HOUSING MARKET INFORMATION

HOUSING NOW
Trois-Riviéres CMA

CANADA MORTGAGE AND HOUSING CORPORATION

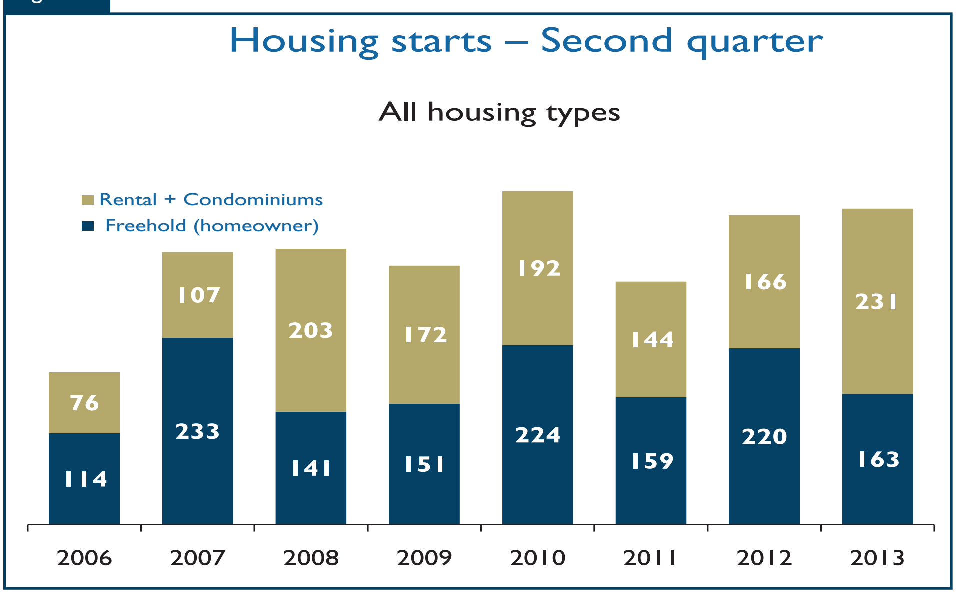
Date Released: Third Quarter 2013

Trois-Rivières housing starts in the second quarter of 2013

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts posted a slight gain in the second quarter of 2013 in relation to the corresponding period in 2012. In all, 394 dwellings were started from April to June 2013, compared to 386 a year earlier. Despite a sluggish job market, residential construction remained steady, supported, in part, by still favourable financing conditions.

Only the rental housing segment contributed to this gain. In fact, 183 rental units were started in the second quarter, compared to 84 in the

Figure 1



Source: CMHC

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same quarter in 2012, while the other market segments recorded a decrease: freehold homes[1] (-26 per cent) and condominiums units (-41 per cent).

The mid-year results reflect a slowdown however. In fact, 441 starts were enumerated from January to June 2013, in comparison with 565 during the corresponding period a year earlier. As in the second quarter, the greater increase observed during the first half of the year was attributable to the rental segment, which registered a 48-per-cent hike. Freehold home and condominium starts, for their part, fell by 24 per cent and 68 per cent, respectively.

Finally, a decrease in activity was registered in the agglomeration of Shawinigan, where 67 dwellings got under way in the first half of the year, compared to 107 during the corresponding period in 2012. In La Tuque, activity remained relatively stable, as five starts were enumerated in the first six months of the year versus four during the same period a year ago.

Sales decrease in the second quarter

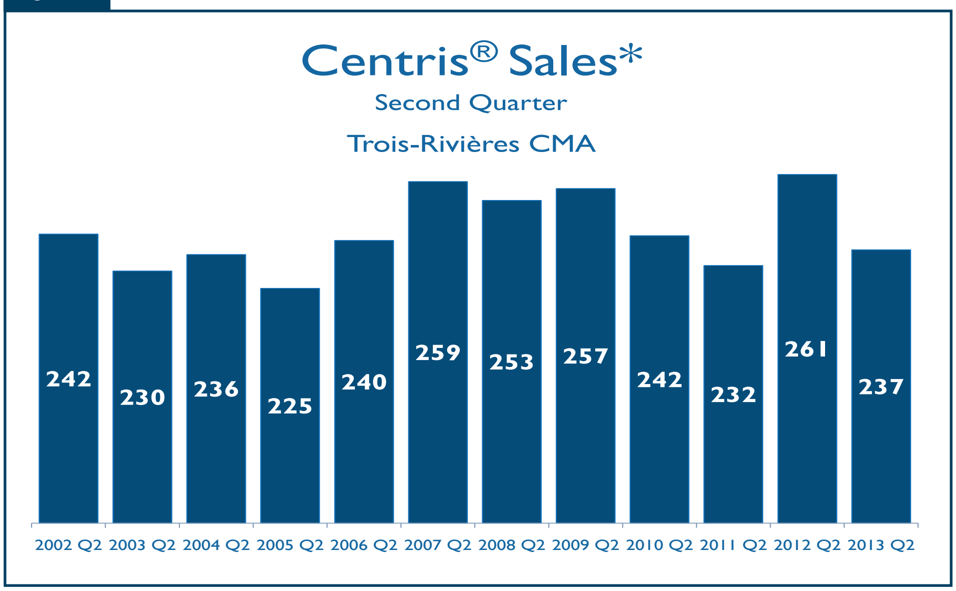
The downward trend continued in the second quarter of 2013 in the Trois-Rivières CMA. According to data from the Quebec Federation of Real Estate Boards (QFREB), Centris® sales[2] registered a drop of 13 per cent between the period from April to June 2012 and the corresponding period this year. Despite the still very favourable financing conditions and a greater choice of properties for sale, more difficult conditions on the labour market had a negative impact on the resale market. In all, 273 homes changed hands in the second quarter, compared to 315 during the corresponding quarter in 2012.

On the supply side, listings continued to increase. In fact, the number of homes with "For Sale" signs rose and reached 872 at the end of the second quarter, up from 769 at the same time in 2012. This increase in supply, combined with the decrease in sales, allowed the market to ease further. Overall, market conditions remained balanced[3], with the active-listings-to-sales ratio reaching 9.6 to 1.

These softer market conditions were reflected in the prices. In the second quarter of 2013, the average price of residential properties reached $160,230 in the Trois-Rivières CMA, down slightly over the corresponding quarter in 2012 ($160,726).

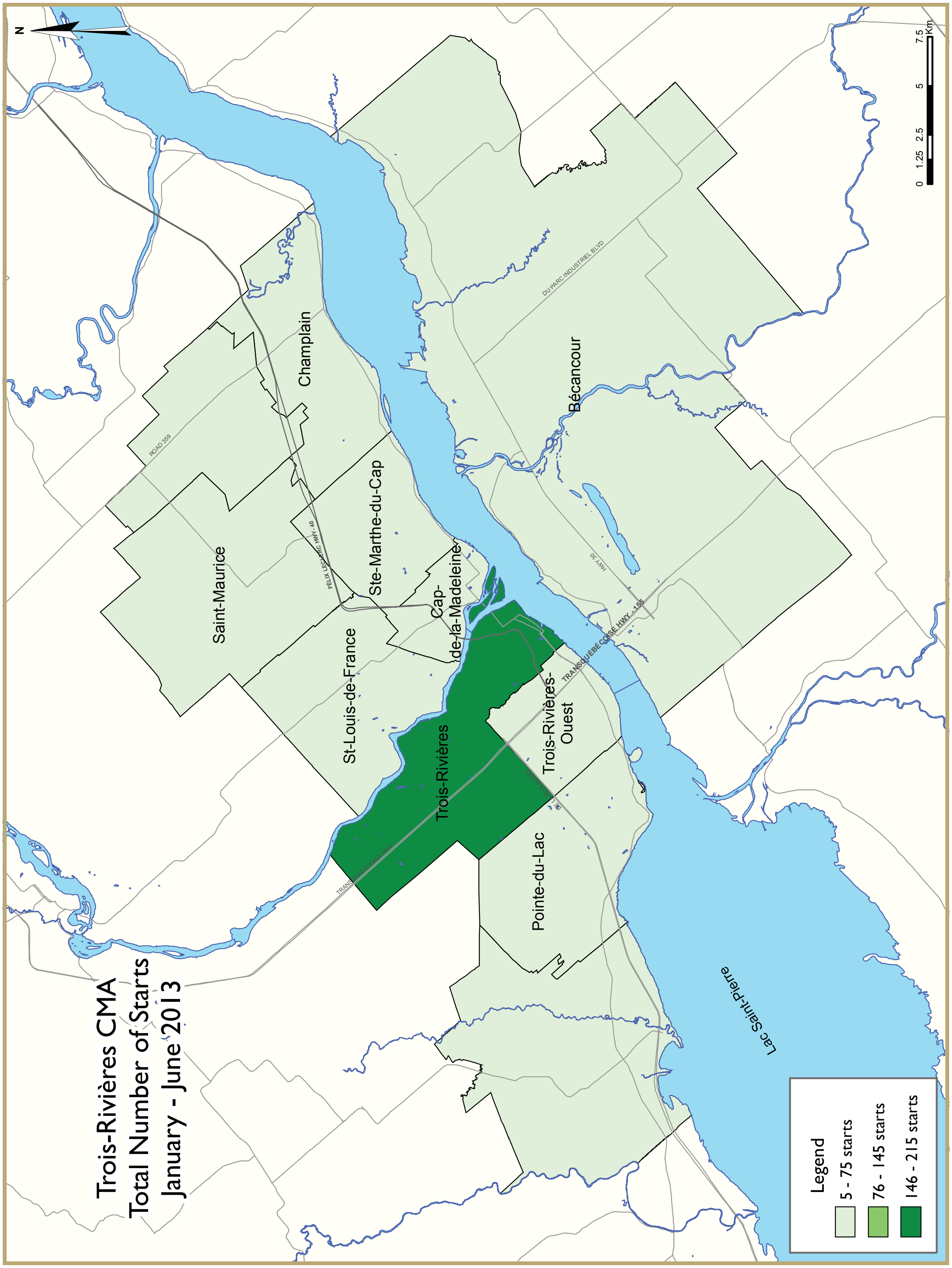
The mid-year results revealed a decrease in sales (-11 per cent). In fact, 558 sales were registered from January to June 2013, in comparison with 624 during the corresponding period a year earlier. Over the same period, the average price of residential properties reached $158,075, for an increase of 0.1 per cent over the first six months of 2012 ($157,967).

Figure 2



Source: QFREB by the Centris® system
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.
[3] The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.


Trois-Rivières CMA
Total Number of Starts
January - June 2013
N
0 1.25 2.5 5 7.5 Km
Champlain
Bécancour
Ste-Marthe-du-Cap
Saint-Maurice
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
Lac Saint-Pierre
ROAD 359
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUÉBÉCOISE HWY - 155
Legend
5 - 75 starts
76 - 145 starts
146 - 215 starts

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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 Second 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									
Q2 2013	100	46	17	0	0	48	0	183	394
Q2 2012	125	84	11	0	0	82	0	84	386
% Change	-20.0	-45.2	54.5	n/a	n/a	-41.5	n/a	117.9	2.1
Year-to-date 2013	122	62	17	0	0	57	0	183	441
Year-to-date 2012	155	98	11	0	0	177	0	124	565
% Change	-21.3	-36.7	54.5	n/a	n/a	-67.8	n/a	47.6	-21.9
UNDER CONSTRUCTION									
Q2 2013	87	76	13	0	0	123	0	175	474
Q2 2012	76	104	7	0	0	92	0	143	422
% Change	14.5	-26.9	85.7	n/a	n/a	33.7	n/a	22.4	12.3
COMPLETIONS									
Q2 2013	65	46	6	0	0	36	0	62	215
Q2 2012	83	48	8	0	0	107	0	158	404
% Change	-21.7	-4.2	-25.0	n/a	n/a	-66.4	n/a	-60.8	-46.8
Year-to-date 2013	107	72	8	0	0	54	0	66	307
Year-to-date 2012	106	76	8	0	0	181	0	242	613
% Change	0.9	-5.3	0.0	n/a	n/a	-70.2	n/a	-72.7	-49.9
COMPLETED & NOT ABSORBED									
Q2 2013	19	48	0	0	0	32	n/a	n/a	99
Q2 2012	19	33	0	0	0	39	n/a	n/a	91
% Change	0.0	45.5	n/a	n/a	n/a	-17.9	n/a	n/a	8.8
ABSORBED									
Q2 2013	69	63	10	0	0	39	n/a	n/a	181
Q2 2012	83	51	10	0	0	90	n/a	n/a	234
% Change	-16.9	23.5	0.0	n/a	n/a	-56.7	n/a	n/a	-22.6
Year-to-date 2013	106	70	14	0	0	50	n/a	n/a	240
Year-to-date 2012	104	70	10	0	0	162	n/a	n/a	346
% Change	1.9	0.0	40.0	n/a	n/a	-69.1	n/a	n/a	-30.6

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

Table 1.1: Housing Activity Summary by Submarket
Second 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									
Centre									
Q2 2013	31	30	9	0	0	48	0	155	273
Q2 2012	62	64	11	0	0	68	0	32	237
Remainder of the CMA									
Q2 2013	69	16	8	0	0	0	0	28	121
Q2 2012	63	20	0	0	0	14	0	52	149
Trois-Rivières CMA									
Q2 2013	100	46	17	0	0	48	0	183	394
Q2 2012	125	84	11	0	0	82	0	84	386
UNDER CONSTRUCTION									
Centre									
Q2 2013	32	60	9	0	0	107	0	169	377
Q2 2012	38	78	7	0	0	78	0	99	300
Remainder of the CMA									
Q2 2013	55	16	4	0	0	16	0	6	97
Q2 2012	38	26	0	0	0	14	0	44	122
Trois-Rivières CMA									
Q2 2013	87	76	13	0	0	123	0	175	474
Q2 2012	76	104	7	0	0	92	0	143	422
COMPLETIONS									
Centre									
Q2 2013	25	28	2	0	0	28	0	46	129
Q2 2012	39	34	6	0	0	63	0	120	262
Remainder of the CMA									
Q2 2013	40	18	4	0	0	8	0	16	86
Q2 2012	44	14	2	0	0	44	0	38	142
Trois-Rivières CMA									
Q2 2013	65	46	6	0	0	36	0	62	215
Q2 2012	83	48	8	0	0	107	0	158	404

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q2 2013	10	29	0	0	0	28	n/a	n/a	67
Q2 2012	8	23	0	0	0	24	n/a	n/a	55
Remainder of the CMA									
Q2 2013	9	19	0	0	0	4	n/a	n/a	32
Q2 2012	11	10	0	0	0	15	n/a	n/a	36
Trois-Rivières CMA									
Q2 2013	19	48	0	0	0	32	n/a	n/a	99
Q2 2012	19	33	0	0	0	39	n/a	n/a	91
ABSORBED									
Centre									
Q2 2013	27	36	5	0	0	29	n/a	n/a	97
Q2 2012	42	42	6	0	0	55	n/a	n/a	145
Remainder of the CMA									
Q2 2013	42	27	5	0	0	10	n/a	n/a	84
Q2 2012	41	9	4	0	0	35	n/a	n/a	89
Trois-Rivières CMA									
Q2 2013	69	63	10	0	0	39	n/a	n/a	181
Q2 2012	83	51	10	0	0	90	n/a	n/a	234

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

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centre	31	62	30	64	9	3	203	108	273	237	15.2
Trois-Rivières	12	21	20	38	9	3	160	56	201	118	70.3
Trois-Rivières-Ouest	9	14	2	22	0	0	38	38	49	74	-33.8
Cap-de-la-Madeleine	10	27	8	4	0	0	5	14	23	45	-48.9
Remainder of the CMA	69	63	16	20	0	0	36	66	121	149	-18.8
Bécancour	22	28	2	6	0	0	0	8	24	42	-42.9
Champlain	5	5	0	0	0	0	0	0	5	5	0.0
Pointe-du-Lac	20	8	2	4	0	0	11	18	33	30	10.0
St-Louis-de-France	7	5	4	2	0	0	4	6	15	13	15.4
Sainte-Marthe-du-Cap	7	3	8	8	0	0	21	34	36	45	-20.0
Saint-Maurice	8	14	0	0	0	0	0	0	8	14	-42.9
Trois-Rivières CMA	100	125	46	84	9	3	239	174	394	386	2.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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
Centre	41	77	38	74	9	3	212	219	300	373	-19.6
Trois-Rivières	15	27	22	44	9	3	169	132	215	206	4.4
Trois-Rivières-Ouest	12	16	6	22	0	0	38	57	56	95	-41.1
Cap-de-la-Madeleine	14	34	10	8	0	0	5	30	29	72	-59.7
Remainder of the CMA	81	78	24	24	0	0	36	90	141	192	-26.6
Bécancour	27	34	2	6	0	0	0	8	29	48	-39.6
Champlain	5	5	0	0	0	0	0	12	5	17	-70.6
Pointe-du-Lac	24	15	6	6	0	0	11	18	41	39	5.1
St-Louis-de-France	8	5	4	2	0	0	4	18	16	25	-36.0
Sainte-Marthe-du-Cap	8	3	12	10	0	0	21	34	41	47	-12.8
Saint-Maurice	9	16	0	0	0	0	0	0	9	16	-43.8
Trois-Rivières CMA	122	155	62	98	9	3	248	309	441	565	-21.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centre	9	3	0	0	48	76	155	32
Trois-Rivières	9	3	0	0	48	56	112	0
Trois-Rivières-Ouest	0	0	0	0	0	16	38	22
Cap-de-la-Madeleine	0	0	0	0	0	4	5	10
Remainder of the CMA	0	0	0	0	8	14	28	52
Bécancour	0	0	0	0	0	8	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	2	0	9	18
St-Louis-de-France	0	0	0	0	4	6	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	19	34
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	9	3	0	0	56	90	183	84

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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
Centre	9	3	0	0	57	159	155	60
Trois-Rivières	9	3	0	0	57	116	112	16
Trois-Rivières-Ouest	0	0	0	0	0	29	38	28
Cap-de-la-Madeleine	0	0	0	0	0	14	5	16
Remainder of the CMA	0	0	0	0	8	26	28	64
Bécancour	0	0	0	0	0	8	0	0
Champlain	0	0	0	0	0	0	0	12
Pointe-du-Lac	0	0	0	0	2	0	9	18
St-Louis-de-France	0	0	0	0	4	18	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	19	34
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	9	3	0	0	65	185	183	124

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centre	70	137	48	68	155	32	273	237
Trois-Rivières	41	62	48	56	112	0	201	118
Trois-Rivières-Ouest	11	40	0	12	38	22	49	74
Cap-de-la-Madeleine	18	35	0	0	5	10	23	45
Remainder of the CMA	93	83	0	14	28	52	121	149
Bécancour	24	34	0	8	0	0	24	42
Champlain	5	5	0	0	0	0	5	5
Pointe-du-Lac	24	12	0	0	9	18	33	30
St-Louis-de-France	15	7	0	6	0	0	15	13
Sainte-Marthe-du-Cap	17	11	0	0	19	34	36	45
Saint-Maurice	8	14	0	0	0	0	8	14
Trois-Rivières CMA	163	220	48	82	183	84	394	386

Table 2.5: Starts by Submarket and by Intended Market January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	88	162	57	151	155	60	300	373
Trois-Rivières	46	74	57	116	112	16	215	206
Trois-Rivières-Ouest	18	42	0	25	38	28	56	95
Cap-de-la-Madeleine	24	46	0	10	5	16	29	72
Remainder of the CMA	113	102	0	26	28	64	141	192
Bécancour	29	40	0	8	0	0	29	48
Champlain	5	5	0	0	0	12	5	17
Pointe-du-Lac	32	21	0	0	9	18	41	39
St-Louis-de-France	16	7	0	18	0	0	16	25
Sainte-Marthe-du-Cap	22	13	0	0	19	34	41	47
Saint-Maurice	9	16	0	0	0	0	9	16
Trois-Rivières CMA	201	264	57	177	183	124	441	565

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centre	25	39	28	34	0	0	76	189	129	262	-50.8
Trois-Rivières	11	11	16	20	0	0	42	60	69	91	-24.2
Trois-Rivières-Ouest	4	9	6	12	0	0	30	58	40	79	-49.4
Cap-de-la-Madeleine	10	19	6	2	0	0	4	71	20	92	-78.3
Remainder of the CMA	40	44	18	14	0	0	28	84	86	142	-39.4
Bécancour	10	25	0	4	0	0	12	34	22	63	-65.1
Champlain	1	3	0	0	0	0	0	4	1	7	-85.7
Pointe-du-Lac	11	4	6	2	0	0	8	0	25	6	**
St-Louis-de-France	6	3	6	4	0	0	2	20	14	27	-48.1
Sainte-Marthe-du-Cap	8	0	6	4	0	0	0	26	14	30	-53.3
Saint-Maurice	4	9	0	0	0	0	6	0	10	9	11.1
Trois-Rivières CMA	65	83	46	48	0	0	104	273	215	404	-46.8

Table 3.1: Completions by Submarket and by Dwelling Type January - June 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
Centre	44	53	38	54	0	0	94	313	176	420	-58.1
Trois-Rivières	16	16	22	30	0	0	54	142	92	188	-51.1
Trois-Rivières-Ouest	12	14	8	20	0	0	30	76	50	110	-54.5
Cap-de-la-Madeleine	16	23	8	4	0	0	10	95	34	122	-72.1
Remainder of the CMA	63	53	34	22	0	0	34	118	131	193	-32.1
Bécancour	18	27	0	4	0	0	16	34	34	65	-47.7
Champlain	1	3	2	0	0	0	0	4	3	7	-57.1
Pointe-du-Lac	17	10	10	4	0	0	8	24	35	38	-7.9
St-Louis-de-France	9	4	8	4	0	0	2	24	19	32	-40.6
Sainte-Marthe-du-Cap	10	0	14	10	0	0	2	32	26	42	-38.1
Saint-Maurice	8	9	0	0	0	0	6	0	14	9	55.6
Trois-Rivières CMA	107	106	72	76	0	0	128	431	307	613	-49.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centre	0	0	0	0	30	69	46	120
Trois-Rivières	0	0	0	0	26	50	16	10
Trois-Rivières-Ouest	0	0	0	0	4	13	26	45
Cap-de-la-Madeleine	0	0	0	0	0	6	4	65
Remainder of the CMA	0	0	0	0	12	46	16	38
Bécancour	0	0	0	0	8	24	4	10
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	2	0	6	0
St-Louis-de-France	0	0	0	0	2	20	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	2	0	24
Saint-Maurice	0	0	0	0	0	0	6	0
Trois-Rivières CMA	0	0	0	0	42	115	62	158

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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
Centre	0	0	0	0	48	139	46	174
Trois-Rivières	0	0	0	0	38	120	16	22
Trois-Rivières-Ouest	0	0	0	0	4	13	26	63
Cap-de-la-Madeleine	0	0	0	0	6	6	4	89
Remainder of the CMA	0	0	0	0	14	50	20	68
Bécancour	0	0	0	0	8	24	8	10
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	2	0	6	24
St-Louis-de-France	0	0	0	0	2	24	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	2	0	30
Saint-Maurice	0	0	0	0	0	0	6	0
Trois-Rivières CMA	0	0	0	0	62	189	66	242

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions by Submarket and by Intended Market Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centre	55	79	28	63	46	120	129	262
Trois-Rivières	29	31	24	50	16	10	69	91
Trois-Rivières-Ouest	10	21	4	13	26	45	40	79
Cap-de-la-Madeleine	16	27	0	0	4	65	20	92
Remainder of the CMA	62	60	8	44	16	38	86	142
Bécancour	10	29	8	24	4	10	22	63
Champlain	1	3	0	0	0	4	1	7
Pointe-du-Lac	19	6	0	0	6	0	25	6
St-Louis-de-France	14	7	0	20	0	0	14	27
Sainte-Marthe-du-Cap	14	6	0	0	0	24	14	30
Saint-Maurice	4	9	0	0	6	0	10	9
Trois-Rivières CMA	117	139	36	107	62	158	215	404

Table 3.5: Completions by Submarket and by Intended Market January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centre	84	113	46	133	46	174	176	420
Trois-Rivières	40	46	36	120	16	22	92	188
Trois-Rivières-Ouest	20	34	4	13	26	63	50	110
Cap-de-la-Madeleine	24	33	6	0	4	89	34	122
Remainder of the CMA	103	77	8	48	20	68	131	193
Bécancour	18	31	8	24	8	10	34	65
Champlain	3	3	0	0	0	4	3	7
Pointe-du-Lac	29	14	0	0	6	24	35	38
St-Louis-de-France	19	8	0	24	0	0	19	32
Sainte-Marthe-du-Cap	26	12	0	0	0	30	26	42
Saint-Maurice	8	9	0	0	6	0	14	9
Trois-Rivières CMA	187	190	54	181	66	242	307	613

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q2 2013	0	0.0	4	14.8	11	40.7	6	22.2	6	22.2	27	190,000	202,893
Q2 2012	0	0.0	2	4.8	17	40.5	13	31.0	10	23.8	42	214,264	229,897
Year-to-date 2013	0	0.0	4	9.5	14	33.3	11	26.2	13	31.0	42	205,000	221,880
Year-to-date 2012	0	0.0	3	5.7	19	35.8	18	34.0	13	24.5	53	216,900	230,316
Remainder of the CMA													
Q2 2013	2	4.8	9	21.4	10	23.8	10	23.8	11	26.2	42	197,500	200,210
Q2 2012	7	17.9	5	12.8	15	38.5	5	12.8	7	17.9	39	170,000	190,890
Year-to-date 2013	2	3.1	12	18.8	21	32.8	15	23.4	14	21.9	64	180,000	200,108
Year-to-date 2012	7	14.3	7	14.3	18	36.7	6	12.2	11	22.4	49	175,000	203,666
Trois-Rivières CMA													
Q2 2013	2	2.9	13	18.8	21	30.4	16	23.2	17	24.6	69	190,000	201,260
Q2 2012	7	8.6	7	8.6	32	39.5	18	22.2	17	21.0	81	190,000	211,116
Year-to-date 2013	2	1.9	16	15.1	35	33.0	26	24.5	27	25.5	106	197,500	208,734
Year-to-date 2012	7	6.9	10	9.8	37	36.3	24	23.5	24	23.5	102	195,000	217,514

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2013						
Submarket	Q2 2013	Q2 2012	% Change	YTD 2013	YTD 2012	% Change
Centre	202,893	229,897	-11.7	221,880	230,316	-3.7
Trois-Rivières	199,766	218,837	-8.7	202,676	226,338	-10.5
Trois-Rivières-Ouest	--	288,491	n/a	277,008	270,358	2.5
Cap-de-la-Madeleine	194,782	202,960	-4.0	201,883	207,909	-2.9
Remainder of the CMA	200,210	190,890	4.9	200,108	203,666	-1.7
Bécancour	180,845	154,896	16.8	171,396	166,426	3.0
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	176,055	--	n/a	212,972	315,650	-32.5
St-Louis-de-France	--	--	n/a	230,556	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	222,827	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	201,260	211,116	-4.7	208,734	217,514	-4.0

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Trois-Rivières							
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2013	215	375	609	160,758	8.5	155,836	8.4
Q2 2012	239	329	531	162,361	6.7	157,414	7.4
% Change	-10.0	14.0	14.7	-1.0	n/a	-1.0	n/a
YTD 2013	439	838	583	160,052	8.0	n/a	n/a
YTD 2012	489	771	542	159,866	6.7	n/a	n/a
% Change	-10.2	8.7	7.6	0.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2013	17	--	103	--	--	--	--
Q2 2012	23	--	108	--	--	--	--
% Change	-26.1	n/a	-4.6	n/a	n/a	n/a	n/a
YTD 2013	30	--	96	164,069	19.2	n/a	n/a
YTD 2012	43	--	107	137,237	14.9	n/a	n/a
% Change	-30.2	n/a	-9.9	19.6	n/a	n/a	n/a
PLEX*							
Q2 2013	41	--	154	--	11.3	--	--
Q2 2012	51	--	118	--	6.9	--	--
% Change	-19.6	n/a	30.5	n/a	n/a	n/a	n/a
YTD 2013	87	--	150	150,652	10.3	n/a	n/a
YTD 2012	89	--	124	156,845	8.4	n/a	n/a
% Change	-2.2	n/a	20.6	-3.9	n/a	n/a	n/a
TOTAL							
Q2 2013	273	505	872	160,230	9.6	155,073	9.4
Q2 2012	315	455	769	160,726	7.3	156,295	8.3
% Change	-13.3	11.0	13.4	-0.3	n/a	-0.8	n/a
YTD 2013	558	1,108	834	158,075	9.0	n/a	n/a
YTD 2012	624	1,071	786	157,967	7.6	n/a	n/a
% Change	-10.6	3.5	6.2	0.1	n/a	n/a	n/a

[1] Source: Centris® Statistics.
[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 Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators Second Quarter 2013											
		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières 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						
2012	January	598	3.50	5.29	115.7	119.7	72.2	8.4	63.0	738
	February	595	3.20	5.24	116.0	120.4	72.3	8.0	62.7	741
	March	595	3.20	5.24	116.2	120.8	72.0	7.5	62.0	749
	April	607	3.20	5.44	116.2	121.3	71.4	8.1	62.0	757
	May	601	3.20	5.34	116.3	121.1	70.7	8.4	61.4	762
	June	595	3.20	5.24	116.4	120.6	69.5	8.2	60.4	768
	July	595	3.10	5.24	116.5	120.5	68.6	8.0	59.4	767
	August	595	3.10	5.24	116.7	120.9	68.2	7.6	58.6	769
	September	595	3.10	5.24	116.7	120.9	66.9	7.6	57.6	770
	October	595	3.10	5.24	117.1	121.3	65.7	8.1	56.7	775
	November	595	3.10	5.24	117.3	121.1	64.8	8.1	55.9	769
	December	595	3.00	5.24	117.3	120.5	64.1	8.2	55.3	764
2013	January	595	3.00	5.24	117.3	120.4	64.2	7.6	55.1	761
	February	595	3.00	5.24	117.5	122.1	63.9	8.1	55.0	758
	March	590	3.00	5.14	117.5	121.8	65.0	7.7	55.7	747
	April	590	3.00	5.14	117.4	121.8	64.8	7.8	55.7	745
	May	590	3.00	5.14	117.6	121.9	64.8	8.3	55.9	737
	June	590	3.14	5.14		121.8	64.2	9.2	55.8	741
	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 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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