HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St John's CMA

Date Released: October 2015



Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insights***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insights*** will be released shortly.

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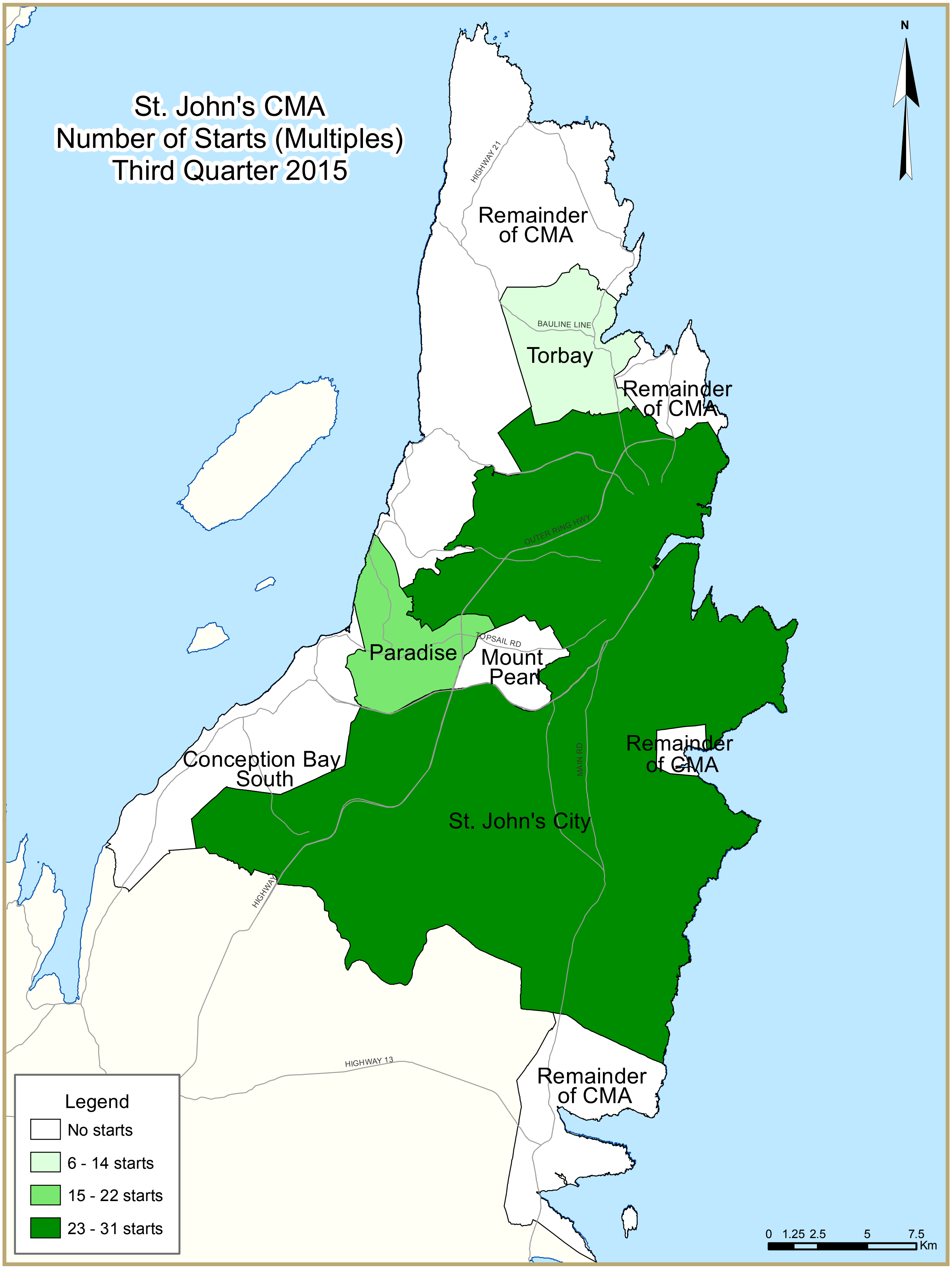
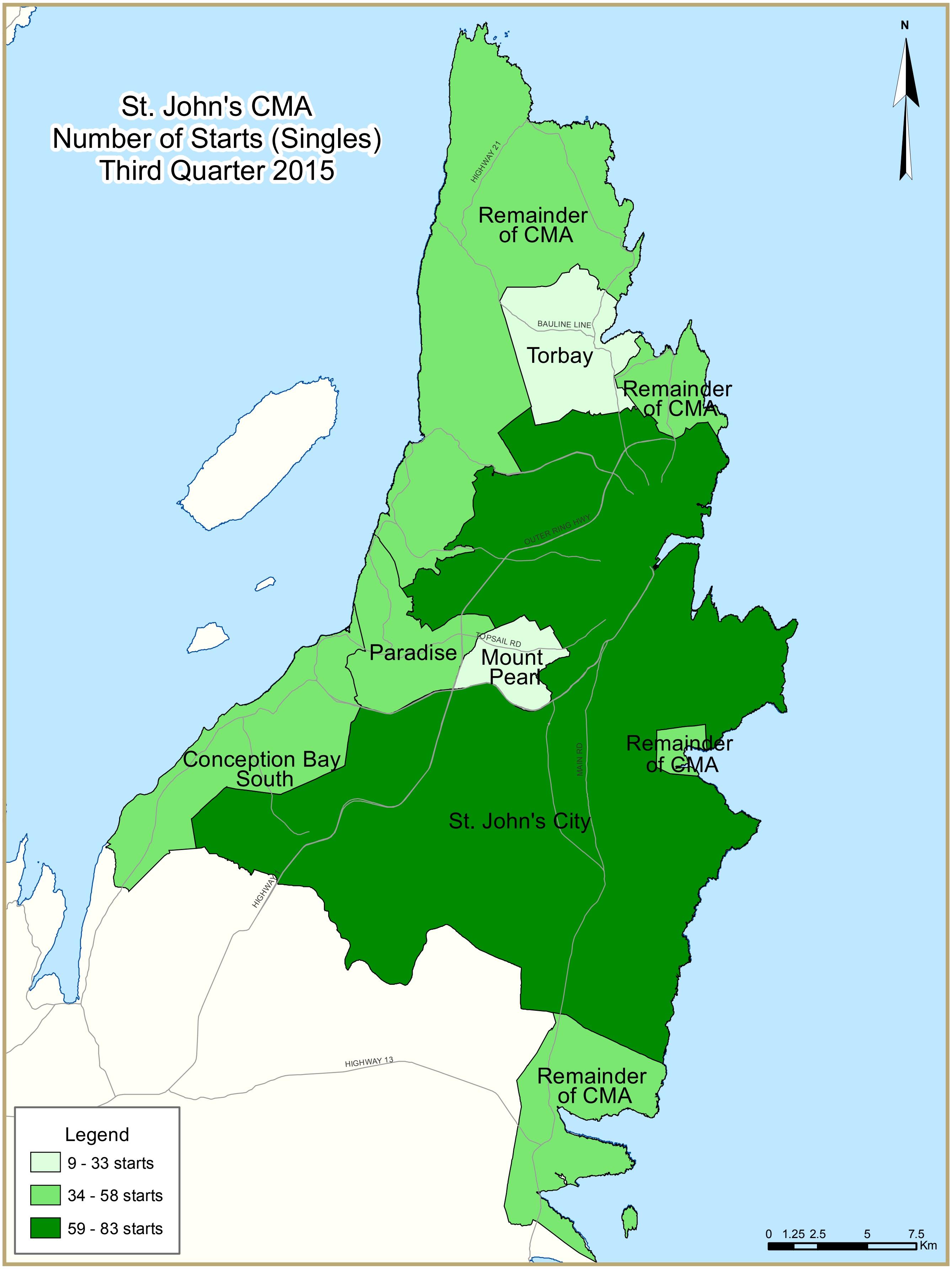
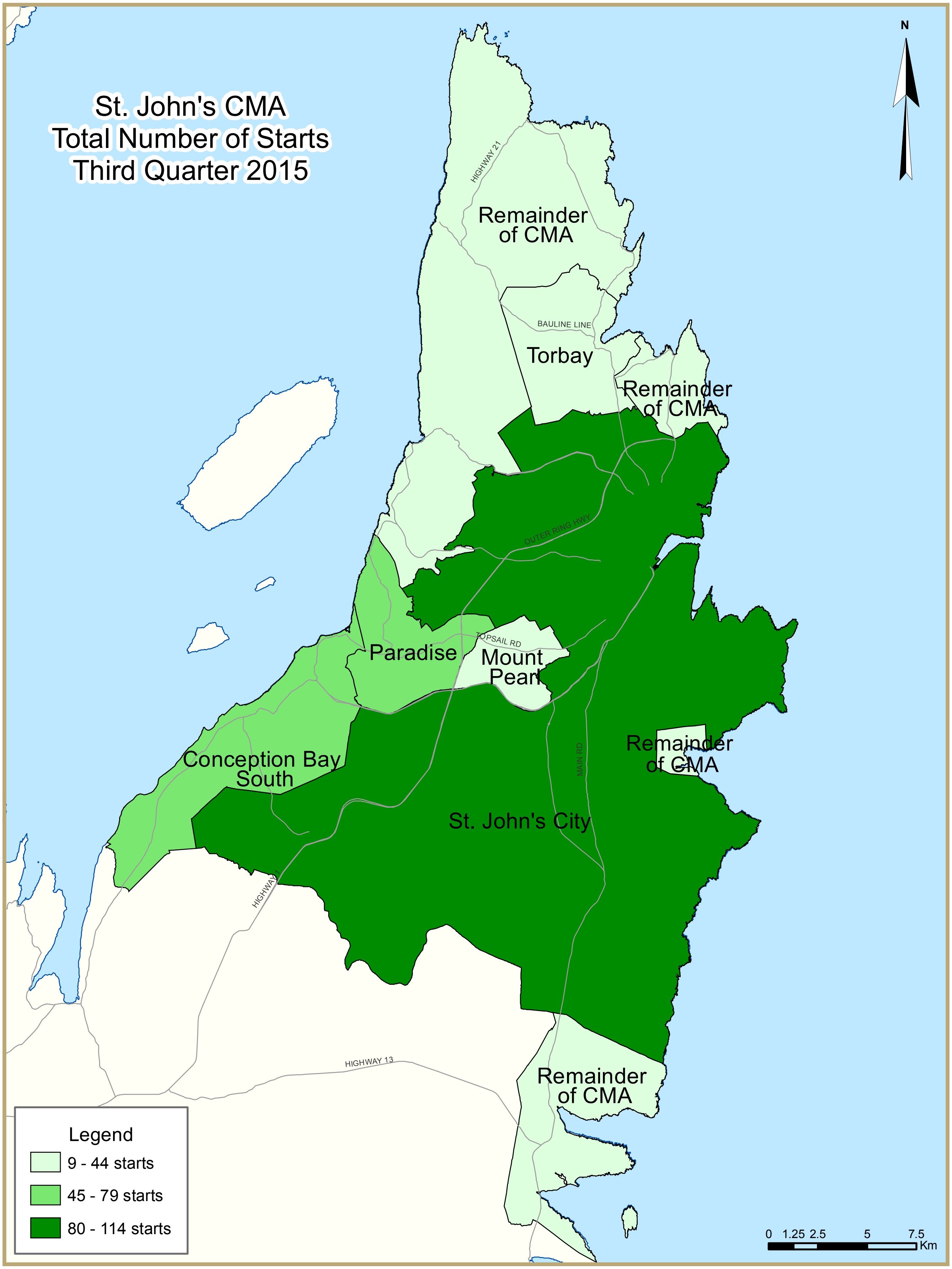
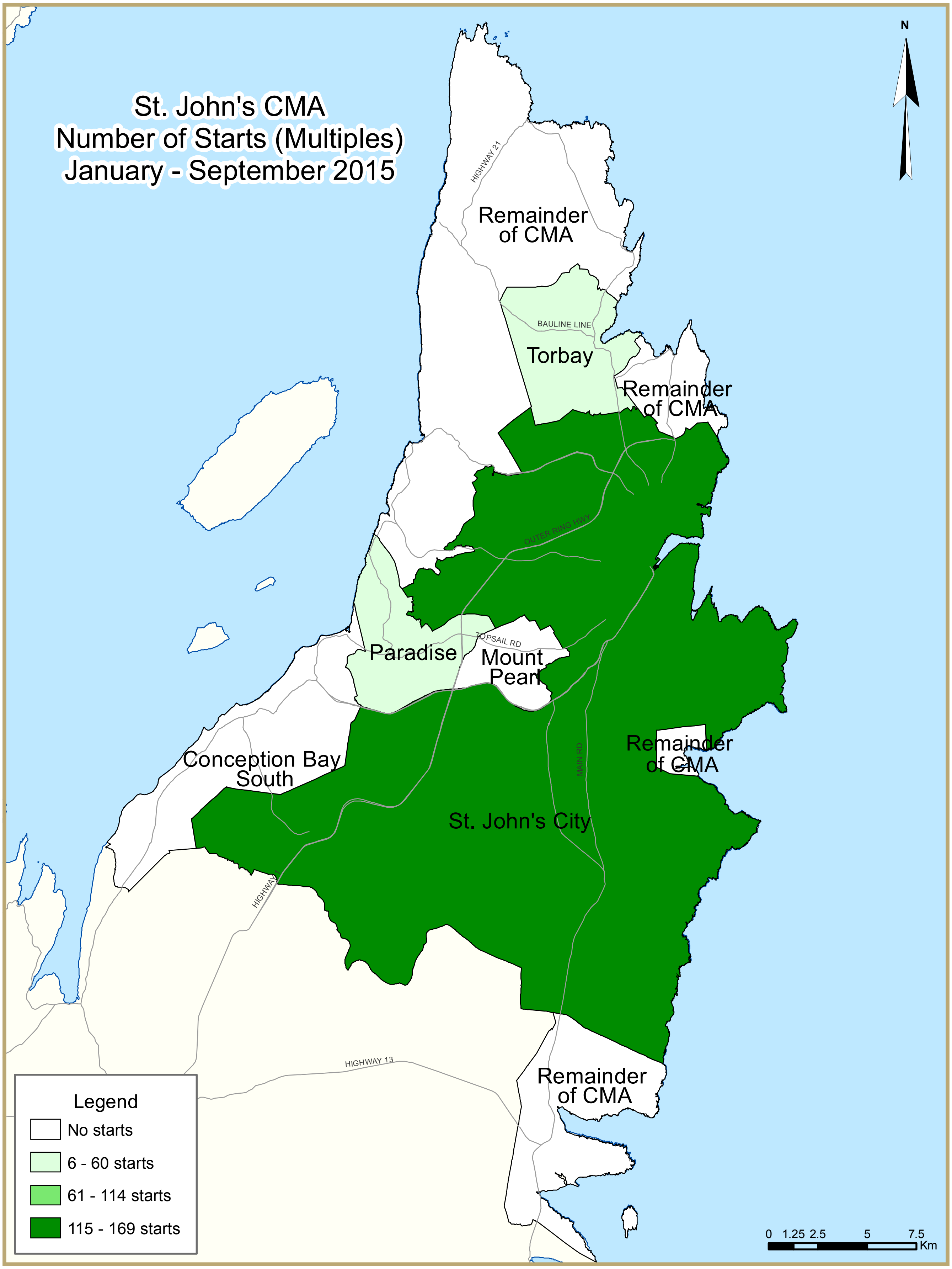
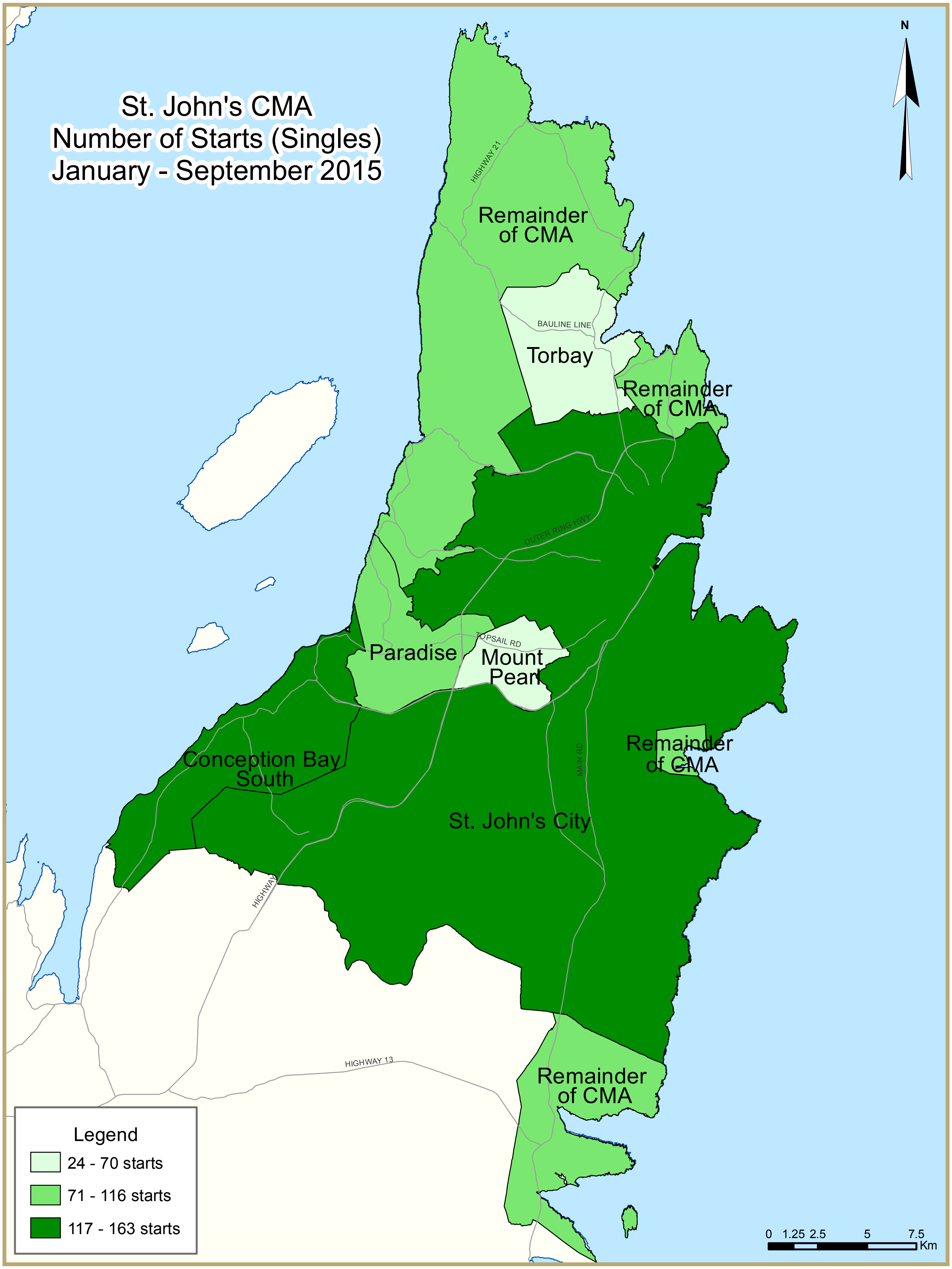
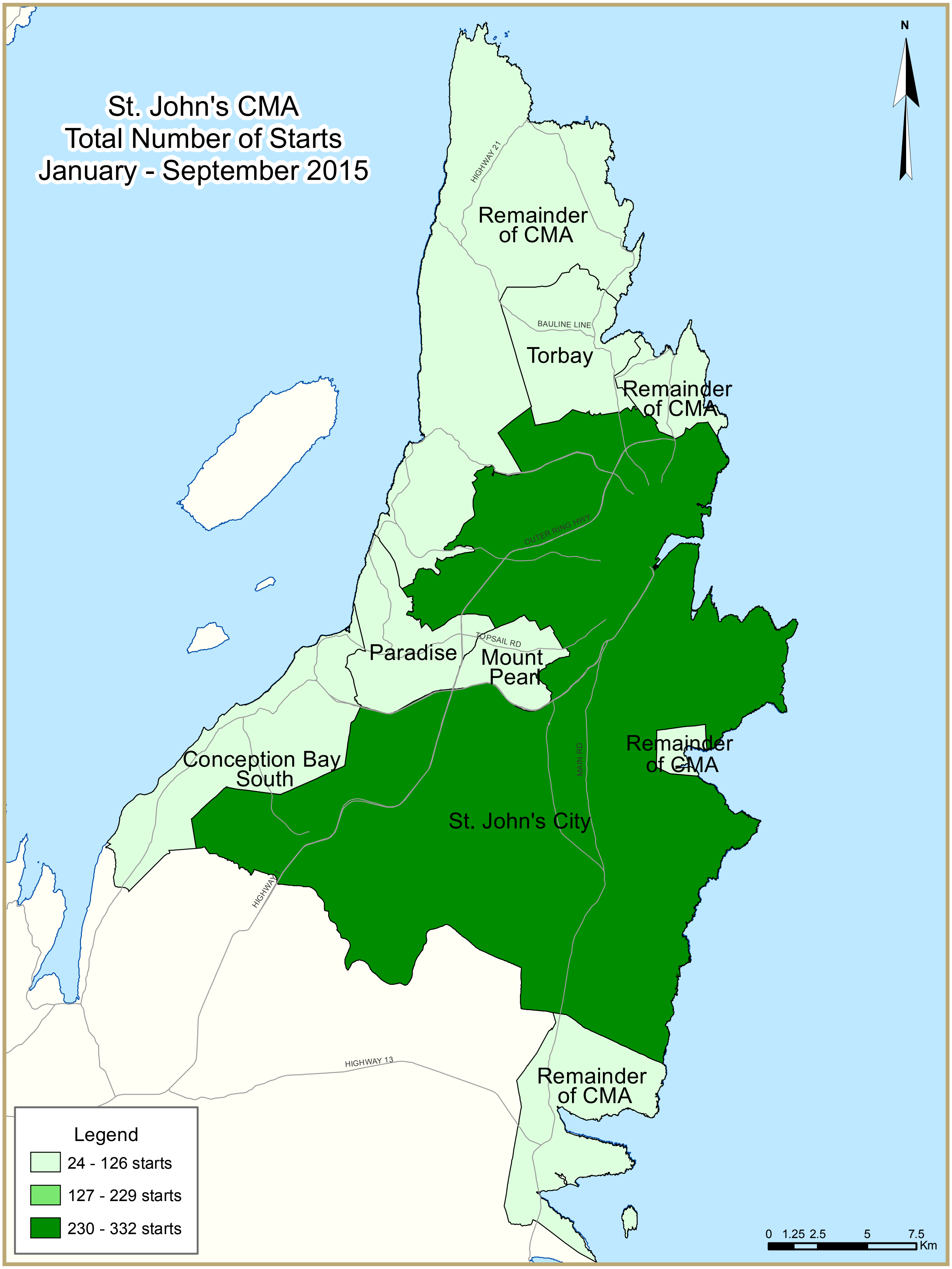

St. John's CMA
Number of Starts (Multiples)
Third Quarter 2015
N
Remainder of CMA
HIGHWAY 21
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
6 - 14 starts
15 - 22 starts
23 - 31 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
Third Quarter 2015
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Conception Bay South
MAIN RD
Remainder of CMA
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
9 - 33 starts
34 - 58 starts
59 - 83 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Third Quarter 2015
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
9 - 44 starts
45 - 79 starts
80 - 114 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - September 2015
N
Remainder of CMA
HIGHWAY 21
Torbay
BAULINE LINE
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
6 - 60 starts
61 - 114 starts
115 - 169 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
January - September 2015
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
24 - 70 starts
71 - 116 starts
117 - 163 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
January - September 2015
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
24 - 126 starts
127 - 229 starts
230 - 332 starts
0 1.25 2.5 5 7.5
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:

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

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2015								
St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2013	2014	July 2015	Aug. 2015	Sept. 2015	July 2015	Aug. 2015	Sept. 2015
Single-Detached	1,243	907	840	726	680	618	627	645
Multiples	491	323	336	240	108	112	152	170
Total	1,734	1,230	1,176	966	788	730	779	815
	Quarterly SAAR		Actual			YTD		
	2015 Q2	2015 Q3	2014 Q3	2015 Q3	% change	2014 Q3	2015 Q3	% change
Single-Detached	603	779	260	240	-7.7%	642	502	-21.8%
Multiples	112	228	108	57	-47.2%	256	212	-17.2%
Total	715	1,007	368	297	-19.3%	898	714	-20.5%

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 St. John's CMA
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2015	240	2	0	0	8	0	0	47	297
Q3 2014	260	6	13	0	13	24	0	46	368
% Change	-7.7	-66.7	-100.0	n/a	-38.5	-100.0	n/a	2.2	-19.3
Year-to-date 2015	502	10	4	0	8	122	0	68	714
Year-to-date 2014	642	10	13	0	13	40	4	170	898
% Change	-21.8	0.0	-69.2	n/a	-38.5	**	-100.0	-60.0	-20.5
UNDER CONSTRUCTION									
Q3 2015	717	20	25	0	27	60	0	227	1,076
Q3 2014	958	12	22	0	23	205	14	315	1,555
% Change	-25.2	66.7	13.6	n/a	17.4	-70.7	-100.0	-27.9	-30.8
COMPLETIONS									
Q3 2015	218	2	4	0	6	8	4	40	282
Q3 2014	291	0	4	0	0	0	0	54	349
% Change	-25.1	n/a	0.0	n/a	n/a	n/a	n/a	-25.9	-19.2
Year-to-date 2015	646	12	5	0	11	121	20	175	990
Year-to-date 2014	817	4	6	1	2	16	0	199	1,045
% Change	-20.9	200.0	-16.7	-100.0	**	**	n/a	-12.1	-5.3
COMPLETED & NOT ABSORBED									
Q3 2015	64	4	0	0	4	36	n/a	n/a	108
Q3 2014	40	2	2	0	7	15	n/a	n/a	66
% Change	60.0	100.0	-100.0	n/a	-42.9	140.0	n/a	n/a	63.6
ABSORBED									
Q3 2015	217	2	5	0	4	18	n/a	n/a	246
Q3 2014	283	1	2	0	1	0	n/a	n/a	287
% Change	-23.3	100.0	150.0	n/a	**	n/a	n/a	n/a	-14.3
Year-to-date 2015	643	8	7	0	12	98	n/a	n/a	768
Year-to-date 2014	812	4	4	1	3	29	n/a	n/a	853
% Change	-20.8	100.0	75.0	-100.0	**	**	n/a	n/a	-10.0

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. John's City									
Q3 2015	83	0	0	0	8	0	0	23	114
Q3 2014	105	2	4	0	7	24	0	20	168
Conception Bay South									
Q3 2015	52	0	0	0	0	0	0	0	52
Q3 2014	36	0	9	0	0	0	0	0	45
Mount Pearl									
Q3 2015	9	0	0	0	0	0	0	0	9
Q3 2014	9	2	0	0	6	0	0	1	18
Paradise									
Q3 2015	44	2	0	0	0	0	0	18	64
Q3 2014	58	0	0	0	0	0	0	24	82
Torbay									
Q3 2015	9	0	0	0	0	0	0	6	15
Q3 2014	10	2	0	0	0	0	0	1	13
Remainder of the CMA									
Q3 2015	43	0	0	0	0	0	0	0	43
Q3 2014	42	0	0	0	0	0	0	0	42
St. John's CMA									
Q3 2015	240	2	0	0	8	0	0	47	297
Q3 2014	260	6	13	0	13	24	0	46	368
UNDER CONSTRUCTION									
St. John's City									
Q3 2015	230	8	16	0	22	60	0	171	507
Q3 2014	346	4	13	0	7	148	4	202	730
Conception Bay South									
Q3 2015	150	0	9	0	5	0	0	0	164
Q3 2014	161	0	9	0	5	0	0	0	175
Mount Pearl									
Q3 2015	36	2	0	0	0	0	0	0	38
Q3 2014	40	2	0	0	11	45	0	5	103
Paradise									
Q3 2015	113	10	0	0	0	0	0	38	161
Q3 2014	208	2	0	0	0	12	0	93	315
Torbay									
Q3 2015	41	0	0	0	0	0	0	6	47
Q3 2014	39	4	0	0	0	0	0	3	46
Remainder of the CMA									
Q3 2015	147	0	0	0	0	0	0	12	159
Q3 2014	164	0	0	0	0	0	10	12	186
St. John's CMA									
Q3 2015	717	20	25	0	27	60	0	227	1,076
Q3 2014	958	12	22	0	23	205	14	315	1,555

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. John's City									
Q3 2015	84	0	4	0	0	8	0	16	112
Q3 2014	97	0	4	0	0	0	0	17	118
Conception Bay South									
Q3 2015	34	2	0	0	0	0	0	2	38
Q3 2014	59	0	0	0	0	0	0	0	59
Mount Pearl									
Q3 2015	9	0	0	0	6	0	0	1	16
Q3 2014	17	0	0	0	0	0	0	0	17
Paradise									
Q3 2015	50	0	0	0	0	0	0	21	71
Q3 2014	64	0	0	0	0	0	0	36	100
Torbay									
Q3 2015	10	0	0	0	0	0	0	0	10
Q3 2014	8	0	0	0	0	0	0	1	9
Remainder of the CMA									
Q3 2015	31	0	0	0	0	0	4	0	35
Q3 2014	46	0	0	0	0	0	0	0	46
St. John's CMA									
Q3 2015	218	2	4	0	6	8	4	40	282
Q3 2014	291	0	4	0	0	0	0	54	349
COMPLETED & NOT ABSORBED									
St. John's City									
Q3 2015	32	2	0	0	0	6	n/a	n/a	40
Q3 2014	13	2	2	0	1	15	n/a	n/a	33
Conception Bay South									
Q3 2015	8	2	0	0	1	0	n/a	n/a	11
Q3 2014	6	0	0	0	6	0	n/a	n/a	12
Mount Pearl									
Q3 2015	3	0	0	0	3	30	n/a	n/a	36
Q3 2014	8	0	0	0	0	0	n/a	n/a	8
Paradise									
Q3 2015	13	0	0	0	0	0	n/a	n/a	13
Q3 2014	9	0	0	0	0	0	n/a	n/a	9
Torbay									
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
Q3 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
Q3 2015	7	0	0	0	0	0	n/a	n/a	7
Q3 2014	4	0	0	0	0	0	n/a	n/a	4
St. John's CMA									
Q3 2015	64	4	0	0	4	36	n/a	n/a	108
Q3 2014	40	2	2	0	7	15	n/a	n/a	66

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. John's City									
Q3 2015	77	0	5	0	1	4	n/a	n/a	87
Q3 2014	92	1	2	0	1	0	n/a	n/a	96
Conception Bay South									
Q3 2015	36	2	0	0	0	0	n/a	n/a	38
Q3 2014	57	0	0	0	0	0	n/a	n/a	57
Mount Pearl									
Q3 2015	11	0	0	0	3	9	n/a	n/a	23
Q3 2014	19	0	0	0	0	0	n/a	n/a	19
Paradise									
Q3 2015	50	0	0	0	0	5	n/a	n/a	55
Q3 2014	56	0	0	0	0	0	n/a	n/a	56
Torbay									
Q3 2015	10	0	0	0	0	0	n/a	n/a	10
Q3 2014	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
Q3 2015	33	0	0	0	0	0	n/a	n/a	33
Q3 2014	51	0	0	0	0	0	n/a	n/a	51
St. John's CMA									
Q3 2015	217	2	5	0	4	18	n/a	n/a	246
Q3 2014	283	1	2	0	1	0	n/a	n/a	287

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

Table 1.3: History of Housing Starts of St. John's CMA 2005 - 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	907	15	13	0	20	56	4	202	1,230
% Change	-26.7	**	-61.8	-100.0	n/a	-41.7	-33.3	-42.5	-29.1
2013	1,237	4	34	6	0	96	6	351	1,734
% Change	-4.3	-77.8	-93.7	n/a	-100.0	-56.4	n/a	**	-19.5
2012	1,292	18	542	0	43	220	0	38	2,153
% Change	-0.8	**	13.4	-100.0	-8.5	**	n/a	72.7	12.0
2011	1,302	4	478	2	47	68	0	22	1,923
% Change	-10.9	-71.4	77.7	-88.9	113.6	**	-100.0	83.3	5.9
2010	1,461	14	269	18	22	4	16	12	1,816
% Change	5.7	-36.4	59.2	**	-42.1	-81.0	166.7	-80.6	6.6
2009	1,382	22	169	3	38	21	6	62	1,703
% Change	-6.9	-77.1	-17.2	n/a	58.3	-22.2	20.0	181.8	-8.6
2008	1,485	96	204	0	24	27	5	22	1,863
% Change	26.5	9.1	18.6	n/a	**	-32.5	n/a	n/a	25.9
2007	1,174	88	172	0	6	40	0	0	1,480
% Change	19.2	-15.4	0.6	n/a	20.0	n/a	n/a	-100.0	16.1
2006	985	104	171	0	5	0	0	10	1,275
% Change	-10.1	-25.7	-32.9	n/a	n/a	-100.0	n/a	n/a	-16.9
2005	1,096	140	255	0	0	43	0	0	1,534

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
St. John's City	83	105	0	2	8	17	23	44	114	168	-32.1
Conception Bay South	52	36	0	0	0	9	0	0	52	45	15.6
Mount Pearl	9	9	0	2	0	6	0	1	9	18	-50.0
Paradise	44	58	2	0	0	0	18	24	64	82	-22.0
Torbay	9	10	0	2	0	0	6	1	15	13	15.4
Remainder of the CMA	43	42	0	0	0	0	0	0	43	42	2.4
St. John's CMA	240	260	2	6	8	32	47	70	297	368	-19.3

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
St. John's City	163	216	0	2	8	21	161	139	332	378	-12.2
Conception Bay South	118	113	0	0	0	9	0	0	118	122	-3.3
Mount Pearl	24	37	0	2	0	6	0	5	24	50	-52.0
Paradise	81	147	10	2	0	0	27	62	118	211	-44.1
Torbay	30	29	0	4	0	0	6	4	36	37	-2.7
Remainder of the CMA	86	100	0	0	0	0	0	0	86	100	-14.0
St. John's CMA	502	642	10	10	8	36	194	210	714	898	-20.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
St. John's City	8	11	0	0	0	24	23	20
Conception Bay South	0	9	0	0	0	0	0	0
Mount Pearl	0	6	0	0	0	0	0	1
Paradise	0	0	0	0	0	0	18	24
Torbay	0	0	0	0	0	0	6	1
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	8	26	0	0	0	24	47	46

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	8	11	0	4	126	40	35	99
Conception Bay South	0	9	0	0	0	0	0	0
Mount Pearl	0	6	0	0	0	0	0	5
Paradise	0	0	0	0	0	0	27	62
Torbay	0	0	0	0	0	0	6	4
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	8	26	0	4	126	40	68	170

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
St. John's City	83	111	8	31	23	20	114	168
Conception Bay South	52	45	0	0	0	0	52	45
Mount Pearl	9	11	0	6	0	1	9	18
Paradise	46	58	0	0	18	24	64	82
Torbay	9	12	0	0	6	1	15	13
Remainder of the CMA	43	42	0	0	0	0	43	42
St. John's CMA	242	279	8	37	47	46	297	368

Table 2.5: Starts by Submarket and by Intended Market
January - September 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	167	222	130	47	35	103	332	378
Conception Bay South	118	122	0	0	0	0	118	122
Mount Pearl	24	39	0	6	0	5	24	50
Paradise	91	149	0	0	27	62	118	211
Torbay	30	33	0	0	6	4	36	37
Remainder of the CMA	86	100	0	0	0	0	86	100
St. John's CMA	516	665	130	53	68	174	714	898

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	% Change
St. John's City	84	97	0	0	4	4	24	17	112	118	-5.1
Conception Bay South	34	59	2	0	0	0	2	0	38	59	-35.6
Mount Pearl	9	17	0	0	6	0	1	0	16	17	-5.9
Paradise	50	64	0	0	0	0	21	36	71	100	-29.0
Torbay	10	8	0	0	0	0	0	1	10	9	11.1
Remainder of the CMA	31	46	0	0	4	0	0	0	35	46	-23.9
St. John's CMA	218	291	2	0	14	4	48	54	282	349	-19.2

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
St. John's City	234	292	0	4	15	6	188	124	437	426	2.6
Conception Bay South	112	137	8	2	0	0	3	0	123	139	-11.5
Mount Pearl	37	52	0	0	11	0	48	0	96	52	84.6
Paradise	131	168	2	0	0	0	54	88	187	256	-27.0
Torbay	30	29	2	0	0	0	3	3	35	32	9.4
Remainder of the CMA	102	140	0	0	10	0	0	0	112	140	-20.0
St. John's CMA	646	818	12	6	36	6	296	215	990	1,045	-5.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
St. John's City	4	4	0	0	8	0	16	17
Conception Bay South	0	0	0	0	0	0	2	0
Mount Pearl	6	0	0	0	0	0	1	0
Paradise	0	0	0	0	0	0	21	36
Torbay	0	0	0	0	0	0	0	1
Remainder of the CMA	0	0	4	0	0	0	0	0
St. John's CMA	10	4	4	0	8	0	40	54

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	5	6	10	0	76	16	112	108
Conception Bay South	0	0	0	0	0	0	3	0
Mount Pearl	11	0	0	0	45	0	3	0
Paradise	0	0	0	0	0	0	54	88
Torbay	0	0	0	0	0	0	3	3
Remainder of the CMA	0	0	10	0	0	0	0	0
St. John's CMA	16	6	20	0	121	16	175	199

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014	Q3 2015	Q3 2014
St. John's City	88	101	8	0	16	17	112	118
Conception Bay South	36	59	0	0	2	0	38	59
Mount Pearl	9	17	6	0	1	0	16	17
Paradise	50	64	0	0	21	36	71	100
Torbay	10	8	0	0	0	1	10	9
Remainder of the CMA	31	46	0	0	4	0	35	46
St. John's CMA	224	295	14	0	44	54	282	349

Table 3.5: Completions by Submarket and by Intended Market January - September 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	239	299	76	19	122	108	437	426
Conception Bay South	120	139	0	0	3	0	123	139
Mount Pearl	37	52	56	0	3	0	96	52
Paradise	133	168	0	0	54	88	187	256
Torbay	32	29	0	0	3	3	35	32
Remainder of the CMA	102	140	0	0	10	0	112	140
St. John's CMA	663	827	132	19	195	199	990	1,045

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q3 2015	1	1.3	2	2.6	7	9.1	13	16.9	54	70.1	77	450,000	473,362
Q3 2014	0	0.0	2	2.2	19	20.7	11	12.0	60	65.2	92	445,000	470,851
Year-to-date 2015	1	0.4	3	1.3	20	8.8	48	21.1	156	68.4	228	450,000	477,790
Year-to-date 2014	1	0.3	7	2.4	53	17.9	74	25.0	161	54.4	296	417,500	452,929
Conception Bay South													
Q3 2015	1	2.8	17	47.2	7	19.4	3	8.3	8	22.2	36	305,000	330,337
Q3 2014	0	0.0	19	33.3	16	28.1	7	12.3	15	26.3	57	322,500	346,349
Year-to-date 2015	5	4.5	39	35.1	25	22.5	16	14.4	26	23.4	111	320,000	348,470
Year-to-date 2014	4	2.9	42	30.2	39	28.1	20	14.4	34	24.5	139	325,000	352,951
Mount Pearl													
Q3 2015	0	0.0	4	36.4	3	27.3	1	9.1	3	27.3	11	-	350,660
Q3 2014	0	0.0	8	42.1	5	26.3	3	15.8	3	15.8	19	-	353,750
Year-to-date 2015	0	0.0	16	39.0	14	34.1	3	7.3	8	19.5	41	317,500	347,125
Year-to-date 2014	0	0.0	13	29.5	10	22.7	6	13.6	15	34.1	44	-	385,571
Paradise													
Q3 2015	0	0.0	0	0.0	11	22.0	19	38.0	20	40.0	50	380,000	405,560
Q3 2014	0	0.0	0	0.0	28	50.0	17	30.4	11	19.6	56	350,000	379,752
Year-to-date 2015	1	0.8	1	0.8	29	22.1	53	40.5	47	35.9	131	380,000	416,283
Year-to-date 2014	0	0.0	5	3.0	73	44.5	50	30.5	36	22.0	164	350,000	391,468
Torbay													
Q3 2015	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	-	497,500
Q3 2014	2	25.0	0	0.0	1	12.5	0	0.0	5	62.5	8	-	417,500
Year-to-date 2015	0	0.0	0	0.0	3	10.3	8	27.6	18	62.1	29	-	455,071
Year-to-date 2014	5	16.7	2	6.7	4	13.3	3	10.0	16	53.3	30	-	390,047
Remainder of the CMA													
Q3 2015	0	0.0	4	12.1	1	3.0	6	18.2	22	66.7	33	-	607,036
Q3 2014	0	0.0	1	2.0	6	11.8	13	25.5	31	60.8	51	450,000	543,850
Year-to-date 2015	2	1.9	9	8.7	17	16.5	23	22.3	52	50.5	103	-	507,565
Year-to-date 2014	8	5.7	6	4.3	23	16.4	27	19.3	76	54.3	140	450,000	478,970
St. John's CMA													
Q3 2015	2	0.9	27	12.4	29	13.4	43	19.8	116	53.5	217	400,000	435,178
Q3 2014	2	0.7	30	10.6	75	26.5	51	18.0	125	44.2	283	370,000	425,702
Year-to-date 2015	9	1.4	68	10.6	108	16.8	151	23.5	307	47.7	643	395,000	431,930
Year-to-date 2014	18	2.2	75	9.2	202	24.8	180	22.1	338	41.6	813	370,000	419,408

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2015						
Submarket	Q3 2015	Q3 2014	% Change	YTD 2015	YTD 2014	% Change
St. John's City	473,362	470,851	0.5	477,790	452,929	5.5
Conception Bay South	330,337	346,349	-4.6	348,470	352,951	-1.3
Mount Pearl	--	353,750	n/a	347,125	385,571	-10.0
Paradise	405,560	379,752	6.8	416,283	391,468	6.3
Torbay	--	--	n/a	455,071	390,047	16.7
Remainder of the CMA	607,036	543,850	11.6	507,565	478,970	6.0
St. John's CMA	435,178	425,702	2.2	431,930	419,408	3.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Third Quarter 2015			Third Quarter 2014			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
St. John's City	373	310,304	65	431	329,654	54	-13.5	-5.9	20.4
Mount Pearl	55	293,950	48	72	307,349	55	-23.6	-4.4	-12.7
St. Thomas - Paradise - Topsail	83	358,099	90	95	350,329	63	-12.6	2.2	42.9
Conception Bay South	73	274,530	85	120	296,422	69	-39.2	-7.4	23.2
East Extern	67	358,895	73	81	374,342	67	-17.3	-4.1	9.0
Bay Bulls - Mobile	5	336,160	45	9	291,156	113	-44.4	15.5	-60.2
St. John's CMA	656	307,651	70	808	326,740	59	-18.8	-5.8	18.6

Submarket	Year-to-date 2015			Year-to-date 2014			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
St. John's City	1,040	310,221	66	1,168	332,773	58	-11.0	-6.8	13.8
Mount Pearl	205	296,646	52	199	292,274	51	3.0	1.5	2.0
St. Thomas - Paradise - Topsail	280	340,191	85	298	344,856	69	-6.0	-1.4	23.2
Conception Bay South	252	290,478	82	292	293,292	85	-13.7	-1.0	-3.5
East Extern	199	354,668	72	243	377,975	65	-18.1	-6.2	10.8
Bay Bulls - Mobile	33	287,588	80	34	277,468	91	-2.9	3.6	-12.1
St. John's CMA	2,009	312,870	70	2,234	328,062	64	-10.1	-4.6	9.4

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

Source: Newfoundland and Labrador Association of REALTORS®

Table 6: Economic Indicators
Third Quarter 2015

		Interest Rates			NHPI, Total, St. John's CMA 2007=100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2014	January	595	3.14	5.24	150.9	126.5	114.8	6.0	69.3	1,003
	February	595	3.14	5.24	150.9	127.4	115.5	5.8	69.5	1,018
	March	581	3.14	4.99	151.3	128.2	116.5	5.4	69.8	1,032
	April	570	3.14	4.79	151.3	128.6	116.8	5.7	70.2	1,023
	May	570	3.14	4.79	151.1	129.0	116.3	6.2	70.3	1,014
	June	570	3.14	4.79	151.0	128.8	115.2	6.7	69.9	1,014
	July	570	3.14	4.79	151.0	128.7	114.7	6.6	69.5	1,010
	August	570	3.14	4.79	151.0	128.9	115.1	6.3	69.5	1,006
	September	570	3.14	4.79	151.0	128.8	115.7	6.4	69.8	1,007
	October	570	3.14	4.79	151.0	128.8	116.4	6.1	70.0	1,001
	November	570	3.14	4.79	151.3	127.6	116.8	6.0	70.1	1,004
	December	570	3.14	4.79	151.3	126.6	117.5	5.6	70.1	1,002
2015	January	570	3.14	4.79	151.3	126.1	118.5	5.7	70.7	998
	February	567	2.89	4.74	151.3	127.2	118.2	5.8	70.6	988
	March	567	2.89	4.74	151.4	128.7	118.2	6.2	70.8	979
	April	561	2.89	4.64	151.3	128.1	117.5	6.4	70.5	982
	May	561	2.89	4.64	151.2	129.4	117.8	6.4	70.6	982
	June	561	2.89	4.64	151.2	129.7	117.0	6.5	70.1	984
	July	561	2.89	4.64	151.6	129.5	116.1	6.3	69.4	992
	August	561	2.89	4.64	151.6	129.7	115.6	6.3	69.1	994
	September	561	2.89	4.64		129.2	115.5	6.5	69.1	996
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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