HOUSING MARKET INFORMATION

HOUSING NOW
Winnipeg CMA

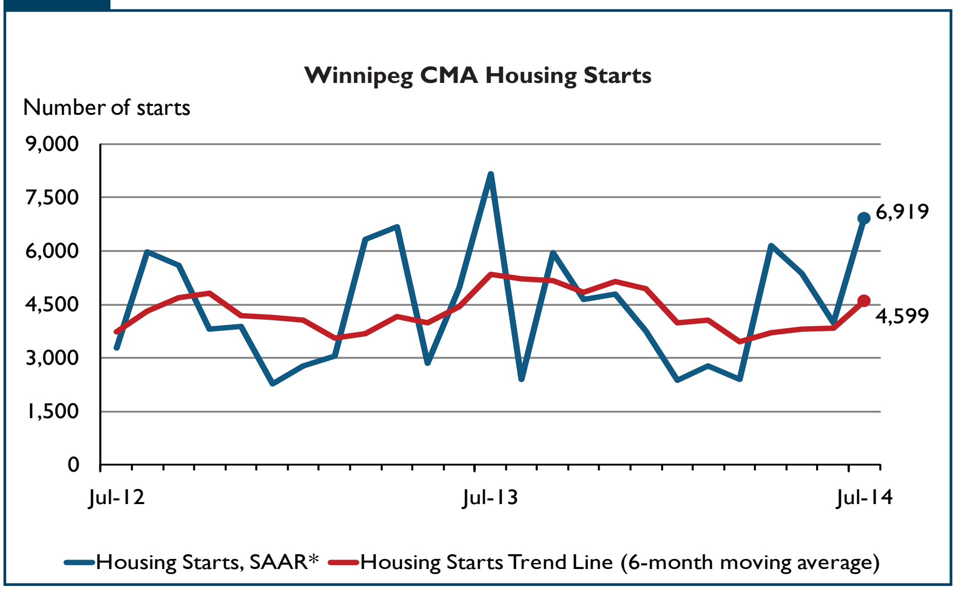
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2014

Highlights

- Pace of housing starts rose in July
- Actual housing starts were down 14 per cent year-to-date
- Single-detached inventories declined while multi-family inventories moved higher

Figure 1



* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are 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.

Table of Contents

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

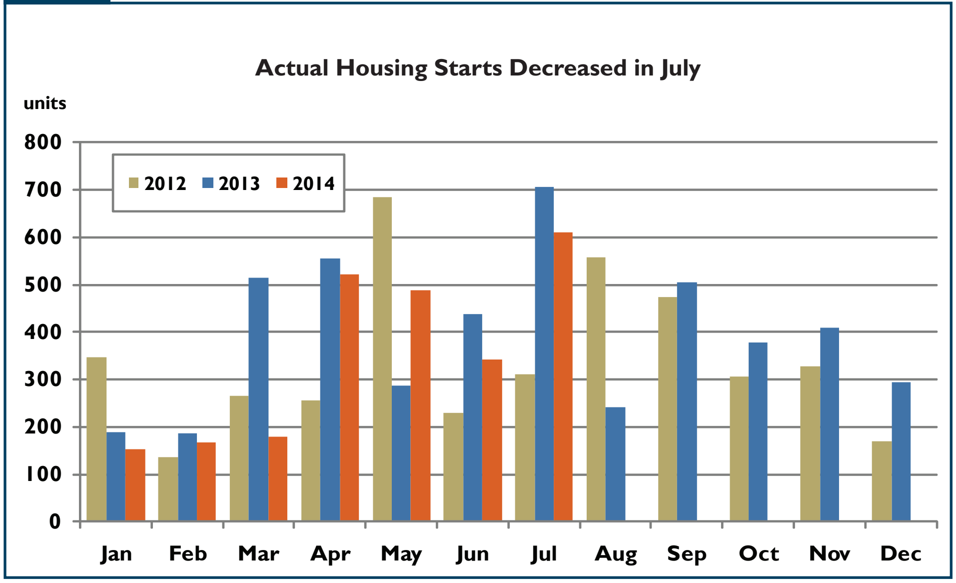
Housing Market Overview

Housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 4,599 units in July compared to 3,841 in June. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. This represented the fourth consecutive month of upward movement, supported by an elevated pace of construction for both single-detached and multi-family units. While total starts are trending upward, they continue to lag the pace of construction in 2013.

In total, there were 611 housing starts in the Winnipeg CMA in July, 14 per cent fewer than the 707 started in July 2013. With the exception of May, total starts for each month of 2014 have been lower year-over-year. As a result, year-to-date total housing starts were also14 per cent lower, numbering 2,462 units through July compared to 2,878 for the same period one year ago.

In the single-detached market, builders broke ground on 209 units in July, 15 per cent more than in July 2013. This represented the first month of 2014 to record a year-over-year gain. However, this was not enough to compensate for the lower activity earlier in the year. As a result, the number of single-detached starts through the end of July was 1,081 units, a decrease of 18 per cent compared to the same period one year prior. Contributing to the slowdown in single-detached construction is increased competition from the resale market, where buyers are finding more selection due to a greater number of listings. With the pace of construction down from last year, the inventory of complete and unoccupied units fell to 228 units at the end of July, 19 per cent lower than where it stood at the end of July 2013. This was still 13 per cent higher than the five-year average inventory of 202 units. Within the inventory, the number of spec homes available at the end of July was 167, down 24 per cent compared to one year ago, while the number of show homes was down three per cent under the same comparison.

Figure 2



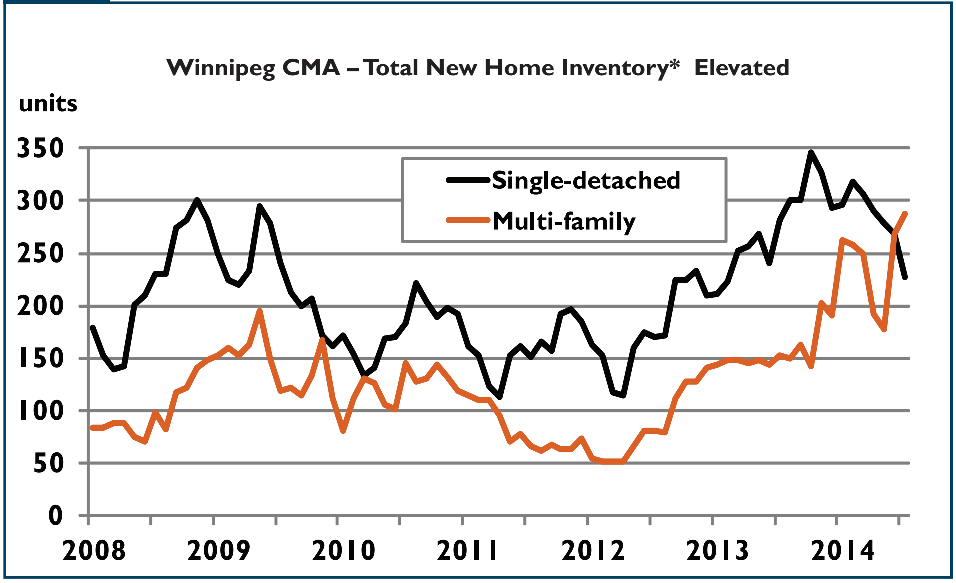
Source: CMHC

The average absorbed price of a new single-detached home in July 2014 was $435,359, 2.8 per cent higher than in the same month one year prior. This brought the year-to-date average price to $430,427, up four per cent from the previous year. The average absorbed price has been influenced by a larger number of homes absorbed in higher price categories. Specifically, for units priced above $450,000, the market share of absorptions increased from 28 per cent through July 2013 to 42 per cent for the same period of 2014.

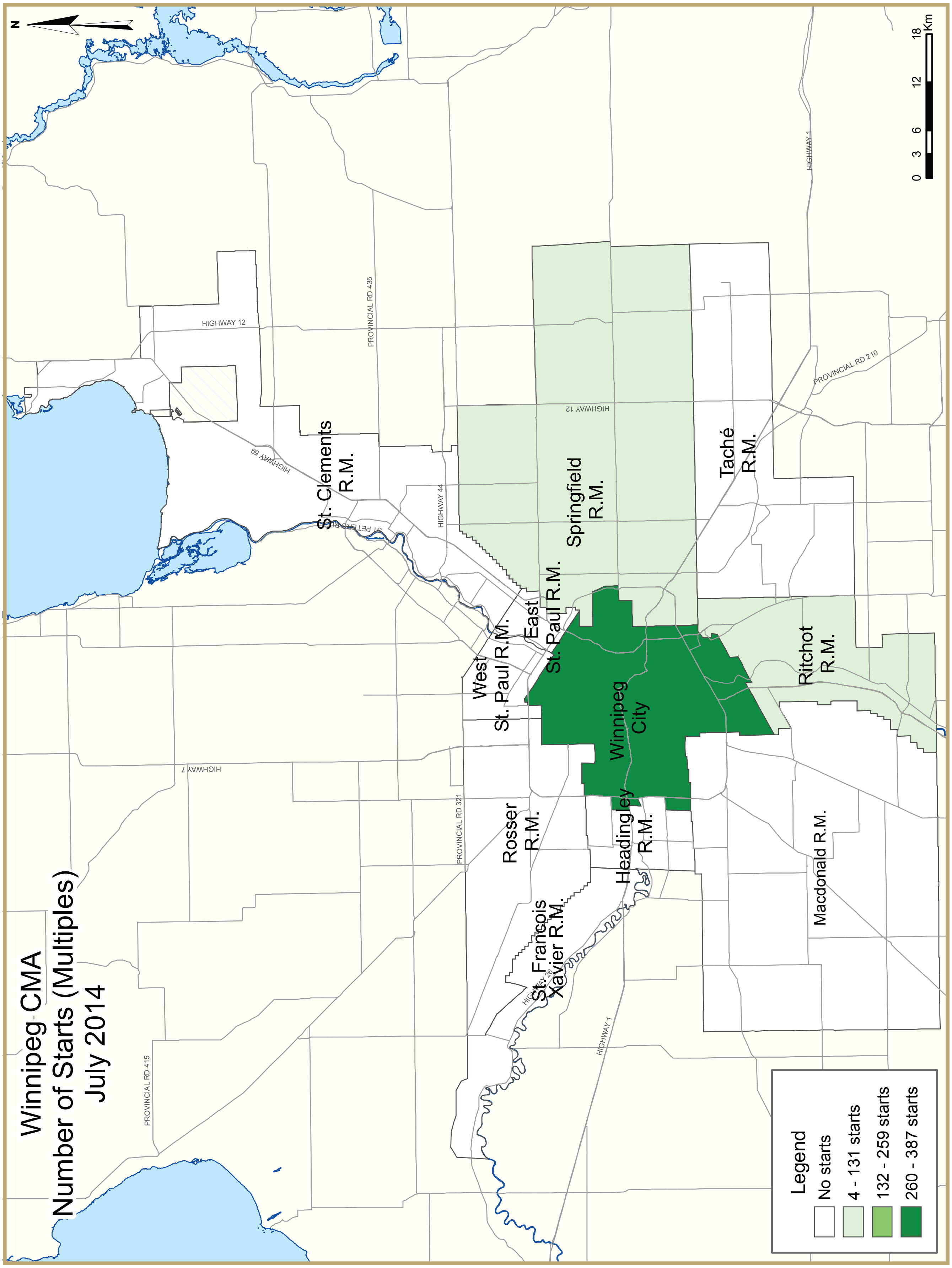
Multi-family starts, which include semi-detached units, rows, and apartments, totalled 402 units in July. While this was the highest number of multi-family starts in a single month so far in 2014, it was surpassed by the 525 units started in July 2013. This brought multi-family starts in the first seven months of 2014 to 1,381 units, 12 per cent fewer than during the same period of last year. While more than half of the units started in July were for the rental market, starts in this market year-to-date were 36 per cent lower than one year ago. Conversely, starts in the ownership market, which include freehold and condominium units, were six per cent higher under the same comparison.

There were 73 units absorbed in the multi-family ownership market in July, 20 per cent fewer than the number absorbed in July 2013. Despite this decrease, the total number of absorptions for the first seven months of 2014 was 541, 79 per cent more than the 303 units absorbed through July 2013. However, completions continued to outpace absorptions in this market, resulting in higher inventories. The number of multi-family units available for ownership at the end of July increased to 288 units, 89 per cent higher than one year prior.

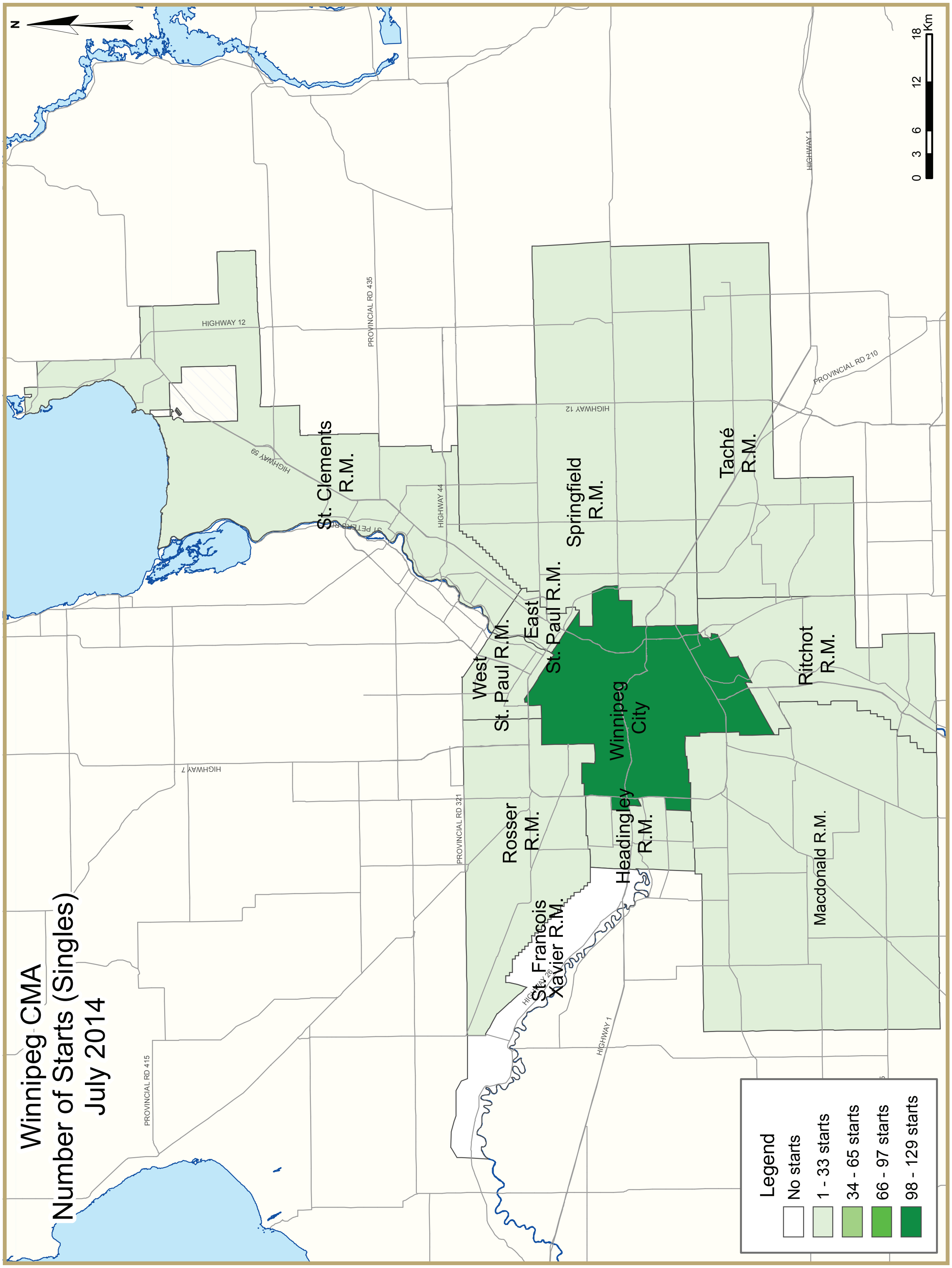
Figure 3

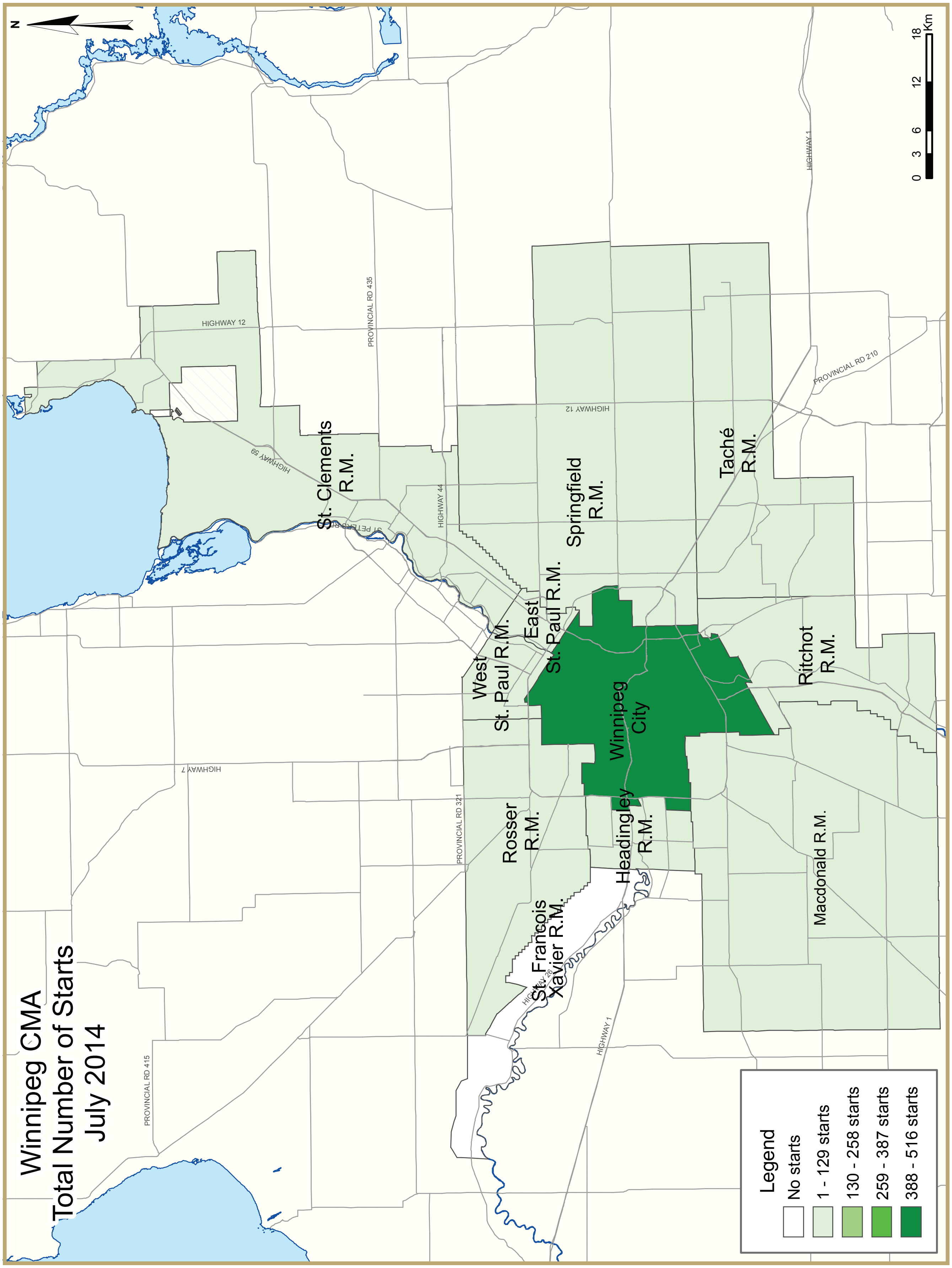


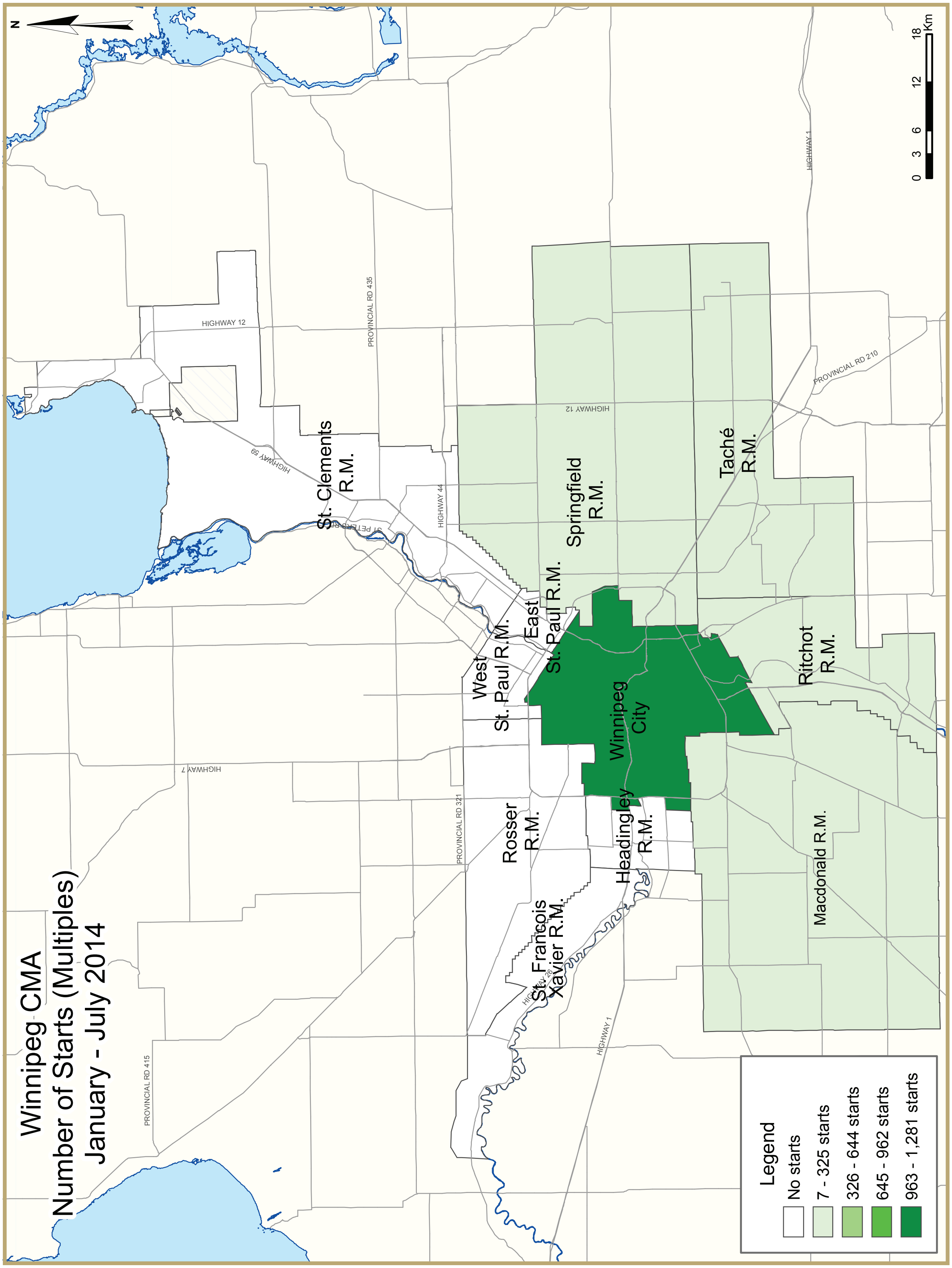
Source: CMHC (*excludes rental)

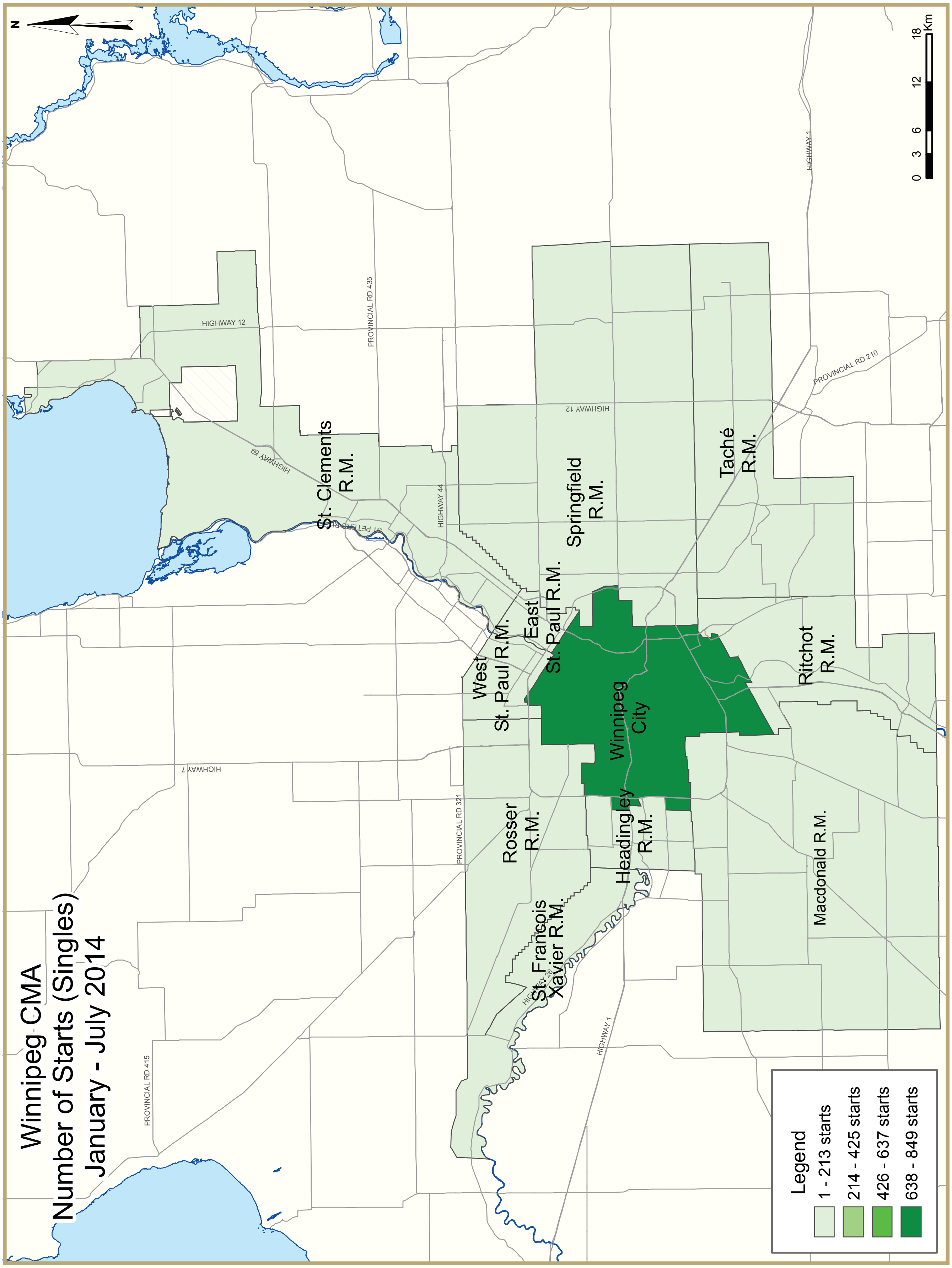


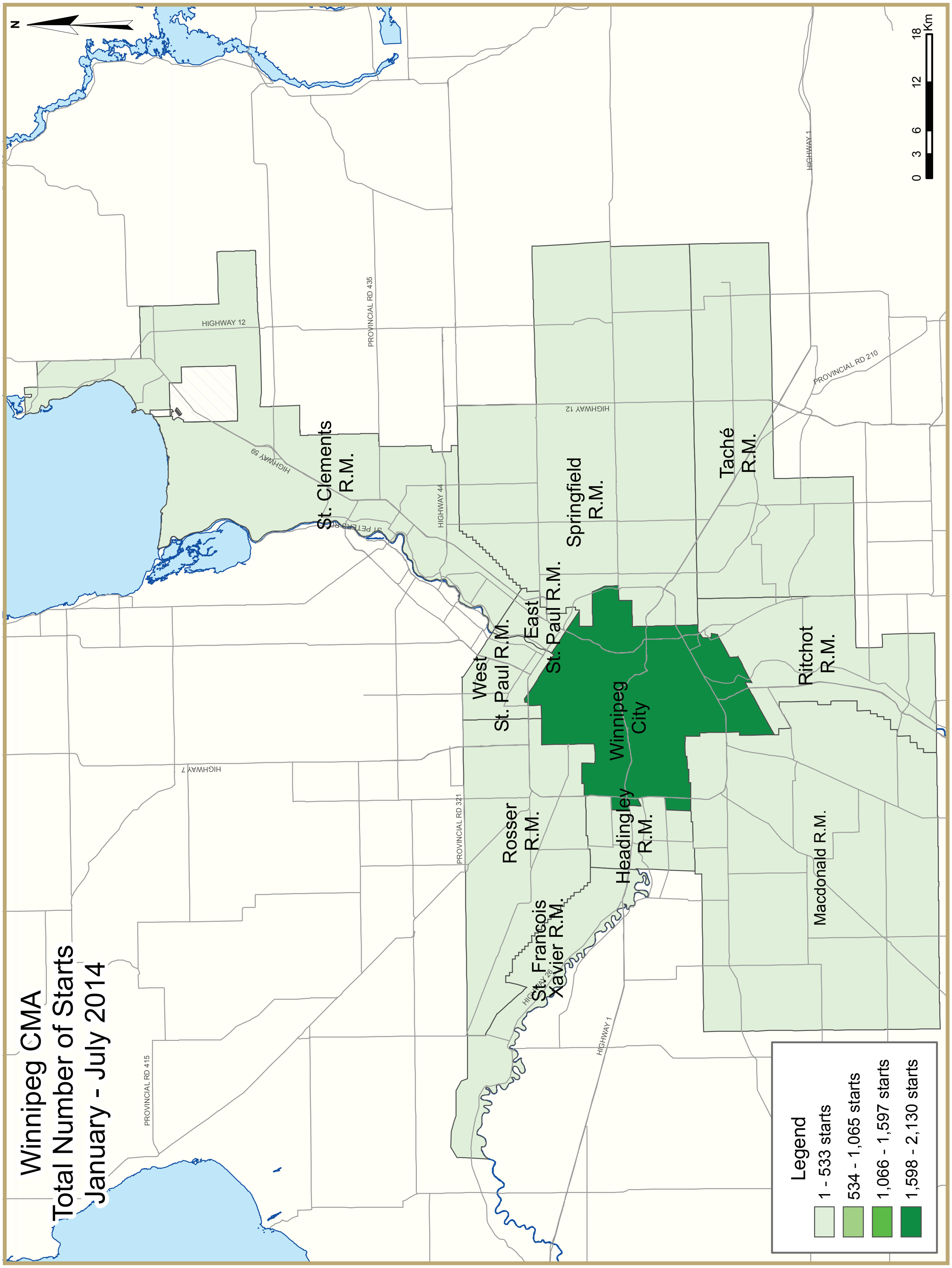
Winnipeg CMA
Number of Starts (Multiples)
July 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
No starts
4 - 131 starts
132 - 259 starts
260 - 387 starts


Winnipeg CMA
Number of Starts (Singles)
July 2014
Legend
No starts
1 - 33 starts
34 - 65 starts
66 - 97 starts
98 - 129 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
0 3 6 12 18
Km
N


Winnipeg CMA
Total Number of Starts
July 2014
Legend
No starts
1 - 129 starts
130 - 258 starts
259 - 387 starts
388 - 516 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
HIGHWAY 26
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Multiples)
January - July 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
No starts
7 - 325 starts
326 - 644 starts
645 - 962 starts
963 - 1,281 starts


Winnipeg CMA
Number of Starts (Singles)
January - July 2014
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
Legend
1 - 213 starts
214 - 425 starts
426 - 637 starts
638 - 849 starts


Winnipeg CMA
Total Number of Starts
January - July 2014
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
1 - 533 starts
534 - 1,065 starts
1,066 - 1,597 starts
1,598 - 2,130 starts
0 3 6 12 18
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	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:

1.3	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: Housing Starts (SAAR and Trend) July 2014		
Winnipeg CMA[1]	June 2014	July 2014
Trend[2]	3,841	4,599
SAAR	3,985	6,919
	July 2013	July 2014
Actual		
July - Single-Detached	182	209
July - Multiples	525	402
July - Total	707	611
January to July - Single-Detached	1,315	1,081
January to July - Multiples	1,563	1,381
January to July - Total	2,878	2,462

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA July 2014	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2014	208	8	0	1	28	152	11	203	611
July 2013	179	14	0	3	45	460	0	6	707
% Change	16.2	-42.9	n/a	-66.7	-37.8	-67.0	n/a	**	-13.6
Year-to-date 2014	1,078	72	0	3	254	627	35	393	2,462
Year-to-date 2013	1,309	82	0	6	132	685	23	641	2,878
% Change	-17.6	-12.2	n/a	-50.0	92.4	-8.5	52.2	-38.7	-14.5
UNDER CONSTRUCTION									
July 2014	1,172	78	0	3	468	1,604	50	949	4,324
July 2013	1,143	82	9	6	195	1,227	26	1,201	3,889
% Change	2.5	-4.9	-100.0	-50.0	140.0	30.7	92.3	-21.0	11.2
COMPLETIONS									
July 2014	177	6	0	0	40	47	4	155	429
July 2013	376	0	0	3	20	79	0	201	679
% Change	-52.9	n/a	n/a	-100.0	100.0	-40.5	n/a	-22.9	-36.8
Year-to-date 2014	1,051	54	0	7	159	435	12	244	1,962
Year-to-date 2013	1,376	38	0	6	72	212	0	367	2,071
% Change	-23.6	42.1	n/a	16.7	120.8	105.2	n/a	-33.5	-5.3
COMPLETED & NOT ABSORBED									
July 2014	226	15	0	2	42	231	n/a	n/a	516
July 2013	280	4	0	2	48	100	n/a	n/a	434
% Change	-19.3	**	n/a	0.0	-12.5	131.0	n/a	n/a	18.9
ABSORBED									
July 2014	217	4	0	1	30	39	n/a	n/a	291
July 2013	335	1	0	2	31	59	n/a	n/a	428
% Change	-35.2	**	n/a	-50.0	-3.2	-33.9	n/a	n/a	-32.0
Year-to-date 2014	1,113	39	0	6	174	328	n/a	n/a	1,660
Year-to-date 2013	1,299	28	0	8	62	213	n/a	n/a	1,610
% Change	-14.3	39.3	n/a	-25.0	180.6	54.0	n/a	n/a	3.1

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
July 2014	128	4	0	1	28	152	0	203	516
July 2013	139	14	0	3	45	444	0	6	651
East St. Paul R.M.									
July 2014	8	0	0	0	0	0	0	0	8
July 2013	14	0	0	0	0	0	0	0	14
Headingley R.M.									
July 2014	3	0	0	0	0	0	0	0	3
July 2013	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
July 2014	8	0	0	0	0	0	0	0	8
July 2013	2	0	0	0	0	0	0	0	2
Ritchot R.M.									
July 2014	5	0	0	0	0	0	11	0	16
July 2013	3	0	0	0	0	16	0	0	19
Rosser R.M.									
July 2014	1	0	0	0	0	0	0	0	1
July 2013	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
July 2014	13	0	0	0	0	0	0	0	13
July 2013	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	3	0	0	0	0	0	0	0	3
Springfield R.M.									
July 2014	20	4	0	0	0	0	0	0	24
July 2013	1	0	0	0	0	0	0	0	1
Tache R.M.									
July 2014	10	0	0	0	0	0	0	0	10
July 2013	7	0	0	0	0	0	0	0	7
West St. Paul R.M.									
July 2014	12	0	0	0	0	0	0	0	12
July 2013	1	0	0	0	0	0	0	0	1
Winnipeg CMA									
July 2014	208	8	0	1	28	152	11	203	611
July 2013	179	14	0	3	45	460	0	6	707

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
July 2014	906	64	0	2	426	1,562	15	949	3,924
July 2013	937	72	9	5	187	1,112	3	1,201	3,526
East St. Paul R.M.									
July 2014	38	0	0	0	0	0	0	0	38
July 2013	38	0	0	1	0	0	0	0	39
Headingley R.M.									
July 2014	17	0	0	0	0	0	0	0	17
July 2013	11	0	0	0	0	0	0	0	11
MacDonald R.M.									
July 2014	27	0	0	0	10	0	0	0	37
July 2013	33	0	0	0	0	0	0	0	33
Ritchot R.M.									
July 2014	18	6	0	1	32	12	35	0	104
July 2013	15	6	0	0	8	56	23	0	108
Rosser R.M.									
July 2014	1	0	0	0	0	0	0	0	1
July 2013	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
July 2014	35	0	0	0	0	0	0	0	35
July 2013	28	0	0	0	0	0	0	0	28
St. Francois Xavier R.M.									
July 2014	4	0	0	0	0	0	0	0	4
July 2013	5	0	0	0	0	0	0	0	5
Springfield R.M.									
July 2014	58	8	0	0	0	0	0	0	66
July 2013	39	4	0	0	0	0	0	0	43
Tache R.M.									
July 2014	35	0	0	0	0	30	0	0	65
July 2013	21	0	0	0	0	59	0	0	80
West St. Paul R.M.									
July 2014	33	0	0	0	0	0	0	0	33
July 2013	14	0	0	0	0	0	0	0	14
Winnipeg CMA									
July 2014	1,172	78	0	3	468	1,604	50	949	4,324
July 2013	1,143	82	9	6	195	1,227	26	1,201	3,889

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
July 2014	134	4	0	0	40	3	4	155	340
July 2013	306	0	0	0	20	51	0	201	578
East St. Paul R.M.									
July 2014	11	0	0	0	0	0	0	0	11
July 2013	6	0	0	0	0	0	0	0	6
Headingley R.M.									
July 2014	3	0	0	0	0	0	0	0	3
July 2013	3	0	0	0	0	0	0	0	3
Macdonald R.M.									
July 2014	2	0	0	0	0	0	0	0	2
July 2013	11	0	0	0	0	0	0	0	11
Ritchot R.M.									
July 2014	2	0	0	0	0	44	0	0	46
July 2013	7	0	0	0	0	28	0	0	35
Rosser R.M.									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	2	0	0	0	0	0	0	0	2
St. Clements R.M.									
July 2014	4	0	0	0	0	0	0	0	4
July 2013	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	1	0	0	0	0	0	0	0	1
Springfield R.M.									
July 2014	11	2	0	0	0	0	0	0	13
July 2013	19	0	0	3	0	0	0	0	22
Tache R.M.									
July 2014	8	0	0	0	0	0	0	0	8
July 2013	9	0	0	0	0	0	0	0	9
West St. Paul R.M.									
July 2014	2	0	0	0	0	0	0	0	2
July 2013	7	0	0	0	0	0	0	0	7
Winnipeg CMA									
July 2014	177	6	0	0	40	47	4	155	429
July 2013	376	0	0	3	20	79	0	201	679

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	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									
Winnipeg City									
July 2014	173	8	0	2	41	164	n/a	n/a	388
July 2013	208	1	0	0	47	78	n/a	n/a	334
East St. Paul R.M.									
July 2014	6	0	0	0	0	0	n/a	n/a	6
July 2013	4	0	0	1	0	0	n/a	n/a	5
Headingley R.M.									
July 2014	2	0	0	0	0	0	n/a	n/a	2
July 2013	6	0	0	0	0	0	n/a	n/a	6
MacDonald R.M.									
July 2014	16	0	0	0	1	0	n/a	n/a	17
July 2013	13	0	0	0	0	0	n/a	n/a	13
Ritchot R.M.									
July 2014	5	2	0	0	0	33	n/a	n/a	40
July 2013	18	1	0	0	1	15	n/a	n/a	35
Rosser R.M.									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
July 2014	5	0	0	0	0	0	n/a	n/a	5
July 2013	1	0	0	0	0	6	n/a	n/a	7
St. Francois Xavier R.M.									
July 2014	2	0	0	0	0	0	n/a	n/a	2
July 2013	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
July 2014	12	5	0	0	0	0	n/a	n/a	17
July 2013	24	2	0	1	0	0	n/a	n/a	27
Tache R.M.									
July 2014	2	0	0	0	0	34	n/a	n/a	36
July 2013	2	0	0	0	0	1	n/a	n/a	3
West St. Paul R.M.									
July 2014	3	0	0	0	0	0	n/a	n/a	3
July 2013	2	0	0	0	0	0	n/a	n/a	2
Winnipeg CMA									
July 2014	226	15	0	2	42	231	n/a	n/a	516
July 2013	280	4	0	2	48	100	n/a	n/a	434

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

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
July 2014	169	3	0	0	30	24	n/a	n/a	226
July 2013	271	1	0	0	30	43	n/a	n/a	345
East St. Paul R.M.									
July 2014	10	0	0	0	0	0	n/a	n/a	10
July 2013	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
July 2014	6	0	0	0	0	0	n/a	n/a	6
July 2013	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
July 2014	4	0	0	0	0	0	n/a	n/a	4
July 2013	9	0	0	0	0	0	n/a	n/a	9
Ritchot R.M.									
July 2014	3	0	0	1	0	15	n/a	n/a	19
July 2013	8	0	0	0	0	16	n/a	n/a	24
Rosser R.M.									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	2	0	0	0	0	0	n/a	n/a	2
St. Clements R.M.									
July 2014	5	0	0	0	0	0	n/a	n/a	5
July 2013	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
July 2014	1	0	0	0	0	0	n/a	n/a	1
July 2013	2	0	0	0	0	0	n/a	n/a	2
Springfield R.M.									
July 2014	11	1	0	0	0	0	n/a	n/a	12
July 2013	20	0	0	2	1	0	n/a	n/a	23
Tache R.M.									
July 2014	7	0	0	0	0	0	n/a	n/a	7
July 2013	7	0	0	0	0	0	n/a	n/a	7
West St. Paul R.M.									
July 2014	1	0	0	0	0	0	n/a	n/a	1
July 2013	5	0	0	0	0	0	n/a	n/a	5
Winnipeg CMA									
July 2014	217	4	0	1	30	39	n/a	n/a	291
July 2013	335	1	0	2	31	59	n/a	n/a	428

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

Table 1.3: History of Housing Starts of Winnipeg CMA 2004 - 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777
% Change	-0.7	83.3	n/a	-60.0	-4.1	27.0	50.0	30.4	7.4
2005	1,746	12	0	10	122	222	4	470	2,586
% Change	-5.9	100.0	n/a	-63.0	60.5	73.4	n/a	18.4	3.9
2004	1,855	6	0	27	76	128	0	397	2,489

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Winnipeg City	129	142	6	14	26	45	355	450	516	651	-20.7
East St. Paul R.M.	8	14	0	0	0	0	0	0	8	14	-42.9
Headingley R.M.	3	0	0	0	0	0	0	0	3	0	n/a
MacDonald R.M.	8	2	0	0	0	0	0	0	8	2	**
Ritchot R.M.	5	3	0	0	11	0	0	16	16	19	-15.8
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	13	7	0	0	0	0	0	0	13	7	85.7
St. Francois Xavier R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Springfield R.M.	20	1	4	0	0	0	0	0	24	1	**
Tache R.M.	10	7	0	0	0	0	0	0	10	7	42.9
West St. Paul R.M.	12	1	0	0	0	0	0	0	12	1	**
Winnipeg CMA	209	182	10	14	37	45	355	466	611	707	-13.6

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Winnipeg City	849	1,088	66	74	237	120	978	1,235	2,130	2,517	-15.4
East St. Paul R.M.	24	35	0	0	0	0	0	0	24	35	-31.4
Headingley R.M.	10	6	0	0	0	0	0	0	10	6	66.7
MacDonald R.M.	27	46	0	0	7	0	0	0	34	46	-26.1
Ritchot R.M.	17	21	6	8	35	31	12	56	70	116	-39.7
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	50	26	0	0	0	0	0	0	50	26	92.3
St. Francois Xavier R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
Springfield R.M.	52	51	10	4	0	0	0	0	62	55	12.7
Tache R.M.	26	26	0	0	0	0	30	35	56	61	-8.2
West St. Paul R.M.	23	9	0	0	0	0	0	0	23	9	155.6
Winnipeg CMA	1,081	1,315	82	86	279	151	1,020	1,326	2,462	2,878	-14.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market July 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Winnipeg City	26	45	0	0	152	444	203	6
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	11	0	0	16	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	26	45	11	0	152	460	203	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - July 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Winnipeg City	237	120	0	0	585	594	393	641
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	8	35	23	12	56	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	30	35	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	244	128	35	23	627	685	393	641

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Winnipeg City	132	153	181	492	203	6	516	651
East St. Paul R.M.	8	14	0	0	0	0	8	14
Headingley R.M.	3	0	0	0	0	0	3	0
MacDonald R.M.	8	2	0	0	0	0	8	2
Ritchot R.M.	5	3	0	16	11	0	16	19
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	13	7	0	0	0	0	13	7
St. Francois Xavier R.M.	0	3	0	0	0	0	0	3
Springfield R.M.	24	1	0	0	0	0	24	1
Tache R.M.	10	7	0	0	0	0	10	7
West St. Paul R.M.	12	1	0	0	0	0	12	1
Winnipeg CMA	216	193	181	508	214	6	611	707

Table 2.5: Starts by Submarket and by Intended Market January - July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Winnipeg City	903	1,155	834	721	393	641	2,130	2,517
East St. Paul R.M.	24	35	0	0	0	0	24	35
Headingley R.M.	10	6	0	0	0	0	10	6
MacDonald R.M.	27	46	7	0	0	0	34	46
Ritchot R.M.	22	29	13	64	35	23	70	116
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	50	26	0	0	0	0	50	26
St. Francois Xavier R.M.	2	5	0	0	0	0	2	5
Springfield R.M.	62	52	0	3	0	0	62	55
Tache R.M.	26	26	30	35	0	0	56	61
West St. Paul R.M.	23	9	0	0	0	0	23	9
Winnipeg CMA	1,150	1,391	884	823	428	664	2,462	2,878

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type July 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Winnipeg City	134	306	6	8	42	12	158	252	340	578	-41.2
East St. Paul R.M.	11	6	0	0	0	0	0	0	11	6	83.3
Headingley R.M.	3	3	0	0	0	0	0	0	3	3	0.0
MacDonald R.M.	2	11	0	0	0	0	0	0	2	11	-81.8
Ritchot R.M.	2	7	0	0	0	0	44	28	46	35	31.4
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	11	22	2	0	0	0	0	0	13	22	-40.9
Tache R.M.	8	9	0	0	0	0	0	0	8	9	-11.1
West St. Paul R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
Winnipeg CMA	177	379	8	8	42	12	202	280	429	679	-36.8

Table 3.1: Completions by Submarket and by Dwelling Type January - July 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Winnipeg City	788	1,072	46	48	148	52	574	551	1,556	1,723	-9.7
East St. Paul R.M.	36	12	0	0	0	0	0	0	36	12	200.0
Headingley R.M.	29	33	0	0	0	0	0	0	29	33	-12.1
MacDonald R.M.	27	39	0	0	4	0	0	0	31	39	-20.5
Ritchot R.M.	16	41	6	6	15	0	84	28	121	75	61.3
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	52	37	0	0	0	0	0	0	52	37	40.5
St. Francois Xavier R.M.	6	8	0	0	0	0	0	0	6	8	-25.0
Springfield R.M.	58	75	6	4	0	0	0	0	64	79	-19.0
Tache R.M.	30	41	0	0	0	0	21	0	51	41	24.4
West St. Paul R.M.	14	22	0	0	0	0	0	0	14	22	-36.4
Winnipeg CMA	1,058	1,382	58	58	167	52	679	579	1,962	2,071	-5.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market July 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Winnipeg City	38	12	4	0	3	51	155	201
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	44	28	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	38	12	4	0	47	79	155	201

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - July 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Winnipeg City	144	52	4	0	330	184	244	367
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	0	0	0	0	0	0	0
Ritchot R.M.	9	0	6	0	84	28	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	21	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
Winnipeg CMA	157	52	10	0	435	212	244	367

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Winnipeg City	138	306	43	71	159	201	340	578
East St. Paul R.M.	11	6	0	0	0	0	11	6
Headingley R.M.	3	3	0	0	0	0	3	3
MacDonald R.M.	2	11	0	0	0	0	2	11
Ritchot R.M.	2	7	44	28	0	0	46	35
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	4	5	0	0	0	0	4	5
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	13	19	0	3	0	0	13	22
Tache R.M.	8	9	0	0	0	0	8	9
West St. Paul R.M.	2	7	0	0	0	0	2	7
Winnipeg CMA	183	376	87	102	159	201	429	679

Table 3.5: Completions by Submarket and by Intended Market January - July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Winnipeg City	826	1,102	480	254	250	367	1,556	1,723
East St. Paul R.M.	36	11	0	1	0	0	36	12
Headingley R.M.	29	33	0	0	0	0	29	33
MacDonald R.M.	27	39	4	0	0	0	31	39
Ritchot R.M.	19	47	96	28	6	0	121	75
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	52	37	0	0	0	0	52	37
St. Francois Xavier R.M.	6	8	0	0	0	0	6	8
Springfield R.M.	64	72	0	7	0	0	64	79
Tache R.M.	30	41	21	0	0	0	51	41
West St. Paul R.M.	14	22	0	0	0	0	14	22
Winnipeg CMA	1,105	1,414	601	290	256	367	1,962	2,071

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range July 2014													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
July 2014	9	5.4	7	4.2	36	21.6	49	29.3	66	39.5	167	428,489	430,697
July 2013	17	6.3	60	22.2	87	32.2	35	13.0	71	26.3	270	380,000	420,196
Year-to-date 2014	67	8.0	84	10.1	155	18.6	202	24.2	325	39.0	833	420,900	426,465
Year-to-date 2013	87	8.7	227	22.8	275	27.6	146	14.6	262	26.3	997	379,389	409,616
East St. Paul R.M.													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	650,000	657,321
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Headingley R.M.													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	7.1	26	92.9	28	550,000	543,239
Year-to-date 2013	0	0.0	5	19.2	2	7.7	5	19.2	14	53.8	26	460,000	472,274
MacDonald R.M.													
July 2014	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
July 2013	1	11.1	1	11.1	0	0.0	3	33.3	4	44.4	9	--	--
Year-to-date 2014	2	8.7	2	8.7	0	0.0	1	4.3	18	78.3	23	467,000	471,948
Year-to-date 2013	1	3.1	1	3.1	1	3.1	7	21.9	22	68.8	32	467,000	503,324
Ritchot R.M.													
July 2014	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
July 2013	0	0.0	0	0.0	2	28.6	5	71.4	0	0.0	7	--	--
Year-to-date 2014	5	29.4	0	0.0	8	47.1	0	0.0	4	23.5	17	367,600	378,409
Year-to-date 2013	3	11.1	3	11.1	8	29.6	10	37.0	3	11.1	27	367,600	389,726
Rosser R.M.													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
St. Clements R.M.													
July 2014	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	23	82.1	0	0.0	1	3.6	0	0.0	4	14.3	28	157,811	222,728
Year-to-date 2013	3	50.0	0	0.0	1	16.7	0	0.0	2	33.3	6	--	--
St. Francois Xavier R.M.													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	--	--
Year-to-date 2013	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range July 2014													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
July 2014	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
July 2013	1	5.6	4	22.2	5	27.8	3	16.7	5	27.8	18	391,825	419,816
Year-to-date 2014	1	2.3	2	4.7	18	41.9	9	20.9	13	30.2	43	400,000	402,288
Year-to-date 2013	10	18.5	10	18.5	11	20.4	9	16.7	14	25.9	54	381,057	384,377
Tache R.M.													
July 2014	1	25.0	1	25.0	0	0.0	2	50.0	0	0.0	4	--	--
July 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	5	23.8	2	9.5	3	14.3	9	42.9	2	9.5	21	400,000	368,547
Year-to-date 2013	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
West St. Paul R.M.													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2013	1	20.0	0	0.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	1	9.1	0	0.0	0	0.0	2	18.2	8	72.7	11	549,900	497,826
Winnipeg CMA													
July 2014	15	7.5	9	4.5	37	18.6	52	26.1	86	43.2	199	430,600	435,359
July 2013	20	6.3	66	20.8	95	29.9	48	15.1	89	28.0	318	389,189	423,503
Year-to-date 2014	103	9.9	90	8.7	185	17.8	226	21.8	435	41.9	1,039	425,000	430,427
Year-to-date 2013	105	9.0	246	21.1	302	25.9	179	15.3	335	28.7	1,167	383,841	413,848

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2014						
Submarket	July 2014	July 2013	% Change	YTD 2014	YTD 2013	% Change
Winnipeg City	430,697	420,196	2.5	426,465	409,616	4.1
East St. Paul R.M.	--	--	n/a	657,321	--	n/a
Headingley R.M.	--	--	n/a	543,239	472,274	15.0
MacDonald R.M.	--	--	n/a	471,948	503,324	-6.2
Ritchot R.M.	--	--	n/a	378,409	389,726	-2.9
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	222,728	--	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	419,816	n/a	402,288	384,377	4.7
Tache R.M.	--	--	n/a	368,547	--	n/a
West St. Paul R.M.	--	--	n/a	--	497,826	n/a
Winnipeg CMA	435,359	423,503	2.8	430,427	413,848	4.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg July 2014										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2013	January	565	9.5	1,070	998	1,415	75.6	248,720	4.6	257,760
	February	631	-13.7	945	1,015	1,337	70.7	270,462	7.9	274,175
	March	783	-23.9	857	1,397	1,441	59.5	271,198	9.6	263,820
	April	1,179	-5.7	970	1,845	1,435	67.6	270,219	3.4	258,830
	May	1,462	-2.5	993	2,242	1,496	66.4	274,437	3.0	260,492
	June	1,394	-0.1	1,065	1,929	1,561	68.2	274,121	6.6	265,505
	July	1,287	11.9	1,015	1,793	1,537	66.0	262,727	5.4	264,822
	August	1,209	4.9	1,057	1,790	1,588	66.6	261,666	5.4	267,723
	September	1,052	8.1	1,009	1,907	1,591	63.4	256,380	3.1	264,140
	October	1,118	7.3	1,050	1,529	1,590	66.0	271,946	4.8	271,980
	November	810	2.1	1,052	1,108	1,623	64.8	261,831	-0.7	269,756
	December	598	6.2	1,004	632	1,571	63.9	298,337	15.8	303,085
2014	January	529	-6.4	992	1,078	1,515	65.5	262,683	5.6	272,308
	February	643	1.9	975	1,174	1,556	62.7	264,635	-2.2	266,573
	March	868	10.9	952	1,638	1,625	58.6	278,527	2.7	271,359
	April	1,169	-0.8	1,012	2,068	1,678	60.3	278,432	3.0	269,998
	May	1,488	1.8	1,038	2,477	1,703	61.0	287,026	4.6	273,373
	June	1,454	4.3	1,053	2,387	1,737	60.6	280,112	2.2	272,567
	July	1,405	9.2	1,099	2,115	1,871	58.7	268,817	2.3	273,439
	August									
	September									
	October									
	November									
	December									
	Q2 2013	4,035	-2.7		6,016			273,095	4.4	
	Q2 2014	4,111	1.9		6,932			282,136	3.3	
	YTD 2013	7,301	-3.6		11,219			268,950	5.4	
	YTD 2014	7,556	3.5		12,937			276,394	2.8	

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

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

Table 6: Economic Indicators July 2014											
		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg 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						
2013	January	595	3.00	5.24	133.8	120.0	419	5.4	69.6	790
	February	595	3.00	5.24	133.9	121.3	420	5.4	69.6	788
	March	590	3.00	5.14	134.3	121.9	420	5.5	69.5	785
	April	590	3.00	5.14	135.1	122.2	418	5.8	69.5	786
	May	590	3.00	5.14	135.8	122.6	418	6.3	69.7	790
	June	590	3.14	5.14	136.0	123.1	420	6.3	69.8	795
	July	590	3.14	5.14	136.3	123.4	420	6.1	69.8	804
	August	601	3.14	5.34	136.3	123.4	421	5.9	69.5	811
	September	601	3.14	5.34	136.4	123.6	420	6.0	69.3	816
	October	601	3.14	5.34	136.4	123.6	420	5.9	69.1	815
	November	601	3.14	5.34	136.4	123.7	420	5.9	69.1	811
	December	601	3.14	5.34	136.5	122.4	419	5.8	68.8	807
2014	January	595	3.14	5.24	137.2	123.1	419	5.8	68.7	804
	February	595	3.14	5.24	137.4	123.9	419	5.6	68.5	803
	March	581	3.14	4.99	137.5	124.7	418	5.6	68.1	804
	April	570	3.14	4.79	137.8	124.9	417	5.7	67.9	807
	May	570	3.14	4.79	137.9	125.8	415	5.9	67.7	812
	June	570	3.14	4.79	138.2	125.6	418	5.8	67.9	816
	July	570	3.14	4.79		125.4	418	5.8	67.8	820
	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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

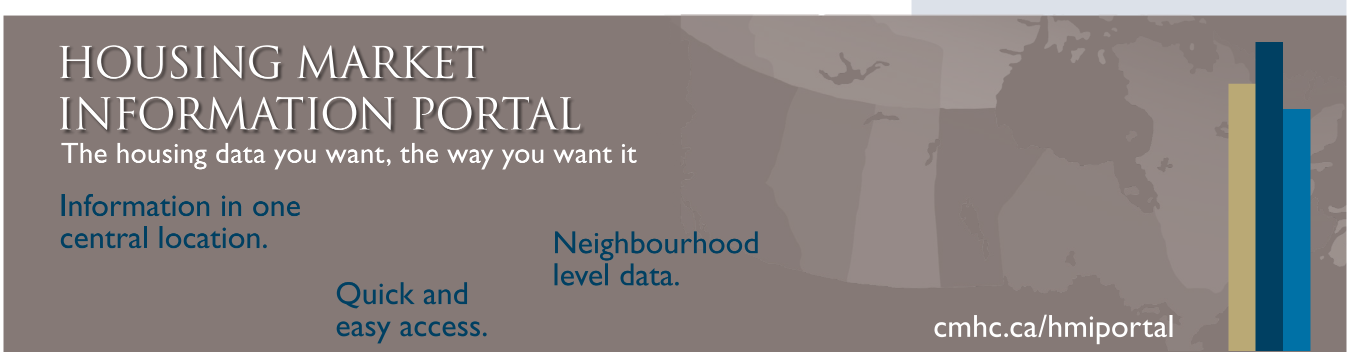
- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.



64191_2014_M08