HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

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Housing starts point to a soft landing in 2014 and 2015

Overview[1]

Housing Starts:	
2014:	181,100
2015:	182,100
Resales:	
2014:	457,900
2015:	471,100

Housing starts:

Total housing starts are expected to moderate to 181,100 units in 2014, before reaching 182,100 units in 2015, as modest increases in employment and household disposable income provide support to housing demand. Builders are expected to continue to adjust activity, particularly with respect to multi-unit construction, in order to manage inventory levels.

Resales:

Existing home sales are expected to rise moderately along with economic conditions over the forecast horizon. On an annual basis, sales through the Multiple Listing Service® (MLS®)[2] are expected to reach 457,900 units in 2014 and 471,100 units in 2015.

Resale prices:

The average MLS® price is expected to reach $396,000 in 2014 and $402,200 in 2015, representing increases of 3.5 per cent and 1.6 per cent, respectively.

Provincial spotlight:

In 2014, total housing starts will decline in eight out of ten provinces. Growth is expected only for Alberta and British Columbia, due to stronger economic and employment prospects than in the rest of the country.

In 2015, economic and demographic fundamentals will help support starts growth in Manitoba, Ontario, Quebec and British Columbia. The other six provinces are forecast to experience contractions in housing starts.

[1] The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document reflect information available as of April 30, 2014.

[2] Multiple Listing Service® (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

Table of Contents

Detailed National Housing Outlook

Further adjustment to continue throughout 2014 and 2015

Economic conditions are projected to improve in 2014 and 2015. The sources of economic growth in Canada are expected to continue to broaden with strengthening exports and business investment. In turn, employment and disposable income are expected to increase modestly and provide support to housing demand.

Despite continued economic support to the housing market, total housing starts are expected to moderate in 2014 and then edge up slightly in 2015.

Several factors are driving this outlook for starts. Firstly, some local markets are posting a relatively high number of units under construction and modestly rising inventory of newly completed and unabsorbed units, especially in the multi-unit segment. In the first quarter of 2014, the inventory of completed and unabsorbed housing units per 10,000 population[3] remained at 4.8 units, slightly above the historical average of 4.3. Therefore, builders are expected to slow the pace of starts activity over the remainder of 2014 in order to manage their inventory levels.

Secondly, growth of the pool of first-time home buyers is forecast to begin to slow going forward. This will contribute to the moderation in housing demand.

Thirdly, a slight and gradual increase in mortgage rates, expected toward the latter part of 2015, will partially offset the improvement in economic conditions. However, rate increase anticipations are projected to lead to a substitution within housing demand from more expensive new single-detached to relatively lower-priced existing units.

Overall, housing starts are expected to moderate to 181,100 units in 2014. In 2015, housing starts are projected to reach 182,100 units.

Reflecting potential risks to the outlook, the housing starts forecast range varies from 172,300 to 189,900 units for 2014 and from 160,600 to 203,600 units for 2015.

Single-detached starts to remain relatively stable in 2014 and 2015

Through the first quarter of 2014, single detached starts slowed to 3,291 units, a decrease of 7.1 per cent compared to the activity recorded during the same period last year. Moreover, the inventory of newly completed and unabsorbed single-detached housing units per 10,000 population remained relatively low and stable at levels largely in line with the historical national average (1.6 units). Furthermore, in some urban centers, the single-detached inventory levels are below the historical average. For the remainder of 2014, construction of new single-detached units is expected to recover slightly along with improving economic conditions. Overall, these trends will result in a gradual decline to a moderately lower level of starts this year.

In 2015, economic conditions are forecast to continue to improve. Nevertheless, with anticipation of a rise in mortgage rates in the latter part of the year and progression of house prices, a portion of the demand for new single-detached homes is expected to shift toward the relatively lower-priced alternatives available on the market. These include new multi-unit dwellings as well as existing units in the resale market. In 2015, as builders closely match demand to keep inventories in line with historical averages, single-detached starts are expected to remain close to 2014 levels.

Overall, single-detached housing starts are expected to reach 73,000 units in 2014 and 74,500 units in 2015. Reflecting the risks to the outlook, single-detached home starts are expected to range between 68,500 and 77,500 units for 2014 and between 64,300 and 84,700 units for 2015.

Further adjustments of multi-unit starts are expected in 2014

Through the first quarter of 2014, multi-unit[4] starts totalled 7,390 units, a 7.5 per cent growth when compared with the first quarter of 2013. Going

[3] The level of inventories discussed here is for urban centres with a population of 50,000 and over. The inventory of housing units is defined as a snapshot of the level of completed and unabsorbed units at a specific time. A unit is defined as "absorbed" when an agreement is made to buy the dwelling. The definition of this concept was recently updated. Prior to 2013, a unit was defined as "absorbed" when an agreement was made to buy or rent the dwelling. However, data on absorption for multiple dwelling units intended for rent was not always available. Supply conditions in the owner and rental markets are now collected under separate, dedicated surveys (see CMHC's Rental Market Survey for rented accommodation and CMHC's Starts and Completions Survey for owned accommodation). In addition, the series' name was changed from "newly completed and unoccupied" to "newly completed and unabsorbed" as a result of the move toward counts based on the existence of a binding contract.

[4] Multi-units housing starts include semi-detached, row and apartment units.

forward, multi-unit starts are expected to exhibit a downward path for the remainder of 2014 and into 2015, before stabilizing toward the end of 2015. This outlook path reflects the influence of several factors on multi-unit housing activity.

Some local markets are experiencing a relatively high level of multi-unit housing under construction, when compared to historical averages, while inventory of newly completed and unoccupied units are rising modestly. In the first quarter of 2014, the level of inventories reached 3.2 units per 10,000 population, above the historical average of 2.7. As fundamentals continue to strengthen and provide support to multi-unit housing demand, builders are expected to adjust the level of starts so as to channel demand toward unabsorbed units that have been completed.

Growth among the population aged 25 to 34, a key determinant of multi-unit demand, is forecast to slow near the end of the forecast horizon. According to Statistics Canada's latest demographic projections, all regions outside of Quebec will see the growth rate of their population aged 25 to 34 decline by the end of 2014 and into 2015[5]. CMHC's analysis shows that the population aged 25 to 34 represents a large share of first-time home buyers at the national level. Moreover, first-time home buyers are also more likely to enter homeownership through the relatively more affordable multi-unit housing segment such as condominiums. Hence, the declining trend in the growth of the pool of first-time home buyers is expected to limit multi-unit starts over the forecast horizon and beyond.

Overall, these effects will result in multi-unit housing starts declining to 108,100 units in 2014 and to 107,600 units in 2015. Multi-unit housing starts are expected to range between 103,800 and 112,400 units for 2014 and between 96,300 and 118,900 units for 2015, reflecting potential risks to the outlook.

MLS® sales expected to rise moderately along with economic conditions

Over the course of 2014, existing home sales are projected to be supported by improving economic conditions, thus MLS® sales are expected to remain stable in 2014.

In 2015, economic fundamentals will gain further momentum and provide stronger support to resale housing demand. The anticipation of a rise in mortgage rates by the latter part of 2015 will also contribute to growth in sales, as overall housing demand shifts from higher-priced new single-detached homes toward relatively lower-priced resale housing options. Nonetheless, this growth in demand for existing units is expected to be somewhat contained by the onset of slower population growth among the 25 to 34 year age group.

Consistent with these trends, CMHC's point forecasts are for 457,900 MLS® sales in 2014 and 471,100 MLS® sales in 2015. MLS® sales are expected to be between 428,100 and 487,700 units in 2014 and between 441,800 and 500,400 units in 2015, reflecting potential risks to the outlook.

Balanced national market conditions to prevail over the forecast horizon

At the national level, Canada's housing market is supported by employment growth and high levels of net migration by historical standards. Overall market conditions remain balanced[6] and house prices are generally in line with underlying demographic and economic factors. While there are some indicators which suggest some modest overvaluation, this is not a concern given the strong underlying factors that support the housing market.

The average MLS® price for Canada is expected to be between $386,400 and $405,600 this year and between $388,200 and $416,200 in 2015. CMHC's point forecast for the average MLS® price calls for a 3.5 per cent gain in 2014 to $396,000 and a 1.6 per cent gain in 2015 to $402,200. The decrease in growth of the average MLS® price next year is due to expected increases mortgage rates during the latter half of 2015. These anticipated increases will result in higher carrying costs and, as a result, decrease housing demand.

Provincial summary

In 2014, housing starts will decline in eight out of ten provinces. Growth is expected only for Alberta and British Columbia, due to stronger economic and employment prospects than in the rest of the country.

[5] Demographic forecasts are based on Statistics Canada's medium-growth population projection. Statistics Canada, table 052-0005, Projected population, by projection scenario, sex and age group as of July 1, Canada, provinces and territories, annual.

[6] Taking the Canadian MLS® market as a whole, a sales-to-new listings ratio below 40 per cent has historically accompanied prices that are rising at a rate that is less than inflation, a situation known as a buyer's market. A sales-to-new listings ratio above 55 per cent is associated with a seller's market. In a seller's market, home prices generally rise more rapidly than overall inflation. When the sales-to-new listings ratio is between these thresholds, the market is said to be balanced.

In 2015, economic and demographic fundamentals will help support starts growth for Manitoba, Ontario, Quebec and British Columbia. Other provinces will see a reduction in starts in 2015.

All provinces are expected to see higher MLS® sales in 2014, except for those in the Atlantic region and Ontario. The growth in existing home sales in British Columbia and Alberta is expected to push the national average number of MLS® transactions marginally higher in 2014. It is expected that the growth in average MLS® home prices will be slightly above the national rate of inflation in 2014. Only Prince Edward Island and New Brunswick will experience a decline in prices this year. Ontario and Alberta will see the average MLS® growth trend somewhat higher than the national average.

In 2015, Newfoundland and Labrador, Prince Edward Island and New Brunswick will see existing home sales trend down, whereas all other provinces are expected to post increases. Existing home sales in Ontario and Quebec are expected to grow at a pace above the national average of 2.9 per cent. Average MLS® home prices are forecast to be generally in line with the outlook for inflation nationally, except for Manitoba and Alberta. These provinces are forecast to have relatively stronger economic growth and stable net migration (see pages 7 to 16 for the detailed provincial outlooks).

Trends Impacting Housing[7]

Gross domestic product growth stable

In accordance with the consensus among Canadian economic forecasters, growth in gross domestic product (GDP) is forecast at 2.2 per cent in 2014, before rising to 2.5 per cent in 2015. This compares to a GDP growth estimate of 2.0 per cent in 2013.

Over the forecast horizon, the global economy is projected to strengthen. This, in conjunction with a moderating Canadian dollar, is expected to provide broader, more diversified sources of economic growth in Canada. The Bank of Canada's spring Business Outlook Survey indicates that businesses are becoming more positive with respect to prospects ahead[8]. The survey also noted that plans to increase investment in machinery and equipment improved among those in the manufacturing sector relative to the winter survey. In addition, the balance of opinion on credit conditions indicates a slight easing across most surveyed sectors.

Employment and income to increase support to housing formation

According to Statistics Canada, employment increased by 223,500 in 2013, a 1.3 per cent gain from 2012. Based on the consensus among prominent Canadian forecasters, CMHC expects that employment will grow by 1.2 per cent in 2014 and 1.9 per cent in 2015. The Bank of Canada's spring Business Outlook Survey reports that hiring intentions have improved over the winter survey due to a better overall business outlook.

The anticipated employment growth is expected to provide moderate income growth over the forecast horizon, which will provide a foundation for household formation. This will, in turn, support Canada's housing market.

Net migration will remain favourable to housing

Canada will continue to attract a high level of immigrants over the forecast horizon. Total net migration was 274,501 people in 2013, up from 265,599 in 2012. For 2014, net migration is forecast to be 256,450, still above the 2000-2013 average of 236,751 people. Looking ahead, 2015 is set to see an increase to 263,100.

New migrants help the housing sector by largely lending support first to the rental market segment and, later, the homeownership segment. New migrants tend to enter the rental market before moving to homeownership. Consequently, over the forecast horizon, migration will contribute to supporting demand for multi-unit housing, including purpose-built rental apartments and rental condominium units.

Mortgage rates to see gradual and modest increases by the end of 2015, but will remain low by historical standards

Consistent with the view of Canadian economic forecasters, CMHC expects interest rates to register gradual and

[7] CMHC uses publicly available information and the consensus among major Canadian forecasters regarding economic assumptions.

[8] Bank of Canada Business Outlook Survey, Spring 2014.

modest increases by the latter part of the 2015 forecast horizon. This will lead to increases in mortgage rates. Despite this, mortgage rates will remain low and will continue to support housing market activity over the forecast horizon.

According to CMHC's base case scenario for 2014, the average for the one-year posted mortgage rate is forecast to be within 3.0 per cent to 3.5 per cent, while the average for the five-year posted mortgage rate is anticipated to be within 5.0 per cent to 5.5 per cent. For 2015, the average for the one-year posted mortgage rate is expected to rise and be in the 3.20 per cent to 4.25 per cent range, while the average for the five-year posted mortgage rate is forecast to be within 5.25 per cent to 6.0 per cent.

Risks to the Outlook

This outlook is subject to some risks, including the following:

- The number of multi-unit currently under construction in some local markets remains relatively high from a historical standpoint. These units are typically apartments and most are condominiums. Condominiums under construction as a percentage of apartments under construction have averaged 76.8 per cent since 2000, with the first quarter of 2014 registering 80.3 per cent. As these units are completed, inventories of completed and unabsorbed units may rise in the short to medium term if they are not entirely absorbed upon completion. Should the inventory of new units increase inordinately, builders may delay or reduce the size of some construction projects. This could lead to a sharper-than-expected moderation in starts.
- Canadians are still accumulating debt, albeit at a stable pace that is significantly lower than the historical average. Nonetheless, levels of household debt remain relatively high. With historically elevated house prices in some urban centres, these factors have made the Canada's economy more vulnerable to some economic shocks. For instance, if a sharp increase in interest rates or a large deterioration in employment were to occur, some of the more heavily indebted households could be forced to liquidate some of their assets, including their home. This could put downward pressure on house prices and, more generally, on housing market activity. Although this risk can arise in the shorter term, its impact would not be immediate on most indebted households because of the prevalence of fixed mortgage terms.
- Stronger-than-expected U.S. economic growth could positively impact Canadian economic growth. This could lead to higher than expected inflation. The seasonally adjusted Consumer Price Index, as reported by Statistics Canada, has risen every month between November 2013 and March 2014. If this trend continues at a higher pace, mortgage rates may rise sooner than expected, as financial markets start anticipating increases in the Bank of Canada's Target for the Overnight Rate.
- The economies of China and other emerging-market countries remain vulnerable to tightening credit conditions and political uncertainty. This could affect the global economic recovery and world financial system. In turn, this could negatively impact demand for Canadian exports, contributing to a weakening of the Canadian economy and potentially lower demand for housing.

TRENDS AT A GLANCE

Key factors and their effects on the housing sector

Mortgage rates	Mortgage rates will remain low by historical standards and supportive of housing demand.
Employment	Employment increased by 223,500 in 2013, a 1.3 per cent gain from 2012. Based on the consensus among prominent Canadian forecasters, CMHC expects that employment will grow by 1.2 per cent in 2014 and 1.9 per cent in 2015.
Income	Income is expected to increase modestly as economic conditions in Canada improve. As a result, income growth will remain supportive of housing demand over the forecast horizon.
Net migration	Canada's economy is expected to continue to attract a high level of immigrants. As a result, the level of net migration will remain above its historical average and help support Canada's housing sector.
Demographics[9]	By the end of the forecast horizon, all regions but Quebec will see the growth rate of their population aged 25 to 34 decline, according to Statistics Canada's projections. By the end of the current decade, the growth rate of population aged 25 to 34 will be negative or very close to zero in most regions, and will bring downward pressure on demand for multi-unit housing. Population aging is also likely to impact the type and tenure of housing in demand.
Resale market	Overall market conditions remain balanced and house prices are generally in line with underlying demographic and economic factors.As a result, the average MLS price is expected to increase by 3.5 per cent in 2014 and 1.6 per cent in 2015.
Stock of completed and unabsorbed units	The stock of completed and unabsorbed housing units to population has remained stable near the historical average since the first quarter of 2013.

[9] Demographic forecasts are based on Statistics Canada's medium-growth population projection.

British Columbia

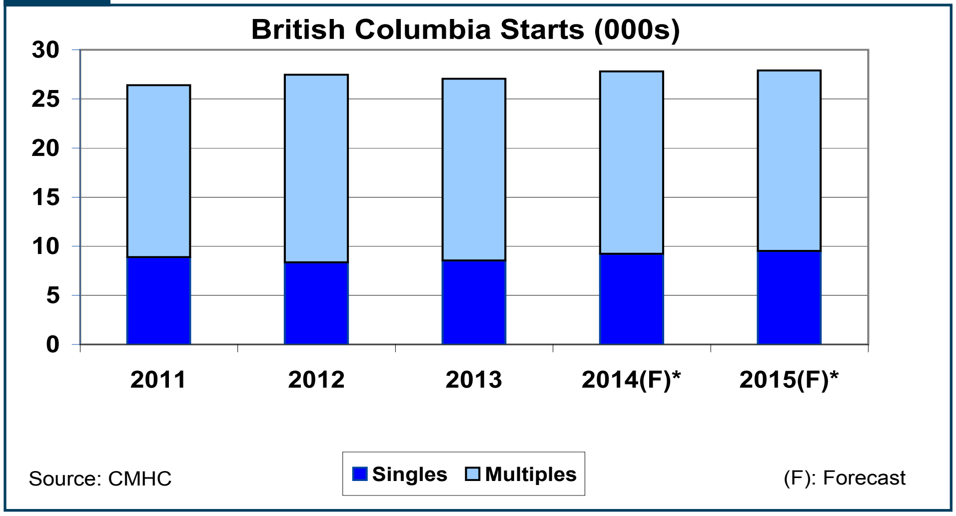
Overview

The British Columbia economy is forecast to grow at a slightly faster pace in 2014 and 2015, compared to 2013. Business investment, as well as increased exports driven by stronger demand from the U.S. for British Columbia commodities, will bolster the provincial economy. Accompanying job gains and ongoing population growth will support consumer demand for goods and services. Real GDP is forecast to grow 2.3 per cent in 2014 and 2.8 per cent in 2015, versus an estimated 1.8 per cent increase in 2013.

Employment growth is expected to generate demand for housing this year and next. First quarter gains were broadly based across the service-producing industries, while the goods-producing industries recorded a small increase. Total employment is forecast to grow 1.5 per cent in 2014 and 2.3 per cent in 2015. Modest labour force growth will keep the unemployment rate relatively low at a projected 6.2 per cent in 2014 and 6.1 per cent in 2015, down from 6.6 per cent in 2013.

Population growth, averaging about 1.0 per cent per year, is expected to contribute to increased home sales, house price growth and lower rental vacancy rates. Net international migration, which added 40,451 people to the province in 2013, is expected to stabilize near this level. Vancouver will be the destination for the majority of people coming to British Columbia from other countries, resulting in a higher pace of population growth than in the rest of the province. Solid labour markets are anticipated to draw people from other provinces, with total net migration forecast at 41,500 people in 2014 and 41,300 people in 2015.

Figure 2



*The point estimate for provincial total housing starts is 27,800 for 2014 and 27,900 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 26,500-29,100 units for 2014 and 24,700-31,100 for 2015.

While housing demand will be supported by an improvement in the fundamentals, total housing starts will remain relatively stable due to a well-supplied resale market and inventory of newly completed and unabsorbed units. Housing starts are forecast to reach 27,800 units in 2014 and 27,900 units in 2015.

In Detail

Single Starts: Single-detached home starts are forecast to increase to 9,200 units in 2014 and 9,500 units in 2015. Based on historical data, single-detached homes tend to be the most prevalent housing type in most areas outside of Vancouver and Victoria. As the economy gains traction and employment increases, expect a modest shift to single-detached home starts.

Multiple Starts: Multi-unit housing starts are projected to total 18,600 units in 2014 and 18,400 units in 2015. Starts of apartment condominiums, townhomes and semi-detached homes are forecast to edge lower, as the combination of multi-unit homes under construction, the existing inventory of completed and unabsorbed units, and a well-supplied resale market are expected to satisfy some of the demand for denser housing types going forward.

Resales: Resale markets are expected to remain balanced. Existing home sales, as measured by MLS® transactions, are projected to increase to 76,200 resales in 2014 and 77,300 resales in 2015.

Prices: The MLS® average price is forecast at $550,400 in 2014, reflecting an increase in high-end home sales and an increase in the Vancouver share of sales in the first quarter of 2014. Some moderation in prices is anticipated during the remainder of the year as this compositional effect is not expected to be sustained. The MLS® average price is forecast at $552,300 in 2015.

Alberta

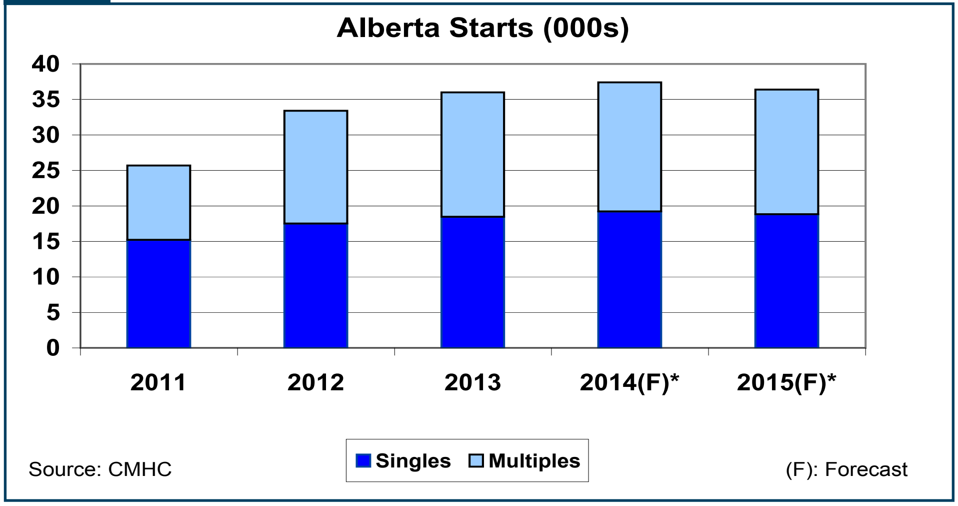
Overview

Real GDP growth in Alberta is forecast at 3.3 per cent in 2014 and 3.0 per cent in 2015, the strongest economic expansion of all provinces in Canada. The development of the oil sands will remain the key driver of economic growth over the forecast horizon. Increased investment intentions in transportation infrastructure, schools and health care facilities will lift construction activity. Expenditures on rebuilding damaged infrastructure from flooding last year will also continue to provide economic stimulus, particularly in 2014.

Economic activity will generate employment growth of 2.5 per cent in 2014 and 2.2 per cent in 2015. This will keep the unemployment rate in Alberta relatively low compared to the national unemployment rate. The unemployment rate in Alberta is forecast at 4.5 per cent in 2014 and 4.4 per cent in 2015. Tight labour market conditions will continue to draw migrants to Alberta and help expand the labour force.

In 2013, a record inflow of migrants to Alberta helped increase the population by a rapid 3.4 per cent compared to national growth of 1.2 per cent, according to Statistics Canada. While migration will remain elevated in Alberta by historical standards, it is expected to moderate due to improving economic activity in other provinces. Nonetheless, housing demand will still be supported by an expected gain of 72,000 migrants in 2014 and 63,000 in 2015.

Figure 3



*The point estimate for provincial total housing starts is 37,400 for 2014 and 36,400 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 35,500-39,300 units for 2014 and 32,000-40,800 for 2015.

In Detail

Single Starts: Supported by record migration in 2013, single-detached starts are projected to rise to 19,200 in 2014 before moderating to18,800 units in 2015. A lower level of new listings in the resale market in 2014 will also have some buyers looking to the new home market to meet their needs. In 2015, lower net migration combined with more competition from the resale market and higher new home inventory will moderate new production.

Multiple Starts: Multi-unit starts will rise for the fourth consecutive year in 2014 to 18,200 units before moderating to 17,600 units in 2015. Declining and low apartment inventory in Calgary is encouraging increased construction, which will more than offset the reduction in Edmonton's multi-unit starts. In 2015, an increase in new listings in the resale market and higher supply levels in the new home market will ease production.

Resales: MLS® sales are projected to increase to 68,500 in 2014 and to 70,000 in 2015. An expanding economy and past and projected elevated migration to Alberta will continue to support the resale market, as will employment gains. Rising home prices generating equity gains will help support move-up buying but will also impact negatively some first-time buyers. While MLS® sales are projected to increase in 2015, the growth rate is expected to moderate from 2014.

Prices: The average MLS® resale price is projected to increase to $396,000 in 2014 and then rise to $406,100 in 2015. A low level of listings relative to demand is reducing selling times and is putting upward pressure on prices. New listings are projected to increase in the second half of 2014 and into 2015 as rising prices entice sellers to lock in their equity gains.

Saskatchewan

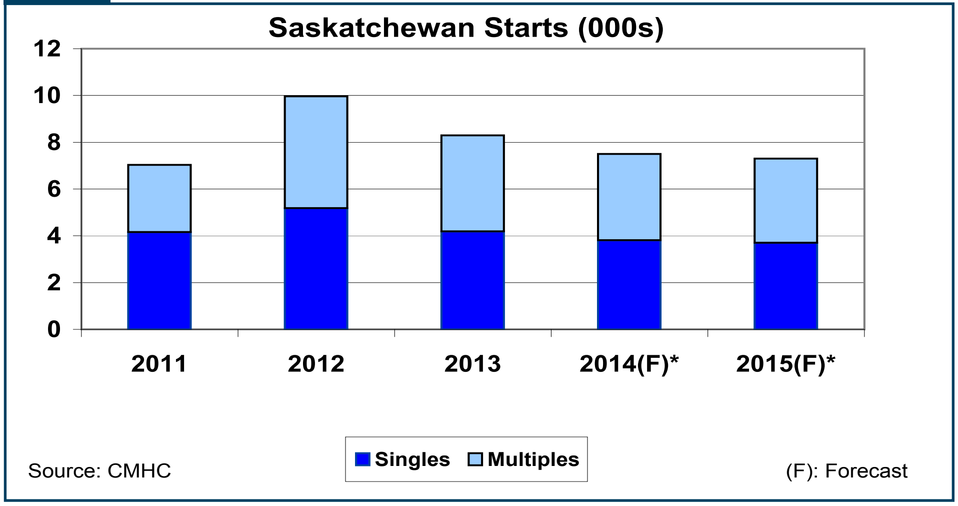
Overview

Saskatchewan's economy will continue to expand over the next two years with real GDP forecast to increase by 2.3 per cent in 2014 and 2.5 per cent in 2015. With an expanding economy, population growth and rising wages, consumer spending is expected to support economic growth, as are international exports, which should accelerate in 2015 with stronger U.S. economic growth. On the other hand, investment expenditures in 2014 are projected to decline as investment intentions in utilities and the mining industry have decreased. Potash prices have also continued to trend lower, creating uncertainty in this key industry for Saskatchewan.

Employment growth in Saskatchewan is projected to decline from a rapid 3.4 per cent gain in 2013 to 1.7 per cent in 2014 and 1.8 per cent in 2015. Despite the reduced rate of employment growth this year, Saskatchewan's employment growth will remain above the national average. With additions to the labour force expected to surpass employment gains, the provincial unemployment rate is forecast to rise this year but still remain relatively low compared to the national measure. The unemployment rate in Saskatchewan is expected to increase from 4.0 per cent in 2013 to 4.5 per cent in 2014 and then decline marginally to 4.4 per cent in 2015.

Net migration to Saskatchewan is projected to moderate to 12,500 people in 2014 and 10,800 in 2015. Inter-provincial migration will slow this year and next as economic conditions in other provinces improve. Similarly, international migration is projected to ease as the inflow of non-permanent residents continues to moderate. Despite the moderation, the overall pace of net migration will help support housing demand.

Figure 4



*The point estimate for provincial total housing starts is 7,500 for 2014 and 7,300 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 7,200-7,800 units for 2014 and 6,400-8,200 for 2015.

In Detail

Single Starts: Following a 19 per cent decline to 4,184 units in 2013, single-detached starts are forecast to moderate further to 3,800 units in 2014 and 3,700 units in 2015. Rising inventory and slower net migration will moderate new home demand, prompting some builders to scale back production. Despite the reduction, single-detached starts in Saskatchewan over the forecast period will remain near the five-year average.

Multiple Starts: After a 14 per cent reduction to 4,106 units in 2013, multi-unit starts are on pace to decline to 3,700 units in 2014 and to 3,600 units in 2015. Rising inventory and a significantly higher volume of units under construction at the end of 2013 will compete with a well-supplied resale market moving forward. This will motivate some builders to either delay or slow the pace of initiating new projects.

Resales: Saskatchewan's MLS® sales in 2014 are forecast to rise modestly to 13,600 units and then to 13,800 units in 2015, supported by continued employment growth and population gains. Elevated active listings in the resale market will offer more selection to prospective home buyers looking for an alternative to the new home market.

Prices: After a 4.8 per cent gain to $288,698 in 2013, the average MLS® price in Saskatchewan is projected to rise further to $297,100 in 2014 and to $303,000 in 2015. Balanced market conditions are expected over the forecast period and this will support price growth. However, elevated active listings will ensure a more modest pace of price growth than in previous years.

Manitoba

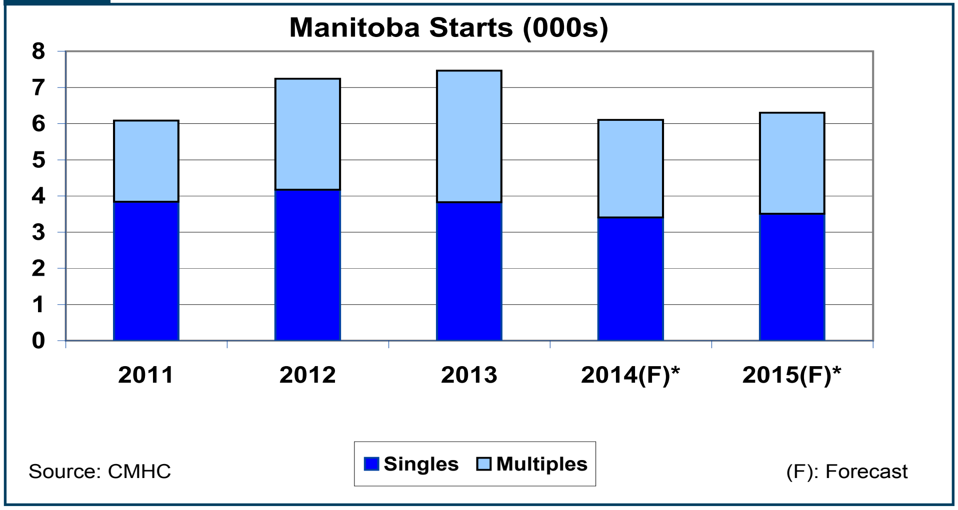
Overview

Real GDP in Manitoba is forecast to increase by 2.1 per cent in 2014 and 2.4 per cent in 2015, which will be close to the national average. Strong export growth in agricultural products, machinery and equipment will be helpful to Manitoba's economic expansion. Other sectors, such as capital investment, are projected to decline in 2014. The latest investment intentions from Statistics Canada indicate a pull back of expenditures in finance and insurance. In the consumer sector, higher wages should help lift spending on goods and services and contribute to the expansion of the economy this year and next.

Manitoba's labour market is forecast to generate employment growth of 0.9 per cent in 2014 and 1.2 per cent in 2015, well below the national average. This translates to about 5,400 additional jobs this year and 7,600 more in 2015. Employment growth has been relatively weak in Manitoba and this year's forecast growth would represent the fourth consecutive year of employment gains below one per cent. With employment growing at a moderate rate, the unemployment rate is projected to average 5.5 per cent in 2014 and 5.4 per cent in 2015.

Net migration to Manitoba is projected to moderate from 8,576 in 2013 to 8,400 in 2014 and 8,300 in 2015. The Provincial Nominee Program will continue to draw international migrants to Manitoba, but relatively stronger economic growth rates in competing jurisdictions are expected to hold back overall migration over the next two years.

Figure 5



*The point estimate for provincial total housing starts is 6,100 for 2014 and 6,300 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 5,800-6,400 units for 2014 and 5,500-7,100 for 2015.

In Detail

Single Starts: Single-detached housing starts in Manitoba are projected to moderate to 3,400 units in 2014 before increasing slightly to 3,500 units in 2015. The new home market faces stronger competition from the resale market, where listings are increasing. In 2015, stronger employment gains will support a moderate increase.

Multiple Starts: After four years of substantial year-over-year increases, multi-unit starts will moderate to 2,700 units in 2014 and then edge higher to 2,800 starts in 2015. The recent elevated levels of production have resulted in increasing inventories and higher vacancy rates, which are triggering a moderation in housing starts. Despite the reduction from 2013, multi-unit starts will remain above the five-year average, fuelled by population growth among younger households and empty nesters.

Resales: While housing starts moderate, buyers will turn to the resale market for their housing needs. Expect a moderate increase in sales over the forecast period with 13,900 units in 2014 and a further 14,100 in 2015. These increases will be in line with household growth as net migration, while moderating, will remain positive and supportive of housing demand.

Prices: The average residential MLS® price in Manitoba is forecast to increase from $260,849 in 2013 to $266,600 in 2014 and to $273,800 in 2015. More supply relative to demand will result in moderate upward pressure on prices.

Ontario

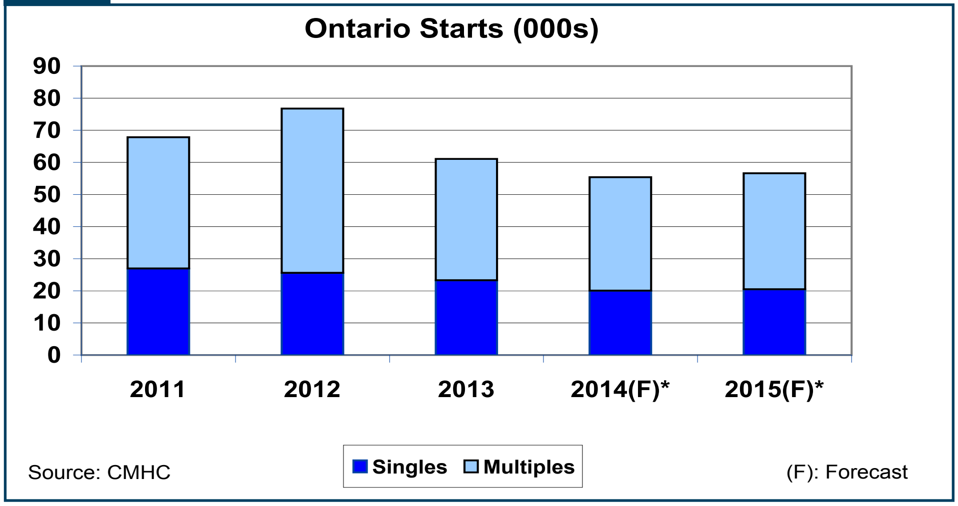
Overview

The Ontario economy is forecast to grow at a faster pace over the forecast horizon and will match the pace of growth registered across the country. Real GDP is forecast to increase by 2.3 and 2.6 per cent this year and next, respectively. The business and export sectors will be the engine supporting Ontario's economy. An improving global economy, led by growth in the U.S. combined with a lower Canadian dollar, will support improving trade flows. This, in turn, will support business sentiment and investment spending in Ontario. In fact, the Bank of Canada Business Outlook Survey and Statistics Canada's Public and Private Investment Intentions suggest Ontario manufacturers will be ramping up investment spending this year likely the result of improving global economic prospects.

Full-time employment has been gaining momentum in recent months, suggesting business sentiment is gradually improving. Ontario economic sectors better positioned to support growing U.S. business and consumer spending should register stronger employment gains. This would include information technology, machinery manufacturing, automotive and building material industries. An improving economy will also boost the forecast for Ontario employment growth from one per cent in 2014 to 2.0 per cent by 2015. Ontario's unemployment rate should trend lower and reach a decade low of 6.6 per cent by 2015.

Migratory outflows from Ontario to other provinces will lessen as a rebalancing of economic growth takes hold among provinces. Also, Ontario's share of international migration will gradually improve over the forecast horizon to better mirror Ontario's share of the Canadian population.

Figure 6



*The point estimate for provincial total housing starts is 55,400 for 2014 and 56,600 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 52,800-58,000 units for 2014 and 50,000-63,200 for 2015.

Net migration to Ontario will rise from 76,258 units in 2013 to 93,900 net migrants by 2015.

Ontario housing starts will stabilize by 2015. After falling by over 20 per cent in 2013, starts will reach 55,400 and 56,600 unit starts in 2014 and 2015, respectively. The lingering effects of less in-migration in recent years, more choice in the less expensive resale market and high levels of apartment units under construction will limit gains in residential construction over the forecast horizon.

In Detail

Single Starts: Single-detached starts will reach 20,000 and 20,450 units in 2014 and 2015, respectively. While improving income growth and low inventories of single-detached homes will support the single-detached sector, other factors will limit gains in single-detached construction. These factors would include: rising mortgage carrying costs due to higher prices, fewer sites available for residential development and growth in smaller, non-family households, which require less space.

Multiple Starts: After slowing by over 26 per cent in 2013, multi-unit construction will slow further to 35,400 in 2014, before stabilizing to 36,200 units in 2015. Apartment construction was running about 15 per cent above demographic demand in 2012 resulting in higher inventories. Builders responded by marketing and selling fewer projects. Still, condominium demand by 2015 will continue to be supported by price sensitive first-time buyers, who find singles more expensive and by a growing pool of empty nesters aged 55 to 64, who require less space.

Resales: The existing home market will gain ground against the new home sector. Existing home sales will reach 193,500 units and 201,700 in 2014 and 2015, respectively. A growing stock of resale housing owing to more new home completions, coupled with the resale market's price advantage, will provide more choice to potential home buyers.

Prices: Ontario MLS® prices will reach $419,800 in 2014 and $428,500 in 2015. A slower pace of price growth will be the norm over the forecast horizon due to a more balanced housing market. A balanced Ontario resale market suggests prices will grow in line with the general rate of inflation.

Quebec

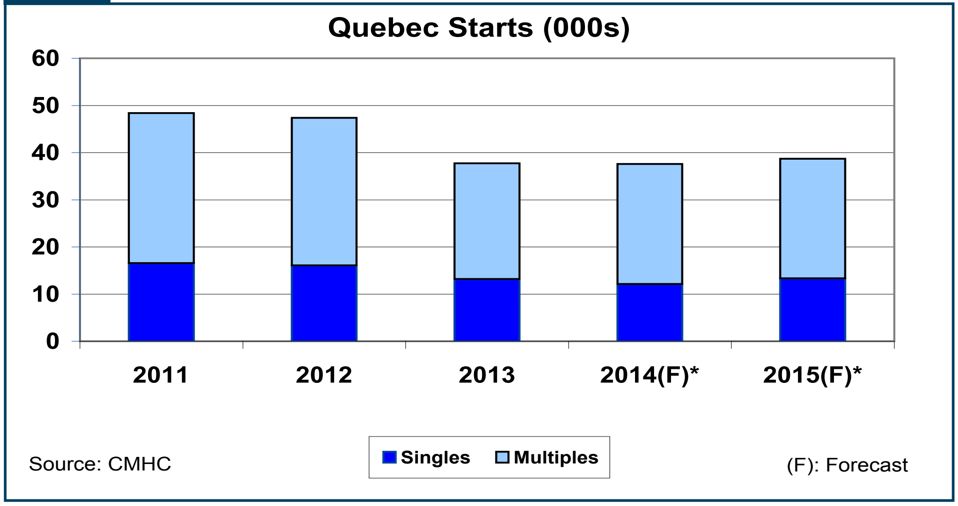
Overview

In Quebec, moderate economic and employment growth will hold back demand for existing and new homes in 2014 and 2015. In addition, relatively high inventories of existing and new dwellings will constrain the number of housing starts. The expected levels of demand and supply will translate into marginal price growth in most markets.

In the next two years, economic growth will stem from consumer spending and recovering private investment. Meanwhile, public expenditures will remain limited by balanced budget objectives and net exports will gain some momentum as U.S. demand strengthens. Accordingly, real GDP growth of 1.7 per cent and 2.0 per cent is forecast in 2014 and 2015, respectively. The impact on labour markets will be felt more substantially in 2015. Overall, employment will grow at a rate of 0.9 per cent in 2014 and 1.6 per cent in 2015.

On the demographic front, total net migration is expected to reach 40,000 people this year and 44,000 people in 2015. During this period, moderating formation of younger households will cool first-time buying, and population aging will continue to prompt some older households to downsize.

Figure 7



*The point estimate for provincial total housing starts is 37,600 for 2014 and 38,700 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 35,900-39,300 units for 2014 and 34,200-43,200 for 2015.

In Detail

Single Starts: Demand for new single-detached homes will be influenced by moderate employment growth, the continued easing of the resale market and the trend toward apartment living. Single-detached starts will decline to 12,100 units in 2014 and increase to 13,300 units in 2015.

Multiple Starts: After coming back down last year to a level that is more in line with the demographic trends, multi-unit housing starts will record similar levels this year and next. This market segment will continue to be supported by its relative lower price in comparison to new single-detached homes. Further growth will be held back by relatively high levels of supply of new and resale housing. Starts of multi-unit will be at 25,500 units in 2014 and 25,400 in 2015.

Resales: Sales of existing houses recorded by Centris®[10] should remain stable this year, in line with moderate employment growth. Following a decline in the last two quarters, resales will recover and reach the 71,600 level this year. Buying conditions will be somewhat impeded by the expected higher interest rates in 2015. Nonetheless, 73,700 Centris® resales are forecast for next year as more robust labour markets push up demand.

Prices: With lower demand and higher supply, prices of resale homes will post marginal growth during the forecast horizon. A gradual return to more balanced market conditions will keep price growth between the one and two per cent mark this year and next. As a result, the average price recorded by Centris® will reach $266,300 this year and $270,200 in 2015.

[10] The Centris® system contains all the listings of Quebec real estate brokers.

New Brunswick

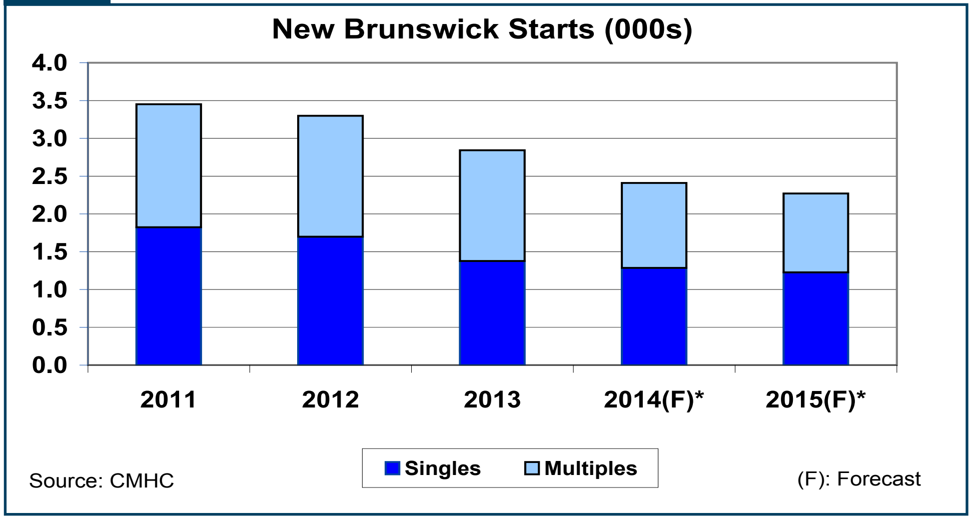
Overview

For New Brunswick, economic growth is expected to remain the weakest among the four Atlantic provinces over the forecast period. Growth is expected to reach 0.5 per cent in 2014 and 0.8 per cent in 2015 following an estimated 0.2 per cent decline in 2013. The current economic challenges of the province stem in part from reduced capital investment as well as weakness in the natural resources sector, which is one of the main economic drivers for growth in the province.

Labour market conditions will remain soft in 2014 as employment growth is projected to reach 0.3 per cent in 2014 after declining 0.1 per cent in 2013. By 2015, employment growth is expected to rise 0.8 per cent as economic growth also begins to improve. As a result of employment rising faster than the growth in the labour force the unemployment rate will drop to 10.3 per cent in 2014 and 10.1 per cent in 2015.

The growth prospects for the province also continue to be muted by a lack of population growth and a negative outlook for net migration. International migration is expected to be 800 people for 2014 and 1,000 for 2015. Negative interprovincial migration will continue to offset gains in immigration in 2014 and 2015, resulting in net migration remaining negative over the forecast period.

Figure 8



*The point estimate for provincial total housing starts is 2,410 for 2014 and 2,270 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 2,285-2,530 units for 2014 and 1,990-2,550 for 2015.

In Detail

Single Starts: Rising out-migration from the province's major centres to other parts of Canada as a result of weakening prospects for employment will continue to impact the demand for new homes over the forecast period. As a result, single starts are expected to decline over 6 per cent to 1,285 units in 2014 and to 1,225 units in 2015.

Multiple Starts: Stronger activity focused on the rental market since the start of 2010, particularly in Moncton and Fredericton, has resulted in an increase in supply. However, rental demand is expected to decline over the forecast period due to persisting negative net migration. This will exert upward pressure on vacancy rates and result in a pullback in apartment construction over the forecast. Multi-unit starts are expected to decline to 1,125 units in 2014, with a further drop to 1,045 units in 2015.

Resales: The existing home market continued to slow in 2013 with a moderate pullback in sales. Although listings have dropped slightly, the level remains elevated, resulting in market conditions favouring buyers. With only a small improvement in employment expected over the forecast period and continuing negative net migration the demand for existing homes is forecast to slow. MLS® sales should decline to 6,100 units in 2014, with a further decline to 5,900 units in 2015.

Prices: The inventory of available homes is expected to remain at historically high levels in New Brunswick's large urban centres in 2014 and 2015, as a result of weaker demand. This will continue to impact price growth. The MLS® average price is expected to remain relatively stable in 2014 at $162,500 with a small decline to $162,000 in 2015.

Nova Scotia

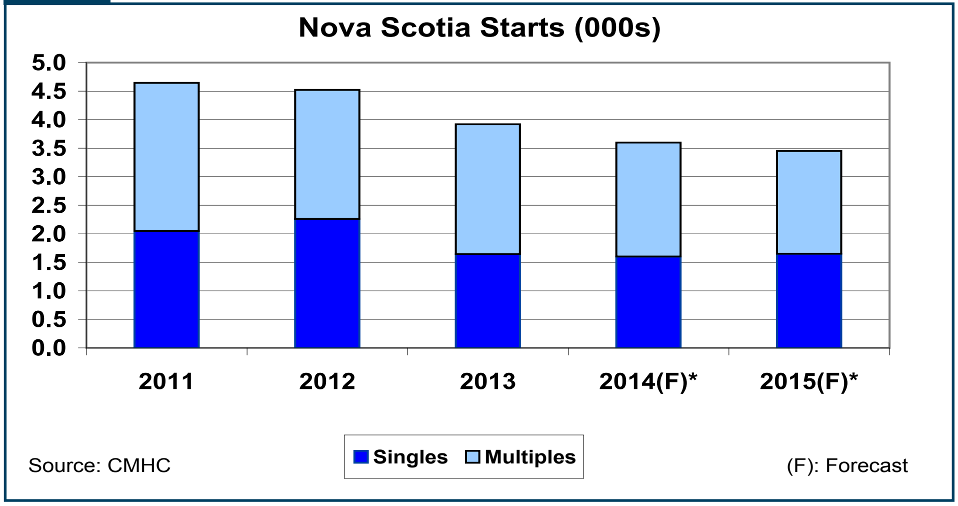
Overview

Nova Scotia is expected to record economic growth of 0.9 per cent in 2014 and 1.5 per cent in 2015. This is well above the estimated 0.4 per cent growth recorded for 2013. Economic conditions are expected to improve in 2014 and 2015 as the export sector continues to see the benefits of a falling Canadian dollar and a recovering U.S. economy. Continued site development and pre-engineering work at the Halifax shipyard in 2014 will be followed by actual ship building activity in 2015, resulting in an improved economic outlook. Furthermore, a steady rise in the production of natural gas should contribute to a stronger economic outlook in 2014 and 2015.

Labour market conditions weakened in 2013, as both labour force and employment declined marginally. Employment will grow by only 0.2 per cent in 2014, followed by a rise of 0.8 per cent by 2015, as a result of an expected increase in private sector investment activity. A lower level of growth in employment in 2014, compared to labour force growth, will result in the unemployment rate rising to 9.3 per cent, while 2015 will see 9.2 per cent as employment outpaces labour force growth.

In 2013, interprovincial migration was negative with 4,025 people leaving the province for elsewhere in Canada. In 2014 and 2015 interprovincial migration is expected to remain negative at 2,700 in 2014 and 1,200 in 2015. International migration added close to 1,200 people in 2013. For 2014, the expectation is for a similar level of 1,200 people before rebounding to 1,800 people in 2015. As a result, total net migration remains negative in 2014 at 1,500 but turns positive in 2015 with a net gain of 600 people.

Figure 9



*The point estimate for provincial total housing starts is 3,600 for 2014 and 3,450 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 3,420-3,780 units for 2014 and 3,030-3,870 for 2015.

In Detail

Single Starts: The forecast for 2014 will continue to be affected by negative net migration. For 2015 net migration will turn positive as the prospects for economic growth and employment improve. An aging population base focused on moving into rental apartment units from single-detached homes will hold back a possible surge in construction activity. As a result singles will report a modest decrease to 1,600 units and a small rebound to 1,650 units, respectively in 2014 and 2015.

Multiple Starts: Multi-unit starts in the province continued to record levels above the ten-year average in 2013. For 2014 and 2015, further strength in apartment unit construction in Halifax will support provincial activity. Demand for apartment units will be driven by the evolving need of an aging population that is expected to continue growing as a share of the population over the next several years. Expect apartment starts to total 1,400 units in 2014 before declining further to 1,200 units in 2015. Semi-detached and row units will remain a popular alternative over the forecast period, with 600 starts in both 2014 and 2015.

Resales: Following a sharp pullback in 2013 and an increase in inventory levels, MLS® sales in Nova Scotia are forecast to remain weak at 9,000 units in 2014. In 2015, modest improvements in economic growth and employment will result in increased activity in the resale market, pushing up sales by 4.0 per cent to 9,350 units.

Prices: The reduction in the MLS® market in 2013 resulted in the average price of an existing home declining close to 2.0 per cent. In 2014 expect prices in the province to report little change at $217,500 with a small increase to $219,000 by 2015 as inventory levels begin to decline.

Prince Edward Island

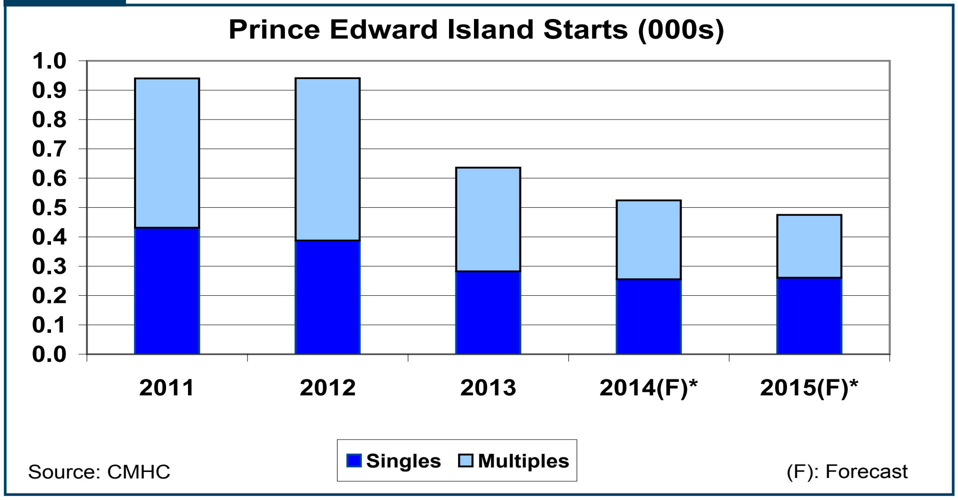
Overview

Prince Edward Island's economy is estimated to have grown by one per cent in 2013. The economy is forecast to grow by 0.7 per cent in 2014 and rise moderately to 0.9 per cent in 2015. A positive outlook for the U.S. economy, as well as a weakening Canadian dollar will, in turn, favour tourism and the manufacturing sector, including aerospace, biosciences and seafood processing.

Employment is forecast to grow by 0.6 per cent in both 2014 and 2015 compared to a much higher level of 1.9 per cent in 2013. Labour force growth is expected to remain below employment growth in both 2014 and 2015, resulting in the unemployment rate declining in both years to 11.2 per cent and 11.0 per cent, respectively.

The economic prospects for the province will be impacted by slowing population growth, as international immigration has fallen back to levels last reported in 2007. Net migration is expected to remain positive at a similar level as was reported in 2013 of 100 people. For 2015 there will be a pick-up in net migration to 500 people as a steady gain in international migration of 900 people per year is offset by a smaller decrease in interprovincial out-migration of 400 people in 2015 compared to 800 people in 2014.

Figure 10



*The point estimate for provincial total housing starts is 525 for 2014 and 475 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 500-550 units for 2014 and 415-535 for 2015.

In Detail

Single Starts: The demand for singles is expected to weaken further in 2014 and then stabilize by 2015, as the positive gains in net migration by 2015 help to offset a weak but steady employment outlook. As a result, single starts will move lower in 2014, to 255 units, with the level remaining relatively stable at 260 units in 2015. The majority of starts will be concentrated in and around Charlottetown, where the prospects for employment remain stable relative to other parts of the province.

Multiple Starts: Multi-unit starts activity, which slowed substantially in 2013, are forecast to continue declining over the forecast period as the market continues to absorb the recent increase in inventory of new units. Multi-unit starts will slow to 270 units in 2014, before declining further to 215 units in 2015. As a result of the elevated supply levels, the vacancy rate is expected to continue increasing over the forecast period.

Resales: The continuing pullback in net migration as a result of a negative outlook for interprovincial migration and a moderate employment forecast will result in slowing sales activity in both 2014 and 2015. MLS® sales are forecast to reach 1,275 units in 2014 and 1,200 units in 2015.

Prices: The slowdown in sales activity resulting from a softening in demand and increased listings over the forecast period will also impact house prices. The average MLS® Sales price is expected to moderate to $155,500 in 2014 with a small decline to $155,000 in 2015.

Newfoundland and Labrador

Overview

Newfoundland and Labrador will be the Atlantic Canada leader in economic growth in 2014 and 2015, as real GDP is expected to reach 1.4 per cent and then rise to 1.7 per cent in 2015. The province's economic future in 2014 and 2015 will continue to be supported by projects focused on energy and resource investment activity.

The province's labour market conditions continued to soften in 2013, as employment growth increased by just 1.1 per cent compared to 2.3 per cent in 2012. In 2014, employment growth will be reduced to less than one per cent as the majority of current private sector projects reach the completion stage and the province begins the transition to providing new manufacturing capacity within the resource sector after 2015.

Net migration is expected to turn positive in 2015 due to an increase in interprovincial migration after two years of declines. Immigration will also continue to contribute positively to population growth in 2014 and 2015, by adding 250 and 500 people respectively.

In Detail

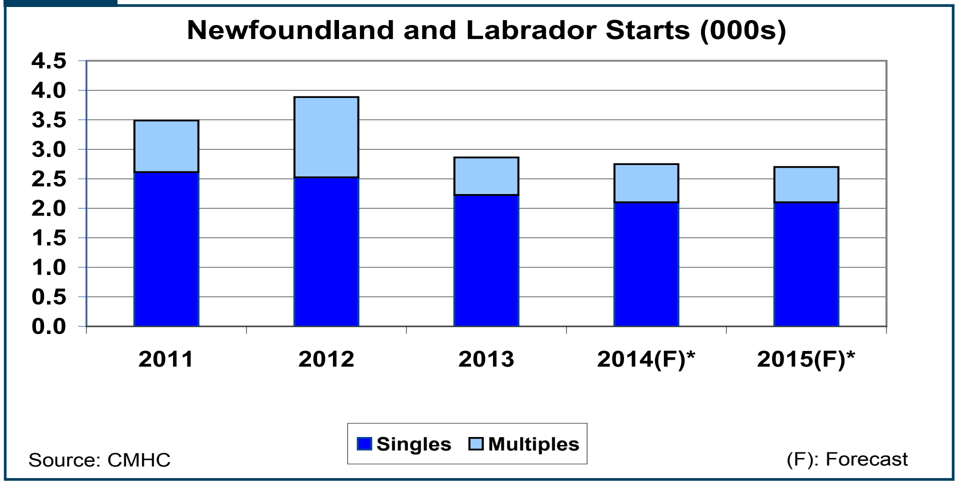
Single Starts: As a result of weaker net migration in 2013 and 2014, coupled with a moderate outlook for employment, demand for single-detached housing will remain soft over the forecast period. As income growth continues to remain below the pace of growth in house prices, first-time home buyer activity is also expected to weaken, resulting in the single-detached housing market declining to 2,100 starts in 2014 and 2015.

Multiple Starts: Multi-unit construction is expected to rise moderately in 2014 after declining significantly in 2013. The forecast is for a small rise to 650 units in 2014, followed by a moderate decline to 600 units in 2015. The current builder interest in new multi-unit construction is likely to grow if recent projects are able to leave few newly completed and unabsorbed units. Semi-detached and row starts activity is not expected to rise significantly over the forecast due to a pullback in demand by first time buyers

Resales: Although wage growth remains positive in Newfoundland and Labrador, there are expectations for a decline in sales as a result of the weakening outlook for employment. MLS® sales, will moderate over the forecast period to 4,050 in 2014 and 4,000 in 2015.

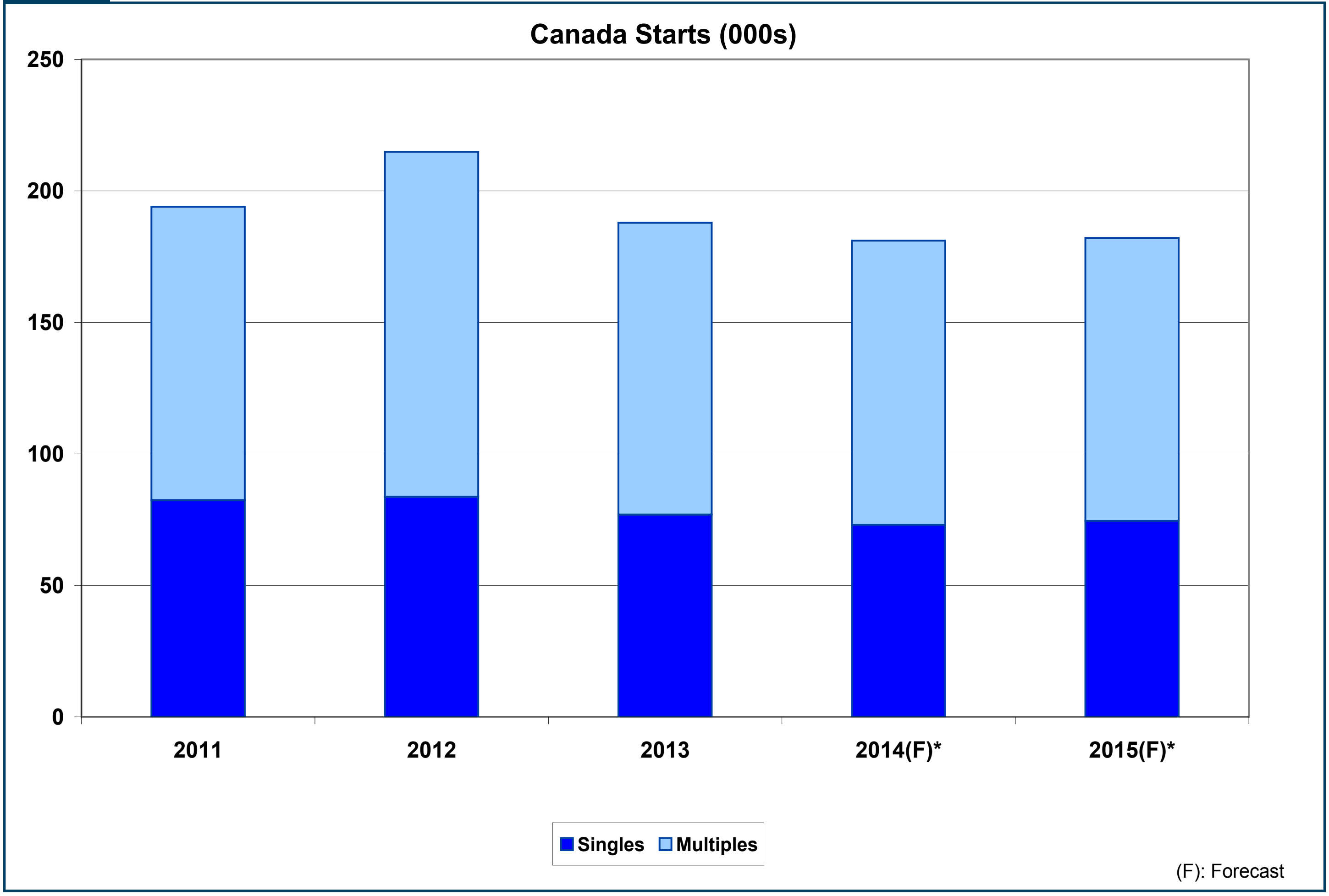
Prices: Prices are expected to rise close to the expected rate of inflation as demand continues to soften and inventory levels remain elevated. Average MLS® house prices are expected to rise to $290,000 in 2014 and $295,000 in 2015.

Figure 11



*The point estimate for provincial total housing starts is 2,750 for 2014 and 2,700 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 2,595-2,905 units for 2014 and 2,345-3,055 for 2015.

Figure 12



*The point estimate for total housing starts is 181,100 for 2014 and 182,100 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 172,300 to 189,900 units for 2014 and from 160,600 to 203,600 units for 2015.

Table 1: Total Housing Starts
(units** and percentage change)

	2011	2012	2013	2014(F)	2015(F)	2014Q1	2014Q2(F)	2014Q3(F)	2014Q4(F)	2015Q1(F)	2015Q2(F)	2015Q3(F)	2015Q4(F)
NFLD	**3,488**	**3,885**	**2,862**	**2,750**	**2,700**	**2,271**	**3,025**	**2,875**	**2,825**	**2,600**	**2,700**	**2,825**	**2,675**
%	-3.3	11.4	-26.3	-3.9	-1.8	-26.9	33.2	-5.0	-1.7	-8.0	3.8	4.6	-5.3
PEI	**940**	**941**	**636**	**525**	**475**	**407**	**495**	**645**	**535**	**485**	**485**	**465**	**460**
%	24.3	0.1	-32.4	-17.5	-9.5	-6.4	21.6	30.3	-17.1	-9.3	0.0	-4.1	-1.1
NS	**4,644**	**4,522**	**3,919**	**3,600**	**3,450**	**2,017**	**3,450**	**4,300**	**4,625**	**3,400**	**3,650**	**3,450**	**3,300**
%	7.8	-2.6	-13.3	-8.1	-4.2	-42.8	71.0	24.6	7.6	-26.5	7.4	-5.5	-4.3
NB	**3,452**	**3,299**	**2,843**	**2,410**	**2,270**	**2,331**	**2,475**	**2,500**	**2,325**	**2,200**	**2,325**	**2,350**	**2,200**
%	-15.8	-4.4	-13.8	-15.2	-5.8	-26.1	6.2	1.0	-7.0	-5.4	5.7	1.1	-6.4
QUE	**48,387**	**47,367**	**37,758**	**37,600**	**38,700**	**39,506**	**35,500**	**37,100**	**38,250**	**38,650**	**38,650**	**38,800**	**38,700**
%	-5.8	-2.1	-20.3	-0.4	2.9	1.9	-10.1	4.5	3.1	1.0	0.0	0.4	-0.3
ONT	**67,821**	**76,742**	**61,085**	**55,400**	**56,600**	**52,522**	**58,800**	**56,000**	**54,500**	**55,300**	**56,900**	**57,300**	**56,950**
%	12.2	13.2	-20.4	-9.3	2.2	-16.7	12.0	-4.8	-2.7	1.5	2.9	0.7	-0.6
MAN	**6,083**	**7,242**	**7,465**	**6,100**	**6,300**	**4,000**	**6,600**	**7,000**	**6,800**	**6,800**	**6,200**	**6,100**	**6,100**
%	3.3	19.1	3.1	-18.3	3.3	-45.6	65.0	6.1	-2.9	0.0	-8.8	-1.6	0.0
SASK	**7,031**	**9,968**	**8,290**	**7,500**	**7,300**	**6,891**	**7,800**	**7,700**	**7,600**	**7,300**	**7,100**	**7,300**	**7,500**
%	19.0	41.8	-16.8	-9.5	-2.7	-15.4	13.2	-1.3	-1.3	-3.9	-2.7	2.8	2.7
ALTA	**25,704**	**33,396**	**36,011**	**37,400**	**36,400**	**38,030**	**36,500**	**37,400**	**37,600**	**36,700**	**36,200**	**36,100**	**36,600**
%	-5.1	29.9	7.8	3.9	-2.7	-4.0	-4.0	2.5	0.5	-2.4	-1.4	-0.3	1.4
BC	**26,400**	**27,465**	**27,054**	**27,800**	**27,900**	**27,472**	**27,700**	**28,000**	**27,900**	**27,600**	**27,900**	**28,000**	**28,100**
%	-0.3	4.0	-1.5	2.8	0.4	-6.1	0.8	1.1	-0.4	-1.1	1.1	0.4	0.4
CAN*	**193,950**	**214,827**	**187,923**	**181,100**	**182,100**	**175,447**	**182,345**	**183,520**	**182,960**	**181,035**	**182,110**	**182,690**	**182,585**
%	2.1	10.8	-12.5	-3.6	0.6	-10.7	3.9	0.6	-0.3	-1.1	0.6	0.3	-0.1

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national total housing starts is 181,100 units for 2014 and 182,100 units for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 172,300-189,900 units for 2014 and 160,600-203,600 units for 2015.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 2: Single-Detached Housing Starts
(units** and percentage change)

	2011	2012	2013	2014(F)	2015(F)	2014Q1	2014Q2(F)	2014Q3(F)	2014Q4(F)	2015Q1(F)	2015Q2(F)	2015Q3(F)	2015Q4(F)
NFLD	**2,612**	**2,523**	**2,225**	**2,100**	**2,100**	**1,563**	**2,400**	**2,250**	**2,200**	**2,000**	**2,100**	**2,200**	**2,100**
%	-11.2	-3.4	-11.8	-5.6	0.0	-30.5	53.6	-6.3	-2.2	-9.1	5.0	4.8	-4.5
PEI	**431**	**387**	**282**	**255**	**260**	**295**	**245**	**245**	**235**	**250**	**270**	**265**	**260**
%	8.8	-10.2	-27.1	-9.6	2.1	61.2	-16.9	0.0	-4.1	6.4	8.0	-1.9	-1.9
NS	**2,045**	**2,258**	**1,639**	**1,600**	**1,650**	**1,365**	**1,650**	**1,700**	**1,675**	**1,600**	**1,650**	**1,650**	**1,700**
%	-14.5	10.4	-27.4	-2.4	3.2	-19.0	20.9	3.0	-1.5	-4.5	3.1	0.0	3.0
NB	**1,823**	**1,697**	**1,376**	**1,285**	**1,225**	**1,305**	**1,275**	**1,300**	**1,250**	**1,200**	**1,250**	**1,250**	**1,200**
%	-11.8	-6.9	-18.9	-6.6	-4.6	-13.2	-2.3	2.0	-3.8	-4.0	4.2	0.0	-4.0
QUE	**16,554**	**16,059**	**13,144**	**12,100**	**13,300**	**10,921**	**11,500**	**12,600**	**13,500**	**13,400**	**13,400**	**13,300**	**13,200**
%	-15.3	-3.0	-18.2	-7.9	9.9	-13.6	5.3	9.6	7.1	-0.7	0.0	-0.7	-0.8
ONT	**26,884**	**25,567**	**23,270**	**20,000**	**20,400**	**19,605**	**21,000**	**20,000**	**19,500**	**20,000**	**20,900**	**20,800**	**20,100**
%	-4.3	-4.9	-9.0	-14.1	2.0	-12.6	7.1	-4.8	-2.5	2.6	4.5	-0.5	-3.4
MAN	**3,831**	**4,169**	**3,820**	**3,400**	**3,500**	**3,040**	**3,400**	**3,550**	**3,600**	**3,400**	**3,400**	**3,500**	**3,700**
%	-3.6	8.8	-8.4	-11.0	2.9	-22.9	11.8	4.4	1.4	-5.6	0.0	2.9	5.7
SASK	**4,152**	**5,171**	**4,184**	**3,800**	**3,700**	**3,475**	**4,000**	**3,800**	**3,900**	**3,600**	**3,500**	**3,800**	**3,900**
%	8.4	24.5	-19.1	-9.2	-2.6	-25.2	15.1	-5.0	2.6	-7.7	-2.8	8.6	2.6
ALTA	**15,193**	**17,493**	**18,431**	**19,200**	**18,800**	**19,596**	**18,500**	**19,500**	**19,200**	**18,900**	**18,600**	**18,600**	**19,100**
%	-14.9	15.1	5.4	4.2	-2.1	4.8	-5.6	5.4	-1.5	-1.6	-1.6	0.0	2.7
BC	**8,867**	**8,333**	**8,522**	**9,200**	**9,500**	**8,854**	**9,100**	**9,400**	**9,400**	**9,300**	**9,400**	**9,600**	**9,700**
%	-22.6	-6.0	2.3	8.0	3.3	-5.6	2.8	3.3	0.0	-1.1	1.1	2.1	1.0
CAN*	**82,392**	**83,657**	**76,893**	**73,000**	**74,500**	**70,019**	**73,070**	**74,345**	**74,460**	**73,650**	**74,470**	**74,965**	**74,960**
%	-11.0	1.5	-8.1	-5.1	2.1	-9.5	4.4	1.7	0.2	-1.1	1.1	0.7	0.0

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes territories. The point estimate for the forecast of national single-detached housing starts is 73,000 units for 2014 and 74,500 units for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 68,500-77,500 units for 2014 and 64,300-84,700 units for 2015.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 3: Multiple Housing Starts
(units** and percentage change)

	2011	2012	2013	2014(F)	2015(F)	2014Q1	2014Q2(F)	2014Q3(F)	2014Q4(F)	2015Q1(F)	2015Q2(F)	2015Q3(F)	2015Q4(F)
NFLD	**876**	**1,362**	**637**	**650**	**600**	**708**	**625**	**625**	**625**	**600**	**600**	**625**	**575**
%	31.7	55.5	-53.2	2.0	-7.7	-17.7	-11.7	0.0	0.0	-4.0	0.0	4.2	-8.0
PEI	**509**	**554**	**354**	**270**	**215**	**112**	**250**	**400**	**300**	**235**	**215**	**200**	**200**
%	41.4	8.8	-36.1	-23.9	-20.4	-55.6	123.2	60.0	-25.0	-21.7	-8.5	-7.0	0.0
NS	**2,599**	**2,264**	**2,280**	**2,000**	**1,800**	**652**	**1,800**	**2,600**	**2,950**	**1,800**	**2,000**	**1,800**	**1,600**
%	35.6	-12.9	0.7	-12.3	-10.0	-64.5	176.1	44.4	13.5	-39.0	11.1	-10.0	-11.1
NB	**1,629**	**1,602**	**1,467**	**1,125**	**1,045**	**1,026**	**1,200**	**1,200**	**1,075**	**1,000**	**1,075**	**1,100**	**1,000**
%	-19.9	-1.7	-8.4	-23.3	-7.2	-37.8	17.0	0.0	-10.4	-7.0	7.5	2.3	-9.1
QUE	**31,833**	**31,308**	**24,614**	**25,500**	**25,400**	**28,585**	**24,000**	**24,500**	**24,750**	**25,250**	**25,250**	**25,500**	**25,500**
%	0.1	-1.6	-21.4	3.6	-0.4	9.4	-16.0	2.1	1.0	2.0	0.0	1.0	0.0
ONT	**40,937**	**51,175**	**37,815**	**35,400**	**36,200**	**32,917**	**37,800**	**36,000**	**35,000**	**35,300**	**36,000**	**36,500**	**36,850**
%	26.6	25.0	-26.1	-6.4	2.3	-19.0	14.8	-4.8	-2.8	0.9	2.0	1.4	1.0
MAN	**2,252**	**3,073**	**3,645**	**2,700**	**2,800**	**960**	**3,200**	**3,450**	**3,200**	**3,400**	**2,800**	**2,600**	**2,400**
%	17.8	36.5	18.6	-25.9	3.7	-71.8	233.3	7.8	-7.2	6.3	-17.6	-7.1	-7.7
SASK	**2,879**	**4,797**	**4,106**	**3,700**	**3,600**	**3,416**	**3,800**	**3,900**	**3,700**	**3,700**	**3,600**	**3,500**	**3,600**
%	38.6	66.6	-14.4	-9.9	-2.7	-2.4	11.2	2.6	-5.1	0.0	-2.7	-2.8	2.9
ALTA	**10,511**	**15,903**	**17,580**	**18,200**	**17,600**	**18,434**	**18,000**	**17,900**	**18,400**	**17,800**	**17,600**	**17,500**	**17,500**
%	13.8	51.3	10.5	3.5	-3.3	-11.9	-2.4	-0.6	2.8	-3.3	-1.1	-0.6	0.0
BC	**17,533**	**19,132**	**18,532**	**18,600**	**18,400**	**18,618**	**18,600**	**18,600**	**18,500**	**18,300**	**18,500**	**18,400**	**18,400**
%	16.8	9.1	-3.1	0.4	-1.1	-6.3	-0.1	0.0	-0.5	-1.1	1.1	-0.5	0.0
CAN*	**111,558**	**131,170**	**111,030**	**108,100**	**107,600**	**105,428**	**109,275**	**109,175**	**108,500**	**107,385**	**107,640**	**107,725**	**107,625**
%	14.6	17.6	-15.4	-2.6	-0.5	-11.5	3.6	-0.1	-0.6	-1.0	0.2	0.1	-0.1

SOURCE: CMHC

(F) Forecast by CMHC

* Canadian total excludes territories. The point estimate for the forecast of national multiple starts is 108,100 units for 2014 and 107,600 units for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 103,800-112,400 units for 2014 and 96,300-118,900 units for 2015.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 4: Multiple Housing Starts by Type (Units)						
		2011	2012	2013	2014(F)	2015(F)
NFLD	Semi-Detached	87	88	36	25	25
	Row	135	121	96	75	100
	Apartment	654	1,153	505	550	475
	Total	876	1,362	637	650	600
PEI	Semi-Detached	70	94	71	60	50
	Row	47	127	36	35	40
	Apartment	392	333	247	175	125
	Total	509	554	354	270	215
NS	Semi-Detached	418	420	332	340	340
	Row	241	218	259	260	260
	Apartment	1,940	1,626	1,689	1,400	1,200
	Total	2,599	2,264	2,280	2,000	1,800
NB	Semi-Detached	472	426	290	275	230
	Row	211	162	175	150	140
	Apartment	946	1,014	1,002	700	675
	Total	1,629	1,602	1,467	1,125	1,045
QUE	Semi-Detached	4,002	3,866	2,835	2,850	2,950
	Row	1,855	1,904	1,121	1,150	1,150
	Apartment	25,976	25,538	20,658	21,500	21,300
	Total	31,833	31,308	24,614	25,500	25,400
ONT	Semi-Detached	3,142	3,397	3,116	2,700	2,750
	Row	9,288	10,577	9,427	9,700	10,000
	Apartment	28,507	37,201	25,272	23,000	23,450
	Total	40,937	51,175	37,815	35,400	36,200
MAN	Semi-Detached	243	346	348	363	377
	Row	672	538	773	651	675
	Apartment	1,337	2,189	2,524	1,686	1,748
	Total	2,252	3,073	3,645	2,700	2,800
SASK	Semi-Detached	243	684	446	455	443
	Row	878	813	1,011	1,168	1,136
	Apartment	1,758	3,300	2,649	2,077	2,021
	Total	2,879	4,797	4,106	3,700	3,600
ALTA	Semi-Detached	2,811	3,886	3,997	4,032	3,899
	Row	2,473	3,315	3,992	3,134	3,031
	Apartment	5,227	8,702	9,591	11,034	10,670
	Total	10,511	15,903	17,580	18,200	17,600
BC	Semi-Detached	1,082	1,078	1,073	1,100	1,000
	Row	3,647	3,201	3,103	3,200	3,200
	Apartment	12,804	14,853	14,356	14,300	14,200
	Total	17,533	19,132	18,532	18,600	18,400
CAN*	Semi-Detached	12,570	14,285	12,544	12,155	12,004
	Row	19,447	20,976	19,993	19,523	19,732
	Apartment	79,541	95,909	78,493	76,422	75,864
	Total	111,558	131,170	111,030	108,100	107,600

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2011	2012	2013	2014(F)	2015(F)	2014Q1	2014Q2(F)	2014Q3(F)	2014Q4(F)	2015Q1(F)	2015Q2(F)	2015Q3(F)	2015Q4(F)
NFLD	**4,480**	**4,650**	**4,303**	**4,050**	**4,000**	**3,980**	**4,100**	**4,100**	**4,000**	**4,000**	**4,200**	**4,000**	**3,800**
%	5.8	3.8	-7.5	-5.9	-1.2	-6.3	3.0	0.0	-2.4	0.0	5.0	-4.8	-5.0
PEI	**1,521**	**1,614**	**1,425**	**1,275**	**1,200**	**1,432**	**1,300**	**1,200**	**1,150**	**1,100**	**1,300**	**1,200**	**1,200**
%	2.3	6.1	-11.7	-10.6	-5.8	19.3	-9.2	-7.7	-4.2	-4.3	18.2	-7.7	0.0
NS	**10,312**	**10,437**	**9,151**	**9,000**	**9,350**	**8,264**	**9,300**	**9,450**	**9,000**	**9,000**	**9,400**	**9,600**	**9,400**
%	2.8	1.2	-12.3	-1.7	1.1	-8.2	12.5	1.6	-4.8	0.0	4.4	2.1	-2.1
NB	**6,599**	**6,403**	**6,282**	**6,100**	**5,900**	**6,124**	**6,200**	**6,100**	**6,000**	**5,800**	**6,000**	**6,000**	**5,800**
%	-1.5	-3.0	-1.9	-2.9	-0.8	-0.5	1.2	-1.6	-1.6	-3.3	3.4	0.0	-3.3
QUE	**77,165**	**77,376**	**71,216**	**71,600**	**73,700**	**68,908**	**71,500**	**72,500**	**73,500**	**73,500**	**73,500**	**74,000**	**74,000**
%	-3.6	0.3	-8.0	0.5	2.9	-1.7	3.8	1.4	1.4	0.0	0.0	0.7	0.0
ONT	**201,761**	**197,620**	**198,675**	**193,500**	**201,700**	**183,004**	**191,000**	**198,000**	**202,000**	**204,000**	**204,500**	**200,500**	**198,000**
%	2.6	-2.1	0.5	-2.6	4.2	-7.7	4.4	3.7	2.0	1.0	0.2	-2.0	-1.2
MAN	**13,882**	**13,911**	**13,735**	**13,900**	**14,100**	**13,276**	**14,300**	**14,100**	**13,900**	**13,900**	**14,100**	**14,200**	**14,200**
%	5.8	0.2	-1.3	1.2	1.4	-6.6	7.7	-1.4	-1.4	0.0	1.4	0.7	0.0
SASK	**13,131**	**13,886**	**13,535**	**13,600**	**13,800**	**12,852**	**13,900**	**13,900**	**13,800**	**13,600**	**13,900**	**13,900**	**13,800**
%	20.8	5.7	-2.5	0.5	1.5	-5.9	8.2	0.0	-0.7	-1.4	2.2	0.0	-0.7
ALTA	**53,756**	**60,369**	**66,080**	**68,500**	**70,000**	**67,028**	**69,900**	**69,300**	**67,800**	**68,200**	**69,100**	**70,900**	**71,800**
%	8.1	12.3	9.5	3.7	2.2	0.6	4.3	-0.9	-2.2	0.6	1.3	2.6	1.3
BC	**76,721**	**67,637**	**72,936**	**76,200**	**77,300**	**75,368**	**75,800**	**76,800**	**77,000**	**77,200**	**77,500**	**77,400**	**77,100**
%	2.8	-11.8	7.8	4.5	1.4	-4.3	0.6	1.3	0.3	0.3	0.4	-0.1	-0.4
CAN*	**459,328**	**453,903**	**457,338**	**457,900**	**471,100**	**440,704**	**457,300**	**465,450**	**468,150**	**470,300**	**473,100**	**471,700**	**469,200**
%	2.6	-1.2	0.8	0.1	2.9	-4.8	3.8	1.8	0.6	0.5	0.6	-0.3	-0.5

SOURCE: The Canadian Real Estate Association (CREA) and QFREB by the Centris® system.

(F) Forecast by CMHC.

* Canadian total does not include the territories. The point estimate for the forecast of national residential resales is 457,900 units for 2014 and 471,100 units for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 428,100-487,700 units for 2014 and 441,800-500,400 units for 2015.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 6: Average Residential Resale Price
($** and percentage change)

	2011	2012	2013	2014(F)	2015(F)	2014Q1	2014Q2(F)	2014Q3(F)	2014Q4(F)	2015Q1(F)	2015Q2(F)	2015Q3(F)	2015Q4(F)
NFLD	251,581	268,776	283,102	290,000	295,000	293,533	293,350	289,500	285,000	282,000	295,000	305,000	298,156
%	6.9	6.8	5.3	2.4	1.7	4.7	-0.1	-1.3	-1.6	-1.1	4.6	3.4	-2.2
PEI	149,618	152,250	156,107	155,500	155,000	166,138	157,500	150,000	148,000	152,000	153,000	159,000	155,915
%	1.6	1.8	2.5	-0.4	-0.3	9.5	-5.2	-4.8	-1.3	2.7	0.7	3.9	-1.9
NS	212,512	220,413	217,192	217,500	219,000	210,743	218,000	219,000	221,200	218,000	220,000	220,000	218,000
%	3.1	3.7	-1.5	0.1	0.7	-1.7	3.4	0.5	1.0	-1.4	0.9	0.0	-0.9
NB	160,545	161,116	162,652	162,500	162,000	161,166	162,750	163,000	162,500	161,500	162,500	162,500	161,500
%	2.1	0.4	1.0	-0.1	-0.3	-1.3	1.0	0.2	-0.3	-0.6	0.6	0.0	-0.6
QUE	252,147	260,516	262,458	266,300	270,200	269,161	266,000	265,000	265,000	267,000	269,000	271,000	273,000
%	4.4	3.3	0.7	1.5	1.5	-0.1	-1.2	-0.4	0.0	0.8	0.7	0.7	0.7
ONT	365,018	384,455	402,547	419,800	428,500	419,325	417,000	420,000	422,700	425,400	427,500	429,500	431,300
%	6.9	5.3	4.7	4.3	2.1	1.4	-0.6	0.7	0.6	0.6	0.5	0.5	0.4
MAN	235,509	247,786	260,849	266,500	273,800	262,900	266,500	267,900	268,900	271,300	273,300	274,800	275,900
%	5.7	5.2	5.3	2.2	2.7	-3.5	1.4	0.5	0.4	0.9	0.7	0.5	0.4
SASK	259,461	275,490	288,698	297,400	303,000	300,997	295,300	295,800	296,600	301,400	302,600	303,600	304,400
%	7.1	6.2	4.8	3.0	1.9	3.0	-1.9	0.2	0.3	1.6	0.4	0.3	0.3
ALTA	353,394	363,208	380,969	396,000	406,100	399,891	392,000	395,000	397,000	402,100	403,500	406,500	412,000
%	0.3	2.8	4.9	3.9	2.6	3.5	-2.0	0.8	0.5	1.3	0.3	0.7	1.4
BC	561,304	514,836	537,414	550,400	552,300	564,807	550,000	545,000	541,000	548,000	553,000	552,000	556,200
%	11.1	-8.3	4.4	2.4	0.3	0.4	-2.6	-0.9	-0.7	1.3	0.9	-0.2	0.8
CAN*	362,368	363,475	382,603	396,000	402,200	398,668	393,870	395,150	396,330	398,500	400,500	403,500	406,500
%	7.0	0.3	5.3	3.5	1.6	0.8	-1.2	0.3	0.3	0.5	0.5	0.7	0.7

SOURCE: The Canadian Real Estate Association (CREA) and QFREB by the Centris® system.

(F) Forecast by CMHC.

* Canadian average does not include the territories. The point estimate for the forecast of national residential prices is $396,000 for 2014 and $402,200 for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from $386,400-$405,600 for 2014 and $388,200-$416,200 for 2015.

** Quarterly averages are seasonally adjusted.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Table 7: Employment
(annual percentage change)

	2009	2010	2011	2012	2013	2014(F)	2015(F)
NFLD	-2.9	3.3	2.7	2.3	1.1	0.8	1.2
PEI	-1.3	2.9	2.0	1.1	1.9	0.6	0.6
NS	-0.1	0.2	0.1	0.6	-0.3	0.2	0.8
NB	0.1	-0.9	-1.2	-0.2	-0.1	0.3	0.8
QUE	-0.8	1.7	1.0	0.8	1.2	0.9	1.6
ONT	-2.5	1.7	1.8	0.8	1.4	1.0	2.0
MAN	0.0	1.9	0.8	0.9	0.5	0.9	1.2
SASK	1.3	0.9	0.3	2.1	3.4	1.7	1.8
ALTA	-1.4	-0.4	3.8	2.7	2.8	2.5	2.2
BC	-2.1	1.7	0.8	1.7	-0.2	1.5	2.3
CAN*	-1.6	1.4	3.4	1.2	1.3	1.2	1.9

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the March 2014 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national employment growth is 1.2 per cent for 2014 and 1.9 per cent for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 0.8 per cent to 1.7 per cent for 2014 and 1.3 per cent to 2.4 per cent for 2015.

Table 8: Unemployment Rate

(per cent)

	2009	2010	2011	2012	2013	2014(F)	2015(F)
NFLD	15.5	14.4	12.7	12.5	11.4	11.4	11.4
PEI	12.1	11.2	11.3	11.3	11.3	11.2	11.0
NS	9.2	9.3	8.8	9.0	9.0	9.3	9.2
NB	8.8	9.3	9.5	10.2	10.4	10.3	10.1
QUE	8.5	8.0	7.8	7.8	7.6	7.5	7.0
ONT	9.0	8.7	7.8	7.8	7.5	7.2	6.6
MAN	5.2	5.4	5.4	5.3	5.4	5.5	5.4
SASK	4.8	5.2	5.0	4.7	4.0	4.5	4.4
ALTA	6.6	6.5	5.5	4.6	4.7	4.5	4.4
BC	7.7	7.6	7.5	6.7	6.6	6.2	6.1
CAN*	8.3	8.0	7.4	7.2	7.1	6.9	6.5

Source: Statistics Canada, (F) Forecast by CMHC.

National forecast reflects the March 2014 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment is 6.9 per cent for 2014 and 6.5 per cent for 2015. Economic uncertainty is reflected by the current range of forecasts, which varies from 6.5 per cent to 7.1 per cent for 2014 and 6.1 per cent to 7.0 per cent for 2015.

Table 9: Gross Domestic Product
(annual percentage change)

	2009	2010	2011	2012	2013(E)	2014(F)	2015(F)
NFLD	-9.9	5.9	2.9	-4.4	5.5	1.4	1.7
PEI	0.4	2.2	1.0	1.5	1.0	0.7	0.9
NS	0.4	3.0	0.6	-0.1	0.4	0.9	1.5
NB	-1.1	2.0	0.3	-1.1	-0.2	0.5	0.8
QUE	-0.6	2.3	1.8	1.5	1.1	1.7	2.0
ONT	-3.1	3.4	2.2	1.3	1.8	2.3	2.6
MAN	-0.2	2.6	1.7	2.6	1.9	2.1	2.4
SASK	-4.8	4.2	5.0	1.9	2.6	2.3	2.5
ALTA	-4.1	4.5	5.2	3.8	3.1	3.3	3.0
BC	-2.5	3.3	2.7	1.5	1.8	2.3	2.8
CAN*	-2.7	3.4	2.5	1.7	2.0	2.2	2.5

Source: Statistics Canada, (F) Forecast by CMHC, (E) Estimate based on partial annual data by CMHC.

National forecast reflects the March 2014 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 2.2 per cent for 2014 and 2.5 per cent for 2015. Economic uncertainty is reflected by the current range of forecasts which varies from 1.9 per cent to 2.5 per cent for 2014 and 2.1 per cent to 2.8 per cent for 2015.

Table 10: Total Net Migration *
(number of persons)

	2009	2010	2011	2012	2013	2014(F)	2015(F)
NFLD	3,325	840	1,720	1,797	-492	-500	700
PEI	1,723	2,541	1,503	228	104	100	500
NS	3,679	3,701	957	-1,530	-2,818	-1,500	600
NB	2,183	2,781	1,303	-1,012	-991	-1,200	0
QUE	51,466	47,528	44,181	45,428	36,472	40,000	44,000
ONT	98,737	114,911	101,993	82,984	76,258	85,150	93,900
MAN	10,746	11,881	11,160	10,278	8,576	8,400	8,300
SASK	10,145	9,395	11,675	15,974	14,476	12,500	10,800
ALTA	32,968	21,677	46,261	86,939	102,465	72,000	63,000
BC	57,333	39,597	32,244	24,513	40,451	41,500	41,300
CAN**	272,305	254,852	252,997	265,599	274,501	256,450	263,100

Source: Statistics Canada, (F) Forecast by CMHC

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes territories.

Note: Canadian total may not add to the sum of the provinces due to rounding.

Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Victoria	2013	1,685	514	-1.3	5,691	480,997	2.8	1,068
	2014(F)	1,600	590	-0.9	5,700	488,800	3.0	1,070
	2015(F)	1,800	590	0.1	5,800	492,000	2.7	1,075
Vancouver*	2013	18,696	4,004	-1.0	28,985	767,765	1.7	1,281
	2014(F)	18,600	4,250	-0.2	30,000	786,500	1.9	1,300
	2015(F)	18,400	4,220	0.3	28,750	793,000	1.8	1,330
Abbotsford-Mission	2013	749	201	n.a.	2,393	338,770	3.2	820
	2014(F)	710	200	n.a.	2,560	340,000	3.1	830
	2015(F)	650	190	n.a.	2,645	345,000	3.0	850
Kelowna	2013	1,013	579	n.a.	4,016	398,175	1.8	970
	2014(F)	1,075	625	n.a.	4,250	405,000	1.8	975
	2015(F)	1,325	700	n.a.	4,500	413,000	1.5	985
Edmonton	2013	14,689	5,970	0.6	19,552	344,977	1.4	1,141
	2014(F)	13,400	6,400	1.5	19,800	359,000	1.6	1,195
	2015(F)	12,900	6,500	2.0	20,100	367,000	1.7	1,225
Calgary	2013	12,584	6,402	5.3	29,954	437,036	1.0	1,224
	2014(F)	14,600	6,600	5.5	31,300	459,000	1.2	1,290
	2015(F)	13,500	6,400	3.8	32,100	472,000	1.5	1,330
Saskatoon	2013	2,980	1,658	1.6	5,543	332,058	2.7	1,041
	2014(F)	2,880	1,580	2.5	5,750	341,300	2.8	1,075
	2015(F)	2,835	1,560	1.8	5,825	348,600	2.9	1,105
Regina	2013	3,122	1,246	2.8	3,692	312,355	1.8	1,018
	2014(F)	2,650	1,150	2.7	3,730	321,500	2.2	1,055
	2015(F)	2,580	1,130	2.2	3,780	328,500	2.4	1,085
Winnipeg	2013	4,705	2,218	5.0	12,088	268,382	2.5	969
	2014(F)	4,300	2,050	3.8	12,250	277,000	3.0	1,010
	2015(F)	4,350	2,100	3.6	12,400	285,000	3.3	1,035
Thunder Bay	2013	324	193	0.9	1,357	210,234	2.6	858
	2014(F)	255	185	1.1	1,340	224,000	2.4	875
	2015(F)	290	200	1.2	1,360	235,000	2.2	890
Greater Sudbury / Grand Sudbury	2013	431	208	0.9	2,308	245,307	3.4	914
	2014(F)	395	190	1.1	2,350	248,500	3.0	920
	2015(F)	420	200	1.2	2,400	251,000	2.9	930
Windsor	2013	708	535	0.3	5,341	179,820	5.9	788
	2014(F)	765	575	1.4	5,100	186,000	5.0	795
	2015(F)	810	600	1.5	5,200	191,000	4.5	805

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
London	2013	2,163	1,153	1.7	8,113	246,943	3.3	924
	2014(F)	2,195	1,185	1.9	7,970	252,000	3.2	940
	2015(F)	2,135	1,175	2.0	8,150	257,750	3.0	950
Kitchener-Cambridge-Waterloo	2013	1,840	690	0.7	6,467	324,604	2.9	952
	2014(F)	2,300	625	1.0	6,150	333,500	3.1	970
	2015(F)	2,625	650	1.2	6,225	344,500	2.8	990
St. Catharines-Niagara*	2013	1,223	717	3.0	5,483	238,449	4.1	872
	2014(F)	1,145	715	3.2	5,525	245,700	3.9	880
	2015(F)	1,250	740	2.2	5,610	250,400	3.5	900
Hamilton	2013	2,709	1,159	1.3	13,471	383,892	3.4	932
	2014(F)	2,430	1,100	1.4	13,100	400,000	3.2	945
	2015(F)	2,570	1,150	1.2	13,500	410,000	2.9	960
Toronto	2013	33,547	9,421	2.5	88,946	524,089	1.6	1,213
	2014(F)	31,100	7,500	2.0	87,000	556,000	1.8	1,220
	2015(F)	31,000	7,400	1.5	89,000	567,000	1.8	1,225
Barrie	2013	891	602	n.a.	4,648	317,883	3.0	1,048
	2014(F)	990	635	n.a.	4,700	329,000	2.8	1,065
	2015(F)	995	685	n.a.	4,900	337,000	2.6	1,085
Peterborough	2013	354	224	n.a.	2,539	271,162	4.8	915
	2014(F)	340	225	n.a.	2,515	274,000	4.0	920
	2015(F)	345	225	n.a.	2,520	276,000	3.7	930
Brantford	2013	396	261	n.a.	2,230	264,443	2.9	835
	2014(F)	380	270	n.a.	2,100	276,000	2.8	845
	2015(F)	400	275	n.a.	2,150	284,400	2.5	865
Guelph	2013	890	198	n.a.	3,164	343,564	1.9	957
	2014(F)	700	175	n.a.	3,075	355,000	1.7	970
	2015(F)	825	175	n.a.	3,200	369,500	1.5	985
Oshawa**	2013	1,384	887	n.a.	10,019	354,548	2.1	985
	2014(F)	1,330	900	n.a.	9,350	379,000	2.2	990
	2015(F)	1,390	1,000	n.a.	10,100	390,500	2.0	1,005
Kingston	2013	856	325	n.a.	3,165	279,339	2.3	1,054
	2014(F)	615	290	n.a.	3,100	284,500	2.4	1,080
	2015(F)	750	330	n.a.	3,210	291,400	2.6	1,105

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

**MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ units, all bedrooms)	Average Rent (3+ units, two bedrooms)
Ottawa*	2013	6,560	1,787	0.4	14,049	358,876	2.9	1,132
	2014(F)	5,020	1,650	1.1	13,750	363,000	3.2	1,140
	2015(F)	5,200	1,675	2.0	14,000	367,250	3.0	1,150
Gatineau*	2013	1,924	475	0.4	3,545	243,330	5.1	744
	2014(F)	2,025	490	1.1	3,400	243,500	6.2	745
	2015(F)	2,300	450	2.0	3,500	245,000	6.4	750
Montreal	2013	15,632	3,039	1.0	36,501	324,020	2.8	730
	2014(F)	15,900	2,900	0.7	37,000	325,000	2.6	740
	2015(F)	15,600	3,100	1.0	38,700	327,000	2.5	750
Trois-Rivières	2013	849	243	n.a.	928	158,582	5.1	555
	2014(F)	750	220	n.a.	975	162,500	5.5	560
	2015(F)	640	200	n.a.	1,000	165,500	6.0	565
Sherbrooke	2013	1,496	442	n.a.	1,665	229,483	5.3	591
	2014(F)	1,450	350	n.a.	1,700	234,000	5.2	600
	2015(F)	1,525	400	n.a.	1,780	238,000	5.0	610
Québec	2013	4,680	961	1.1	6,282	267,254	2.3	757
	2014(F)	4,050	850	1.0	6,450	271,500	2.3	770
	2015(F)	3,600	800	1.0	6,650	277,000	2.8	785
Saguenay	2013	919	337	n.a.	1,185	193,764	2.8	571
	2014(F)	730	300	n.a.	1,100	189,000	3.0	590
	2015(F)	700	300	n.a.	1,100	185,000	3.2	610
Saint John	2013	276	140	0.3	1,558	173,042	11.4	691
	2014(F)	280	140	0.5	1,525	172,750	11.5	695
	2015(F)	280	140	0.5	1,475	172,000	11.0	700
Moncton	2013	911	258	0.3	2,194	160,092	9.1	742
	2014(F)	710	250	0.5	2,100	160,000	10.5	750
	2015(F)	620	230	0.5	2,000	159,500	11.5	760
Halifax	2013	2,439	678	2.5	4,986	274,880	3.2	976
	2014(F)	2,250	625	2.5	5,100	276,000	4.3	995
	2015(F)	2,100	650	2.5	5,400	278,000	4.6	1,010
St. John's	2013	1,734	1,243	1.6	3,617	301,333	3.2	864
	2014(F)	1,640	1,100	1.5	3,450	310,000	3.5	900
	2015(F)	1,620	1,025	1.5	3,400	315,000	3.8	925
Charlottetown**	2013	438	160	0.3	494	203,305	7.9	804
	2014(F)	335	145	0.5	475	203,000	9.0	820
	2015(F)	305	150	0.5	450	202,500	8.0	850
ALL 35 LISTED CENTRES	2013	145,797	49,128	2.2	346,168	416,311	2.7	919
	2014(F)	139,895	47,035	1.7	345,740	433,068	2.6	944
	2015(F)	138,635	47,315	1.6	352,880	438,862	2.7	957

Sources: CMHC, Canadian Real Estate Association, QFREB by the Centris® system, Local Real Estate Boards, Statistics Canada.

*Statistics Canada defines Ottawa-Gatineau as a single census metropolitan area (CMA), but are treated as two centres in this publication for the sake of more detailed analysis.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators
(levels and quarter-to-quarter percentage change)

	2012Q2	2012Q3	2012Q4	2013Q1	2013Q2	2013Q3	2013Q4	2014Q1
New Housing								
Building permits, units, thousands	222.7	221.1	192.4	179.0	228.2	212.6	210.8	194.4
% change	4.8	-0.7	-13.0	-7.0	27.5	-6.8	-0.8	-7.8
Housing starts, total, thousands	229.8	219.4	204.4	174.4	187.9	191.6	196.4	175.4
% change	11.6	-4.5	-6.8	-14.6	7.7	2.0	2.5	-10.7
Housing starts, singles, thousands	84.5	84.1	81.7	77.0	76.2	76.4	77.3	70.0
% change	-0.8	-0.5	-2.8	-5.8	-1.0	0.2	1.3	-9.5
Housing starts, multiples, thousands	145.3	135.3	122.6	97.4	111.6	115.2	119.1	105.4
% change	20.4	-6.9	-9.4	-20.5	14.6	3.2	3.3	-11.5
Housing completions, total,*	42,186	50,861	47,683	39,028	49,362	47,812	49,292	38,797
% change	7.2	20.6	-6.2	-18.2	26.5	-3.1	3.1	-21.3
New Housing Price Index, 2007=100*	107.8	108.3	108.8	109.3	109.7	110.2	110.3	110.8
% change	0.7	0.5	0.5	0.4	0.4	0.4	0.2	0.4
Existing Housing								
MLS® resales, units, thousands	470,044	436,528	427,220	435,040	454,828	478,584	462,724	440,704
% change	-2.8	-7.1	-2.1	1.8	4.5	5.2	-3.3	-4.8
MLS® average resale price, $	363,144	358,906	360,451	367,360	374,575	389,285	395,360	398,668
% change	-0.1	-1.2	0.4	1.9	2.0	3.9	1.6	0.8
Mortgage Market								
1-year mortgage rate, per cent*	3.2	3.1	3.1	3.0	3.0	3.1	3.1	3.1
5-year mortgage rate, per cent*	5.3	5.2	5.2	5.2	5.1	5.3	5.3	5.2
Residential Investment**								
Total, $2002 millions	113,212	112,921	112,608	111,163	112,905	113,277	112,607	n.a
% change	0.8	-0.3	-0.3	-1.3	1.6	0.3	-0.6	n.a
New, $2002 millions	52,188	53,120	53,196	51,716	51,392	49,840	50,564	n.a
% change	3.5	1.8	0.1	-2.8	-0.6	-3.0	1.5	n.a
Alterations, $2002 millions	42,268	42,532	42,792	42,704	43,632	43,980	43,544	n.a
% change	-1.3	0.6	0.6	-0.2	2.2	0.8	-1.0	n.a
Transfer costs, $2002 millions	18,980	17,656	17,076	17,168	18,220	19,616	18,768	n.a
% change	-1.4	-7.0	-3.3	0.5	6.1	7.7	-4.3	n.a
Deflator, 2002=100*	111.9	112.1	113.0	112.8	112.6	113.6	114.5	n.a
% change	0.8	0.2	0.8	-0.2	-0.2	0.9	0.7	n.a

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.
n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New Housing Price Index and the Residential Investment Deflator, which are only seasonally adjusted, and housing completions and the 1-year and 5-year mortgage rates, which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

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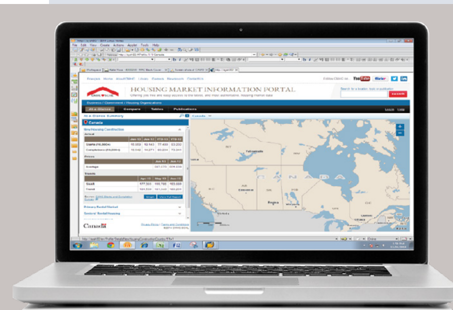

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