HOUSING NOW
Winnipeg CMA

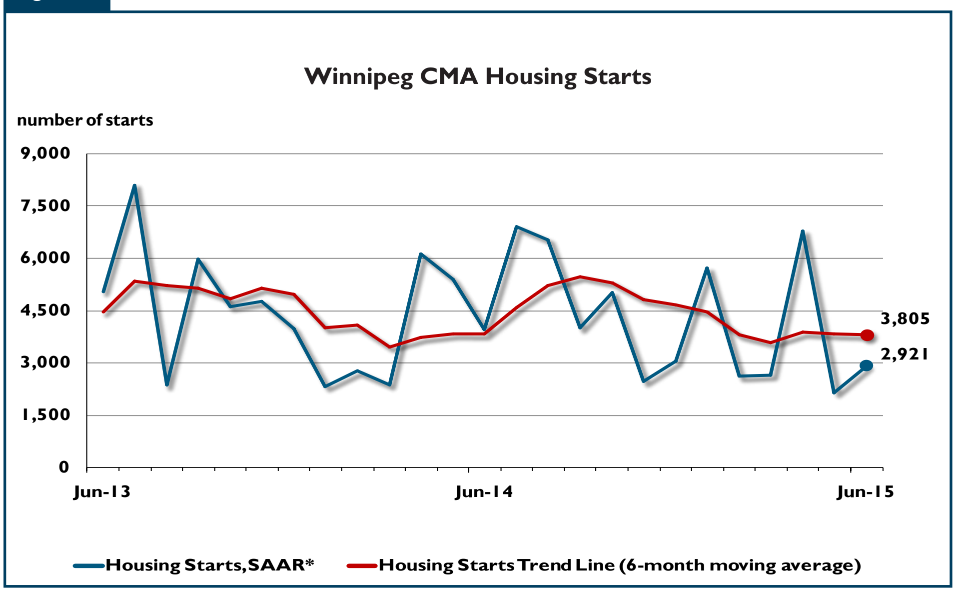
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2015

Highlights

- Pace of housing starts remained stable in June but production levels are lower than last year.
- Actual housing starts decreased in June due to a decline in the multi-family sector.
- Sales of existing homes declined 1.2 per cent in the second quarter of 2015, compared to a year earlier.

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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New Home Market

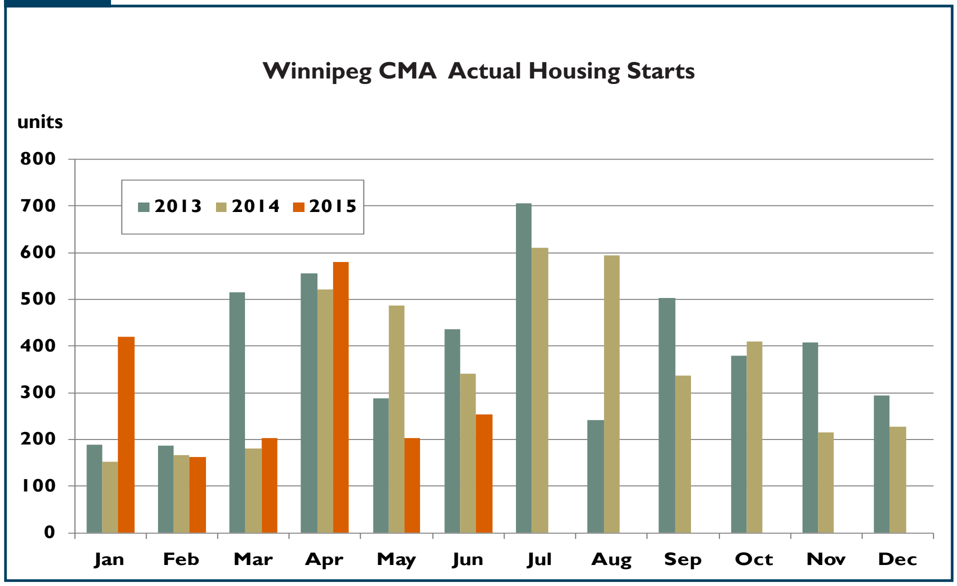
Housing starts in the Winnipeg Census Metropolitan Area (CMA) were trending at 3,805 units in June compared to 3,827 in May. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts. The trend in total housing starts in Winnipeg has remained relatively flat since February with builders maintaining a steady pace of construction. Housing demand continues to be supported by positive population and employment growth however, production levels are lower than last year as builders manage rising inventories.

Actual housing starts totalled 254 units in June, a decrease of 26 per cent from the number started in June 2014. As a result, total starts during the first half of 2015 were 1,823 units, 1.5 per cent fewer than were started during the same period of 2014. This decrease was due to a lower level of construction in the single-detached sector.

Single-detached starts in June numbered 167 units, one per cent more than in June 2014. This was the first month since January to register a year-over-year increase and as a result, single-detached starts at 764 units in the first half of 2015 trail last year by 12 per cent. Meanwhile, builders completed the construction of 168 single-detached homes in June, 30 per cent more than in the same month a year earlier. This brought the year-to-date number of completed single-detached homes to 987, a 12 per cent increase over the first half of 2014. The number of absorptions also saw an increase in June with 178 single-detached homes absorbed, 29 per cent more than were absorbed in June 2014. As a result, year-to-date absorptions reached 950 units, an increase of five per cent over the previous year. With completions keeping pace with absorptions, the inventory of complete and unabsorbed single-detached homes at the end of June stood at 273 units, almost equal to the 269 units in inventory in June 2014. The increase in inventory is exclusively due to an increase in the number of show homes which were up 28 per cent year-over-year. Meanwhile the number of spec homes declined eight per cent, with 179 spec homes available in June compared to 195 a year earlier.

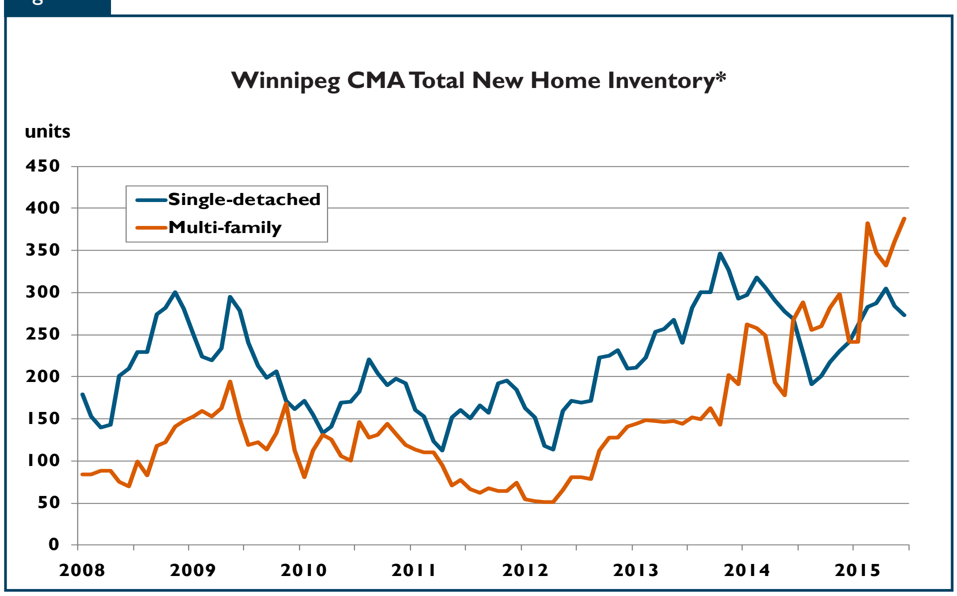
The average absorbed price of a new single-detached home in Winnipeg was $436,047 in June, almost identical to what it was in June 2014. This brought

Figure 2



Source: CMHC

Figure 3



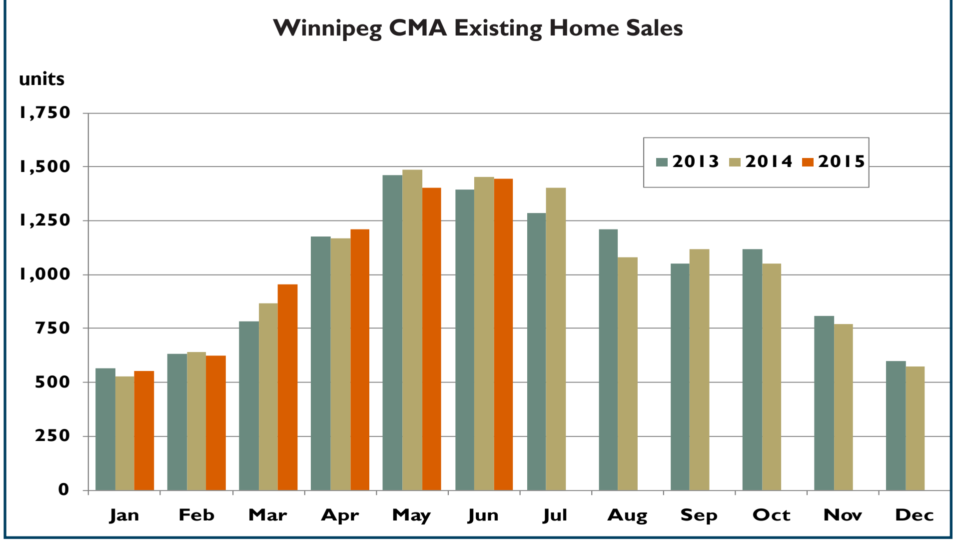
Source: CMHC (*excludes rental)

the year-to-date average price for a new single-detached home in the first half of the year to $433,278, up one per cent from one year prior.

In the multi-family sector, which includes semi-detached units, rows, and apartments, there were 87 units started in June, less than half the number started in the same month the previous year. Despite the decrease, year-to-date multi-family starts numbered 1,059 units, eight per cent more than the 979 that were started in the corresponding period of 2014. Rental units made up the majority of starts in the multi-family sector during the first half of the year where, at 693 units, starts in this market were more than three times what they were in the first half of last year. Meanwhile the number of multi-family starts in the ownership market declined by 52 per cent under the same comparison.

There were 84 multi-family units completed for the ownership market in June, bringing year-to-date completions in this market to 556, one unit more than the number completed in the first half of 2014. Meanwhile, there were 376 absorptions in the multi-family ownership market between January and June of 2015, 20 per cent less than during the same period one year earlier. As a result, the inventory of multi-family units available for ownership at the end of June 2015 stood at 388 units, 45 per cent higher than one year prior.

Figure 4



Source: CREA

Existing Home Market

Existing home sales in the second quarter of 2015 numbered 4,063, a decrease of 1.2 per cent from the second quarter of 2014. Thanks to a strong first quarter, the year-to-date sales at the mid-point of the year were still one per cent ahead of the first half of 2014 at 6,198 transactions. Full-time employment gains and low mortgage rates are supporting demand in this market. There also continues to be an increasing number of homeowners putting their existing homes on the market giving buyers more selection and providing competition to the new home market. The number of new listings from April to June totalled 7,426 units, an increase of seven per cent compared to the previous year.

With new listings increasing at a faster pace than sales, the sales-to-new-listings ratio decreased to an average of 55 per cent in the second quarter of 2015, four percentage points lower than where it stood one year prior. Active listings have also increased, averaging 3,562 units per month during the second quarter, 32 per cent more than during the same period last year. This brought the sales-to-active listings ratio to an average of 38 per cent in the second quarter, down from 51 per cent one year prior. With the balance between buyer and seller providing a slight advantage to the buyer, price growth has eased. Year-to-date, the average price through June was $281,696, an increase of 1.3 per cent over the first half of 2014.

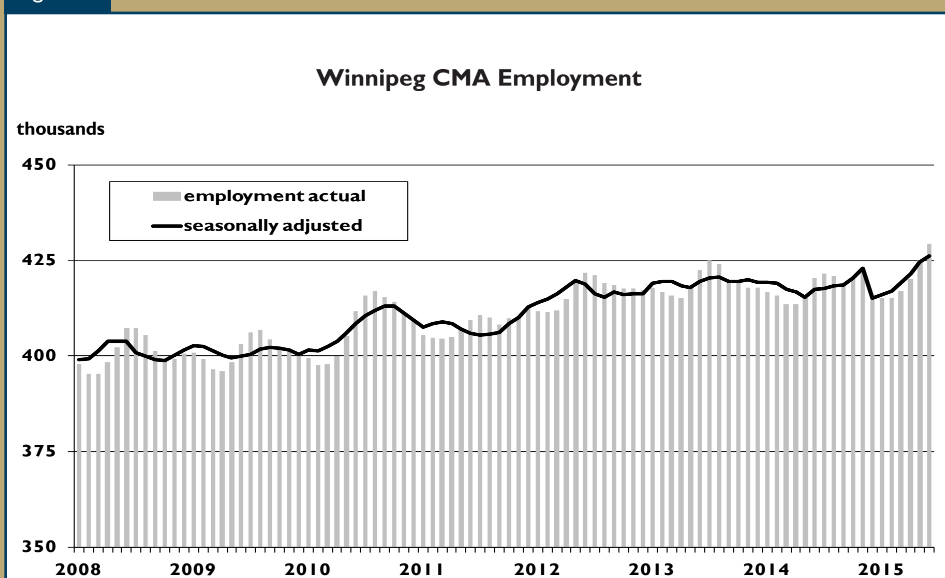
Economy at a Glance

The Winnipeg CMA continued to experience an increase in employment in the second quarter of 2015. To the end of June, the average number of jobs increased by 14,700, or 3.6 per cent. The gains were exclusively in full-time employment where there was an average of 16,900 more people employed than in the half of 2014, representing an increase of 5.2 per cent. Increases in full-time employment support housing demand. Meanwhile there was a decrease in part-time employment, where job losses averaged 2,200 positions or 2.6 per cent under the same year-to-date comparison.

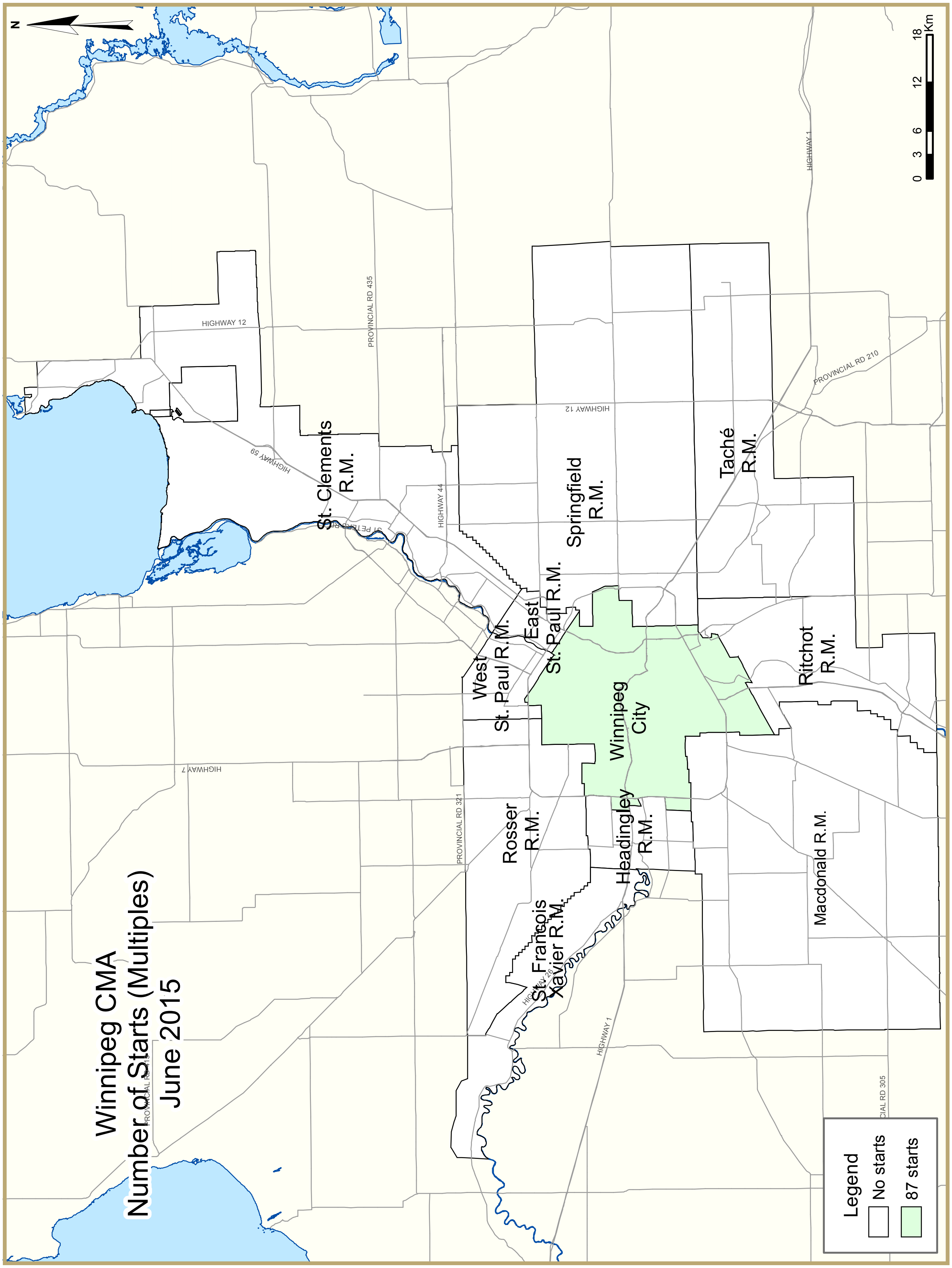
The greatest increase in employment was in the services excluding trade sector where there were 15,000 more people employed during the first half of 2015 compared to the same period of 2014, an increase of 4.6 per cent. Another sector experiencing gains was the construction sector, where 2,400 jobs were created through June compared to the first half of last year. Residential units under construction remain at a 27 year high and investment in non-residential construction is up year-over-year in the first quarter, supporting employment in this sector. Sectors experiencing a decline in employment were agriculture, manufacturing and transportation, communication and utilities. Along with job gains there was an increase in average weekly earnings of 3.4 per cent year-over-year in the first half of the year. Despite the increase in employment, the labour force grew at a faster rate during the first two quarters, pushing the unemployment rate up to 6.1 per cent, compared to the 5.7 per cent rate posted during the first half of 2014.

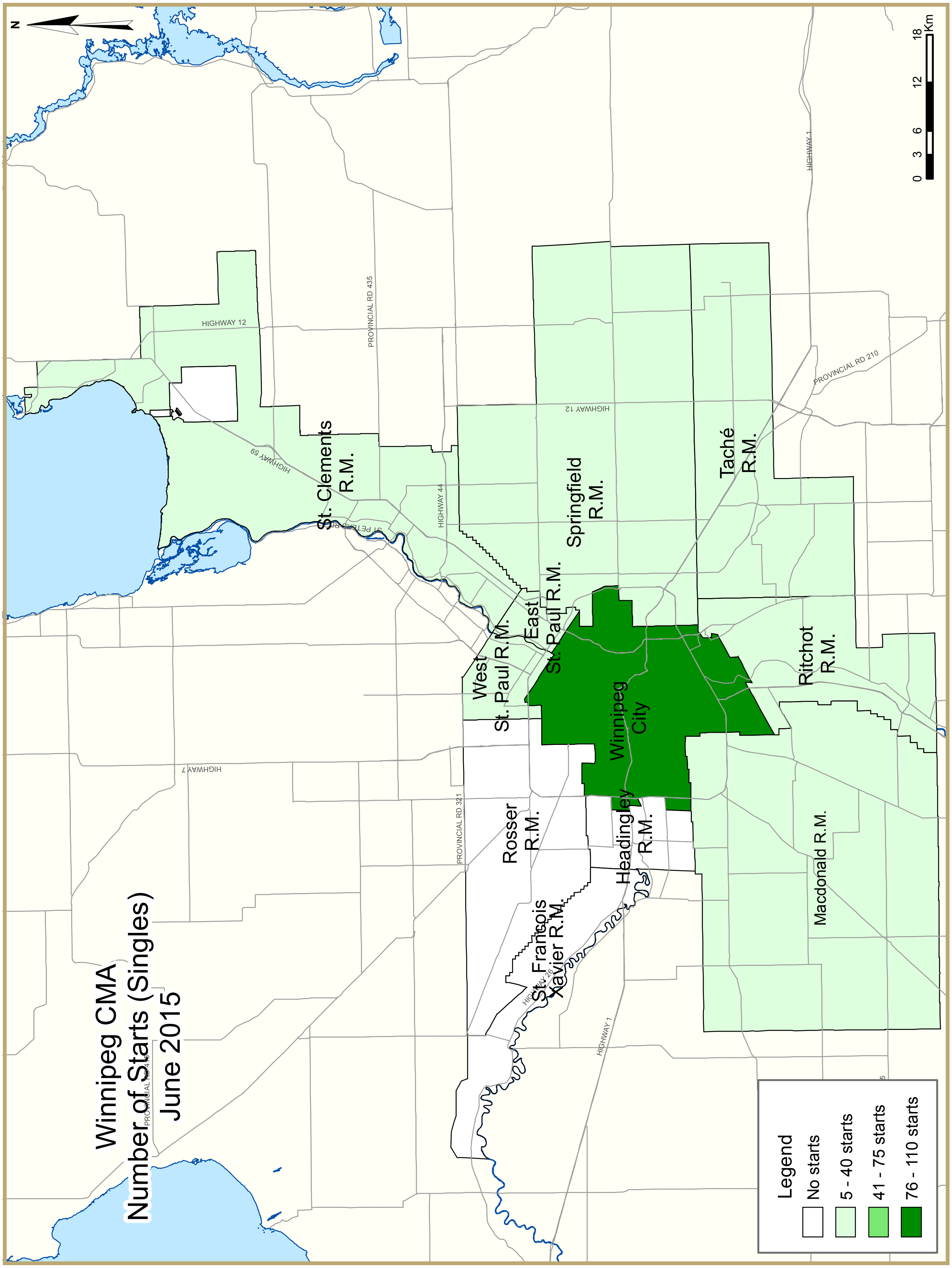
The Winnipeg CMA sees the majority of net migration to the province. In the first quarter of 2015, Manitoba posted a net inflow of 1,321 migrants, 44 per cent fewer than in the first quarter of 2014. The decline was due to fewer international migrants and non-permanent residents coming to Manitoba, coupled with an increase in the number of people leaving the province for other parts of Canada.

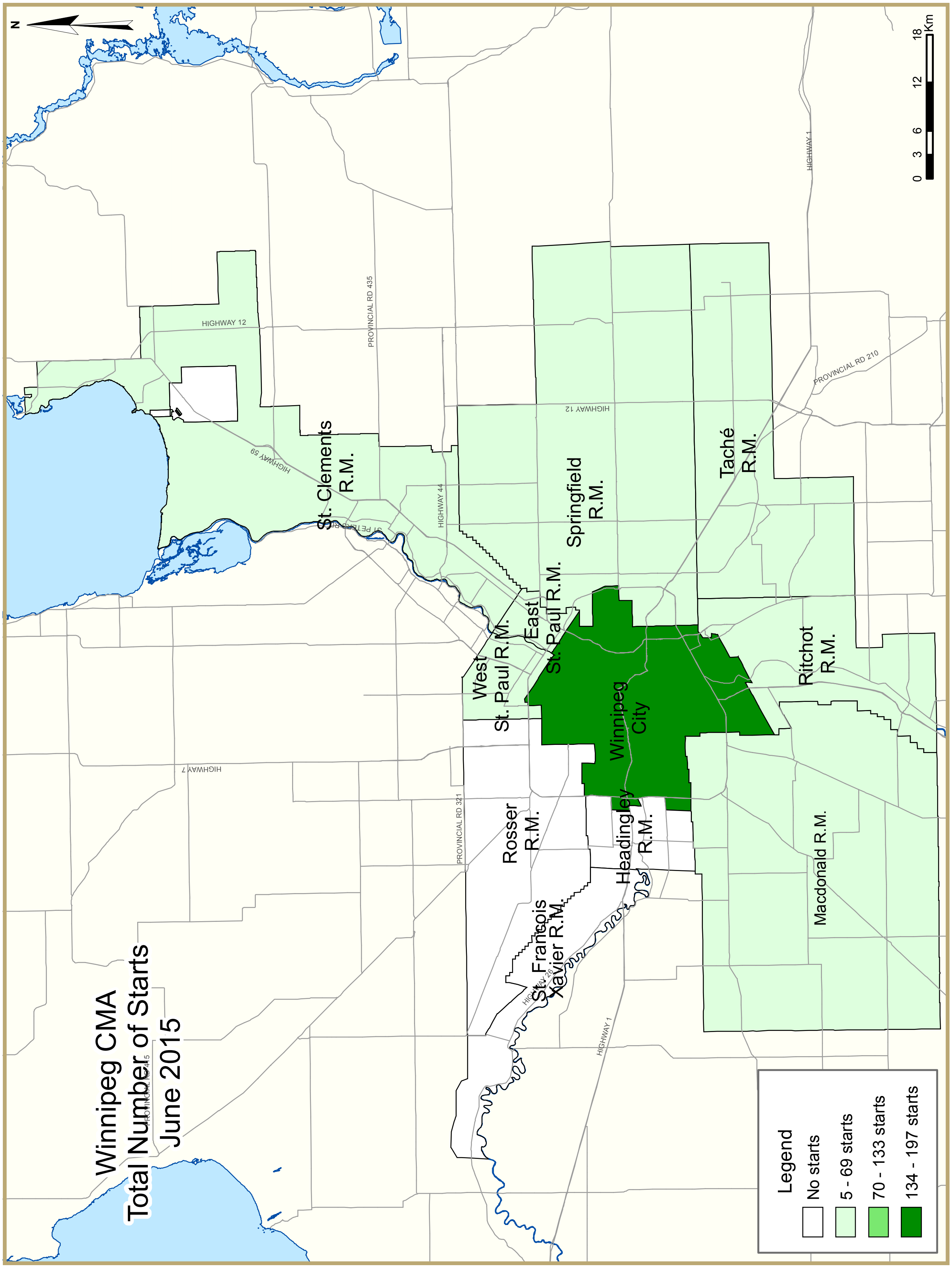
Figure 5

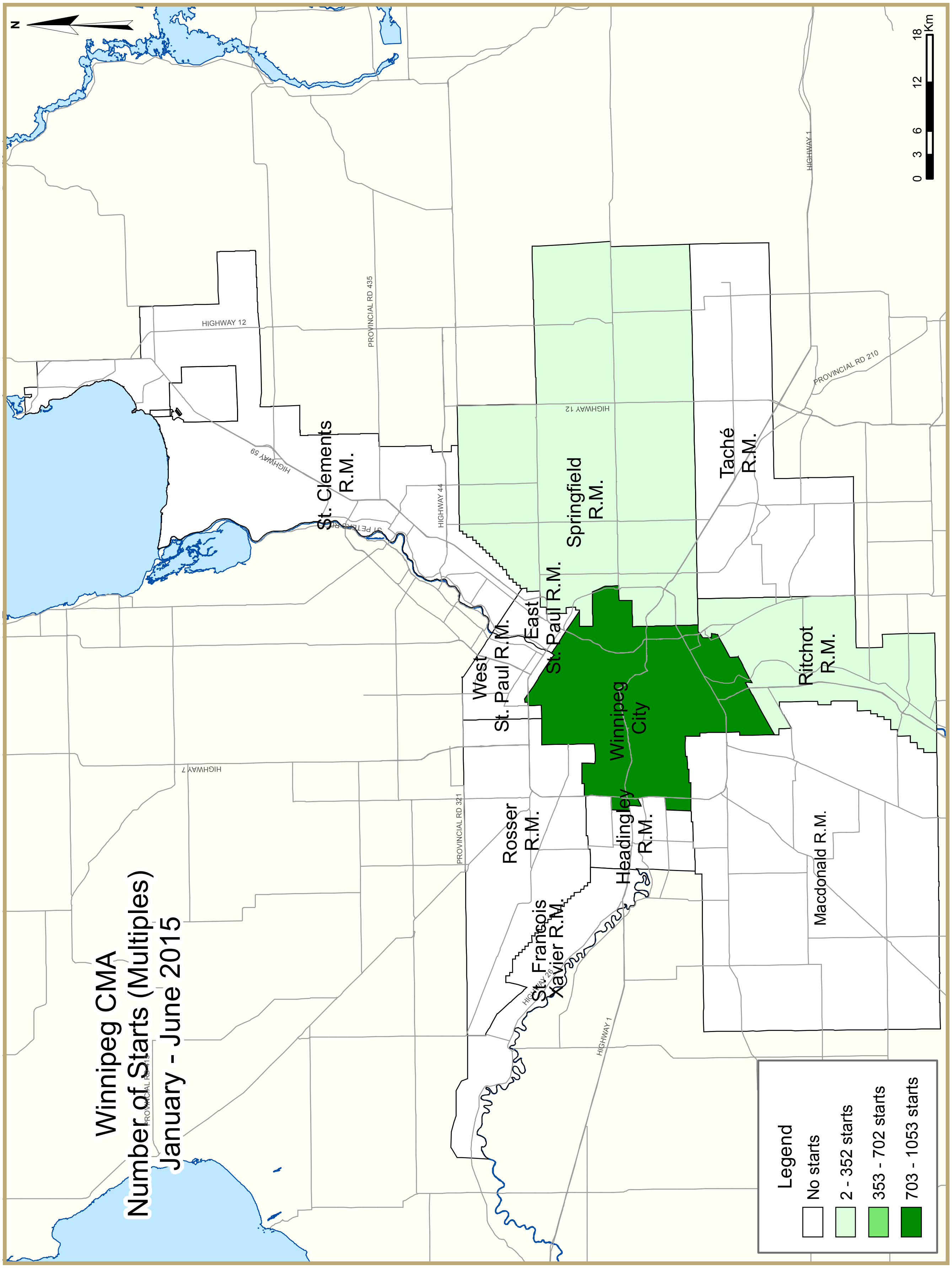


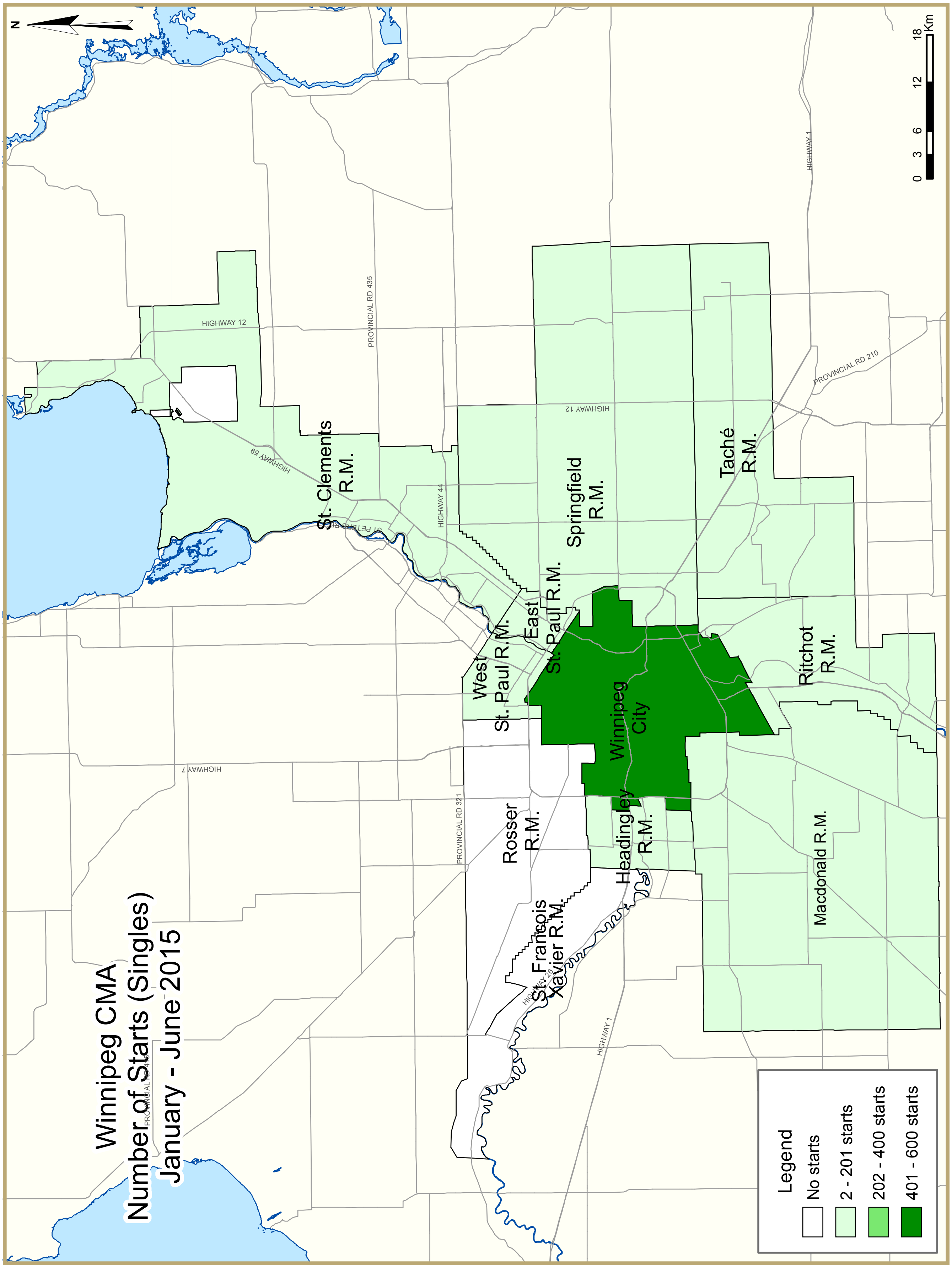
Source: Statistics Canada

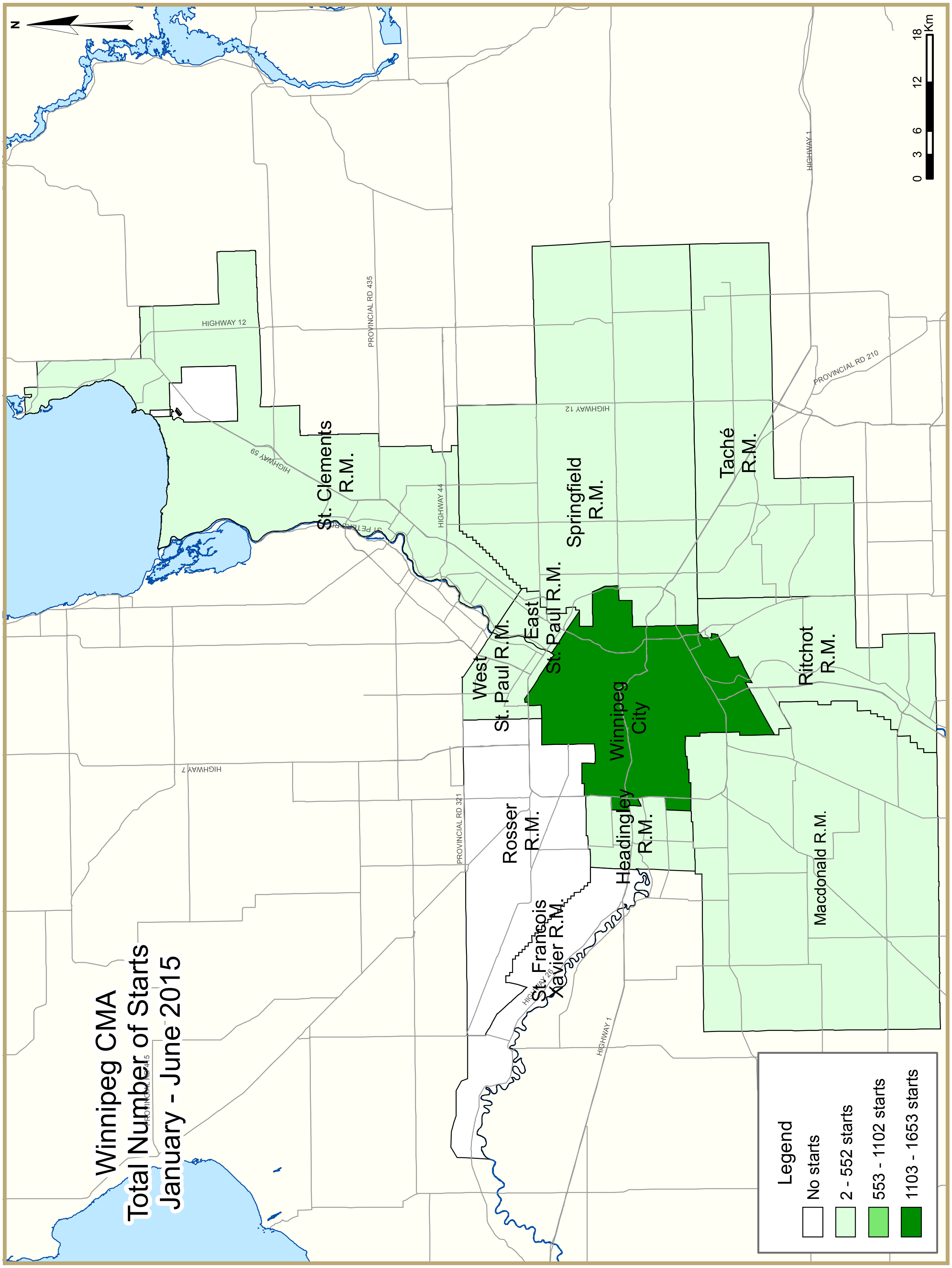

Winnipeg CMA
Number of Starts (Multiples)
June 2015
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1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


Winnipeg CMA
Number of Starts (Singles)
June 2015
Legend
No starts
5 - 40 starts
41 - 75 starts
76 - 110 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.
Ritchot R.M.
Winnipeg City
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 210


Winnipeg CMA
Total Number of Starts
June 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. François Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
Legend
No starts
5 - 69 starts
70 - 133 starts
134 - 197 starts
0 3 6 12 18 Km
N


Winnipeg CMA
Number of Starts (Multiples)
January - June 2015
N
0 3 6 12 18
Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
HIGHWAY 12
HIGHWAY 59
HIGHWAY 44
HIGHWAY 7
HIGHWAY 1
PROVINCIAL RD 435
PROVINCIAL RD 321
PROVINCIAL RD 210
Legend
No starts
2 - 352 starts
353 - 702 starts
703 - 1053 starts


Winnipeg CMA
Number of Starts (Singles)
January - June 2015
Legend
No starts
2 - 201 starts
202 - 400 starts
401 - 600 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 210
0 3 6 12 18 Km
N


Winnipeg CMA
Total Number of Starts
January - June 2015
Legend
No starts
2 - 552 starts
553 - 1102 starts
1103 - 1653 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 210
0 3 6 12 18 Km
N

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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5	MLS® Residential Activity
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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) June 2015		
Winnipeg CMA[1]	May 2015	June 2015
Trend[2]	3,827	3,805
SAAR	2,160	2,921
	June 2014	June 2015
Actual		
June - Single-Detached	165	167
June - Multiples	177	87
June - Total	342	254
January to June - Single-Detached	872	764
January to June - Multiples	979	1,059
January to June - Total	1,851	1,823

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
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	167	22	0	0	7	0	58	0	254
June 2014	165	10	0	0	24	68	12	63	342
% Change	1.2	120.0	n/a	n/a	-70.8	-100.0	**	-100.0	-25.7
Year-to-date 2015	764	90	0	0	117	159	106	587	1,823
Year-to-date 2014	870	64	0	2	226	475	24	190	1,851
% Change	-12.2	40.6	n/a	-100.0	-48.2	-66.5	**	**	-1.5
UNDER CONSTRUCTION									
June 2015	1,031	98	4	0	347	1,535	90	1,181	4,286
June 2014	1,142	76	0	2	480	1,499	43	901	4,143
% Change	-9.7	28.9	n/a	-100.0	-27.7	2.4	109.3	31.1	3.5
COMPLETIONS									
June 2015	167	16	0	0	12	56	41	3	295
June 2014	128	2	0	1	16	122	2	10	281
% Change	30.5	**	n/a	-100.0	-25.0	-54.1	**	-70.0	5.0
Year-to-date 2015	982	78	7	4	86	385	49	447	2,038
Year-to-date 2014	874	48	0	7	119	388	8	89	1,533
% Change	12.4	62.5	n/a	-42.9	-27.7	-0.8	**	**	32.9
COMPLETED & NOT ABSORBED									
June 2015	271	32	6	2	81	269	n/a	n/a	661
June 2014	266	13	0	3	32	223	n/a	n/a	537
% Change	1.9	146.2	n/a	-33.3	153.1	20.6	n/a	n/a	23.1
ABSORBED									
June 2015	178	8	0	0	12	14	n/a	n/a	212
June 2014	137	2	0	1	21	27	n/a	n/a	188
% Change	29.9	**	n/a	-100.0	-42.9	-48.1	n/a	n/a	12.8
Year-to-date 2015	946	47	1	4	85	243	n/a	n/a	1,326
Year-to-date 2014	896	35	0	5	144	289	n/a	n/a	1,369
% Change	5.6	34.3	n/a	-20.0	-41.0	-15.9	n/a	n/a	-3.1

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	110	22	0	0	7	0	58	0	197
June 2014	137	10	0	0	20	68	0	63	298
East St. Paul R.M.									
June 2015	6	0	0	0	0	0	0	0	6
June 2014	2	0	0	0	0	0	0	0	2
Headingley R.M.									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
June 2015	10	0	0	0	0	0	0	0	10
June 2014	4	0	0	0	4	0	0	0	8
Ritchot R.M.									
June 2015	5	0	0	0	0	0	0	0	5
June 2014	7	0	0	0	0	0	12	0	19
Rosser R.M.									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2015	7	0	0	0	0	0	0	0	7
June 2014	7	0	0	0	0	0	0	0	7
St. Francois Xavier R.M.									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Springfield R.M.									
June 2015	15	0	0	0	0	0	0	0	15
June 2014	1	0	0	0	0	0	0	0	1
Tache R.M.									
June 2015	5	0	0	0	0	0	0	0	5
June 2014	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
June 2015	9	0	0	0	0	0	0	0	9
June 2014	5	0	0	0	0	0	0	0	5
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2015	167	22	0	0	7	0	58	0	254
June 2014	165	10	0	0	24	68	12	63	342

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

Table 1.2: Housing Activity Summary by Submarket
June 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									
June 2015	749	92	4	0	347	1,491	84	1,181	3,948
June 2014	913	64	0	1	438	1,413	19	901	3,749
East St. Paul R.M.									
June 2015	44	0	0	0	0	0	0	0	44
June 2014	41	0	0	0	0	0	0	0	41
Headingley R.M.									
June 2015	12	0	0	0	0	0	0	0	12
June 2014	17	0	0	0	0	0	0	0	17
MacDonald R.M.									
June 2015	31	0	0	0	0	0	0	0	31
June 2014	21	0	0	0	10	0	0	0	31
Ritchot R.M.									
June 2015	23	2	0	0	0	44	6	0	75
June 2014	15	6	0	1	32	56	24	0	134
Rosser R.M.									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2015	42	0	0	0	0	0	0	0	42
June 2014	26	0	0	0	0	0	0	0	26
St. Francois Xavier R.M.									
June 2015	1	0	0	0	0	0	0	0	1
June 2014	4	0	0	0	0	0	0	0	4
Springfield R.M.									
June 2015	45	4	0	0	0	0	0	0	49
June 2014	49	6	0	0	0	0	0	0	55
Tache R.M.									
June 2015	28	0	0	0	0	0	0	0	28
June 2014	33	0	0	0	0	30	0	0	63
West St. Paul R.M.									
June 2015	56	0	0	0	0	0	0	0	56
June 2014	23	0	0	0	0	0	0	0	23
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2015	1,031	98	4	0	347	1,535	90	1,181	4,286
June 2014	1,142	76	0	2	480	1,499	43	901	4,143

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	133	14	0	0	12	56	41	3	259
June 2014	92	0	0	0	16	122	2	10	242
East St. Paul R.M.									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	2	0	0	0	0	0	0	0	2
Headingley R.M.									
June 2015	2	0	0	0	0	0	0	0	2
June 2014	8	0	0	0	0	0	0	0	8
Macdonald R.M.									
June 2015	11	0	0	0	0	0	0	0	11
June 2014	9	0	0	0	0	0	0	0	9
Ritchot R.M.									
June 2015	4	0	0	0	0	0	0	0	4
June 2014	6	2	0	1	0	0	0	0	9
Rosser R.M.									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
June 2015	4	0	0	0	0	0	0	0	4
June 2014	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
June 2015	4	0	0	0	0	0	0	0	4
June 2014	2	0	0	0	0	0	0	0	2
Springfield R.M.									
June 2015	5	2	0	0	0	0	0	0	7
June 2014	2	0	0	0	0	0	0	0	2
Tache R.M.									
June 2015	2	0	0	0	0	0	0	0	2
June 2014	1	0	0	0	0	0	0	0	1
West St. Paul R.M.									
June 2015	2	0	0	0	0	0	0	0	2
June 2014	0	0	0	0	0	0	0	0	0
First Nations									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
June 2015	167	16	0	0	12	56	41	3	295
June 2014	128	2	0	1	16	122	2	10	281

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	214	27	0	2	74	239	n/a	n/a	556
June 2014	208	7	0	2	31	185	n/a	n/a	433
East St. Paul R.M.									
June 2015	4	0	0	0	0	0	n/a	n/a	4
June 2014	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
June 2015	1	0	0	0	0	0	n/a	n/a	1
June 2014	5	0	0	0	0	0	n/a	n/a	5
MacDonald R.M.									
June 2015	17	0	0	0	3	0	n/a	n/a	20
June 2014	18	0	0	0	1	0	n/a	n/a	19
Ritchot R.M.									
June 2015	11	0	0	0	4	0	n/a	n/a	15
June 2014	6	2	0	1	0	4	n/a	n/a	13
Rosser R.M.									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
June 2015	2	0	0	0	0	0	n/a	n/a	2
June 2014	6	0	0	0	0	0	n/a	n/a	6
St. Francois Xavier R.M.									
June 2015	5	0	0	0	0	0	n/a	n/a	5
June 2014	3	0	0	0	0	0	n/a	n/a	3
Springfield R.M.									
June 2015	9	5	3	0	0	0	n/a	n/a	17
June 2014	12	4	0	0	0	0	n/a	n/a	16
Tache R.M.									
June 2015	6	0	3	0	0	30	n/a	n/a	39
June 2014	1	0	0	0	0	34	n/a	n/a	35
West St. Paul R.M.									
June 2015	2	0	0	0	0	0	n/a	n/a	2
June 2014	2	0	0	0	0	0	n/a	n/a	2
First Nations									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2015	271	32	6	2	81	269	n/a	n/a	661
June 2014	266	13	0	3	32	223	n/a	n/a	537

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	145	7	0	0	7	14	n/a	n/a	173
June 2014	103	1	0	0	21	18	n/a	n/a	143
East St. Paul R.M.									
June 2015	1	0	0	0	0	0	n/a	n/a	1
June 2014	3	0	0	0	0	0	n/a	n/a	3
Headingley R.M.									
June 2015	2	0	0	0	0	0	n/a	n/a	2
June 2014	4	0	0	0	0	0	n/a	n/a	4
MacDonald R.M.									
June 2015	8	0	0	0	1	0	n/a	n/a	9
June 2014	6	0	0	0	0	0	n/a	n/a	6
Ritchot R.M.									
June 2015	4	0	0	0	4	0	n/a	n/a	8
June 2014	4	0	0	1	0	9	n/a	n/a	14
Rosser R.M.									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
June 2015	6	0	0	0	0	0	n/a	n/a	6
June 2014	11	0	0	0	0	0	n/a	n/a	11
St. Francois Xavier R.M.									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
June 2015	6	1	0	0	0	0	n/a	n/a	7
June 2014	3	1	0	0	0	0	n/a	n/a	4
Tache R.M.									
June 2015	3	0	0	0	0	0	n/a	n/a	3
June 2014	3	0	0	0	0	0	n/a	n/a	3
West St. Paul R.M.									
June 2015	3	0	0	0	0	0	n/a	n/a	3
June 2014	0	0	0	0	0	0	n/a	n/a	0
First Nations									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
June 2015	178	8	0	0	12	14	n/a	n/a	212
June 2014	137	2	0	1	21	27	n/a	n/a	188

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 June 2015																					
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Winnipeg City	110	137	22	10	65	20	0	131	197	298	-33.9
East St. Paul R.M.	6	2	0	0	0	0	0	0	6	2	200.0
Headingley R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
MacDonald R.M.	10	4	0	0	0	4	0	0	10	8	25.0
Ritchot R.M.	5	7	0	0	0	12	0	0	5	19	-73.7
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	7	7	0	0	0	0	0	0	7	7	0.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	15	1	0	0	0	0	0	0	15	1	**
Tache R.M.	5	0	0	0	0	0	0	0	5	0	n/a
West St. Paul R.M.	9	5	0	0	0	0	0	0	9	5	80.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	167	165	22	10	65	36	0	131	254	342	-25.7

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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	600	720	84	60	223	211	746	623	1,653	1,614	2.4
East St. Paul R.M.	17	16	0	0	0	0	0	0	17	16	6.3
Headingley R.M.	2	7	0	0	0	0	0	0	2	7	-71.4
MacDonald R.M.	28	19	0	0	0	7	0	0	28	26	7.7
Ritchot R.M.	20	12	2	6	0	24	0	12	22	54	-59.3
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	24	37	0	0	0	0	0	0	24	37	-35.1
St. Francois Xavier R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Springfield R.M.	38	32	4	6	0	0	0	0	42	38	10.5
Tache R.M.	16	16	0	0	0	0	0	30	16	46	-65.2
West St. Paul R.M.	19	11	0	0	0	0	0	0	19	11	72.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	764	872	90	72	223	242	746	665	1,823	1,851	-1.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Winnipeg City	7	20	58	0	0	68	0	63
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	4	0	0	0	0	0	0
Ritchot R.M.	0	0	0	12	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
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	7	24	58	12	0	68	0	63

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	117	211	106	0	159	433	587	190
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	7	0	0	0	0	0	0
Ritchot R.M.	0	0	0	24	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	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	117	218	106	24	159	475	587	190

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Winnipeg City	132	147	7	88	58	63	197	298
East St. Paul R.M.	6	2	0	0	0	0	6	2
Headingley R.M.	0	2	0	0	0	0	0	2
MacDonald R.M.	10	4	0	4	0	0	10	8
Ritchot R.M.	5	7	0	0	0	12	5	19
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	7	7	0	0	0	0	7	7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	15	1	0	0	0	0	15	1
Tache R.M.	5	0	0	0	0	0	5	0
West St. Paul R.M.	9	5	0	0	0	0	9	5
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	189	175	7	92	58	75	254	342

Table 2.5: Starts by Submarket and by Intended Market January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	684	771	276	653	693	190	1,653	1,614
East St. Paul R.M.	17	16	0	0	0	0	17	16
Headingley R.M.	2	7	0	0	0	0	2	7
MacDonald R.M.	28	19	0	7	0	0	28	26
Ritchot R.M.	22	17	0	13	0	24	22	54
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	24	37	0	0	0	0	24	37
St. Francois Xavier R.M.	0	2	0	0	0	0	0	2
Springfield R.M.	42	38	0	0	0	0	42	38
Tache R.M.	16	16	0	30	0	0	16	46
West St. Paul R.M.	19	11	0	0	0	0	19	11
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	854	934	276	703	693	214	1,823	1,851

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Winnipeg City	134	92	18	2	48	16	59	132	259	242	7.0
East St. Paul R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
Headingley R.M.	2	8	0	0	0	0	0	0	2	8	-75.0
MacDonald R.M.	11	9	0	0	0	0	0	0	11	9	22.2
Ritchot R.M.	4	7	0	2	0	0	0	0	4	9	-55.6
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
St. Francois Xavier R.M.	4	2	0	0	0	0	0	0	4	2	100.0
Springfield R.M.	5	2	2	0	0	0	0	0	7	2	**
Tache R.M.	2	1	0	0	0	0	0	0	2	1	100.0
West St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	168	129	20	4	48	16	59	132	295	281	5.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	741	654	62	40	124	106	802	416	1,729	1,216	42.2
East St. Paul R.M.	16	25	0	0	0	0	0	0	16	25	-36.0
Headingley R.M.	11	26	0	0	0	0	0	0	11	26	-57.7
MacDonald R.M.	34	25	0	0	4	4	0	0	38	29	31.0
Ritchot R.M.	29	14	2	6	0	15	0	40	31	75	-58.7
Rosser R.M.	2	2	0	0	0	0	0	0	2	2	0.0
St. Clements R.M.	33	48	0	0	0	0	0	0	33	48	-31.3
St. Francois Xavier R.M.	8	6	0	0	0	0	0	0	8	6	33.3
Springfield R.M.	60	47	20	4	3	0	0	0	83	51	62.7
Tache R.M.	36	22	0	0	4	0	30	21	70	43	62.8
West St. Paul R.M.	17	12	0	0	0	0	0	0	17	12	41.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	987	881	84	50	135	125	832	477	2,038	1,533	32.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Winnipeg City	12	16	36	0	56	122	3	10
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
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	12	16	36	0	56	122	3	10

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	82	106	42	0	355	327	447	89
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	4	4	0	0	0	0	0	0
Ritchot R.M.	0	9	0	6	0	40	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.	3	0	0	0	0	0	0	0
Tache R.M.	4	0	0	0	30	21	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	93	119	42	6	385	388	447	89

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2015

Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Winnipeg City	147	92	68	138	44	12	259	242
East St. Paul R.M.	0	2	0	0	0	0	0	2
Headingley R.M.	2	8	0	0	0	0	2	8
MacDonald R.M.	11	9	0	0	0	0	11	9
Ritchot R.M.	4	8	0	1	0	0	4	9
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	6	0	0	0	0	4	6
St. Francois Xavier R.M.	4	2	0	0	0	0	4	2
Springfield R.M.	7	2	0	0	0	0	7	2
Tache R.M.	2	1	0	0	0	0	2	1
West St. Paul R.M.	2	0	0	0	0	0	2	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	183	130	68	139	44	12	295	281

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Winnipeg City	794	688	441	437	494	91	1,729	1,216
East St. Paul R.M.	16	25	0	0	0	0	16	25
Headingley R.M.	11	26	0	0	0	0	11	26
MacDonald R.M.	34	25	4	4	0	0	38	29
Ritchot R.M.	31	17	0	52	0	6	31	75
Rosser R.M.	2	2	0	0	0	0	2	2
St. Clements R.M.	33	48	0	0	0	0	33	48
St. Francois Xavier R.M.	8	6	0	0	0	0	8	6
Springfield R.M.	81	51	0	0	2	0	83	51
Tache R.M.	40	22	30	21	0	0	70	43
West St. Paul R.M.	17	12	0	0	0	0	17	12
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,067	922	475	514	496	97	2,038	1,533

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2015	36	25.0	35	24.3	18	12.5	22	15.3	33	22.9	144	400,000	437,170
June 2014	20	19.6	14	13.7	27	26.5	33	32.4	8	7.8	102	430,600	427,128
Year-to-date 2015	151	21.7	178	25.6	126	18.1	111	16.0	129	18.6	695	400,000	429,644
Year-to-date 2014	135	20.3	119	17.9	153	23.0	190	28.5	69	10.4	666	420,900	425,403
East St. Paul R.M.													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 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	9	100.0	9	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	630,000	659,456
Headingley R.M.													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2014	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2015	0	0.0	2	22.2	0	0.0	2	22.2	5	55.6	9	--	--
Year-to-date 2014	0	0.0	0	0.0	2	9.1	7	31.8	13	59.1	22	550,000	554,435
MacDonald R.M.													
June 2015	2	25.0	0	0.0	1	12.5	4	50.0	1	12.5	8	--	--
June 2014	1	16.7	0	0.0	1	16.7	2	33.3	2	33.3	6	--	--
Year-to-date 2015	5	16.1	0	0.0	3	9.7	13	41.9	10	32.3	31	459,900	469,941
Year-to-date 2014	3	15.8	0	0.0	1	5.3	12	63.2	3	15.8	19	467,000	462,579
Ritchot R.M.													
June 2015	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
June 2014	1	20.0	3	60.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2015	12	70.6	4	23.5	0	0.0	0	0.0	1	5.9	17	325,000	344,496
Year-to-date 2014	3	21.4	7	50.0	0	0.0	1	7.1	3	21.4	14	367,600	392,254
Rosser R.M.													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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.													
June 2015	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
June 2014	4	66.7	0	0.0	0	0.0	1	16.7	1	16.7	6	--	--
Year-to-date 2015	5	45.5	2	18.2	1	9.1	1	9.1	2	18.2	11	350,000	322,264
Year-to-date 2014	20	83.3	1	4.2	0	0.0	1	4.2	2	8.3	24	155,250	219,016
St. Francois Xavier R.M.													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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.													
June 2015	2	40.0	0	0.0	1	20.0	1	20.0	1	20.0	5	--	--
June 2014	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
Year-to-date 2015	11	34.4	5	15.6	6	18.8	3	9.4	7	21.9	32	393,450	413,105
Year-to-date 2014	3	7.5	18	45.0	8	20.0	9	22.5	2	5.0	40	392,450	399,893
Tache R.M.													
June 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
June 2014	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2015	6	54.5	2	18.2	0	0.0	0	0.0	3	27.3	11	349,900	390,536
Year-to-date 2014	5	29.4	3	17.6	7	41.2	1	5.9	1	5.9	17	400,000	373,088
West St. Paul R.M.													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 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	9	100.0	9	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
First Nations													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2015	45	26.6	38	22.5	20	11.8	27	16.0	39	23.1	169	400,000	436,047
June 2014	28	21.2	18	13.6	29	22.0	39	29.5	18	13.6	132	430,600	436,033
Year-to-date 2015	190	23.0	193	23.4	136	16.5	131	15.9	175	21.2	825	402,000	433,278
Year-to-date 2014	169	20.1	148	17.6	174	20.7	224	26.7	125	14.9	840	420,900	429,259

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2015						
Submarket	June 2015	June 2014	% Change	YTD 2015	YTD 2014	% Change
Winnipeg City	437,170	427,128	2.4	429,644	425,403	1.0
East St. Paul R.M.	--	--	n/a	--	659,456	n/a
Headingley R.M.	--	--	n/a	--	554,435	n/a
MacDonald R.M.	--	--	n/a	469,941	462,579	1.6
Ritchot R.M.	--	--	n/a	344,496	392,254	-12.2
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	--	n/a	322,264	219,016	47.1
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	413,105	399,893	3.3
Tache R.M.	--	--	n/a	390,536	373,088	4.7
West St. Paul R.M.	--	--	n/a	--	--	n/a
First Nations	--	--	n/a	--	--	n/a
Winnipeg CMA	436,047	436,033	0.0	433,278	429,259	0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg June 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	273,576
	February	643	1.9	982	1,174	1,567	62.7	264,636	-2.2	267,725
	March	868	10.9	961	1,638	1,633	58.8	278,527	2.7	270,410
	April	1,169	-0.8	1,014	2,068	1,697	59.8	278,432	3.0	269,641
	May	1,488	1.8	1,037	2,477	1,710	60.6	287,026	4.6	272,985
	June	1,454	4.3	1,043	2,387	1,741	59.9	280,112	2.2	272,175
	July	1,405	9.2	1,094	2,115	1,874	58.4	268,817	2.3	272,012
	August	1,079	-10.8	1,029	1,929	1,766	58.3	270,246	3.3	275,200
	September	1,117	6.2	1,022	2,151	1,757	58.2	263,859	2.9	272,598
	October	1,050	-6.1	1,002	1,663	1,744	57.5	270,605	-0.5	270,217
	November	771	-4.8	1,047	1,206	1,844	56.8	266,945	2.0	274,190
	December	574	-4.0	927	730	1,807	51.3	271,489	-9.0	272,649
2015	January	554	4.7	1,052	1,366	1,932	54.5	261,612	-0.4	271,727
	February	624	-3.0	986	1,373	1,912	51.6	266,837	0.8	271,386
	March	957	10.3	1,037	2,179	2,088	49.7	281,269	1.0	274,139
	April	1,212	3.7	1,030	2,550	1,974	52.2	292,456	5.0	282,317
	May	1,404	-5.6	1,049	2,484	1,802	58.2	287,587	0.2	274,343
	June	1,447	-0.5	989	2,392	1,715	57.7	281,349	0.4	274,126
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,111	1.9		6,932			282,137	3.3	
	Q2 2015	4,063	-1.2		7,426			286,818	1.7	
	YTD 2014	6,151	2.3		10,822			278,125	2.9	
	YTD 2015	6,198	0.8		12,344			281,696	1.3	

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 June 2015											
		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
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	138.2	125.0	417	6.2	68.5	825
	March	567	2.89	4.74	138.7	126.5	419	6.3	68.9	828
	April	561	2.89	4.64	138.8	126.3	422	6.1	69.0	832
	May	561	2.89	4.64	138.9	126.6	425	6.1	69.5	835
	June	561	2.89	4.64		127.0	426	6.1	69.6	838
	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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