HOUSING MARKET INFORMATION

# HOUSING NOW
## Winnipeg CMA

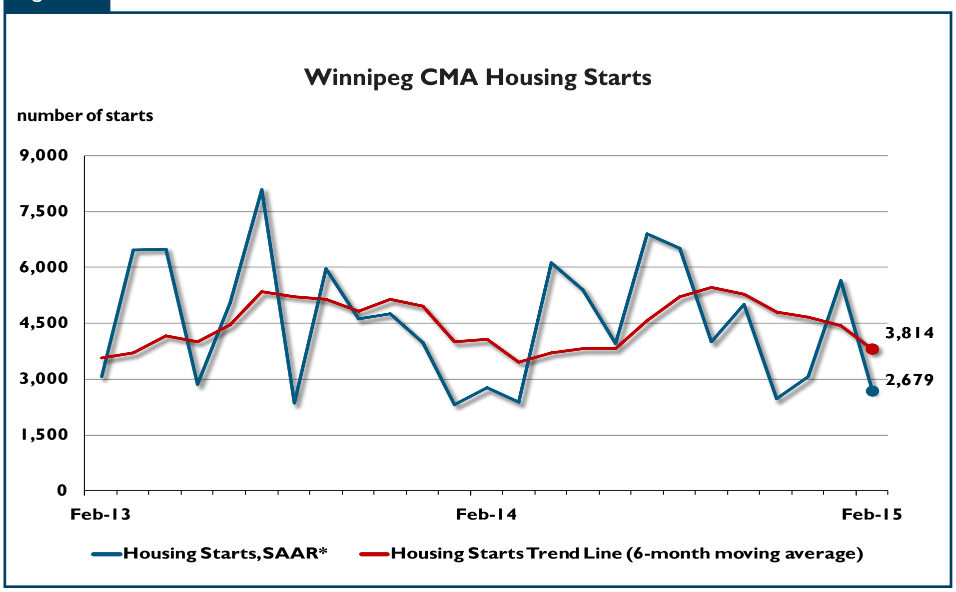
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2015

## Highlights

- Pace of housing starts slowed for the fifth consecutive month in February
- The decrease in actual housing starts in February was more pronounced in the multi-family sector
- Single-detached inventories were slightly lower, while multi-family inventories were higher in February compared to one year prior

Figure 1




* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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## Housing Market Overview

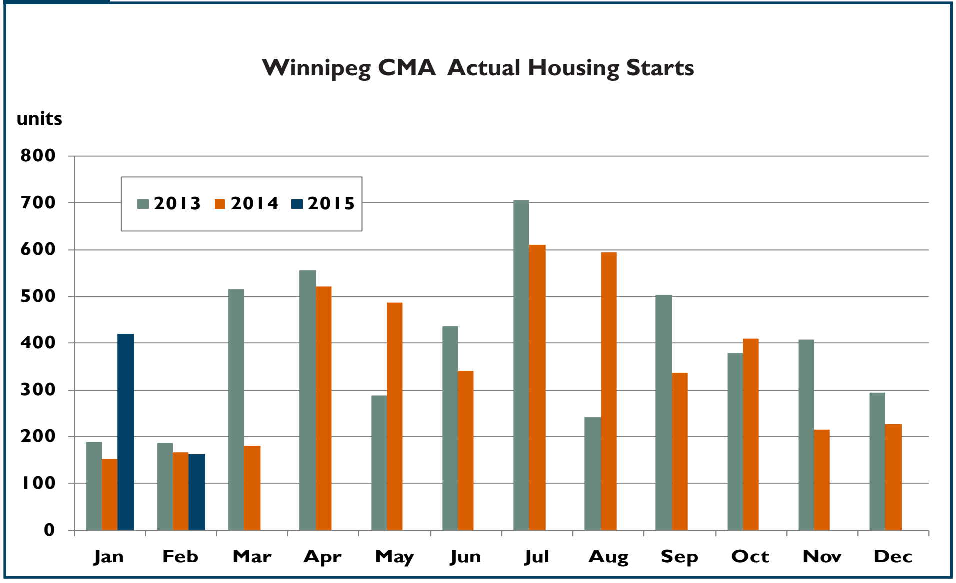
Housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 3,814 units in February compared to 4,455 in January. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. The trend in total housing starts in Winnipeg declined for the fifth consecutive month in February primarily due to a downward trend in multi-family starts. Recent elevated levels of construction in this sector have contributed to an increase in inventory, prompting builders to defer the initiation of new units.

Actual housing starts totalled 162 units in February, a slight decrease from the 167 started in same month of 2014. As a result of a large number of rental starts in January, year-to-date total starts in February reached 582 units, 82 per cent more than the 320 started in the same period a year earlier.

Single-detached starts were relatively stable year-over-year with 99 units initiated in February 2015, compared to 101 in February 2014. This brought the number of single-detached starts in the first two months of 2015 to 213 units, 12 per cent more than the same two-month period of 2014. There were 155 single-detached homes completed in February, 5.4 per cent more than in the same month one year prior. This brought the year-to-date number of completed single-detached homes to 332, one more than were completed during the first two months of 2014. Single-detached absorptions also increased to 133 units in February, 5.6 per cent more than were absorbed in February 2014. However, year-to-date absorptions trail the previous year's results by 5.2 per cent and numbered 289 units. Despite completions outpacing absorptions, the inventory of complete and unabsorbed single-detached homes at the end of February stood at 283 units, down 11 per cent from February 2014. Of these units, the number held in inventory as show homes increased 12 per cent year-over-year, while the number of spec homes declined 20 per cent, with 181 spec homes available at the end of February compared to 226 a year earlier.

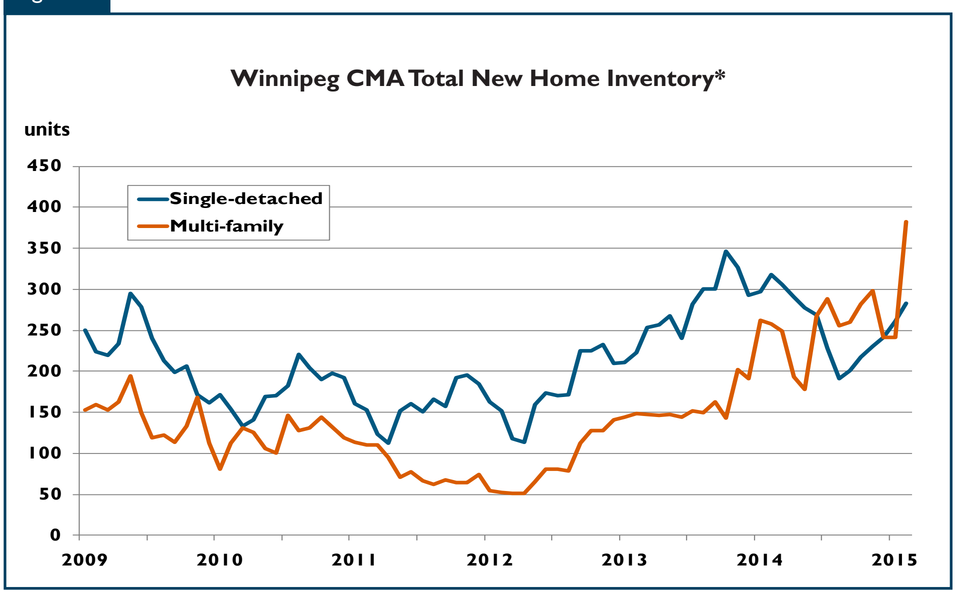
The average absorbed price of a new single-detached home in February 2015 was $422,801, an increase of 4.8 per cent compared to February 2014. This gain was due to a larger share of homes priced above $500,000

Figure 2




Source: CMHC

Figure 3

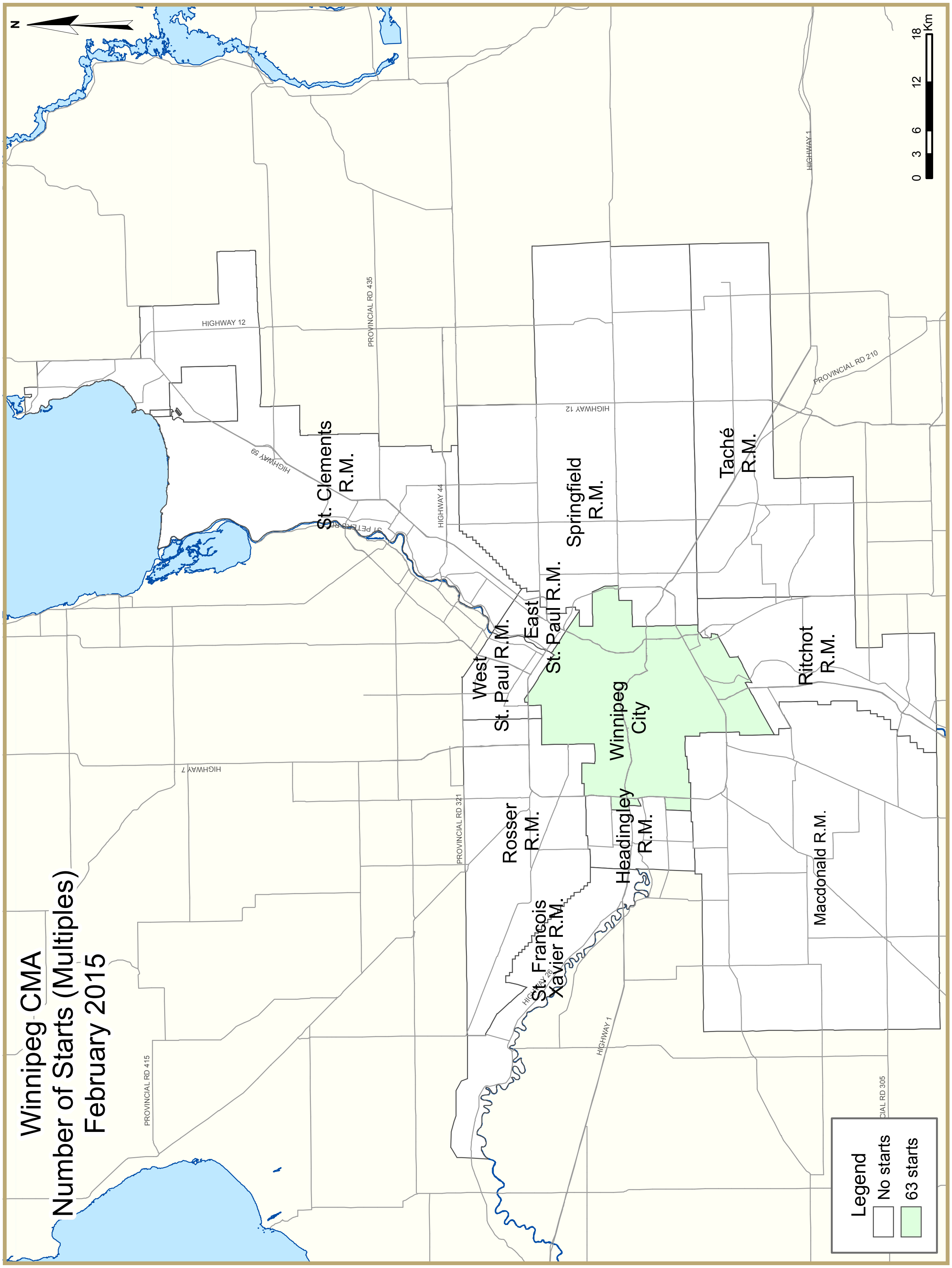


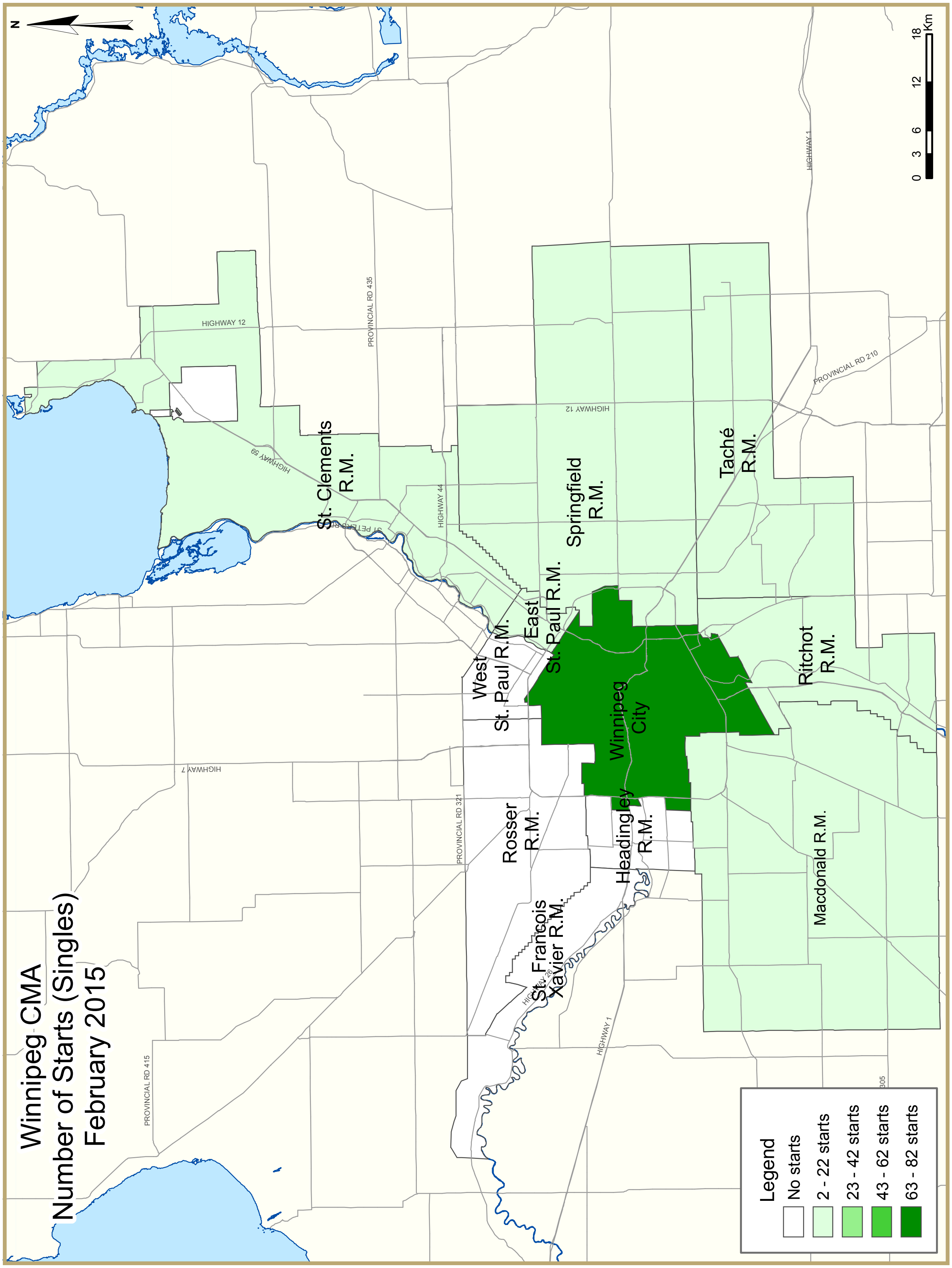

Source: CMHC (*excludes rental)

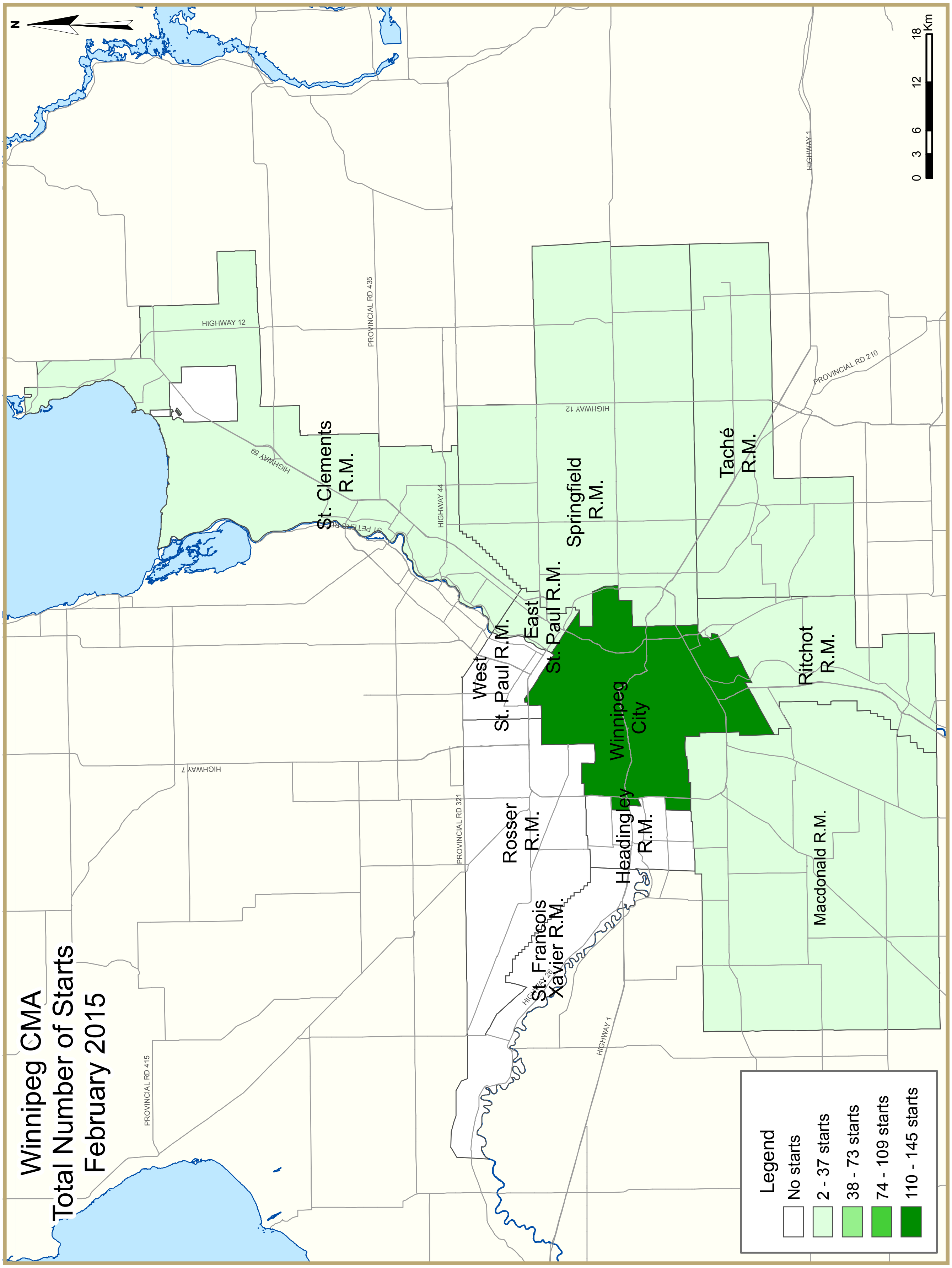
being absorbed in February compared to one year prior. The year-to-date average price for a single-detached home in February was $427,964, virtually unchanged from February 2014.

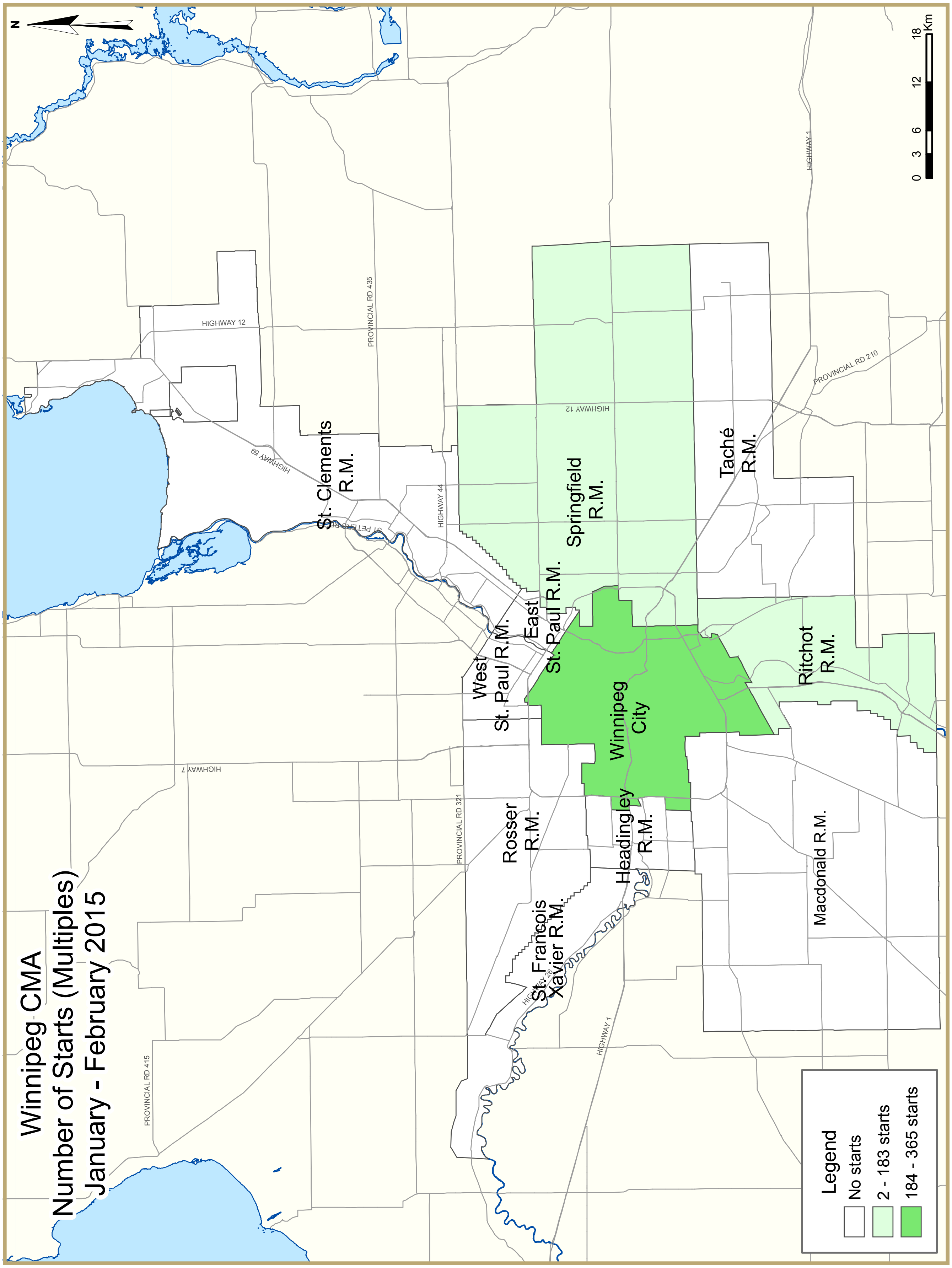
In the multi-family sector, which includes semi-detached units, rows, and apartments, construction began on 63 units in February, three fewer than the number started in February 2014. This brought year-to-date multi-family starts to 369 units, almost three times as many as were started in the corresponding period of 2014.

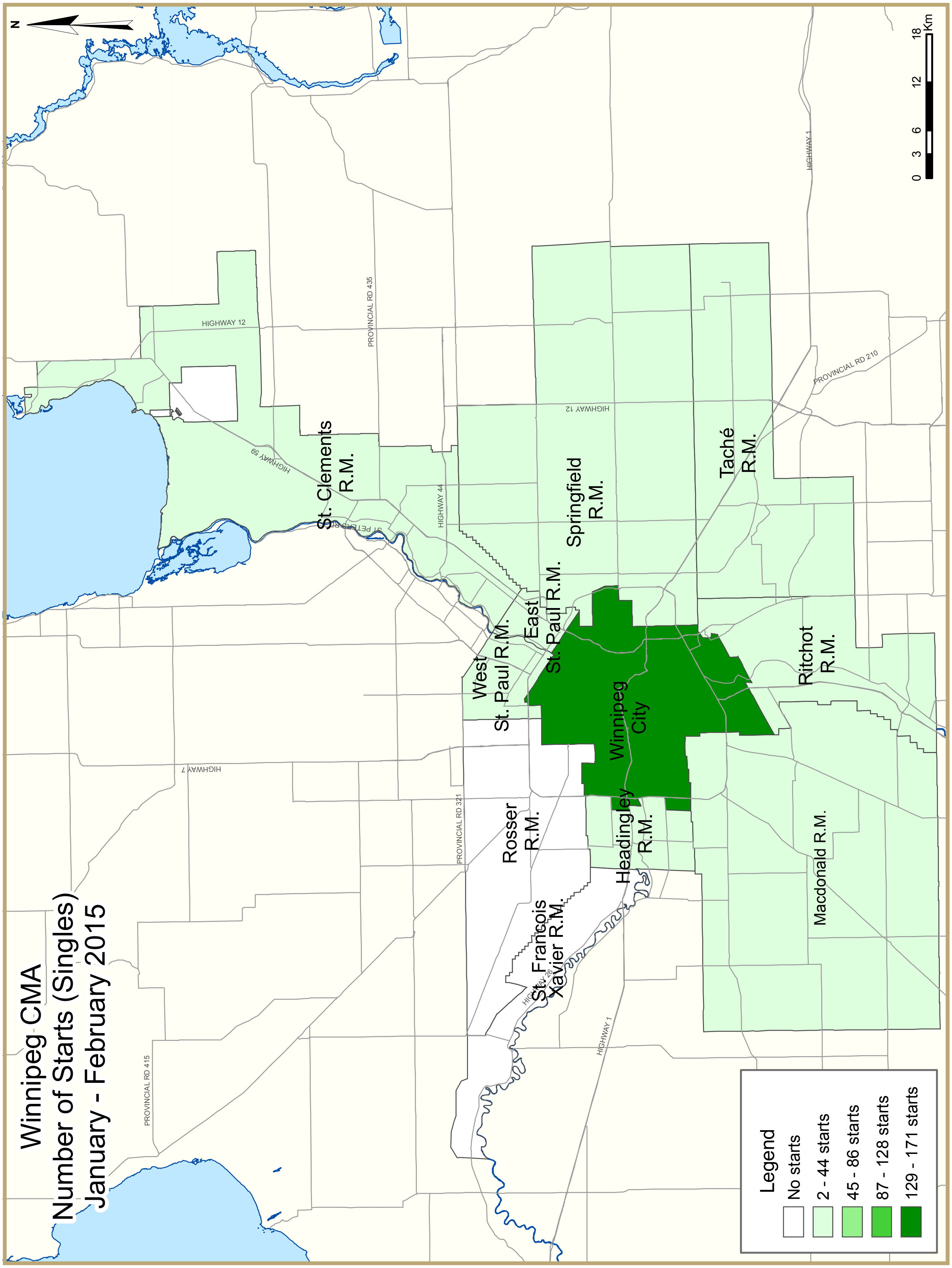
There were 218 multi-family units completed for the ownership market in February. When added to the 12 units completed for this market in January, year-to-date completions totalled 230, up 21 per cent from the first two months of 2014. Conversely, there were 83 absorptions in the multi-family ownership market in the first two months of 2015, 27 per cent fewer than the same period a year earlier. As a result, the inventory of multi-family units available for ownership at the end of February 2015 stood at 382 units, 48 per cent higher than one year prior.

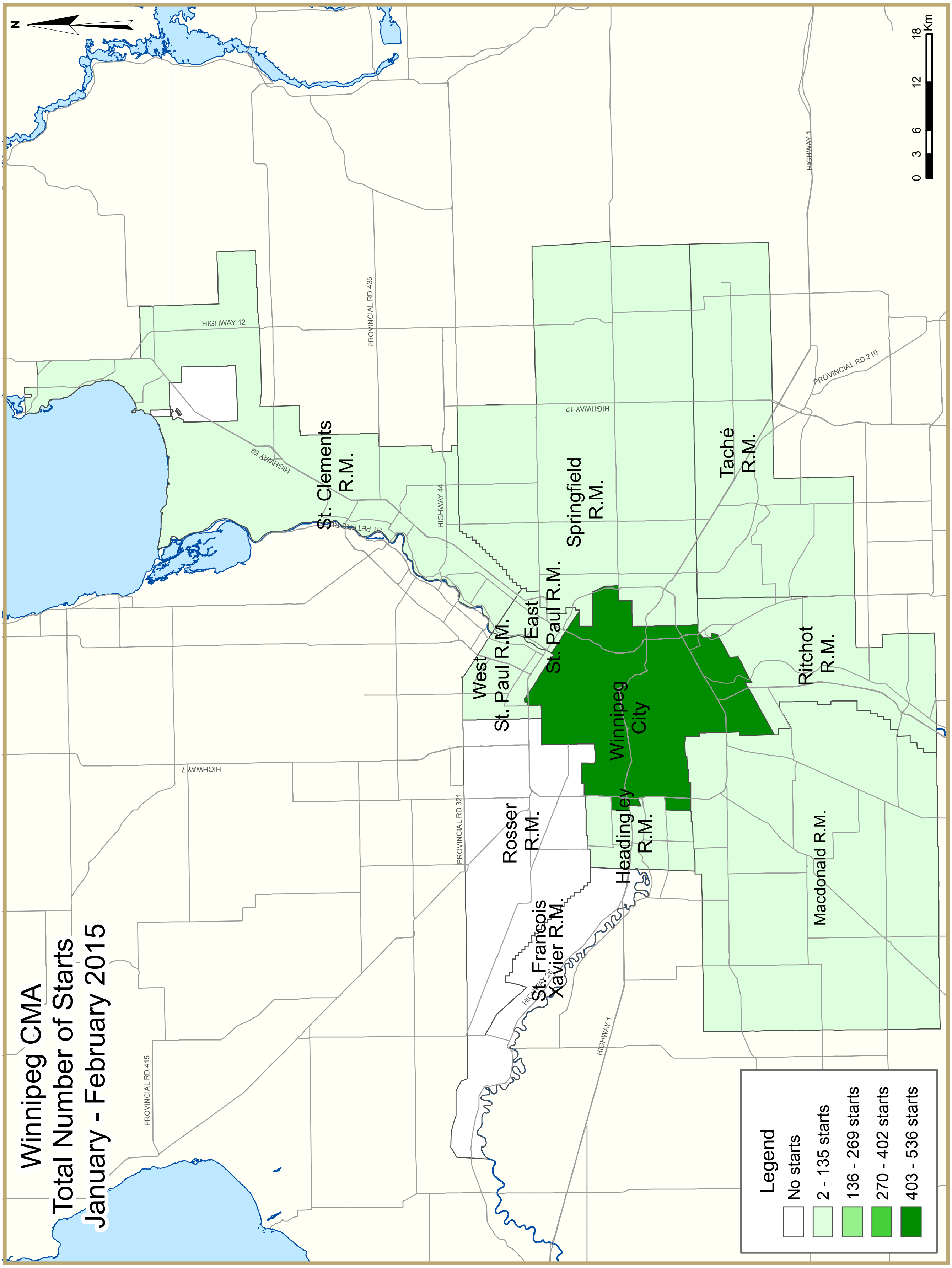

Winnipeg CMA
Number of Starts (Multiples)
February 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
Legend
No starts
63 starts
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Singles)
February 2015
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
N
0 3 6 12 18 Km
Legend
No starts
2 - 22 starts
23 - 42 starts
43 - 62 starts
63 - 82 starts


Winnipeg CMA
Total Number of Starts
February 2015
Legend
No starts
2 - 37 starts
38 - 73 starts
74 - 109 starts
110 - 145 starts
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415


Winnipeg CMA
Number of Starts (Multiples)
January - February 2015
Legend
No starts
2 - 183 starts
184 - 365 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 415
PROVINCIAL RD 210
N
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January - February 2015
Legend
No starts
2 - 44 starts
45 - 86 starts
87 - 128 starts
129 - 171 starts
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415
N
0 3 6 12 18 Km


Winnipeg CMA
Total Number of Starts
January - February 2015
Legend
No starts
2 - 135 starts
136 - 269 starts
270 - 402 starts
403 - 536 starts
0 3 6 12 18
Km
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 210
PROVINCIAL RD 321
PROVINCIAL RD 415

# HOUSING NOW REPORT TABLES

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| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.3 | History of Housing Activity (once a year) |
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| 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) February 2015 | | |
|---|---|---|
| **Winnipeg CMA**[1] | January 2015 | February 2015 |
| Trend[2] | 4,455 | 3,814 |
| SAAR | 5,661 | 2,679 |
| | February 2014 | February 2015 |
| Actual | | |
| February - Single-Detached | 101 | 99 |
| February - Multiples | 66 | 63 |
| February - Total | 167 | 162 |
| January to February - Single-Detached | 190 | 213 |
| January to February - Multiples | 130 | 369 |
| January to February - Total | 320 | 582 |
| | | |

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

| Table 1.1: Housing Activity Summary of Winnipeg CMA February 2015 | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| February 2015 | 99 | 4 | 0 | 0 | 12 | 47 | 0 | 0 | 162 |
| February 2014 | 101 | 2 | 0 | 0 | 6 | 58 | 0 | 0 | 167 |
| % Change | -2.0 | 100.0 | n/a | n/a | 100.0 | -19.0 | n/a | n/a | -3.0 |
| Year-to-date 2015 | 213 | 24 | 0 | 0 | 23 | 47 | 48 | 227 | 582 |
| Year-to-date 2014 | 189 | 6 | 0 | 1 | 38 | 86 | 0 | 0 | 320 |
| % Change | 12.7 | ** | n/a | -100.0 | -39.5 | -45.3 | n/a | n/a | 81.9 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| February 2015 | 1,139 | 84 | 7 | 1 | 309 | 1,625 | 81 | 1,195 | 4,441 |
| February 2014 | 1,007 | 50 | 0 | 6 | 394 | 1,373 | 9 | 739 | 3,578 |
| % Change | 13.1 | 68.0 | n/a | -83.3 | -21.6 | 18.4 | ** | 61.7 | 24.1 |
| **COMPLETIONS** | | | | | | | | | |
| February 2015 | 153 | 14 | 4 | 2 | 26 | 174 | 0 | 2 | 375 |
| February 2014 | 147 | 10 | 0 | 0 | 13 | 47 | 6 | 8 | 231 |
| % Change | 4.1 | 40.0 | n/a | n/a | 100.0 | ** | -100.0 | -75.0 | 62.3 |
| Year-to-date 2015 | 330 | 26 | 4 | 2 | 26 | 174 | 0 | 73 | 635 |
| Year-to-date 2014 | 329 | 18 | 0 | 2 | 27 | 145 | 6 | 51 | 578 |
| % Change | 0.3 | 44.4 | n/a | 0.0 | -3.7 | 20.0 | -100.0 | 43.1 | 9.9 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| February 2015 | 281 | 15 | 3 | 2 | 94 | 270 | n/a | n/a | 665 |
| February 2014 | 315 | 10 | 0 | 3 | 48 | 200 | n/a | n/a | 576 |
| % Change | -10.8 | 50.0 | n/a | -33.3 | 95.8 | 35.0 | n/a | n/a | 15.5 |
| **ABSORBED** | | | | | | | | | |
| February 2015 | 131 | 11 | 1 | 2 | 11 | 50 | n/a | n/a | 206 |
| February 2014 | 126 | 1 | 0 | 0 | 23 | 40 | n/a | n/a | 190 |
| % Change | 4.0 | ** | n/a | n/a | -52.2 | 25.0 | n/a | n/a | 8.4 |
| Year-to-date 2015 | 287 | 18 | 1 | 2 | 12 | 52 | n/a | n/a | 372 |
| Year-to-date 2014 | 305 | 8 | 0 | 0 | 36 | 69 | n/a | n/a | 418 |
| % Change | -5.9 | 125.0 | n/a | n/a | -66.7 | -24.6 | n/a | n/a | -11.0 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**February 2015**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| February 2015 | 82 | 4 | 0 | 0 | 12 | 47 | 0 | 0 | 145 |
| February 2014 | 66 | 0 | 0 | 0 | 6 | 58 | 0 | 0 | 130 |
| **East St. Paul R.M.** | | | | | | | | | |
| February 2015 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| February 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Headingley R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **MacDonald R.M.** | | | | | | | | | |
| February 2015 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ritchot R.M.** | | | | | | | | | |
| February 2015 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Rosser R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| February 2015 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| February 2014 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Springfield R.M.** | | | | | | | | | |
| February 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| February 2014 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Tache R.M.** | | | | | | | | | |
| February 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| February 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **West St. Paul R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Indian Reserves** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| February 2015 | 99 | 4 | 0 | 0 | 12 | 47 | 0 | 0 | 162 |
| February 2014 | 101 | 2 | 0 | 0 | 6 | 58 | 0 | 0 | 167 |

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

| Table 1.2: Housing Activity Summary by Submarket<br>February 2015 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| February 2015 | 785 | 72 | 4 | 1 | 305 | 1,581 | 73 | 1,195 | 4,016 |
| February 2014 | 736 | 38 | 0 | 3 | 355 | 1,268 | 9 | 739 | 3,148 |
| **East St. Paul R.M.** | | | | | | | | | |
| February 2015 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48 |
| February 2014 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 |
| **Headingley R.M.** | | | | | | | | | |
| February 2015 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| February 2014 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| **MacDonald R.M.** | | | | | | | | | |
| February 2015 | 39 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 43 |
| February 2014 | 26 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 33 |
| **Ritchot R.M.** | | | | | | | | | |
| February 2015 | 33 | 2 | 0 | 0 | 0 | 44 | 6 | 0 | 85 |
| February 2014 | 12 | 4 | 0 | 3 | 32 | 84 | 0 | 0 | 135 |
| **Rosser R.M.** | | | | | | | | | |
| February 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| February 2015 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| February 2014 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| February 2015 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| February 2014 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Springfield R.M.** | | | | | | | | | |
| February 2015 | 60 | 10 | 3 | 0 | 0 | 0 | 2 | 0 | 75 |
| February 2014 | 56 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 64 |
| **Tache R.M.** | | | | | | | | | |
| February 2015 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| February 2014 | 34 | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 55 |
| **West St. Paul R.M.** | | | | | | | | | |
| February 2015 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 52 |
| February 2014 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Indian Reserves** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| February 2015 | 1,139 | 84 | 7 | 1 | 309 | 1,625 | 81 | 1,195 | 4,441 |
| February 2014 | 1,007 | 50 | 0 | 6 | 394 | 1,373 | 9 | 739 | 3,578 |

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

| Table 1.2: Housing Activity Summary by Submarket February 2015 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| February 2015 | 127 | 4 | 0 | 2 | 26 | 144 | 0 | 2 | 305 |
| February 2014 | 99 | 10 | 0 | 0 | 4 | 47 | 0 | 8 | 168 |
| **East St. Paul R.M.** | | | | | | | | | |
| February 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| February 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Headingley R.M.** | | | | | | | | | |
| February 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| February 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Macdonald R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Ritchot R.M.** | | | | | | | | | |
| February 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| February 2014 | 0 | 0 | 0 | 0 | 9 | 0 | 6 | 0 | 15 |
| **Rosser R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| February 2015 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| February 2014 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Springfield R.M.** | | | | | | | | | |
| February 2015 | 4 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| February 2014 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Tache R.M.** | | | | | | | | | |
| February 2015 | 7 | 0 | 4 | 0 | 0 | 30 | 0 | 0 | 41 |
| February 2014 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **West St. Paul R.M.** | | | | | | | | | |
| February 2015 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| February 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Indian Reserves** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| February 2015 | 153 | 14 | 4 | 2 | 26 | 174 | 0 | 2 | 375 |
| February 2014 | 147 | 10 | 0 | 0 | 13 | 47 | 6 | 8 | 231 |

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

| Table 1.2: Housing Activity Summary by Submarket<br>February 2015 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| February 2015 | 231 | 10 | 0 | 2 | 70 | 231 | n/a | n/a | 544 |
| February 2014 | 238 | 5 | 0 | 2 | 40 | 175 | n/a | n/a | 460 |
| **East St. Paul R.M.** | | | | | | | | | |
| February 2015 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| February 2014 | 12 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 12 |
| **Headingley R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **MacDonald R.M.** | | | | | | | | | |
| February 2015 | 15 | 0 | 0 | 0 | 2 | 0 | n/a | n/a | 17 |
| February 2014 | 15 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 15 |
| **Ritchot R.M.** | | | | | | | | | |
| February 2015 | 8 | 1 | 0 | 0 | 22 | 0 | n/a | n/a | 31 |
| February 2014 | 7 | 2 | 0 | 1 | 8 | 11 | n/a | n/a | 29 |
| **Rosser R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| February 2015 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| February 2014 | 11 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | 12 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| February 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| February 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| **Springfield R.M.** | | | | | | | | | |
| February 2015 | 11 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 15 |
| February 2014 | 23 | 3 | 0 | 0 | 0 | 0 | n/a | n/a | 26 |
| **Tache R.M.** | | | | | | | | | |
| February 2015 | 3 | 0 | 3 | 0 | 0 | 39 | n/a | n/a | 45 |
| February 2014 | 3 | 0 | 0 | 0 | 0 | 13 | n/a | n/a | 16 |
| **West St. Paul R.M.** | | | | | | | | | |
| February 2015 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| February 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **Indian Reserves** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| February 2015 | 281 | 15 | 3 | 2 | 94 | 270 | n/a | n/a | 665 |
| February 2014 | 315 | 10 | 0 | 3 | 48 | 200 | n/a | n/a | 576 |

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

## Table 1.2: Housing Activity Summary by Submarket
## February 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Winnipeg City** | | | | | | | | | |
| February 2015 | 110 | 3 | 0 | 2 | 11 | 23 | n/a | n/a | 149 |
| February 2014 | 91 | 1 | 0 | 0 | 22 | 38 | n/a | n/a | 152 |
| **East St. Paul R.M.** | | | | | | | | | |
| February 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| February 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Headingley R.M.** | | | | | | | | | |
| February 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| February 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| **MacDonald R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Ritchot R.M.** | | | | | | | | | |
| February 2015 | 2 | 0 | 0 | 0 | 0 | 8 | n/a | n/a | 10 |
| February 2014 | 0 | 0 | 0 | 0 | 1 | 2 | n/a | n/a | 3 |
| **Rosser R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **St. Clements R.M.** | | | | | | | | | |
| February 2015 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| February 2014 | 9 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| **St. Francois Xavier R.M.** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Springfield R.M.** | | | | | | | | | |
| February 2015 | 3 | 8 | 0 | 0 | 0 | 0 | n/a | n/a | 11 |
| February 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **Tache R.M.** | | | | | | | | | |
| February 2015 | 7 | 0 | 1 | 0 | 0 | 19 | n/a | n/a | 27 |
| February 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **West St. Paul R.M.** | | | | | | | | | |
| February 2015 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| February 2014 | 6 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| **Indian Reserves** | | | | | | | | | |
| February 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Winnipeg CMA** | | | | | | | | | |
| February 2015 | 131 | 11 | 1 | 2 | 11 | 50 | n/a | n/a | 206 |
| February 2014 | 126 | 1 | 0 | 0 | 23 | 40 | n/a | n/a | 190 |

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

## Table 1.3: History of Housing Starts of Winnipeg 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 | 1,872 | 118 | 7 | 4 | 382 | 1,210 | 51 | 604 | 4,248 |
| % Change | -15.1 | 7.3 | n/a | -71.4 | -8.6 | 5.1 | 45.7 | -21.9 | -9.7 |
| 2013 | 2,204 | 110 | 0 | 14 | 418 | 1,151 | 35 | 773 | 4,705 |
| % Change | 4.2 | 61.8 | -100.0 | 0.0 | 77.9 | 46.4 | n/a | -8.4 | 15.7 |
| 2012 | 2,115 | 68 | 3 | 14 | 235 | 786 | 0 | 844 | 4,065 |
| % Change | 7.4 | 112.5 | -25.0 | -56.3 | 32.0 | 159.4 | -100.0 | 28.9 | 22.0 |
| 2011 | 1,970 | 32 | 4 | 32 | 178 | 303 | 157 | 655 | 3,331 |
| % Change | 4.1 | 14.3 | n/a | 14.3 | 17.9 | -10.1 | ** | -18.5 | 2.7 |
| 2010 | 1,893 | 28 | 0 | 28 | 151 | 337 | 3 | 804 | 3,244 |
| % Change | 27.6 | 7.7 | n/a | 33.3 | 64.1 | ** | -57.1 | 113.8 | 59.6 |
| 2009 | 1,484 | 26 | 0 | 21 | 92 | 27 | 7 | 376 | 2,033 |
| % Change | -22.5 | -7.1 | n/a | 40.0 | -22.7 | -95.4 | n/a | 16.8 | -32.4 |
| 2008 | 1,915 | 28 | 0 | 15 | 119 | 586 | 0 | 322 | 3,009 |
| % Change | 4.3 | 180.0 | n/a | -53.1 | 32.2 | -2.3 | -100.0 | -59.3 | -10.7 |
| 2007 | 1,836 | 10 | 0 | 32 | 90 | 600 | 11 | 792 | 3,371 |
| % Change | 5.9 | -54.5 | n/a | ** | -23.1 | 112.8 | 83.3 | 29.2 | 21.4 |
| 2006 | 1,733 | 22 | 0 | 4 | 117 | 282 | 6 | 613 | 2,777 |
| % Change | -0.7 | 83.3 | n/a | -60.0 | -4.1 | 27.0 | 50.0 | 30.4 | 7.4 |
| 2005 | 1,746 | 12 | 0 | 10 | 122 | 222 | 4 | 470 | 2,586 |

Source: CMHC (Starts and Completions Survey)

| Table 2: Starts by Submarket and by Dwelling Type February 2015 | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | | |
| | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | % Change |
| Winnipeg City | 82 | 66 | 4 | 0 | 12 | 6 | 47 | 58 | 145 | 130 | 11.5 |
| East St. Paul R.M. | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| Headingley R.M. | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | -100.0 |
| MacDonald R.M. | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | n/a |
| Ritchot R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 3 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 13 | -76.9 |
| St. Francois Xavier R.M. | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Springfield R.M. | 2 | 9 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 11 | -81.8 |
| Tache R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| West St. Paul R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Winnipeg CMA** | 99 | 101 | 4 | 2 | 12 | 6 | 47 | 58 | 162 | 167 | -3.0 |

| Table 2.1: Starts by Submarket and by Dwelling Type January - February 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 |
| Winnipeg City | 171 | 136 | 20 | 2 | 71 | 36 | 274 | 74 | 536 | 248 | 116.1 |
| East St. Paul R.M. | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 | 0.0 |
| Headingley R.M. | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| MacDonald R.M. | 9 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 5 | 80.0 |
| Ritchot R.M. | 5 | 0 | 2 | 2 | 0 | 0 | 0 | 12 | 7 | 14 | -50.0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 8 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 14 | -42.9 |
| St. Francois Xavier R.M. | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Springfield R.M. | 4 | 14 | 2 | 4 | 0 | 0 | 0 | 0 | 6 | 18 | -66.7 |
| Tache R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| West St. Paul R.M. | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 3 | 33.3 |
| indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Winnipeg CMA** | 213 | 190 | 24 | 8 | 71 | 36 | 274 | 86 | 582 | 320 | 81.9 |

Source: CMHC (Starts and Completions Survey)

| Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market February 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 |
| Winnipeg City | 12 | 6 | 0 | 0 | 47 | 58 | 0 | 0 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 12 | 6 | 0 | 0 | 47 | 58 | 0 | 0 |

| Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - February 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 |
| Winnipeg City | 23 | 36 | 48 | 0 | 47 | 74 | 227 | 0 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 23 | 36 | 48 | 0 | 47 | 86 | 227 | 0 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**February 2015**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 |
| Winnipeg City | 86 | 66 | 59 | 64 | 0 | 0 | 145 | 130 |
| East St. Paul R.M. | 3 | 4 | 0 | 0 | 0 | 0 | 3 | 4 |
| Headingley R.M. | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| MacDonald R.M. | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Ritchot R.M. | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 3 | 13 | 0 | 0 | 0 | 0 | 3 | 13 |
| St. Francois Xavier R.M. | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Springfield R.M. | 2 | 11 | 0 | 0 | 0 | 0 | 2 | 11 |
| Tache R.M. | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| West St. Paul R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 103 | 103 | 59 | 64 | 0 | 0 | 162 | 167 |

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Winnipeg City | 191 | 135 | 70 | 113 | 275 | 0 | 536 | 248 |
| East St. Paul R.M. | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 8 |
| Headingley R.M. | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| MacDonald R.M. | 9 | 5 | 0 | 0 | 0 | 0 | 9 | 5 |
| Ritchot R.M. | 7 | 2 | 0 | 12 | 0 | 0 | 7 | 14 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 8 | 14 | 0 | 0 | 0 | 0 | 8 | 14 |
| St. Francois Xavier R.M. | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Springfield R.M. | 6 | 18 | 0 | 0 | 0 | 0 | 6 | 18 |
| Tache R.M. | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| West St. Paul R.M. | 4 | 3 | 0 | 0 | 0 | 0 | 4 | 3 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 237 | 195 | 70 | 125 | 275 | 0 | 582 | 320 |

Source: CMHC (Starts and Completions Survey)

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | % Change |
| Winnipeg City | 129 | 99 | 4 | 10 | 26 | 4 | 146 | 55 | 305 | 168 | 81.5 |
| East St. Paul R.M. | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Headingley R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| MacDonald R.M. | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Ritchot R.M. | 2 | 0 | 0 | 0 | 0 | 15 | 0 | 0 | 2 | 15 | -86.7 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| St. Clements R.M. | 4 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 17 | -76.5 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Springfield R.M. | 4 | 9 | 10 | 0 | 0 | 0 | 0 | 0 | 14 | 9 | 55.6 |
| Tache R.M. | 7 | 8 | 0 | 0 | 4 | 0 | 30 | 0 | 41 | 8 | ** |
| West St. Paul R.M. | 6 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 5 | 20.0 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Winnipeg CMA** | 155 | 147 | 14 | 10 | 30 | 19 | 176 | 55 | 375 | 231 | 62.3 |

Table 3: Completions by Submarket and by Dwelling Type — February 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 |
| Winnipeg City | 279 | 245 | 14 | 14 | 26 | 18 | 217 | 184 | 536 | 461 | 16.3 |
| East St. Paul R.M. | 3 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 11 | -72.7 |
| Headingley R.M. | 2 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 7 | -71.4 |
| MacDonald R.M. | 7 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 6 | 16.7 |
| Ritchot R.M. | 4 | 3 | 2 | 4 | 0 | 15 | 0 | 12 | 6 | 34 | -82.4 |
| Rosser R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| St. Clements R.M. | 9 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 17 | -47.1 |
| St. Francois Xavier R.M. | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Springfield R.M. | 11 | 22 | 10 | 0 | 0 | 0 | 0 | 0 | 21 | 22 | -4.5 |
| Tache R.M. | 10 | 10 | 0 | 0 | 4 | 0 | 30 | 0 | 44 | 10 | ** |
| West St. Paul R.M. | 6 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 7 | -14.3 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Winnipeg CMA** | 332 | 331 | 26 | 18 | 30 | 33 | 247 | 196 | 635 | 578 | 9.9 |

Table 3.1: Completions by Submarket and by Dwelling Type — January - February 2015

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market February 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 |
| Winnipeg City | 26 | 4 | 0 | 0 | 144 | 47 | 2 | 8 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 9 | 0 | 6 | 0 | 0 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 4 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 30 | 13 | 0 | 6 | 174 | 47 | 2 | 8 |

| Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - February 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 |
| Winnipeg City | 26 | 18 | 0 | 0 | 144 | 133 | 73 | 51 |
| East St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Headingley R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| MacDonald R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ritchot R.M. | 0 | 9 | 0 | 6 | 0 | 12 | 0 | 0 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tache R.M. | 4 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| West St. Paul R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 30 | 27 | 0 | 6 | 174 | 145 | 73 | 51 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
### February 2015

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 | Feb 2015 | Feb 2014 |
| Winnipeg City | 131 | 109 | 172 | 51 | 2 | 8 | 305 | 168 |
| East St. Paul R.M. | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Headingley R.M. | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| MacDonald R.M. | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Ritchot R.M. | 2 | 0 | 0 | 9 | 0 | 6 | 2 | 15 |
| Rosser R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Clements R.M. | 4 | 17 | 0 | 0 | 0 | 0 | 4 | 17 |
| St. Francois Xavier R.M. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Springfield R.M. | 14 | 9 | 0 | 0 | 0 | 0 | 14 | 9 |
| Tache R.M. | 11 | 8 | 30 | 0 | 0 | 0 | 41 | 8 |
| West St. Paul R.M. | 6 | 5 | 0 | 0 | 0 | 0 | 6 | 5 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 171 | 157 | 202 | 60 | 2 | 14 | 375 | 231 |

## Table 3.5: Completions by Submarket and by Intended Market
### January - February 2015

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Winnipeg City | 291 | 257 | 172 | 153 | 73 | 51 | 536 | 461 |
| East St. Paul R.M. | 3 | 11 | 0 | 0 | 0 | 0 | 3 | 11 |
| Headingley R.M. | 2 | 7 | 0 | 0 | 0 | 0 | 2 | 7 |
| MacDonald R.M. | 7 | 6 | 0 | 0 | 0 | 0 | 7 | 6 |
| Ritchot R.M. | 6 | 7 | 0 | 21 | 0 | 6 | 6 | 34 |
| Rosser R.M. | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| St. Clements R.M. | 9 | 17 | 0 | 0 | 0 | 0 | 9 | 17 |
| St. Francois Xavier R.M. | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Springfield R.M. | 21 | 22 | 0 | 0 | 0 | 0 | 21 | 22 |
| Tache R.M. | 14 | 10 | 30 | 0 | 0 | 0 | 44 | 10 |
| West St. Paul R.M. | 6 | 7 | 0 | 0 | 0 | 0 | 6 | 7 |
| Indian Reserves | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Winnipeg CMA** | 360 | 347 | 202 | 174 | 73 | 57 | 635 | 578 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range February 2015 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
| | < $350,000 | | $350,000 - $399,999 | | $400,000 - $449,999 | | $450,000 - $499,999 | | $500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Winnipeg City** | | | | | | | | | | | | | |
| February 2015 | 25 | 22.9 | 31 | 28.4 | 20 | 18.3 | 15 | 13.8 | 18 | 16.5 | 109 | 393,974 | 414,945 |
| February 2014 | 27 | 29.7 | 24 | 26.4 | 15 | 16.5 | 19 | 20.9 | 6 | 6.6 | 91 | 397,439 | 406,094 |
| Year-to-date 2015 | 39 | 16.7 | 68 | 29.1 | 57 | 24.4 | 33 | 14.1 | 37 | 15.8 | 234 | 400,000 | 424,821 |
| Year-to-date 2014 | 53 | 22.9 | 56 | 24.2 | 39 | 16.9 | 55 | 23.8 | 28 | 12.1 | 231 | 400,705 | 428,699 |
| **East St. Paul R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| February 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 100.0 | 6 | -- | -- |
| **Headingley R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| February 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 3 | 42.9 | 2 | 28.6 | 7 | -- | -- |
| **MacDonald R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| February 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| Year-to-date 2014 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 4 | -- | -- |
| **Ritchot R.M.** | | | | | | | | | | | | | |
| February 2015 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| February 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2015 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| **Rosser R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| February 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **St. Clements R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| February 2014 | 5 | 83.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2015 | 2 | 50.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 1 | 25.0 | 4 | -- | -- |
| Year-to-date 2014 | 5 | 83.3 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| **St. Francois Xavier R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| February 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**
**February 2015**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $350,000 | | $350,000 - $399,999 | | $400,000 - $449,999 | | $450,000 - $499,999 | | $500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Springfield R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 3 | -- | -- |
| February 2014 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 2 | 25.0 | 4 | 50.0 | 1 | 12.5 | 1 | 12.5 | 8 | -- | -- |
| Year-to-date 2014 | 1 | 9.1 | 5 | 45.5 | 3 | 27.3 | 2 | 18.2 | 0 | 0.0 | 11 | 390,000 | 388,164 |
| **Tache R.M.** | | | | | | | | | | | | | |
| February 2015 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| February 2014 | 0 | 0.0 | 2 | 40.0 | 2 | 40.0 | 0 | 0.0 | 1 | 20.0 | 5 | -- | -- |
| Year-to-date 2015 | 2 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 50.0 | 4 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 2 | 28.6 | 3 | 42.9 | 1 | 14.3 | 1 | 14.3 | 7 | -- | -- |
| **West St. Paul R.M.** | | | | | | | | | | | | | |
| February 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| February 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| **Indian Reserves** | | | | | | | | | | | | | |
| February 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| February 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Winnipeg CMA** | | | | | | | | | | | | | |
| February 2015 | 28 | 23.1 | 31 | 25.6 | 22 | 18.2 | 15 | 12.4 | 25 | 20.7 | 121 | 400,000 | 422,801 |
| February 2014 | 32 | 28.3 | 29 | 25.7 | 20 | 17.7 | 20 | 17.7 | 12 | 10.6 | 113 | 397,439 | 403,261 |
| Year-to-date 2015 | 46 | 17.3 | 72 | 27.1 | 62 | 23.3 | 34 | 12.8 | 52 | 19.5 | 266 | 400,000 | 427,964 |
| Year-to-date 2014 | 60 | 21.5 | 66 | 23.7 | 48 | 17.2 | 63 | 22.6 | 42 | 15.1 | 279 | 410,000 | 429,615 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2015 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Feb 2015 | Feb 2014 | % Change | YTD 2015 | YTD 2014 | % Change |
| Winnipeg City | 414,945 | 406,094 | 2.2 | 424,821 | 428,699 | -0.9 |
| East St. Paul R.M. | -- | -- | n/a | -- | -- | n/a |
| Headingley R.M. | -- | -- | n/a | -- | -- | n/a |
| MacDonald R.M. | -- | -- | n/a | -- | -- | n/a |
| Ritchot R.M. | -- | -- | n/a | -- | -- | n/a |
| Rosser R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Clements R.M. | -- | -- | n/a | -- | -- | n/a |
| St. Francois Xavier R.M. | -- | -- | n/a | -- | -- | n/a |
| Springfield R.M. | -- | -- | n/a | -- | 388,164 | n/a |
| Tache R.M. | -- | -- | n/a | -- | -- | n/a |
| West St. Paul R.M. | -- | -- | n/a | -- | -- | n/a |
| Indian Reserves | -- | -- | n/a | -- | -- | n/a |
| **Winnipeg CMA** | 422,801 | 403,261 | 4.8 | 427,964 | 429,615 | -0.4 |

Source: CMHC (Market Absorption Survey)

| Table 5: MLS® Residential Activity for Winnipeg February 2015 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to-New Listings SA | Average Price ($) | Yr/Yr % | Average Price ($) SA |
| 2014 | January | 529 | -6.4 | 989 | 1,078 | 1,475 | 67.1 | 262,683 | 5.6 | 272,491 |
| | February | 643 | 1.9 | 982 | 1,174 | 1,567 | 62.7 | 264,635 | -2.2 | 268,151 |
| | March | 868 | 10.9 | 961 | 1,638 | 1,633 | 58.8 | 278,527 | 2.7 | 270,946 |
| | April | 1,169 | -0.8 | 1,014 | 2,068 | 1,697 | 59.8 | 278,432 | 3.0 | 269,364 |
| | May | 1,488 | 1.8 | 1,037 | 2,477 | 1,710 | 60.6 | 287,026 | 4.6 | 272,932 |
| | June | 1,454 | 4.3 | 1,043 | 2,387 | 1,741 | 59.9 | 280,112 | 2.2 | 272,306 |
| | July | 1,405 | 9.2 | 1,094 | 2,115 | 1,874 | 58.4 | 268,817 | 2.3 | 271,822 |
| | August | 1,079 | -10.8 | 1,029 | 1,929 | 1,766 | 58.3 | 270,246 | 3.3 | 275,870 |
| | September | 1,117 | 6.2 | 1,022 | 2,151 | 1,757 | 58.2 | 263,859 | 2.9 | 272,451 |
| | October | 1,050 | -6.1 | 1,002 | 1,663 | 1,744 | 57.5 | 270,605 | -0.5 | 270,571 |
| | November | 771 | -4.8 | 1,047 | 1,206 | 1,844 | 56.8 | 266,945 | 2.0 | 274,078 |
| | December | 574 | -4.0 | 927 | 730 | 1,807 | 51.3 | 271,489 | -9.0 | 272,227 |
| 2015 | January | 554 | 4.7 | 1,052 | 1,366 | 1,932 | 54.5 | 261,612 | -0.4 | 271,380 |
| | February | 624 | -3.0 | 986 | 1,373 | 1,844 | 53.5 | 266,837 | 0.8 | 270,662 |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q1 2014 | 2,040 | 3.1 | | 3,890 | | | 270,040 | 2.1 | |
| | Q1 2015 | n/a | | | n/a | | | n/a | | |
| | | | | | | | | | | |
| | YTD 2014 | 1,172 | -2.0 | | 2,252 | | | 263,753 | 1.4 | |
| | YTD 2015 | 1,178 | 0.5 | | 2,739 | | | 264,379 | 0.2 | |

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

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

## Table 6: Economic Indicators
## February 2015

| | | Interest Rates | | | NHPI, Total, Winnipeg CMA 2007=100 | CPI, 2002 =100 | Winnipeg 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 | 137.2 | 123.1 | 410 | 5.9 | 68.3 | 802 |
| | February | 595 | 3.14 | 5.24 | 137.4 | 123.9 | 410 | 5.6 | 68.1 | 802 |
| | March | 581 | 3.14 | 4.99 | 137.5 | 124.7 | 409 | 5.6 | 67.8 | 803 |
| | April | 570 | 3.14 | 4.79 | 137.8 | 124.9 | 409 | 5.7 | 67.8 | 806 |
| | May | 570 | 3.14 | 4.79 | 137.9 | 125.8 | 408 | 5.9 | 67.6 | 806 |
| | June | 570 | 3.14 | 4.79 | 138.2 | 125.6 | 409 | 5.9 | 67.7 | 808 |
| | July | 570 | 3.14 | 4.79 | 138.2 | 125.4 | 409 | 5.8 | 67.5 | 813 |
| | August | 570 | 3.14 | 4.79 | 138.2 | 125.2 | 411 | 5.9 | 67.8 | 818 |
| | September | 570 | 3.14 | 4.79 | 137.7 | 125.4 | 411 | 6.1 | 67.9 | 826 |
| | October | 570 | 3.14 | 4.79 | 137.9 | 125.3 | 413 | 6.0 | 68.1 | 827 |
| | November | 570 | 3.14 | 4.79 | 137.9 | 125.1 | 415 | 5.8 | 68.1 | 827 |
| | December | 570 | 3.14 | 4.79 | 137.9 | 124.3 | 415 | 5.7 | 68.1 | 823 |
| 2015 | January | 570 | 3.14 | 4.79 | 138.1 | 124.2 | 416 | 6.1 | 68.4 | 824 |
| | February | 567 | 2.89 | 4.74 | | 125.0 | 417 | 6.2 | 68.5 | 825 |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

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

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

# METHODOLOGY

**Starts & Completions Survey Methodology**

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

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

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

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

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

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

**Market Absorption Survey Methodology**

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

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

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

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

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

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