HOUSING MARKET INFORMATION

HOUSING NOW TABLES
BC Region

Date Released: Third Quarter 2016



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Canada

CMHC SCHL

Publication Update!

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

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

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

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HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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4	Absorbed Single-Detached Units by Price Range
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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 2016		
British Columbia	May 2016	June 2016
Trend[1], urban centres[2]	39,073	41,473
SAAR, urban centres[2]	34,710	47,984
	June 2015	June 2016
Actual, urban centres[2]		
June - Single-Detached	853	881
June - Multiples	2,157	3,213
June - Total	3,010	4,094
January to June - Single-Detached	4,196	4,867
January to June - Multiples	10,090	15,459
January to June - Total	14,286	20,326

Source: CMHC

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

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of British Columbia Region Second Quarter 2016										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2016	2,352	216	45	75	1,289	4,516	261	2,044	479	11,277
Q2 2015	2,189	230	11	85	924	2,988	164	1,530	385	8,506
% Change	7.4	-6.1	**	-11.8	39.5	51.1	59.1	33.6	24.4	32.6
Year-to-date 2016	4,278	357	76	134	2,366	8,131	465	4,519	967	21,293
Year-to-date 2015	3,777	400	19	123	1,832	5,466	306	2,363	602	14,888
% Change	13.3	-10.8	**	8.9	29.1	48.8	52.0	91.2	60.6	43.0
UNDER CONSTRUCTION										
Q2 2016	7,058	535	227	199	3,911	21,297	685	7,983	2,010	43,905
Q2 2015	6,384	631	23	147	3,263	18,026	501	5,177	1,410	35,562
% Change	10.6	-15.2	**	35.4	19.9	18.1	36.7	54.2	42.6	23.5
COMPLETIONS										
Q2 2016	1,931	196	30	63	1,072	1,873	199	1,125	502	6,991
Q2 2015	1,889	206	0	74	947	2,411	138	921	299	6,885
% Change	2.2	-4.9	n/a	-14.9	13.2	-22.3	44.2	22.1	67.9	1.5
Year-to-date 2016	3,678	367	83	117	2,123	5,493	359	2,291	815	15,326
Year-to-date 2015	3,459	432	0	126	1,743	4,014	299	1,625	724	12,422
% Change	6.3	-15.0	n/a	-7.1	21.8	36.8	20.1	41.0	12.6	23.4
COMPLETED & NOT ABSORBED										
Q2 2016	927	86	4	28	231	555	n/a	n/a	n/a	1,831
Q2 2015	1,150	135	0	48	511	1,708	n/a	n/a	n/a	3,552
% Change	-19.4	-36.3	n/a	-41.7	-54.8	-67.5	n/a	n/a	n/a	-48.5
ABSORBED										
Q2 2016	1,667	159	42	55	1,031	2,352	n/a	n/a	n/a	5,306
Q2 2015	1,723	175	0	54	1,121	2,519	n/a	n/a	n/a	5,592
% Change	-3.3	-9.1	n/a	1.9	-8.0	-6.6	n/a	n/a	n/a	-5.1
Year-to-date 2016	3,311	317	66	104	2,048	5,882	n/a	n/a	n/a	11,728
Year-to-date 2015	3,145	334	0	101	1,853	4,215	n/a	n/a	n/a	9,648
% Change	5.3	-5.1	n/a	3.0	10.5	39.5	n/a	n/a	n/a	21.6

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of British Columbia Region
2006 - 2015

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	16.1	11.5	**	71.0	16.1	-8.9	2.7	3.5	18.0	4.8
2013	6,513	835	22	100	3,231	10,572	661	3,751	1,369	27,054
% Change	6.3	16.1	-99.1	13.6	1.0	0.6	26.6	104.4	-31.1	-1.5
2012	6,129	719	2,476	88	3,198	10,510	522	1,835	1,988	27,465
% Change	-6.6	6.4	6.5	-29.6	-15.5	28.5	4.0	-16.4	-3.2	4.0
2011	6,559	676	2,325	125	3,783	8,181	502	2,195	2,054	26,400
% Change	-24.8	0.7	59.4	-36.5	15.4	16.4	-40.6	57.1	-28.7	-0.3
2010	8,723	671	1,459	197	3,277	7,031	845	1,397	2,879	26,479
% Change	46.9	40.4	93.5	58.9	41.8	119.7	109.7	126.4	28.3	64.7
2009	5,940	478	754	124	2,311	3,201	403	617	2,244	16,077
% Change	-26.3	-35.1	-8.4	-51.4	-47.3	-78.9	-6.1	-34.3	-35.2	-53.2
2008	8,060	737	823	255	4,383	15,206	429	939	3,464	34,321
% Change	-18.8	2.8	34.0	-41.5	-6.4	-8.7	-15.9	15.1	-28.3	-12.4
2007	9,925	717	614	436	4,681	16,663	510	816	4,833	39,195
% Change	-13.4	2.7	68.2	-13.0	-10.2	25.5	24.1	30.4	24.8	7.6
2006	11,466	698	365	501	5,211	13,279	411	626	3,872	36,443

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
British Columbia Region
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Centres 100,000+											
Abbotsford-Mission	130	91	20	4	71	0	62	26	283	121	133.9
Kelowna	177	155	32	66	92	10	127	107	428	338	26.6
Vancouver	1,448	1,300	106	112	898	565	5,307	3,678	7,759	5,655	37.2
Victoria	233	159	32	26	27	26	703	297	995	508	95.9
Centres 50,000 - 99,999											
Chilliwack	95	96	14	10	68	33	34	109	211	248	-14.9
Courtenay	62	44	12	16	8	8	2	7	84	75	12.0
Kamloops	58	96	38	18	10	19	1	22	107	155	-31.0
Nanaimo	95	105	8	8	0	31	77	191	180	335	-46.3
Prince George	42	47	2	6	0	10	111	47	155	110	40.9
Vernon	52	54	8	10	8	3	90	2	158	69	129.0
Centres 10,000 - 49,999											
Campbell River	29	22	15	6	0	0	2	1	46	29	58.6
Cranbrook	23	17	0	0	0	0	18	0	41	17	141.2
Dawson Creek	1	11	0	4	0	4	1	9	2	28	-92.9
Duncan	34	42	8	0	0	0	1	11	43	53	-18.9
Fort St. John	6	42	6	20	0	100	0	1	12	163	-92.6
Nelson[1]	2	2	0	0	0	0	3	0	5	2	150.0
Parksville-Qualicum Beach	57	31	0	2	0	6	0	0	57	39	46.2
Penticton	38	39	4	12	0	8	0	5	42	64	-34.4
Port Alberni	12	7	0	0	0	0	0	0	12	7	71.4
Powell River	8	0	2	0	0	0	1	0	11	0	n/a
Prince Rupert	4	4	0	2	0	0	0	0	4	6	-33.3
Quesnel	7	4	0	0	4	0	0	0	11	4	175.0
Salmon Arm	22	18	0	0	3	3	0	0	25	21	19.0
Salt Spring Island[1]	0	2	0	0	0	0	0	0	0	2	-100.0
Squamish	28	22	0	2	30	9	48	4	106	37	186.5
Summerland	7	4	2	0	0	0	1	0	10	4	150.0
Terrace	6	11	0	2	0	12	1	1	7	26	-73.1
Williams Lake	4	5	0	0	0	0	0	0	4	5	-20.0
Total British Columbia (10,000+)	2,680	2,430	309	326	1,219	847	6,590	4,518	10,798	8,121	33.0

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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Table 2.1: Starts by Submarket and by Dwelling Type
British Columbia Region
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Abbotsford-Mission	261	137	24	4	134	32	246	97	665	270	146.3
Kelowna	303	273	72	102	115	51	503	125	993	551	80.2
Vancouver	2,645	2,254	218	272	1,671	1,077	10,306	6,335	14,840	9,938	49.3
Victoria	451	303	56	44	46	70	1,035	567	1,588	984	61.4
Centres 50,000 - 99,999											
Chilliwack	177	137	26	24	114	67	36	109	353	337	4.7
Courtenay[1]	100	81	14	32	8	30	6	105	128	248	-48.4
Kamloops	90	129	44	30	25	25	74	23	233	207	12.6
Nanaimo	199	199	22	16	19	34	133	248	373	497	-24.9
Prince George	65	81	2	8	0	10	114	48	181	147	23.1
Vernon	73	105	18	24	8	11	92	3	191	143	33.6
Centres 10,000 - 49,999											
Campbell River	43	43	27	6	0	0	3	1	73	50	46.0
Cranbrook	40	25	0	0	0	3	18	0	58	28	107.1
Dawson Creek	2	16	0	6	0	4	1	11	3	37	-91.9
Duncan	56	73	13	0	12	0	2	12	83	85	-2.4
Fort St. John	16	55	12	28	0	116	40	51	68	250	-72.8
Nelson[1]	11	3	0	0	0	0	6	54	17	57	-70.2
Parksville-Qualicum Beach	92	83	0	10	0	16	0	0	92	109	-15.6
Penticton	71	60	18	22	3	22	2	27	94	131	-28.2
Port Alberni	25	14	0	2	0	0	1	0	26	16	62.5
Powell River	14	4	2	0	0	0	1	0	17	4	**
Prince Rupert	6	6	0	2	0	0	0	0	6	8	-25.0
Quesnel	8	6	0	0	4	0	0	0	12	6	100.0
Salmon Arm	37	30	0	0	3	3	1	1	41	34	20.6
Salt Spring Island[1]	3	14	0	0	0	0	0	0	3	14	-78.6
Squamish	56	35	0	6	47	28	57	10	160	79	102.5
Summerland	11	11	2	4	0	3	1	0	14	18	-22.2
Terrace	7	13	0	2	0	15	2	2	9	32	-71.9
Williams Lake	5	6	0	0	0	0	0	0	5	6	-16.7
Total British Columbia (10,000+)	4,867	4,196	570	644	2,209	1,617	12,680	7,829	20,326	14,286	42.3

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

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Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Abbotsford-Mission	71	0	0	0	31	0	31	26
Kelowna	92	10	0	0	111	86	16	21
Vancouver	898	565	0	0	4,058	2,655	1,249	1,023
Victoria	19	26	8	0	174	50	529	247
Centres 50,000 - 99,999								
Chilliwack	68	33	0	0	32	109	2	0
Courtenay	8	8	0	0	0	0	2	7
Kamloops	10	19	0	0	0	0	1	22
Nanaimo	0	31	0	0	34	38	43	153
Prince George	0	10	0	0	106	42	5	5
Vernon	8	3	0	0	0	0	90	2
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	2	1
Cranbrook	0	0	0	0	0	0	18	0
Dawson Creek	0	4	0	0	0	0	1	9
Duncan	0	0	0	0	0	8	1	3
Fort St. John	0	92	0	8	0	0	0	1
Nelson[1]	0	0	0	0	0	0	3	0
Parksville-Qualicum Beach	0	6	0	0	0	0	0	0
Penticton	0	8	0	0	0	0	0	5
Port Alberni	0	0	0	0	0	0	0	0
Powell River	0	0	0	0	0	0	1	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	4	0	0	0	0	0	0	0
Salmon Arm	3	3	0	0	0	0	0	0
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	30	9	0	0	0	0	48	4
Summerland	0	0	0	0	0	0	1	0
Terrace	0	12	0	0	0	0	1	1
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	1,211	839	8	8	4,546	2,988	2,044	1,530

Source: CMHC (Starts and Completions Survey)

[1] This centre is new to our survey as of 2013

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Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market British Columbia Region January - June 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	134	32	0	0	200	67	46	30
Kelowna	115	51	0	0	144	86	359	39
Vancouver	1,671	1,077	0	0	7,311	4,764	2,995	1,571
Victoria	38	70	8	0	217	248	818	319
Centres 50,000 - 99,999								
Chilliwack	114	67	0	0	32	109	4	0
Courtenay	8	30	0	0	0	0	6	105
Kamloops	25	25	0	0	68	0	6	23
Nanaimo	19	34	0	0	43	38	90	210
Prince George	0	10	0	0	106	42	8	6
Vernon	8	11	0	0	0	0	92	3
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	3	1
Cranbrook	0	3	0	0	0	0	18	0
Dawson Creek	0	4	0	0	0	0	1	11
Duncan	12	0	0	0	0	8	2	4
Fort St. John	0	108	0	8	40	50	0	1
Nelson[1]	0	0	0	0	0	54	6	0
Parksville-Qualicum Beach	0	16	0	0	0	0	0	0
Penticton	3	22	0	0	0	0	2	27
Port Alberni	0	0	0	0	0	0	1	0
Powell River	0	0	0	0	0	0	1	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	4	0	0	0	0	0	0	0
Salmon Arm	3	3	0	0	0	0	1	1
Salt Spring Island[1]	0	0	0	0	0	0	0	0
Squamish	47	28	0	0	0	0	57	10
Summerland	0	3	0	0	0	0	1	0
Terrace	0	15	0	0	0	0	2	2
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	2,201	1,609	8	8	8,161	5,466	4,519	2,363

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market British Columbia Region Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Abbotsford-Mission	134	88	108	1	41	32	283	121
Kelowna	173	194	228	118	27	26	428	338
Vancouver	1,355	1,239	4,954	3,270	1,450	1,146	7,759	5,655
Victoria	251	179	200	79	544	250	995	508
Centres 50,000 - 99,999								
Chilliwack	91	94	116	154	4	0	211	248
Courtenay	64	47	18	20	2	8	84	75
Kamloops	81	73	23	60	3	22	107	155
Nanaimo	90	98	42	84	48	153	180	335
Prince George	43	47	106	58	6	5	155	110
Vernon	58	60	10	7	90	2	158	69
Centres 10,000 - 49,999								
Campbell River	26	24	18	4	2	1	46	29
Cranbrook	19	13	4	0	18	4	41	17
Dawson Creek	1	15	0	4	1	9	2	28
Duncan	30	38	10	9	3	6	43	53
Fort St. John	12	63	0	91	0	9	12	163
Nelson[1]	2	2	0	0	3	0	5	2
Parksville-Qualicum Beach	55	28	1	9	1	2	57	39
Penticton	37	50	2	8	3	6	42	64
Port Alberni	11	7	0	0	1	0	12	7
Powell River	10	0	0	0	1	0	11	0
Prince Rupert	4	5	0	0	0	1	4	6
Quesnel	5	4	4	0	2	0	11	4
Salmon Arm	18	19	6	0	1	2	25	21
Salt Spring Island[1]	0	2	0	0	0	0	0	2
Squamish	28	21	30	9	48	7	106	37
Summerland	8	4	0	0	2	0	10	4
Terrace	6	11	0	12	1	3	7	26
Williams Lake	1	5	0	0	3	0	4	5
Total British Columbia (10,000+)	2,613	2,430	5,880	3,997	2,305	1,694	10,798	8,121

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
British Columbia Region
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	248	126	346	100	71	44	665	270
Kelowna	305	324	309	176	379	51	993	551
Vancouver	2,476	2,162	9,015	5,967	3,349	1,809	14,840	9,938
Victoria	483	329	266	330	839	325	1,588	984
Centres 50,000 - 99,999								
Chilliwack	168	127	178	210	7	0	353	337
Courtenay	97	89	22	52	9	107	128	248
Kamloops	112	106	112	78	9	23	233	207
Nanaimo	186	191	89	93	98	213	373	497
Prince George	66	82	106	59	9	6	181	147
Vernon	87	124	12	15	92	4	191	143
Centres 10,000 - 49,999								
Campbell River	41	45	28	4	4	1	73	50
Cranbrook	32	21	4	3	22	4	58	28
Dawson Creek	2	21	0	4	1	12	3	37
Duncan	51	64	28	14	4	7	83	85
Fort St. John	28	84	40	157	0	9	68	250
Nelson[1]	10	3	0	54	7	0	17	57
Parksville-Qualicum Beach	88	79	1	25	3	5	92	109
Penticton	74	79	14	24	6	28	94	131
Port Alberni	20	16	4	0	2	0	26	16
Powell River	16	4	0	0	1	0	17	4
Prince Rupert	6	7	0	0	0	1	6	8
Quesnel	6	6	4	0	2	0	12	6
Salmon Arm	33	27	6	4	2	3	41	34
Salt Spring Island[1]	3	14	0	0	0	0	3	14
Squamish	54	38	47	28	59	13	160	79
Summerland	11	9	0	9	3	0	14	18
Terrace	7	13	0	15	2	4	9	32
Williams Lake	1	6	0	0	4	0	5	6
Total British Columbia (10,000+)	4,711	4,196	10,631	7,421	4,984	2,669	20,326	14,286

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type British Columbia Region Second Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
Centres 100,000+											
Abbotsford-Mission	163	72	2	0	19	25	99	69	283	166	70.5
Kelowna	159	171	40	36	73	34	70	21	342	262	30.5
Vancouver	1,046	1,055	120	164	764	679	2,541	2,562	4,471	4,460	0.2
Victoria	166	129	8	12	16	36	74	415	264	592	-55.4
Centres 50,000 - 99,999											
Chilliwack	84	102	14	14	51	37	44	40	193	193	0.0
Courtenay	37	48	8	12	4	7	1	8	50	75	-33.3
Kamloops	79	71	30	14	22	4	24	43	155	132	17.4
Nanaimo	89	63	2	4	8	13	81	95	180	175	2.9
Prince George	38	71	4	2	12	0	7	22	61	95	-35.8
Vernon	41	46	14	6	0	0	9	1	64	53	20.8
Centres 10,000 - 49,999											
Campbell River	15	26	4	0	0	0	0	0	19	26	-26.9
Cranbrook	14	20	0	0	3	0	0	0	17	20	-15.0
Dawson Creek	6	16	2	8	4	0	3	5	15	29	-48.3
Duncan	21	37	2	0	3	0	6	37	32	74	-56.8
Fort St. John	20	23	14	24	17	0	0	0	51	47	8.5
Nelson[1]	4	2	0	4	0	0	11	0	15	6	150
Parksville-Qualicum Beach	37	28	0	4	0	16	0	0	37	48	-22.9
Penticton	34	32	16	0	6	0	3	4	59	36	63.9
Port Alberni	12	10	0	2	0	0	1	0	13	12	8.3
Powell River	5	2	2	2	0	0	0	0	7	4	75.0
Prince Rupert	2	2	0	0	0	0	0	0	2	2	0.0
Quesnel	10	4	0	0	0	0	0	0	10	4	150.0
Salmon Arm	29	16	0	0	18	0	0	2	47	18	161.1
Salt Spring Island[1]	5	5	0	0	0	0	2	0	7	5	40
Squamish	20	16	2	6	19	0	9	4	50	26	92.3
Summerland	8	3	0	2	3	0	2	0	13	5	160.0
Terrace	8	10	4	2	0	0	10	3	22	15	46.7
Williams Lake	9	5	0	0	0	0	1	1	10	6	66.7
Total British Columbia (10,000+	2,161	2,085	288	318	1,042	851	2,998	3,332	6,489	6,586	-1.5

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
British Columbia Region
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Centres 100,000+											
Abbotsford-Mission	242	109	2	0	73	44	110	167	427	320	33.4
Kelowna	277	332	82	68	116	82	273	40	748	522	43.3
Vancouver	2,126	1,906	230	274	1,382	1,212	6,500	4,362	10,238	7,754	32.0
Victoria	284	270	35	28	51	40	259	491	629	829	-24.1
Centres 50,000 - 99,999											
Chilliwack	143	138	16	20	119	65	44	40	322	263	22.4
Courtenay	77	83	16	18	11	11	4	11	108	123	-12.2
Kamloops	133	143	36	26	37	4	25	171	231	344	-32.8
Nanaimo	157	130	4	10	13	16	218	126	392	282	39.0
Prince George	73	102	8	6	12	0	12	25	105	133	-21.1
Vernon	69	89	20	10	7	18	12	1	108	118	-8.5
Centres 10,000 - 49,999											
Campbell River	39	52	4	2	0	0	0	0	43	54	-20.4
Cranbrook	26	45	0	0	7	0	0	0	33	45	-26.7
Dawson Creek	16	38	6	32	4	42	9	82	35	194	-82.0
Duncan	48	60	4	0	3	0	12	38	67	98	-31.6
Fort St. John	45	54	44	72	166	29	219	52	474	207	129.0
Nelson[1]	7	5	2	4	0	0	12	0	21	9	133
Parksville-Qualicum Beach	63	59	12	26	0	26	1	1	76	112	-32.1
Penticton	58	63	24	4	14	0	25	7	121	74	63.5
Port Alberni	20	19	0	4	0	4	1	0	21	27	-22.2
Powell River	14	4	4	2	0	0	15	0	33	6	**
Prince Rupert	4	3	0	0	0	0	0	0	4	3	33.3
Quesnel	14	17	0	0	4	0	0	0	18	17	5.9
Salmon Arm	60	32	0	2	18	0	1	3	79	37	113.5
Salt Spring Island[1]	10	18	0	0	0	0	2	0	12	18	-33
Squamish	38	29	2	8	32	0	14	6	86	43	100.0
Summerland	19	9	0	2	3	0	3	0	25	11	127.3
Terrace	16	20	4	2	6	0	10	13	36	35	2.9
Williams Lake	16	17	0	0	0	0	3	3	19	20	-5.0
Total British Columbia (10,000+	4,094	3,846	555	620	2,078	1,593	7,784	5,639	14,511	11,698	24.0

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Abbotsford-Mission	19	25	0	0	67	60	32	9
Kelowna	73	34	0	0	30	0	40	21
Vancouver	749	679	15	0	1,740	1,857	801	705
Victoria	16	36	0	0	12	294	62	121
Centres 50,000 - 99,999								
Chilliwack	51	37	0	0	0	40	44	0
Courtenay	4	7	0	0	0	0	1	8
Kamloops	7	4	15	0	0	43	24	0
Nanaimo	8	13	0	0	0	62	81	33
Prince George	12	0	0	0	0	20	7	2
Vernon	0	0	0	0	0	0	9	1
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	0
Cranbrook	3	0	0	0	0	0	0	0
Dawson Creek	4	0	0	0	0	0	3	5
Duncan	3	0	0	0	6	35	0	2
Fort St. John	17	0	0	0	0	0	0	0
Nelson[1]	0	0	0	0	10	0	1	0
Parksville-Qualicum Beach	0	4	0	12	0	0	0	0
Penticton	6	0	0	0	0	0	3	4
Port Alberni	0	0	0	0	0	0	1	0
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	18	0	0	0	0	0	0	2
Salt Spring Island[1]	0	0	0	0	0	0	2	0
Squamish	19	0	0	0	0	0	9	4
Summerland	3	0	0	0	0	0	2	0
Terrace	0	0	0	0	8	0	2	3
Williams Lake	0	0	0	0	0	0	1	1
Total British Columbia (10,000+)	1,012	839	30	12	1,873	2,411	1,125	921

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market British Columbia Region January - June 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	73	44	0	0	67	150	43	17
Kelowna	96	82	20	0	168	0	105	40
Vancouver	1,367	1,212	15	0	4,953	3,226	1,547	1,136
Victoria	51	40	0	0	159	294	100	197
Centres 50,000 - 99,999								
Chilliwack	119	65	0	0	0	40	44	0
Courtenay	11	11	0	0	0	3	4	8
Kamloops	22	4	15	0	0	124	25	47
Nanaimo	13	16	0	0	4	62	214	64
Prince George	12	0	0	0	0	20	12	5
Vernon	7	18	0	0	0	0	12	1
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	0
Cranbrook	7	0	0	0	0	0	0	0
Dawson Creek	4	42	0	0	0	0	9	82
Duncan	3	0	0	0	10	35	2	3
Fort St. John	166	29	0	0	100	51	119	1
Nelson[1]	0	0	0	0	10	0	2	0
Parksville-Qualicum Beach	0	8	0	18	0	0	1	1
Penticton	6	0	8	0	0	0	25	7
Port Alberni	0	0	0	4	0	0	1	0
Powell River	0	0	0	0	14	0	1	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	4	0	0	0	0	0	0	0
Salmon Arm	18	0	0	0	0	0	1	3
Salt Spring Island[1]	0	0	0	0	0	0	2	0
Squamish	32	0	0	0	0	0	14	6
Summerland	3	0	0	0	0	0	3	0
Terrace	6	0	0	0	8	9	2	4
Williams Lake	0	0	0	0	0	0	3	3
Total British Columbia (10,000+)	2,020	1,571	58	22	5,493	4,014	2,291	1,625

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
British Columbia Region
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
Centres 100,000+								
Abbotsford-Mission	145	60	95	85	43	21	283	166
Kelowna	175	179	117	56	50	27	342	262
Vancouver	1,043	1,047	2,497	2,621	931	792	4,471	4,460
Victoria	172	132	28	334	64	126	264	592
Centres 50,000 - 99,999								
Chilliwack	77	85	71	108	45	0	193	193
Courtenay	33	44	10	22	7	9	50	75
Kamloops	74	74	42	58	39	0	155	132
Nanaimo	80	65	14	77	86	33	180	175
Prince George	37	71	17	22	7	2	61	95
Vernon	55	51	0	0	9	2	64	53
Centres 10,000 - 49,999								
Campbell River	15	24	4	2	0	0	19	26
Cranbrook	13	20	3	0	1	0	17	20
Dawson Creek	8	21	4	0	3	8	15	29
Duncan	22	34	10	35	0	5	32	74
Fort St. John	34	47	17	0	0	0	51	47
Nelson[1]	4	6	10	0	1	0	15	6
Parksville-Qualicum Beach	35	26	0	6	2	16	37	48
Penticton	38	32	16	0	5	4	59	36
Port Alberni	10	12	2	0	1	0	13	12
Powell River	5	2	2	2	0	0	7	4
Prince Rupert	2	2	0	0	0	0	2	2
Quesnel	6	4	0	0	4	0	10	4
Salmon Arm	28	14	18	1	1	3	47	18
Salt Spring Island[1]	5	5	0	0	2	0	7	5
Squamish	20	20	19	0	11	6	50	26
Summerland	6	2	4	3	3	0	13	5
Terrace	10	11	8	0	4	4	22	15
Williams Lake	5	5	0	0	5	1	10	6
Total British Columbia (10,000+)	2,157	2,095	3,008	3,432	1,324	1,059	6,489	6,586

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.5: Completions by Submarket and by Intended Market
British Columbia Region
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Centres 100,000+								
Abbotsford-Mission	221	95	149	194	57	31	427	320
Kelowna	319	325	290	136	139	61	748	522
Vancouver	2,089	1,870	6,380	4,562	1,769	1,322	10,238	7,754
Victoria	307	276	219	347	103	206	629	829
Centres 50,000 - 99,999								
Chilliwack	142	113	134	149	46	1	322	263
Courtenay	69	78	27	33	12	12	108	123
Kamloops	118	155	71	142	42	47	231	344
Nanaimo	143	134	25	82	224	66	392	282
Prince George	73	105	19	23	13	5	105	133
Vernon	84	97	11	18	13	3	108	118
Centres 10,000 - 49,999								
Campbell River	37	48	5	6	1	0	43	54
Cranbrook	24	45	3	0	6	0	33	45
Dawson Creek	22	63	4	42	9	89	35	194
Duncan	47	56	15	35	5	7	67	98
Fort St. John	111	126	244	80	119	1	474	207
Nelson[1]	9	9	10	0	2	0	21	9
Parksville-Qualicum Beach	60	59	13	18	3	35	76	112
Penticton	67	64	16	0	38	10	121	74
Port Alberni	16	23	4	0	1	4	21	27
Powell River	14	4	18	2	1	0	33	6
Prince Rupert	3	3	0	0	1	0	4	3
Quesnel	9	17	4	0	5	0	18	17
Salmon Arm	56	31	20	2	3	4	79	37
Salt Spring Island[1]	10	18	0	0	2	0	12	18
Squamish	37	32	32	0	17	11	86	43
Summerland	12	8	6	3	7	0	25	11
Terrace	18	20	14	9	4	6	36	35
Williams Lake	11	17	0	0	8	3	19	20
Total British Columbia (10,000+)	4,128	3,891	7,733	5,883	2,650	1,924	14,511	11,698

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chilliwack													
Q2 2016	2	2.3	15	17.2	42	48.3	16	18.4	12	13.8	87	454,717	502,642
Q2 2015	7	6.2	35	31.0	52	46.0	16	14.2	3	2.7	113	420,000	429,494
Year-to-date 2016	3	2.0	19	12.8	79	53.0	29	19.5	19	12.8	149	450,000	500,390
Year-to-date 2015	7	4.8	42	28.6	66	44.9	28	19.0	4	2.7	147	434,900	439,664
Courtenay													
Q2 2016	0	0.0	5	12.5	12	30.0	12	30.0	11	27.5	40	593,198	573,824
Q2 2015	0	0.0	13	34.2	5	13.2	14	36.8	6	15.8	38	500,000	512,550
Year-to-date 2016	1	1.4	8	11.0	24	32.9	23	31.5	17	23.3	73	525,000	555,282
Year-to-date 2015	2	2.7	24	32.9	11	15.1	26	35.6	10	13.7	73	488,250	499,085
Kamloops													
Q2 2016	2	4.2	20	41.7	9	18.8	7	14.6	10	20.8	48	444,495	514,262
Q2 2015	4	5.8	11	15.9	34	49.3	17	24.6	3	4.3	69	449,000	459,360
Year-to-date 2016	8	7.0	33	28.9	26	22.8	29	25.4	18	15.8	114	469,950	497,788
Year-to-date 2015	9	6.5	23	16.7	64	46.4	30	21.7	12	8.7	138	455,950	475,363
Nanaimo													
Q2 2016	5	5.6	10	11.2	33	37.1	27	30.3	14	15.7	89	463,500	508,033
Q2 2015	4	6.3	25	39.7	13	20.6	15	23.8	6	9.5	63	439,110	478,861
Year-to-date 2016	5	3.1	28	17.3	55	34.0	46	28.4	28	17.3	162	493,000	515,546
Year-to-date 2015	4	3.1	50	38.2	35	26.7	27	20.6	15	11.5	131	440,000	488,672
Prince George													
Q2 2016	3	7.1	10	23.8	16	38.1	13	31.0	0	0.0	42	438,725	446,907
Q2 2015	10	16.1	24	38.7	18	29.0	7	11.3	3	4.8	62	396,003	421,113
Year-to-date 2016	9	13.0	15	21.7	25	36.2	18	26.1	2	2.9	69	437,700	441,130
Year-to-date 2015	15	16.9	31	34.8	29	32.6	11	12.4	3	3.4	89	399,000	418,588
Vernon													
Q2 2016	1	3.2	1	3.2	6	19.4	7	22.6	16	51.6	31	650,000	892,098
Q2 2015	1	2.5	8	20.0	4	10.0	13	32.5	14	35.0	40	600,000	645,599
Year-to-date 2016	2	2.8	2	2.8	10	13.9	21	29.2	37	51.4	72	650,000	766,455
Year-to-date 2015	1	1.2	18	22.0	9	11.0	17	20.7	37	45.1	82	603,975	696,670
Abbotsford-Mission CMA													
Q2 2016	4	2.7	6	4.0	15	10.1	58	38.9	66	44.3	149	638,000	622,235
Q2 2015	1	1.6	1	1.6	30	49.2	19	31.1	10	16.4	61	490,000	537,456
Year-to-date 2016	4	1.7	11	4.7	27	11.5	96	41.0	96	41.0	234	619,950	615,528
Year-to-date 2015	2	2.0	1	1.0	40	40.0	40	40.0	17	17.0	100	537,900	551,507
Kelowna CMA													
Q2 2016	2	1.3	26	17.4	18	12.1	50	33.6	53	35.6	149	580,000	672,982
Q2 2015	2	1.5	12	8.9	20	14.8	48	35.6	53	39.3	135	600,000	662,799
Year-to-date 2016	4	1.6	32	12.4	32	12.4	94	36.4	96	37.2	258	599,900	699,981
Year-to-date 2015	4	1.4	20	7.1	51	18.2	99	35.4	106	37.9	280	589,500	681,847
Vancouver CMA													
Q2 2016	0	0.0	1	0.1	14	1.5	40	4.4	858	94.0	913	1,438,000	1,768,799
Q2 2015	0	0.0	0	0.0	19	1.8	107	10.0	945	88.2	1,071	1,090,000	1,456,514
Year-to-date 2016	1	0.1	3	0.2	38	1.9	110	5.5	1,831	92.3	1,983	1,402,000	1,774,256
Year-to-date 2015	0	0.0	0	0.0	26	1.3	192	9.9	1,727	88.8	1,945	1,180,000	1,478,195

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Second Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria CMA													
Q2 2016	2	1.1	20	11.5	43	24.7	30	17.2	79	45.4	174	614,950	688,903
Q2 2015	0	0.0	12	9.8	14	11.4	39	31.7	41	33.3	123	569,900	703,140
Year-to-date 2016	2	0.7	26	8.7	19	6.3	61	20.3	150	50.0	300	649,975	760,160
Year-to-date 2015	2	0.8	42	16.4	38	14.8	74	28.9	79	30.9	256	549,950	655,621
Total Urban Centres in British Columbia (50,000+)													
Q2 2016	21	1.2	114	6.6	208	12.1	260	15.1	1,119	65.0	1,722	808,786	1,225,771
Q2 2015	29	1.6	141	7.9	226	12.7	295	16.6	1,084	61.1	1,775	774,900	1,098,863
Year-to-date 2016	39	1.1	177	5.2	377	11.0	527	15.4	2,294	67.2	3,414	875,000	1,292,329
Year-to-date 2015	46	1.4	251	7.7	390	12.0	544	16.8	2,010	62.0	3,241	789,000	1,115,105

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for British Columbia

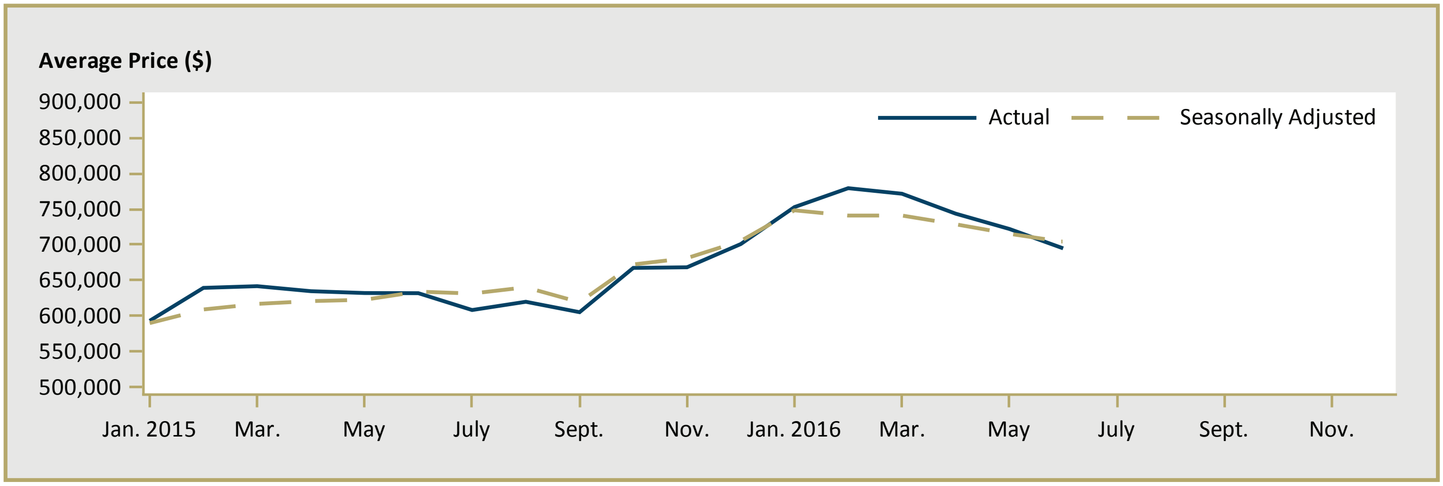


Figure 5.2: MLS® Residential Sales for British Columbia

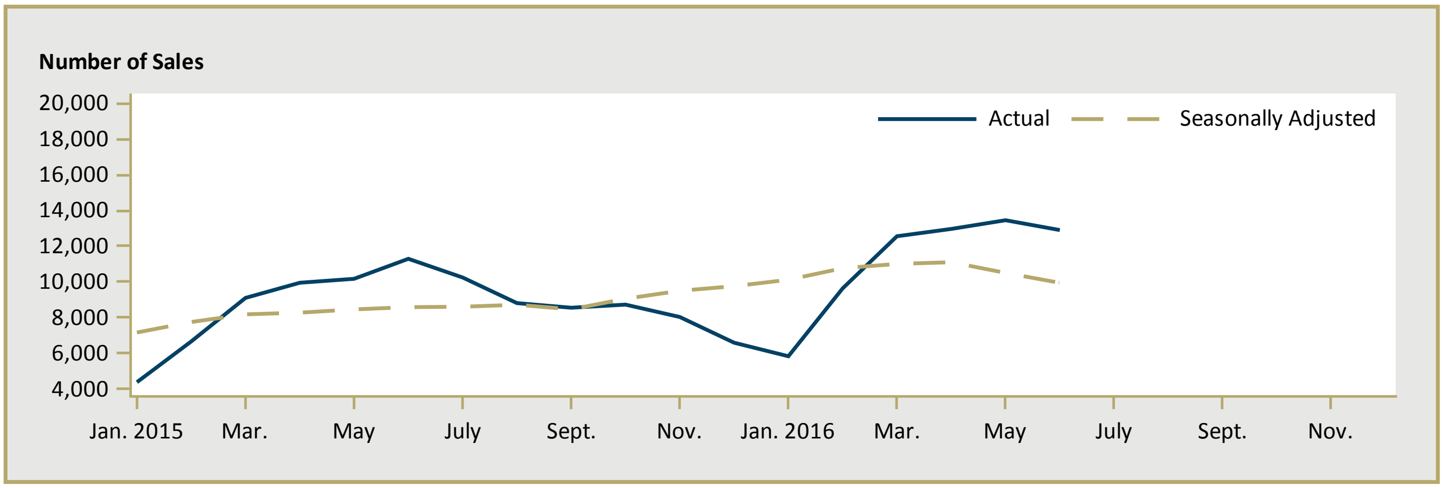
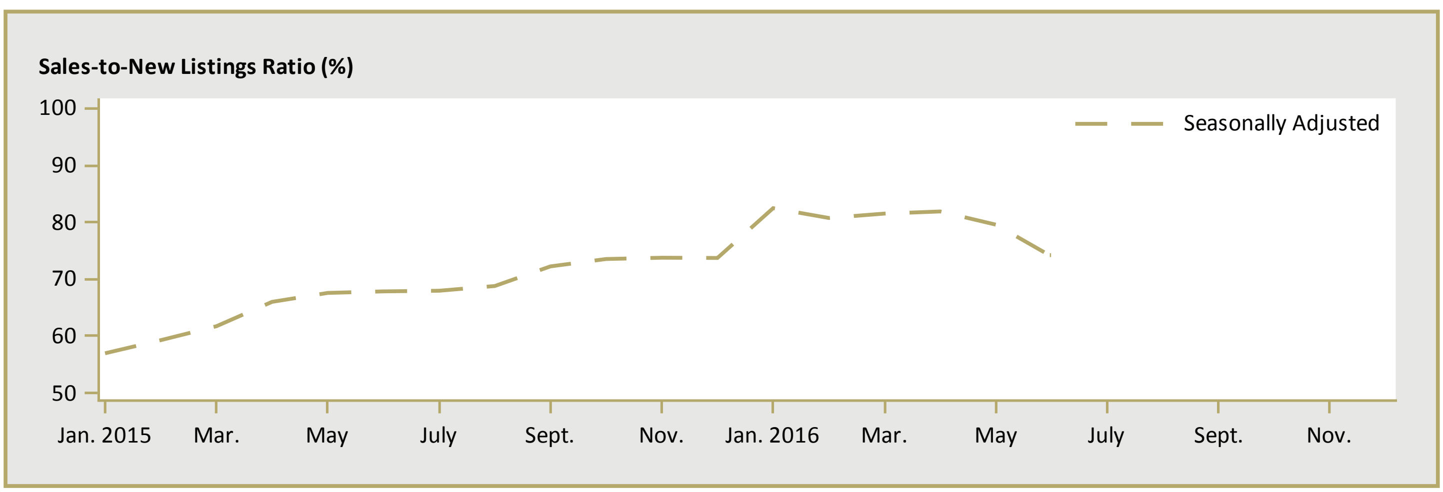


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for British Columbia



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

Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for British Columbia Region Second Quarter 2016												
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2015	January - March	568	3.0	4.8	2,286.1	5.8	4,526	118.0	909	10,442,172	79.20
	April - June	561	2.9	4.6	2,289.4	6.1	8,076	112.4	917	11,138,660	81.10
	July - September	561	2.9	4.6	2,315.2	6.2	17,416	112.6	918	11,139,547	75.79
	October - December	561	3.1	4.6	2,341.1	6.5	1,400	115.7	913	10,760,213	74.50
2016	January - March	561	3.1	4.6	2,349.3	6.6	12,493	111.4	918	10,663,302	74.03
	April - June	561	3.1	4.6	2,372.7	5.9		112.0	920		77.95
	July - September										
	October - December										

Table 6.1: Growth (1) of Economic Indicators for British Columbia Region Second Quarter 2016											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2015	January - March	-3.8	-0.2	-0.4	0.4	-0.4	-54.2	16.8	3.6	8.2	-12.2
	April - June	-1.5	-0.3	-0.2	0.4	0.0	-43.4	7.0	4.8	1.3	-12.2
	July - September	-1.5	-0.3	-0.2	1.8	0.0	-21.3	4.7	3.5	-0.2	-16.7
	October - December	-1.5	-0.1	-0.2	2.7	0.7	**	-9.3	2.6	-1.0	-14.8
2016	January - March	-1.2	0.2	-0.1	2.8	0.7	176.0	-5.5	1.0	2.1	-6.5
	April - June	0.0	0.3	0.0	3.6	-0.1		-0.4	0.3		-3.9
	July - September										
	October - 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
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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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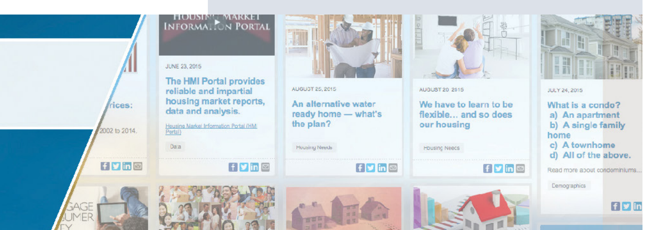

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