	86	12	4	148	0	150	12	375	102	**
City of Hamilton	48	66	12	0	103	0	12	12	175	78	124.4
Former Hamilton City	18	7	0	0	0	0	12	12	30	19	57.9
Stoney Creek City	5	12	0	0	55	0	0	0	60	12	**
Ancaster City	14	7	0	0	22	0	0	0	36	7	**
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	2	3	12	0	26	0	0	0	40	3	**
Glanbrook	9	35	0	0	0	0	0	0	9	35	-74.3
City of Burlington	13	9	0	4	12	0	138	0	163	13	**
Grimsby	4	11	0	0	33	0	0	0	37	11	**
Brantford CMA	14	18	2	0	4	5	0	0	20	23	-13.0
Brant County	9	n/a	0	n/a	0	n/a	0	n/a	9	n/a	n/a
Brantford City	5	16	2	0	4	5	0	0	11	21	-47.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	139	150	20	4	260	3	162	12	581	169	**
City of Hamilton	100	109	20	0	158	3	24	12	302	124	143.5
Former Hamilton City	34	16	0	0	4	0	24	12	62	28	121.4
Stoney Creek City	14	18	0	0	93	0	0	0	107	18	**
Ancaster City	25	16	0	0	22	3	0	0	47	19	147.4
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	3	8	20	0	34	0	0	0	57	8	**
Glanbrook	24	49	0	0	5	0	0	0	29	49	-40.8
City of Burlington	35	23	0	4	40	0	138	0	213	27	**
Grimsby	4	18	0	0	62	0	0	0	66	18	**
Brantford CMA	23	31	4	0	15	8	0	0	42	39	7.7
Brant County	13	n/a	0	n/a	0	n/a	0	n/a	13	n/a	n/a
Brantford City	10	25	4	0	15	8	0	0	29	33	-12.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Hamilton CMA	148	0	0	0	138	0	12	12
City of Hamilton	103	0	0	0	0	0	12	12
Former Hamilton City	0	0	0	0	0	0	12	12
Stoney Creek City	55	0	0	0	0	0	0	0
Ancaster City	22	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	26	0	0	0	0	0	0	0
Glanbrook	0	0	0	0	0	0	0	0
City of Burlington	12	0	0	0	138	0	0	0
Grimsby	33	0	0	0	0	0	0	0
Brantford CMA	4	5	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	4	5	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	260	3	0	0	138	0	24	12
City of Hamilton	158	3	0	0	0	0	24	12
Former Hamilton City	4	0	0	0	0	0	24	12
Stoney Creek City	93	0	0	0	0	0	0	0
Ancaster City	22	3	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	34	0	0	0	0	0	0	0
Glanbrook	5	0	0	0	0	0	0	0
City of Burlington	40	0	0	0	138	0	0	0
Grimsby	62	0	0	0	0	0	0	0
Brantford CMA	15	8	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	15	8	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Hamilton CMA	203	89	160	1	12	12	375	102
City of Hamilton	141	66	22	0	12	12	175	78
Former Hamilton City	18	7	0	0	12	12	30	19
Stoney Creek City	60	12	0	0	0	0	60	12
Ancaster City	14	7	22	0	0	0	36	7
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	40	3	0	0	0	0	40	3
Glanbrook	9	35	0	0	0	0	9	35
City of Burlington	25	13	138	0	0	0	163	13
Grimsby	37	10	0	1	0	0	37	11
Brantford CMA	20	18	0	5	0	0	20	23
Brant County	9	n/a	0	n/a	0	n/a	9	n/a
Brantford City	11	16	0	5	0	0	11	21

**Table 2.5: Starts by Submarket and by Intended Market
January - February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	391	153	166	4	24	12	581	169
City of Hamilton	250	109	28	3	24	12	302	124
Former Hamilton City	38	16	0	0	24	12	62	28
Stoney Creek City	107	18	0	0	0	0	107	18
Ancaster City	24	16	23	3	0	0	47	19
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	57	8	0	0	0	0	57	8
Glanbrook	24	49	5	0	0	0	29	49
City of Burlington	75	27	138	0	0	0	213	27
Grimsby	66	17	0	1	0	0	66	18
Brantford CMA	42	34	0	5	0	0	42	39
Brant County	13	n/a	0	n/a	0	n/a	13	n/a
Brantford City	29	28	0	5	0	0	29	33

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	% Change
Hamilton CMA	91	90	2	10	97	60	0	0	190	160	18.8
City of Hamilton	56	67	2	4	89	60	0	0	147	131	12.2
Former Hamilton City	14	8	2	0	37	0	0	0	53	8	**
Stoney Creek City	7	7	0	0	26	19	0	0	33	26	26.9
Ancaster City	11	29	0	0	20	8	0	0	31	37	-16.2
Dundas Town	1	1	0	0	0	0	0	0	1	1	0.0
Flamborough	6	5	0	4	0	29	0	0	6	38	-84.2
Glanbrook	17	17	0	0	6	4	0	0	23	21	9.5
City of Burlington	32	23	0	6	0	0	0	0	32	29	10.3
Grimsby	3	0	0	0	8	0	0	0	11	0	n/a
Brantford CMA	6	23	0	0	8	0	0	0	14	23	-39.1
Brant County	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Brantford City	1	15	0	0	8	0	0	0	9	15	-40.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Hamilton CMA	191	189	2	18	220	129	0	0	413	336	22.9
City of Hamilton	115	140	2	10	171	119	0	0	288	269	7.1
Former Hamilton City	28	17	2	0	59	4	0	0	89	21	**
Stoney Creek City	7	27	0	2	46	50	0	0	53	79	-32.9
Ancaster City	27	63	0	0	28	8	0	0	55	71	-22.5
Dundas Town	2	2	0	0	0	0	0	0	2	2	0.0
Flamborough	9	9	0	8	10	49	0	0	19	66	-71.2
Glanbrook	42	22	0	0	28	8	0	0	70	30	133.3
City of Burlington	67	45	0	8	8	10	0	0	75	63	19.0
Grimsby	9	4	0	0	41	0	0	0	50	4	**
Brantford CMA	15	56	0	0	8	0	0	0	23	56	-58.9
Brant County	10	n/a	0	n/a	0	n/a	0	n/a	10	n/a	n/a
Brantford City	5	22	0	0	8	0	0	0	13	22	-40.9

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Hamilton CMA	97	60	0	0	0	0	0	0
City of Hamilton	89	60	0	0	0	0	0	0
Former Hamilton City	37	0	0	0	0	0	0	0
Stoney Creek City	26	19	0	0	0	0	0	0
Ancaster City	20	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	29	0	0	0	0	0	0
Glanbrook	6	4	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	8	0	0	0	0	0	0	0
Brantford CMA	8	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	220	129	0	0	0	0	0	0
City of Hamilton	171	119	0	0	0	0	0	0
Former Hamilton City	59	4	0	0	0	0	0	0
Stoney Creek City	46	50	0	0	0	0	0	0
Ancaster City	28	8	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	10	49	0	0	0	0	0	0
Glanbrook	28	8	0	0	0	0	0	0
City of Burlington	8	10	0	0	0	0	0	0
Grimsby	41	0	0	0	0	0	0	0
Brantford CMA	8	0	0	0	0	0	0	0
Brant County	0	n/a	0	n/a	0	n/a	0	n/a
Brantford City	8	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011	Feb 2012	Feb 2011
Hamilton CMA	167	160	23	0	0	0	190	160
City of Hamilton	124	131	23	0	0	0	147	131
Former Hamilton City	42	8	11	0	0	0	53	8
Stoney Creek City	33	26	0	0	0	0	33	26
Ancaster City	19	37	12	0	0	0	31	37
Dundas Town	1	1	0	0	0	0	1	1
Flamborough	6	38	0	0	0	0	6	38
Glanbrook	23	21	0	0	0	0	23	21
City of Burlington	32	29	0	0	0	0	32	29
Grimsby	11	0	0	0	0	0	11	0
Brantford CMA	6	23	8	0	0	0	14	23
Brant County	5	n/a	0	n/a	0	n/a	5	n/a
Brantford City	1	15	8	0	0	0	9	15

**Table 3.5: Completions by Submarket and by Intended Market
January - February 2012**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Hamilton CMA	365	332	48	4	0	0	413	336
City of Hamilton	250	265	38	4	0	0	288	269
Former Hamilton City	70	17	19	4	0	0	89	21
Stoney Creek City	53	79	0	0	0	0	53	79
Ancaster City	42	71	13	0	0	0	55	71
Dundas Town	2	2	0	0	0	0	2	2
Flamborough	19	66	0	0	0	0	19	66
Glanbrook	64	30	6	0	0	0	70	30
City of Burlington	67	63	8	0	0	0	75	63
Grimsby	48	4	2	0	0	0	50	4
Brantford CMA	15	56	8	0	0	0	23	56
Brant County	10	n/a	0	n/a	0	n/a	10	n/a
Brantford City	5	22	8	0	0	0	13	22

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
February 2012	9	17.0	17	32.1	7	13.2	9	17.0	11	20.8	53	400,000	458,594
February 2011	15	24.6	11	18.0	18	29.5	10	16.4	7	11.5	61	409,815	438,807
Year-to-date 2012	30	25.2	25	21.0	26	21.8	15	12.6	23	19.3	119	400,452	444,045
Year-to-date 2011	42	33.9	25	20.2	31	25.0	13	10.5	13	10.5	124	394,403	417,182
Former Hamilton City													
February 2012	1	7.7	4	30.8	3	23.1	3	23.1	2	15.4	13	400,000	435,900
February 2011	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	5	17.9	6	21.4	9	32.1	5	17.9	3	10.7	28	405,000	410,633
Year-to-date 2011	5	38.5	7	53.8	1	7.7	0	0.0	0	0.0	13	370,990	335,307
Stoney Creek City													
February 2012	0	0.0	2	28.6	0	0.0	3	42.9	2	28.6	7	--	--
February 2011	0	0.0	1	9.1	4	36.4	3	27.3	3	27.3	11	469,900	540,355
Year-to-date 2012	1	8.3	3	25.0	2	16.7	3	25.0	3	25.0	12	439,900	551,092
Year-to-date 2011	1	3.8	4	15.4	11	42.3	4	15.4	6	23.1	26	429,900	524,519
Ancaster City													
February 2012	1	8.3	3	25.0	4	33.3	0	0.0	4	33.3	12	429,855	515,746
February 2011	6	24.0	6	24.0	7	28.0	4	16.0	2	8.0	25	408,181	456,269
Year-to-date 2012	3	10.3	4	13.8	10	34.5	3	10.3	9	31.0	29	429,046	521,138
Year-to-date 2011	28	48.3	10	17.2	11	19.0	5	8.6	4	6.9	58	353,739	394,257
Dundas Town													
February 2012	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Flamborough													
February 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2011	3	60.0	0	0.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2011	3	50.0	0	0.0	1	16.7	1	16.7	1	16.7	6	--	--
Glanbrook													
February 2012	7	41.2	6	35.3	0	0.0	3	17.6	1	5.9	17	369,990	374,783
February 2011	3	21.4	2	14.3	6	42.9	2	14.3	1	7.1	14	416,081	402,435
Year-to-date 2012	21	48.8	10	23.3	4	9.3	4	9.3	4	9.3	43	355,525	375,085
Year-to-date 2011	5	26.3	4	21.1	7	36.8	2	10.5	1	5.3	19	405,975	393,689
City of Burlington													
February 2012	0	0.0	2	6.9	1	3.4	5	17.2	21	72.4	29	506,990	688,267
February 2011	0	0.0	0	0.0	4	17.4	11	47.8	8	34.8	23	498,990	509,599
Year-to-date 2012	0	0.0	2	3.2	10	16.1	11	17.7	39	62.9	62	506,990	607,717
Year-to-date 2011	0	0.0	0	0.0	8	17.4	16	34.8	22	47.8	46	499,990	792,317
Grimsby													
February 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
Year-to-date 2011	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	329,900	340,582

Source: CMHC (Market Absorption Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range
February 2012**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
February 2012	9	10.8	19	22.9	9	10.8	14	16.9	32	38.6	83	463,990	538,616
February 2011	15	17.6	12	14.1	22	25.9	21	24.7	15	17.6	85	430,000	457,387
Year-to-date 2012	30	16.0	27	14.4	39	20.7	27	14.4	65	34.6	188	445,990	502,251
Year-to-date 2011	50	27.6	28	15.5	39	21.5	29	16.0	35	19.3	181	410,900	507,865

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
February 2012

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
February 2012	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
February 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	4	40.0	2	20.0	0	0.0	0	0.0	4	40.0	10	350,000	491,990
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Brantford City													
February 2012	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
February 2011	10	83.3	1	8.3	0	0.0	0	0.0	1	8.3	12	312,400	346,608
Year-to-date 2012	10	100.0	0	0.0	0	0.0	0	0.0	0	0.0	10	289,450	295,670
Year-to-date 2011	14	70.0	4	20.0	1	5.0	0	0.0	1	5.0	20	312,400	339,960
Brantford CMA													
February 2012	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	320,000	313,518
February 2011	10	55.6	2	11.1	0	0.0	2	11.1	4	22.2	18	319,950	422,500
Year-to-date 2012	14	70.0	2	10.0	0	0.0	0	0.0	4	20.0	20	322,500	393,830
Year-to-date 2011	21	38.9	10	18.5	6	11.1	3	5.6	14	25.9	54	385,000	422,202

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
February 2012**

Submarket	Feb 2012	Feb 2011	% Change	YTD 2012	YTD 2011	% Change
Hamilton CMA	538,616	457,387	17.8	502,251	507,865	-1.1
City of Hamilton	458,594	438,807	4.5	444,045	417,182	6.4
Former Hamilton City	435,900	--	n/a	410,633	335,307	22.5
Stoney Creek City	--	540,355	n/a	551,092	524,519	5.1
Ancaster City	515,746	456,269	13.0	521,138	394,257	32.2
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	--	--	n/a
Glanbrook	374,783	402,435	-6.9	375,085	393,689	-4.7
City of Burlington	688,267	509,599	35.1	607,717	792,317	-23.3
Grimsby	--	--	n/a	--	340,582	n/a
Brantford CMA	313,518	422,500	-25.8	393,830	422,202	-6.7
Brant County	--	n/a	n/a	491,990	n/a	n/a
Brantford City	--	346,608	n/a	295,670	339,960	-13.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
February 2012

		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
2011	January	707	-1.0	1,137	1,734	1,859	61.2	325,732	12.9	328,552
	February	1,037	-2.8	1,153	1,794	1,881	61.3	331,741	5.4	326,965
	March	1,345	-1.5	1,142	2,217	1,772	64.4	326,453	4.2	328,953
	April	1,406	-5.6	1,168	2,171	1,761	66.3	339,573	6.8	329,184
	May	1,508	7.3	1,115	2,410	1,799	62.0	344,864	9.3	334,769
	June	1,522	16.6	1,186	2,232	1,910	62.1	339,828	8.2	335,311
	July	1,303	35.0	1,226	1,641	1,761	69.6	349,235	12.9	355,013
	August	1,206	23.3	1,168	1,657	1,733	67.4	321,036	7.1	329,027
	September	1,132	12.4	1,154	1,754	1,695	68.1	318,507	0.6	324,622
	October	1,065	7.4	1,155	1,482	1,657	69.7	329,802	7.8	338,850
	November	1,027	7.8	1,167	1,159	1,508	77.4	342,005	10.1	342,345
	December	674	-2.6	1,159	618	1,533	75.6	315,940	-2.7	327,516
2012	January	773	9.3	1,165	1,350	1,395	83.5	334,106	2.6	338,235
	February	1,085	4.6	1,142	1,588	1,564	73.0	356,980	7.6	347,258
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2011	2,637	-8.4		3,854			312,454	4.6	
	Q4 2012	2,766	4.9		3,259			330,955	5.9	
	YTD 2011	1,744	-2.1		3,528			329,305	8.3	
	YTD 2012	1,858	6.5		2,938			347,463	5.5	

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Brantford
February 2012

		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
2011	January	100	-28.1	150	252	273	54.9	231,569	2.0	235,688
	February	149	-17.2	160	244	262	61.1	237,224	3.3	238,727
	March	154	-23.8	144	275	225	64.0	233,840	6.0	238,413
	April	148	-35.9	132	297	264	50.0	233,661	-0.2	225,308
	May	206	6.2	166	355	276	60.1	250,199	10.7	247,541
	June	218	9.5	171	330	283	60.4	233,083	-1.9	230,872
	July	189	9.9	179	328	307	58.3	226,885	0.3	224,686
	August	194	14.8	179	320	288	62.2	230,455	-0.8	235,141
	September	195	16.8	173	281	270	64.1	252,206	8.8	249,281
	October	157	9.0	180	263	297	60.6	246,271	7.0	240,650
	November	164	-0.6	176	240	275	64.0	238,114	6.7	240,151
	December	97	-21.8	162	126	293	55.3	224,226	-6.2	237,490
2012	January	105	5.0	149	286	281	53.0	226,440	-2.2	235,334
	February	151	1.3	159	264	275	57.8	226,215	-4.6	226,813
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2011	433	4.6		589			230,003	2.6	
	Q4 2012	418	-3.5		629			237,955	3.5	
	YTD 2011	249	-21.9		496			234,953	2.8	
	YTD 2012	256	2.8		550			226,307	-3.7	

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¹Source: CREA

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

Table 6a: Economic Indicators
February 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	103.8	117.8	376.6	6.3	65.4	841
	February	607	3.50	5.44	103.9	118.0	376.0	6.4	65.3	844
	March	601	3.50	5.34	103.9	119.4	376.6	5.9	65.0	853
	April	621	3.70	5.69	104.3	119.9	378.0	5.6	64.9	863
	May	616	3.70	5.59	104.2	120.9	379.6	5.6	65.2	868
	June	604	3.50	5.39	104.3	120.2	378.9	6.1	65.3	872
	July	604	3.50	5.39	104.2	120.5	378.3	6.6	65.5	861
	August	604	3.50	5.39	104.1	120.6	374.4	6.9	65.0	863
	September	592	3.50	5.19	104.2	121.1	376.0	6.7	65.1	870
	October	598	3.50	5.29	104.4	121.0	378.4	6.7	65.4	881
	November	598	3.50	5.29	104.4	121.0	386.2	6.5	66.6	886
	December	598	3.50	5.29	104.1	120.3	390.8	6.4	67.2	885
2012	January	598	3.50	5.29	104.6	120.6	394	6.0	67.5	906
	February	595	3.20	5.24		121.4	396.2	5.9	67.7	923
	March									
	April									
	May									
	June									
	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)

Table 6b: Economic Indicators
February 2012

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	68.4	9.2	70.0	786
	February	607	3.50	5.44	107.9	118.0	68.0	9.2	69.7	796
	March	601	3.50	5.34	108.1	119.4	68.0	9.2	69.7	811
	April	621	3.70	5.69	108.7	119.9	67.8	8.9	69.1	823
	May	616	3.70	5.59	109.4	120.9	68.6	8.4	69.5	830
	June	604	3.50	5.39	110.0	120.2	69.4	8.2	70.2	832
	July	604	3.50	5.39	110.3	120.5	70.3	8.6	71.2	827
	August	604	3.50	5.39	110.6	120.6	70.1	8.9	71.5	819
	September	592	3.50	5.19	110.8	121.1	69.4	9.2	70.8	816
	October	598	3.50	5.29	111.2	121.0	68.2	8.8	69.3	812
	November	598	3.50	5.29	112.0	121.0	66.4	8.2	66.9	815
	December	598	3.50	5.29	112.2	120.3	65.9	7.4	65.8	810
2012	January	598	3.50	5.29	112.3	120.6	65	8.1	65.4	814
	February	595	3.20	5.24		121.4	65.6	8.2	66.1	812
	March									
	April									
	May									
	June									
	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 of 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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