HOUSING MARKET INFORMATION

HOUSING NOW
Charlottetown CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2013

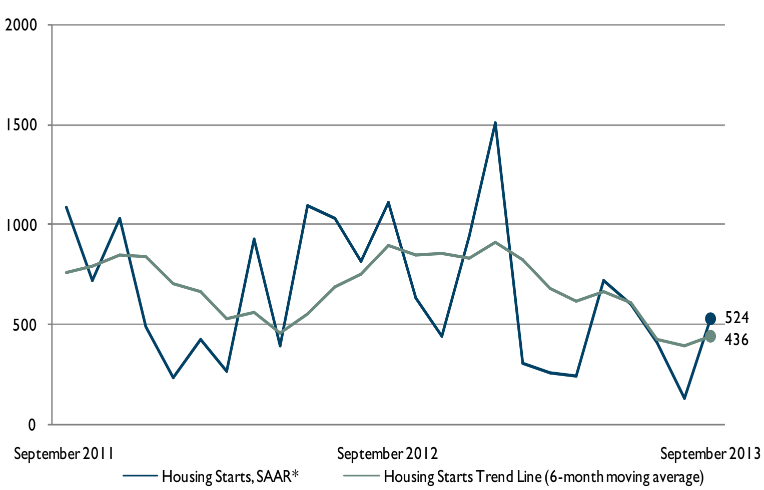
Highlights

- Third quarter starts trend lower for all housing types
- MLS®[1] sales are trending down
- Average price of both new and existing homes continues to rise

Table of Contents

Figure 1

Prince Edward Island Housing Starts - Urban Areas



Source: CMHC

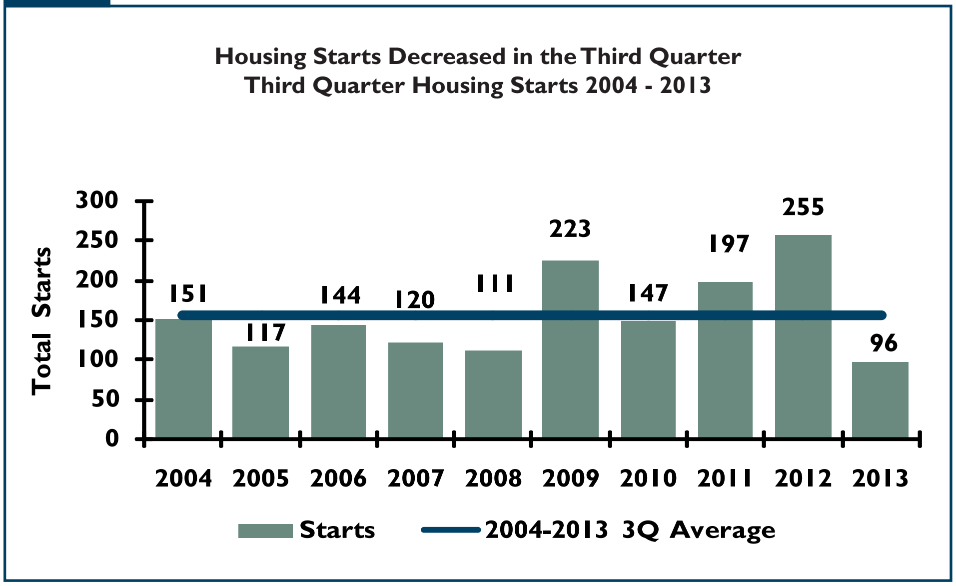
[1]MLS® is a registered trademark of the Canadian Real Estate Association

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Figure 2



Source: CMHC

Housing starts in Prince Edward Island were trending at 436 units in September compared to 392 in August according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts.

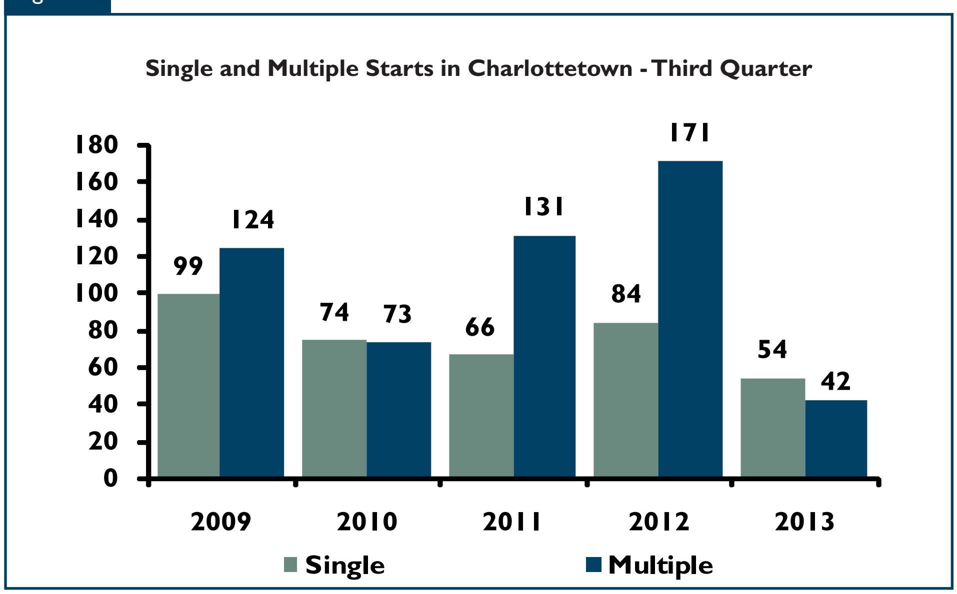
The Charlottetown CA started out the year with above average construction levels, however, the second and third quarters both slowed from the previous year. Total starts in the Charlottetown area fell to 96 units in the third quarter, from 255 during the same period last year. Single starts declined to 54 units in the third quarter of 2013, from 84 units last year. Semi-detached and row starts also recorded a slower third quarter with starts falling to ten and eight units, from 26 and 20 units respectively. Apartment starts posted the largest decrease during the quarter, falling to 24 new units from 125 in 2012.

With weaker results during the last two quarters, total new construction in the Charlottetown area is now trailing behind 2012 on a year-to-date (YTD) basis. Total YTD housing starts in the Charlottetown area have fallen to 340 units in 2013 from 474 in 2012, a decrease of 28 per cent. Single starts, also continued to slow in the third quarter, resulting in 119 units YTD compared to 162 units

New Home Market

The local market has recorded declines in all areas of new construction for a variety of reasons. The homeownership market, consisting mainly of single, semi and row units, has recorded declining starts due to the rising cost of construction and slower population growth. Construction activity in the rental market, consisting mainly of apartment style units, has declined largely due to a rising vacancy rate. The rise in the vacancy rate to 8.7 per cent in the spring of 2013 can be explained by declining migration levels and a rise in the supply of new rental units.

Figure 3



Source: CMHC

[1] All starts figure in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR) – that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels

in 2012. Apartment starts posted a significant decrease in 2013, with 181 units, down from 250 in 2012. Finally semi-detached and row starts are well below 2012 levels with 32 and eight new units, which represents declines of 24 and 60 per cent respectively.

The cost of a new home in the Charlottetown area rose in the first nine months of 2013 by four per cent to $282,153. This is a new high for the city. While some of the recent price increases can be attributed to rising land, labour and material costs consumer preferences for larger homes has also contributed to driving prices higher. As measured by Statistics Canada's New House Price Index, new homes in the Charlottetown CA advanced only 0.3 per cent during the first eight months of 2013. This figure includes both the structure and the lot, and the increase in costs when building the same home year-over-year. Consumer preferences for larger homes contributed to the overall average price rising faster than the new home price index would suggest.

Existing Home Market

Looking back ten years, the resale market in Charlottetown peaked in 2007 with sales activity slowly declining since. So far, 2013 is no exception to this trend, with existing home sales trailing behind the pace set during the same period last year. Despite the decline in unit sales, the average sale price continues to increase, albeit at a more moderate pace than what was recorded annually during much of the last decade.

MLS® sales in the capital region recorded declines in three of the four submarkets that make up the Charlottetown area during the third quarter of 2013. Districts 5, 6 and 7 posted declines with sales slipping by 31, 15 and 11 per cent, respectively. District 4, which is the Charlottetown City area, posted the only increase, with sales rising from 51 units last year to 66 in the third quarter of 2013. On an YTD basis, sales have declined in all four districts, with declines ranging from 3.5 per cent in District 5, to 19 per cent in District 6.

Overall, new listings have risen by seven per cent during the first nine months of 2013. The increased number of listings has also shifted the market towards a buyers market, after being classified as balanced for several years. The increased level of listings has provided ample choice for consumers and also resulted in an increase in days on market as well as a slower pace of price growth this year.

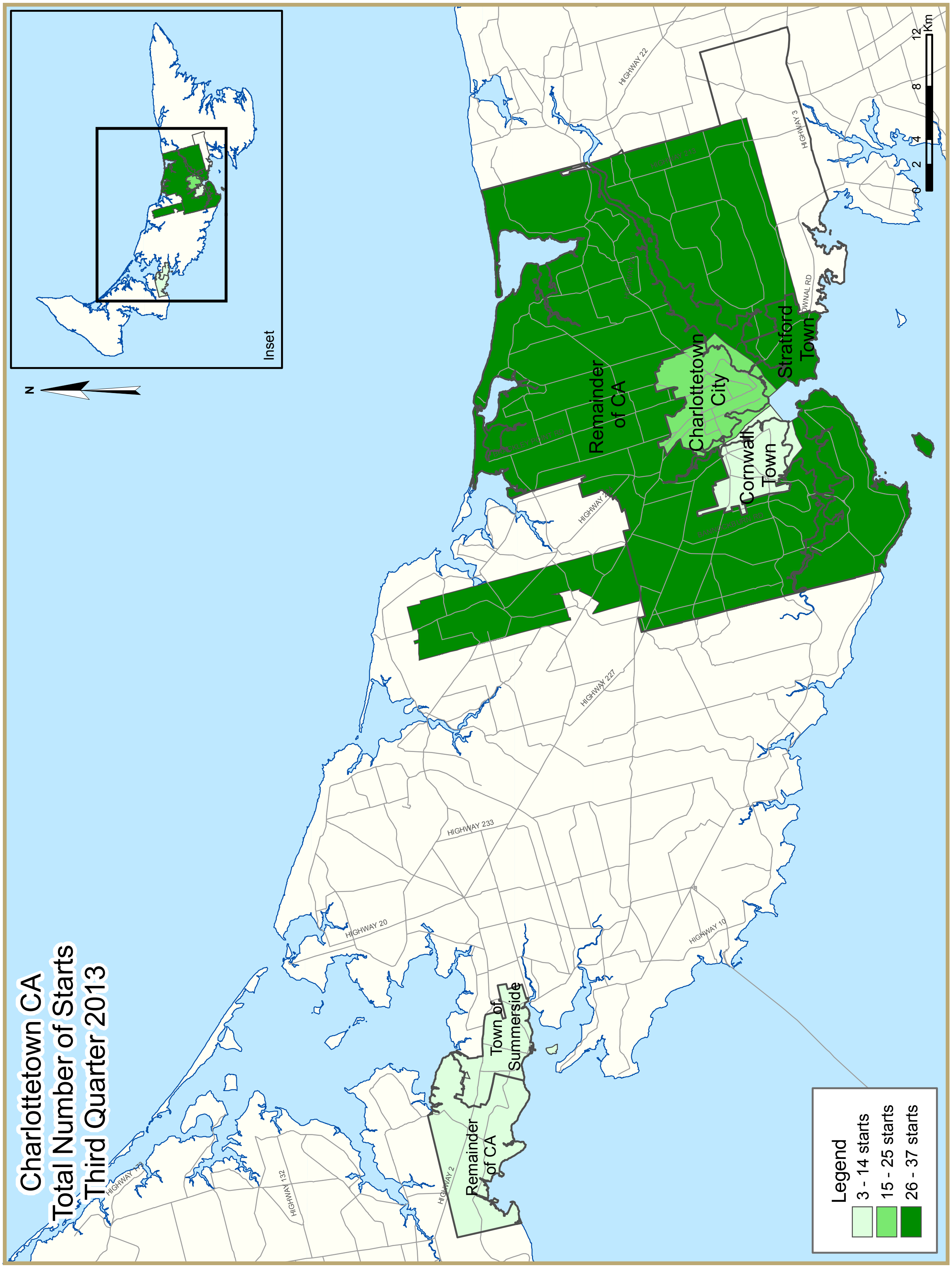
The overall average MLS® sale price in the Capital Region, rose by 3.8 per cent during the third quarter of 2013. At the submarket level, however, the trend in average sale price shows no clear pattern. District 7, which is the Stratford area, posted the highest average sale price of $246,727 for the third quarter, which was 12.7 per cent above the 2012 level. District 5 recorded the most significant decrease with a 9.8 per cent decline from the 2012 level. Price growth on a YTD basis was 2.3 per cent above the 2012 level. Price changes at the district level fluctuated from a decline of 5.3 per cent in District 5, to a 6.7 per cent increase in District 7.

Spotlight: Provincial Nominee Program

From 2007 to 2012, Prince Edward Island, and specifically the Charlottetown area, received an influx of people through the Provincial Nominee Program. Statistics Canada Tax Filer data shows that during the six year period over 10,000 international migrants made their way to PEI. This influx of people resulted in the city posting an almost eight per cent increase in population in the 2011 last census. It also gave the city the distinction of having one of the highest levels of international migration per capita among Canada's cities during the same census period.

With this many people moving to the area during the past five years there was a sharp increase in the demand for all types of housing. The influx of people led many developers to begin new rental projects in an effort to offer an increasing array of choices. Rising migration levels also had an effect on the price of existing homes, as rising demand helped in pushing upward the average sale price.

With the program coming to an end and international migration returning to traditional levels, the effects on the housing market are many. The expansion of the local rental market resulted in a climbing vacancy rate and existing home sales have slowed over the past year.


Charlottetown CA
Total Number of Starts
Third Quarter 2013
Legend
3 - 14 starts
15 - 25 starts
26 - 37 starts
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Town of Summerside
Remainder of CA
Inset
N
0 2 4 8 12 Km
HIGHWAY 22
HIGHWAY 3
HIGHWAY 227
HIGHWAY 233
HIGHWAY 20
HIGHWAY 10
HIGHWAY 132
HIGHWAY 2

HOUSING NOW REPORT TABLES

Available in ALL reports:

1.1	Housing Activity Summary of CA
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:

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

SYMBOLS

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

Table 1.1a: Housing Activity Summary of Charlottetown CA Third Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2013	54	10	4	0	0	24	4	0	96
Q3 2012	84	26	0	0	12	35	8	90	255
% Change	-35.7	-61.5	n/a	n/a	-100.0	-31.4	-50.0	-100.0	-62.4
Year-to-date 2013	119	32	4	0	0	46	4	135	340
Year-to-date 2012	162	42	0	0	12	35	8	215	474
% Change	-26.5	-23.8	n/a	n/a	-100.0	31.4	-50.0	-37.2	-28.3
UNDER CONSTRUCTION									
Q3 2013	98	28	4	0	12	81	9	127	359
Q3 2012	109	32	3	0	12	47	10	138	351
% Change	-10.1	-12.5	33.3	n/a	0.0	72.3	-10.0	-8.0	2.3
COMPLETIONS									
Q3 2013	36	16	0	0	0	0	0	36	88
Q3 2012	57	10	0	0	0	0	2	76	145
% Change	-36.8	60.0	n/a	n/a	n/a	n/a	-100.0	-52.6	-39.3
Year-to-date 2013	120	40	4	0	12	0	13	149	338
Year-to-date 2012	135	28	16	0	0	12	4	239	434
% Change	-11.1	42.9	-75.0	n/a	n/a	-100.0	**	-37.7	-22.1
COMPLETED & NOT ABSORBED									
Q3 2013	10	6	0	0	0	0	n/a	n/a	16
Q3 2012	23	10	1	0	0	7	n/a	n/a	41
% Change	-56.5	-40.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-61.0
ABSORBED									
Q3 2013	34	12	0	0	0	0	n/a	n/a	46
Q3 2012	46	10	1	0	0	1	n/a	n/a	58
% Change	-26.1	20.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-20.7
Year-to-date 2013	140	39	4	0	12	7	n/a	n/a	202
Year-to-date 2012	114	26	17	0	0	12	n/a	n/a	169
% Change	22.8	50.0	-76.5	n/a	n/a	-41.7	n/a	n/a	19.5

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

Table 1.1b: Housing Activity Summary of Summerside CA
Third Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2013	5	4	0	0	0	0	0	0	9
Q3 2012	4	2	0	0	0	0	8	0	14
% Change	25.0	100.0	n/a	n/a	n/a	n/a	-100.0	n/a	-35.7
Year-to-date 2013	10	6	0	0	0	0	11	23	50
Year-to-date 2012	10	6	0	0	0	0	19	0	35
% Change	0.0	0.0	n/a	n/a	n/a	n/a	-42.1	n/a	42.9
UNDER CONSTRUCTION									
Q3 2013	9	2	0	0	0	0	0	22	33
Q3 2012	7	4	0	0	0	0	8	0	19
% Change	28.6	-50.0	n/a	n/a	n/a	n/a	-100.0	n/a	73.7
COMPLETIONS									
Q3 2013	2	6	0	0	0	0	10	1	19
Q3 2012	3	0	6	0	0	0	8	0	17
% Change	-33.3	n/a	-100.0	n/a	n/a	n/a	25.0	n/a	11.8
Year-to-date 2013	9	6	0	0	0	0	19	22	56
Year-to-date 2012	7	0	6	0	0	0	25	12	50
% Change	28.6	n/a	-100.0	n/a	n/a	n/a	-24.0	83.3	12.0
COMPLETED & NOT ABSORBED									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q3 2013	0	0	0	0	0	0	n/a	n/a	0
Q3 2012	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2012	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q3 2013	16	4	0	0	0	0	1	0	21
Q3 2012	24	14	0	0	0	35	0	86	159
Stratford Town									
Q3 2013	13	0	0	0	0	24	0	0	37
Q3 2012	19	8	0	0	12	0	0	0	39
Cornwall Town									
Q3 2013	6	2	4	0	0	0	0	0	12
Q3 2012	6	0	0	0	0	0	8	0	14
Remainder of the CA									
Q3 2013	19	4	0	0	0	0	3	0	26
Q3 2012	35	4	0	0	0	0	0	4	43
Charlottetown CA									
Q3 2013	54	10	4	0	0	24	4	0	96
Q3 2012	84	26	0	0	12	35	8	90	255
UNDER CONSTRUCTION									
Charlottetown City									
Q3 2013	30	18	0	0	0	57	1	109	215
Q3 2012	31	18	0	0	0	35	0	94	178
Stratford Town									
Q3 2013	29	2	0	0	12	24	0	18	85
Q3 2012	31	8	3	0	12	12	2	36	104
Cornwall Town									
Q3 2013	9	2	4	0	0	0	5	0	20
Q3 2012	10	0	0	0	0	0	8	0	18
Remainder of the CA									
Q3 2013	30	6	0	0	0	0	3	0	39
Q3 2012	37	6	0	0	0	0	0	8	51
Charlottetown CA									
Q3 2013	98	28	4	0	12	81	9	127	359
Q3 2012	109	32	3	0	12	47	10	138	351

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q3 2013	12	6	0	0	0	0	0	36	54
Q3 2012	15	2	0	0	0	0	0	49	66
Stratford Town									
Q3 2013	12	2	0	0	0	0	0	0	14
Q3 2012	15	4	0	0	0	0	2	23	44
Cornwall Town									
Q3 2013	2	8	0	0	0	0	0	0	10
Q3 2012	4	4	0	0	0	0	0	0	8
Remainder of the CA									
Q3 2013	10	0	0	0	0	0	0	0	10
Q3 2012	23	0	0	0	0	0	0	4	27
Charlottetown CA									
Q3 2013	36	16	0	0	0	0	0	36	88
Q3 2012	57	10	0	0	0	0	2	76	145
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q3 2013	1	2	0	0	0	0	n/a	n/a	3
Q3 2012	5	6	1	0	0	7	n/a	n/a	19
Stratford Town									
Q3 2013	6	2	0	0	0	0	n/a	n/a	8
Q3 2012	13	2	0	0	0	0	n/a	n/a	15
Cornwall Town									
Q3 2013	2	2	0	0	0	0	n/a	n/a	4
Q3 2012	2	2	0	0	0	0	n/a	n/a	4
Remainder of the CA									
Q3 2013	1	0	0	0	0	0	n/a	n/a	1
Q3 2012	3	0	0	0	0	0	n/a	n/a	3
Charlottetown CA									
Q3 2013	10	6	0	0	0	0	n/a	n/a	16
Q3 2012	23	10	1	0	0	7	n/a	n/a	41

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q3 2013	11	6	0	0	0	0	n/a	n/a	17
Q3 2012	12	4	1	0	0	1	n/a	n/a	18
Stratford Town									
Q3 2013	12	0	0	0	0	0	n/a	n/a	12
Q3 2012	10	4	0	0	0	0	n/a	n/a	14
Cornwall Town									
Q3 2013	2	6	0	0	0	0	n/a	n/a	8
Q3 2012	5	2	0	0	0	0	n/a	n/a	7
Remainder of the CA									
Q3 2013	9	0	0	0	0	0	n/a	n/a	9
Q3 2012	19	0	0	0	0	0	n/a	n/a	19
Charlottetown CA									
Q3 2013	34	12	0	0	0	0	n/a	n/a	46
Q3 2012	46	10	1	0	0	1	n/a	n/a	58

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

Table 1.3: History of Housing Starts of Charlottetown CA 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394
% Change	6.9	45.5	n/a	n/a	n/a	-50.0	-100.0	-80.7	-15.6
2006	276	44	0	0	0	24	4	119	467
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
2005	301	89	6	0	3	0	16	33	448
% Change	-9.1	64.8	-71.4	n/a	n/a	n/a	-65.2	-13.2	-8.6
2004	331	54	21	0	0	0	46	38	490
% Change	6.8	-3.6	**	n/a	n/a	n/a	35.3	-50.6	1.4
2003	310	56	6	0	0	0	34	77	483

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Charlottetown City	16	24	4	14	1	0	0	121	21	159	-86.8
Stratford Town	13	19	0	8	0	12	24	0	37	39	-5.1
Cornwall Town	6	6	2	0	4	8	0	0	12	14	-14.3
Remainder of the CA	19	35	4	4	3	0	0	4	26	43	-39.5
Charlottetown CA	54	84	10	26	8	20	24	125	96	255	-62.4

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Charlottetown City	39	45	20	18	1	0	131	202	191	265	-27.9
Stratford Town	32	48	2	16	0	12	42	36	76	112	-32.1
Cornwall Town	12	13	2	2	4	8	0	0	18	23	-21.7
Remainder of the CA	36	56	8	6	3	0	8	12	55	74	-25.7
Charlottetown CA	119	162	32	42	8	20	181	250	340	474	-28.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Charlottetown City	0	0	1	0	0	35	0	86
Stratford Town	0	12	0	0	24	0	0	0
Cornwall Town	4	0	0	8	0	0	0	0
Remainder of the CA	0	0	3	0	0	0	0	4
Charlottetown CA	4	12	4	8	24	35	0	90

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Charlottetown City	0	0	1	0	22	35	109	167
Stratford Town	0	12	0	0	24	0	18	36
Cornwall Town	4	0	0	8	0	0	0	0
Remainder of the CA	0	0	3	0	0	0	8	12
Charlottetown CA	4	12	4	8	46	35	135	215

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Charlottetown City	20	38	0	35	1	86	21	159
Stratford Town	13	27	24	12	0	0	37	39
Cornwall Town	12	6	0	0	0	8	12	14
Remainder of the CA	23	39	0	0	3	4	26	43
Charlottetown CA	68	110	24	47	4	98	96	255

Table 2.5: Starts by Submarket and by Intended Market January - September 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Charlottetown City	59	63	22	35	110	167	191	265
Stratford Town	34	64	24	12	18	36	76	112
Cornwall Town	18	15	0	0	0	8	18	23
Remainder of the CA	44	62	0	0	11	12	55	74
Charlottetown CA	155	204	46	47	139	223	340	474

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Charlottetown City	12	15	6	2	0	0	36	49	54	66	-18.2
Stratford Town	12	15	2	6	0	0	0	23	14	44	-68.2
Cornwall Town	2	4	8	4	0	0	0	0	10	8	25.0
Remainder of the CA	10	23	0	0	0	0	0	4	10	27	-63.0
Charlottetown CA	36	57	16	12	0	0	36	76	88	145	-39.3

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Charlottetown City	39	36	22	10	4	5	123	172	188	223	-15.7
Stratford Town	38	44	8	12	12	3	18	79	76	138	-44.9
Cornwall Town	9	15	8	6	8	4	0	0	25	25	0.0
Remainder of the CA	35	40	6	4	0	0	8	4	49	48	2.1
Charlottetown CA	121	135	44	32	24	12	149	255	338	434	-22.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Charlottetown City	0	0	0	0	0	0	36	49
Stratford Town	0	0	0	0	0	0	0	23
Cornwall Town	0	0	0	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	0	4
Charlottetown CA	0	0	0	0	0	0	36	76

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Charlottetown City	4	5	0	0	0	2	123	170
Stratford Town	12	3	0	0	0	14	18	65
Cornwall Town	0	4	8	0	0	0	0	0
Remainder of the CA	0	0	0	0	0	0	8	4
Charlottetown CA	16	12	8	0	0	16	149	239

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Charlottetown City	18	17	0	0	36	49	54	66
Stratford Town	14	19	0	0	0	25	14	44
Cornwall Town	10	8	0	0	0	0	10	8
Remainder of the CA	10	23	0	0	0	4	10	27
Charlottetown CA	52	67	0	0	36	78	88	145

Table 3.5: Completions by Submarket and by Intended Market January - September 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Charlottetown City	63	51	0	0	125	172	188	223
Stratford Town	44	59	12	12	20	67	76	138
Cornwall Town	17	25	0	0	8	0	25	25
Remainder of the CA	40	44	0	0	9	4	49	48
Charlottetown CA	164	179	12	12	162	243	338	434

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $100,000		$100,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q3 2013	0	0.0	0	0.0	3	27.3	3	27.3	5	45.5	11	239,900	310,409
Q3 2012	0	0.0	0	0.0	3	25.0	0	0.0	9	75.0	12	284,750	294,783
Year-to-date 2013	0	0.0	2	4.5	10	22.7	11	25.0	21	47.7	44	248,000	272,941
Year-to-date 2012	0	0.0	0	0.0	9	27.3	7	21.2	17	51.5	33	254,000	265,788
Stratford Town													
Q3 2013	0	0.0	0	0.0	1	8.3	2	16.7	9	75.0	12	309,500	333,333
Q3 2012	0	0.0	0	0.0	1	10.0	3	30.0	6	60.0	10	325,000	343,910
Year-to-date 2013	0	0.0	0	0.0	3	6.8	7	15.9	34	77.3	44	304,700	328,170
Year-to-date 2012	0	0.0	0	0.0	1	3.2	9	29.0	21	67.7	31	285,000	319,316
Cornwall Town													
Q3 2013	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Q3 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2013	0	0.0	2	22.2	1	11.1	4	44.4	2	22.2	9	--	--
Year-to-date 2012	1	7.1	0	0.0	2	14.3	2	14.3	9	64.3	14	254,950	291,650
Remainder of the CA													
Q3 2013	0	0.0	2	22.2	2	22.2	1	11.1	4	44.4	9	--	--
Q3 2012	0	0.0	8	42.1	3	15.8	3	15.8	5	26.3	19	189,900	197,163
Year-to-date 2013	0	0.0	2	4.7	8	18.6	12	27.9	21	48.8	43	249,900	259,749
Year-to-date 2012	0	0.0	9	25.0	9	25.0	7	19.4	11	30.6	36	197,500	227,281
Charlottetown CA													
Q3 2013	0	0.0	2	5.9	7	20.6	7	20.6	18	52.9	34	259,000	293,391
Q3 2012	0	0.0	8	17.4	7	15.2	7	15.2	24	52.2	46	254,500	270,217
Year-to-date 2013	0	0.0	6	4.3	22	15.7	34	24.3	78	55.7	140	267,000	282,153
Year-to-date 2012	1	0.9	9	7.9	21	18.4	25	21.9	58	50.9	114	250,000	271,360

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2013						
Submarket	Q3 2013	Q3 2012	% Change	YTD 2013	YTD 2012	% Change
Charlottetown City	310,409	294,783	5.3	272,941	265,788	2.7
Stratford Town	333,333	343,910	-3.1	328,170	319,316	2.8
Cornwall Town	--	--	n/a	--	291,650	n/a
Remainder of the CA	--	197,163	n/a	259,749	227,281	14.3
Charlottetown CA	293,391	270,217	8.6	282,153	271,360	4.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*									
Submarket	Third Quarter 2013			Third Quarter 2012			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	156	209,459	272	161	201,750	238	-3.1%	3.8%	14.3%
District 4	66	206,692	111	51	214,273	82	29.4%	-3.5%	35.4%
District 5	32	159,584	56	32	176,975	48	-31.3%	-9.8%	16.7%
District 6	22	189,709	32	26	173,443	42	-15.4%	9.4%	-23.8%
District 7	46	246,727	73	52	218,867	66	-11.5%	12.7%	10.6%
Summerside CA	49	139,861	97	61	138,641	75	-19.7%	0.9%	29.3%
Total	205	192,823	369	222	184,409	313	-7.7%	4.6%	17.9%
Submarket	Year-to-date 2013			Year-to-date 2012			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	408	205,473	854	451	200,776	798	-9.5%	2.3%	7.0%
District 4	152	206,599	328	162	203,589	266	-6.2%	1.5%	23.3%
District 5	82	168,767	157	85	178,237	153	-3.5%	-5.3%	2.6%
District 6	64	194,461	130	79	184,606	142	-19.0%	5.3%	-8.5%
District 7	110	237,686	239	125	222,678	237	-12.0%	6.7%	0.8%
Summerside CA	142	142,619	310	146	141,750	286	-2.7%	0.6%	8.4%
Total	550	189,245	1164	597	186,341	1084	-7.9%	1.6%	7.4%

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
**District 4: Charlottetown City, Spring Park & West Royalty
**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks
**District 6: Cornwall, North River & Winsloe
**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators Third Quarter 2013											
		Interest Rates			NHPI, Total, Charlottetown CMA 2007=100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($) (P.E.I.)
2012	January	598	3.50	5.29	103.3	122.9	72.2	12.3	68.6	737
	February	595	3.20	5.24	102.8	124.1	72.1	10.8	67.2	733
	March	595	3.20	5.24	102.8	124.8	72.0	11.3	67.5	722
	April	607	3.20	5.44	102.9	125.5	73.1	11.2	68.3	719
	May	601	3.20	5.34	102.5	125.1	72.1	11.4	67.5	724
	June	595	3.20	5.24	102.6	124.5	72.7	11.4	68.2	734
	July	595	3.10	5.24	102.8	124.5	73.6	10.6	68.2	735
	August	595	3.10	5.24	102.7	124.9	72.2	12.0	67.9	737
	September	595	3.10	5.24	102.8	125.5	72.1	11.2	67.2	740
	October	595	3.10	5.24	102.6	125.7	72.5	11.6	67.9	748
	November	595	3.10	5.24	102.6	125.2	73.3	11.4	68.6	744
	December	595	3.00	5.24	101.7	124.2	74.5	11.0	69.5	735
2013	January	595	3.00	5.24	102.7	124.4	74	11.8	69.5	728
	February	595	3.00	5.24	102.7	125.9	75.2	11.6	70.6	724
	March	590	3.00	5.14	102.7	126.3	75.0	12.1	70.8	728
	April	590	3.00	5.14	103.0	127.8	75.3	11.6	70.6	731
	May	590	3.00	5.14	103.2	127.1	74.5	11.2	69.5	740
	June	590	3.14	5.14	103.4	127.1	73.4	10.9	68.3	739
	July	590	3.14	5.14	103.5	127.4	73.8	11.8	69.1	735
	August	601	3.14	5.34	103.5	127.8	73.9	10.6	68.3	727
	September	601	3.14	5.34		128.3	73.4	11.0	68.2	730
	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 2011 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 modeled 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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