

HOUSING NOW TABLES

St John's CMA

Date Released: First Quarter 2016



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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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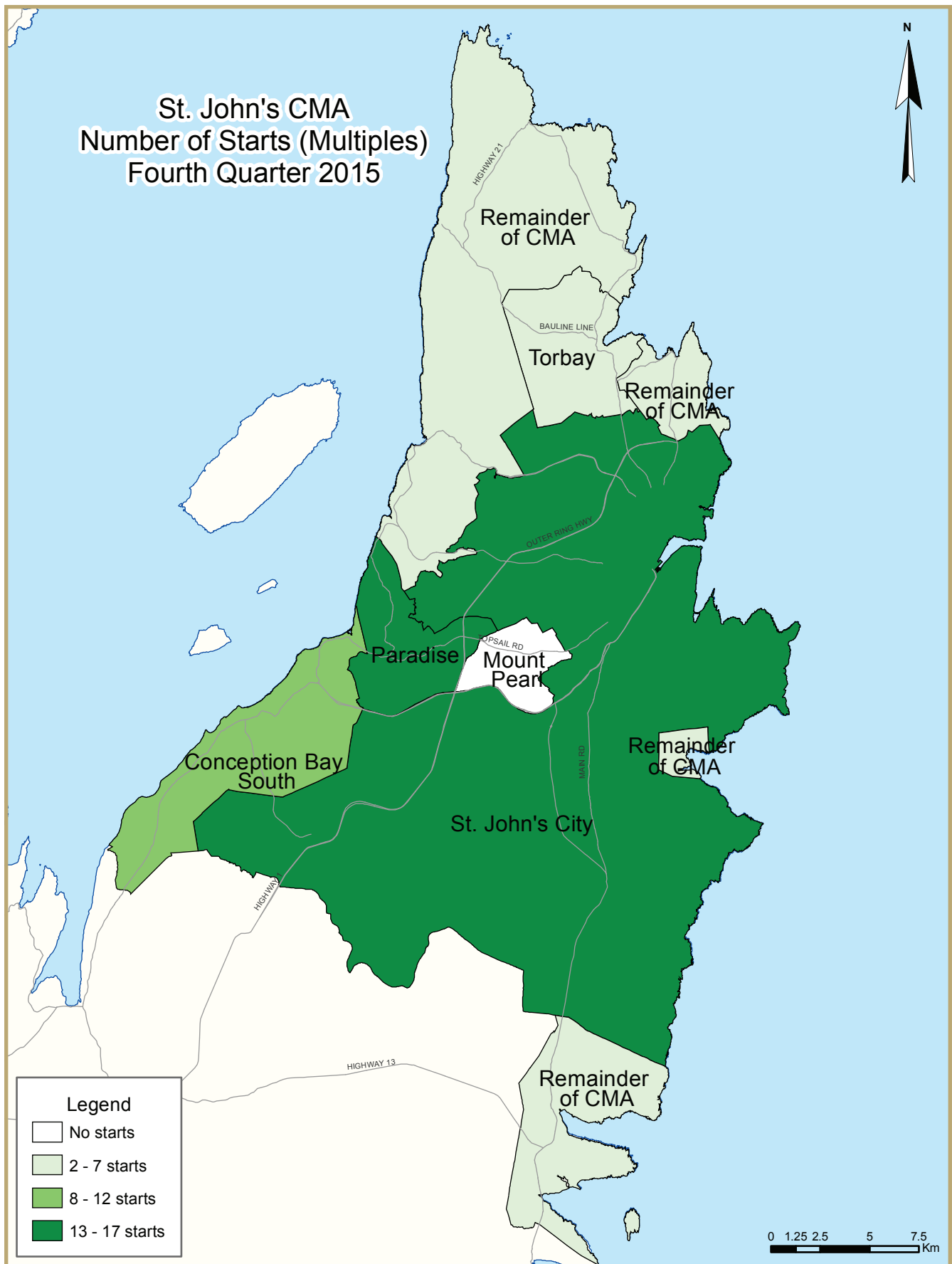
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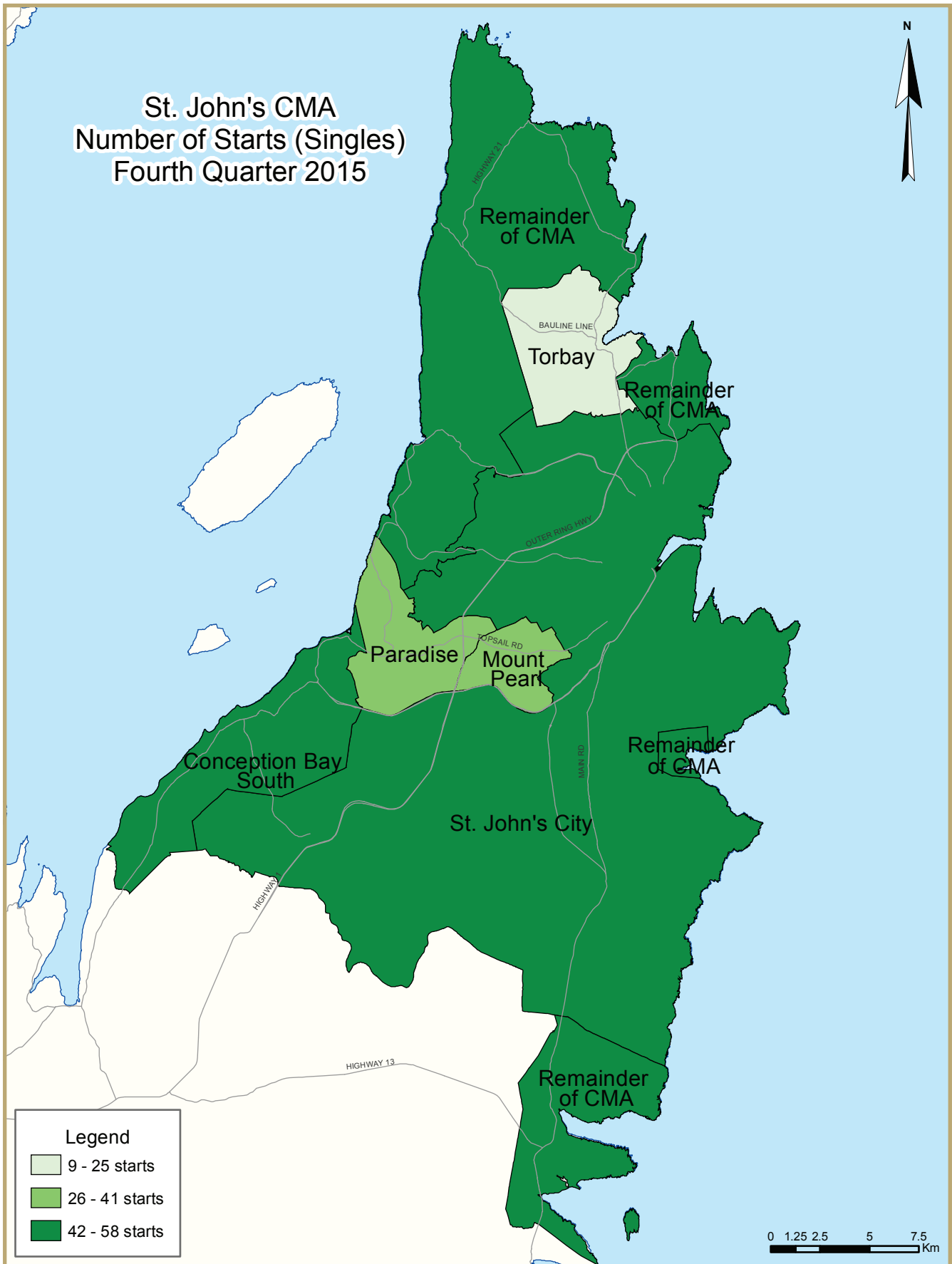
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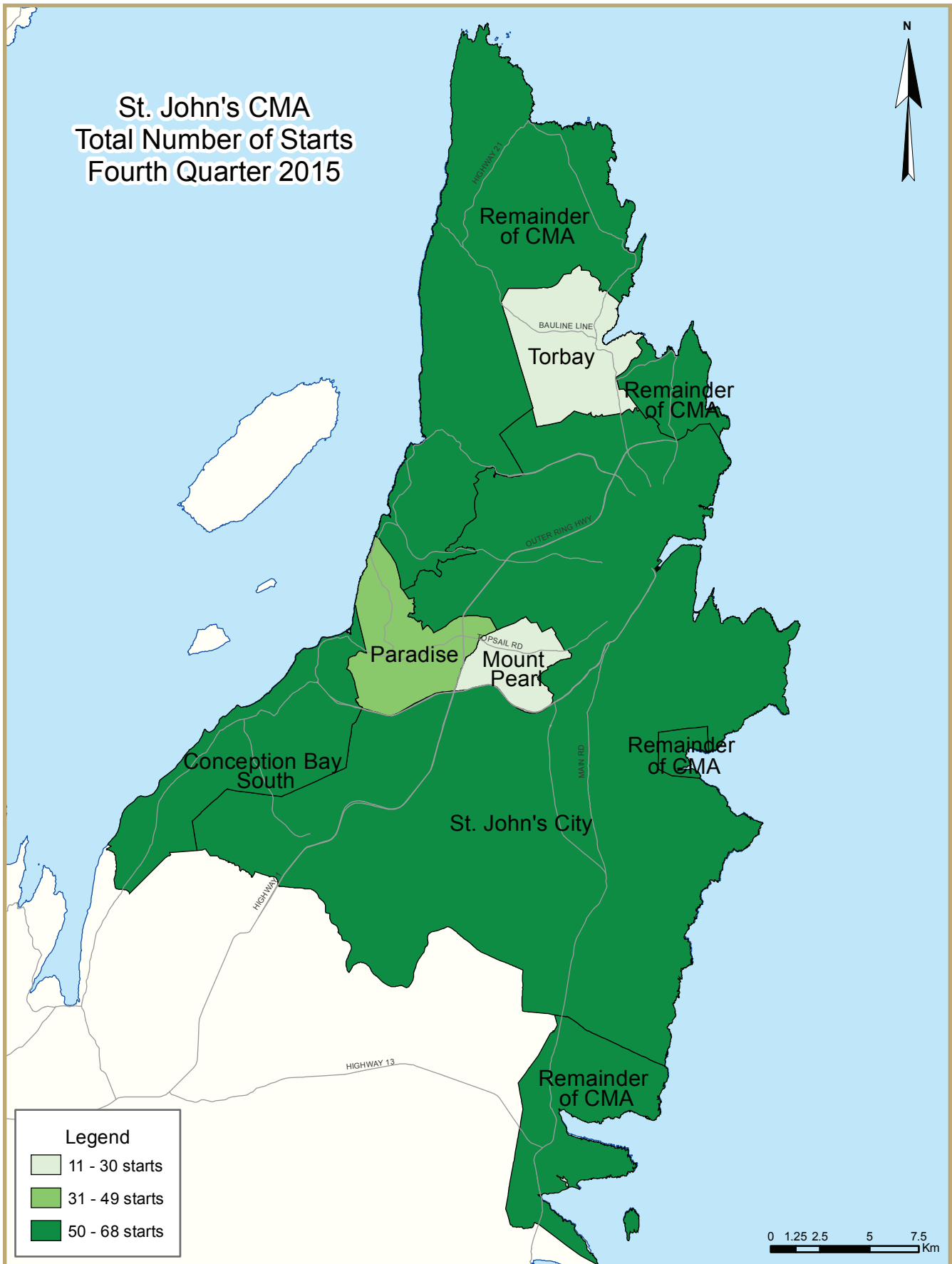
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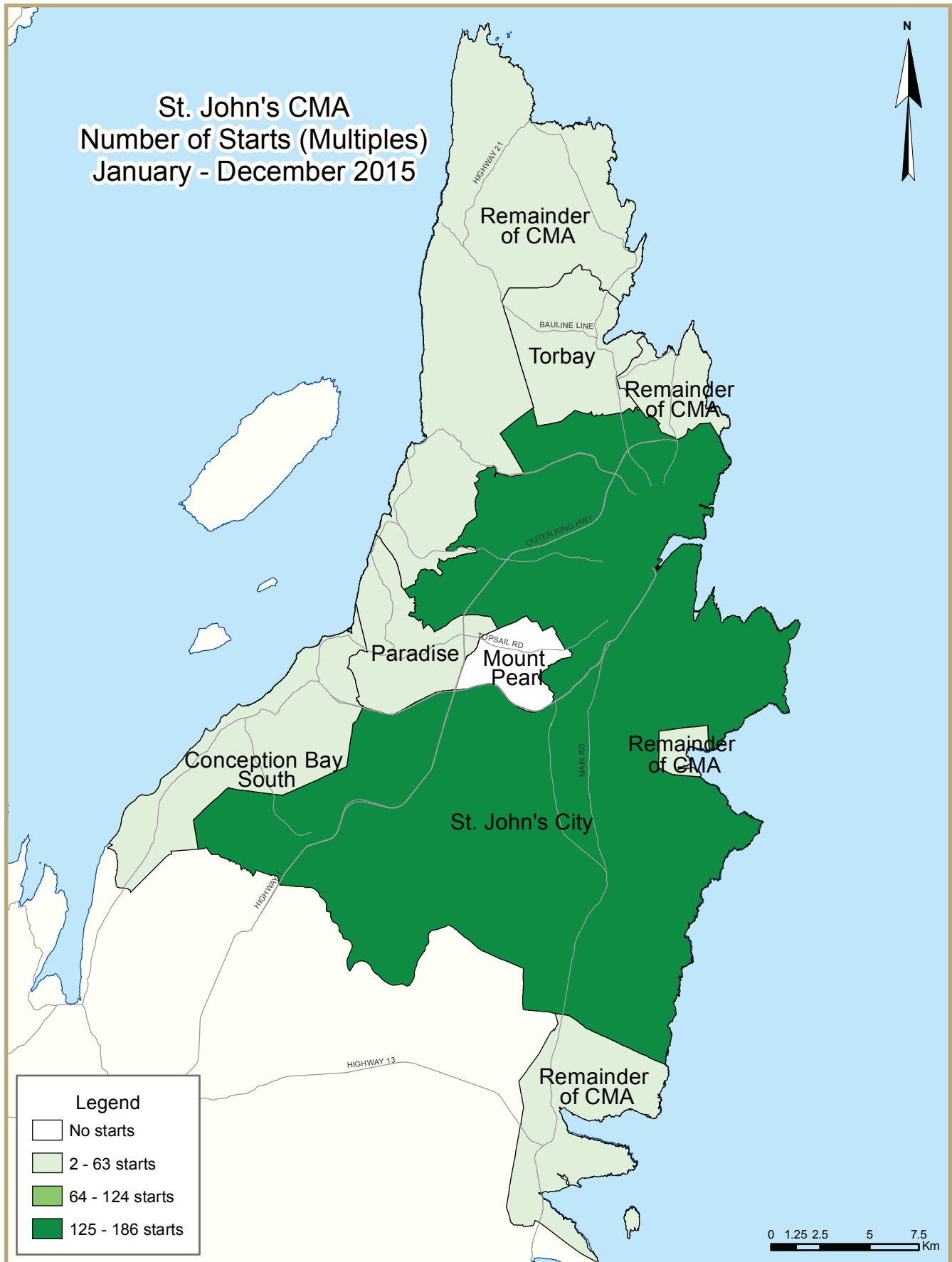
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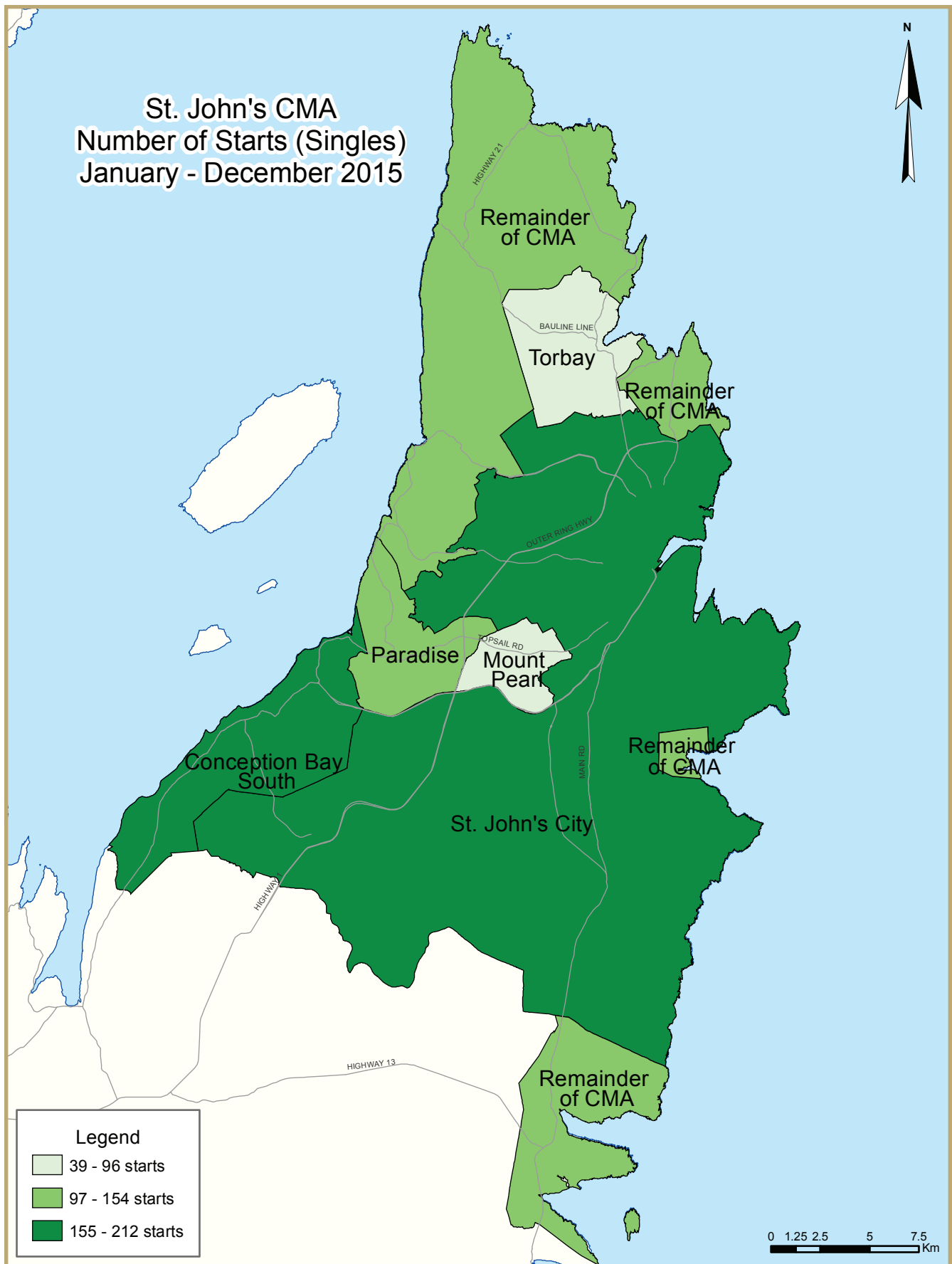


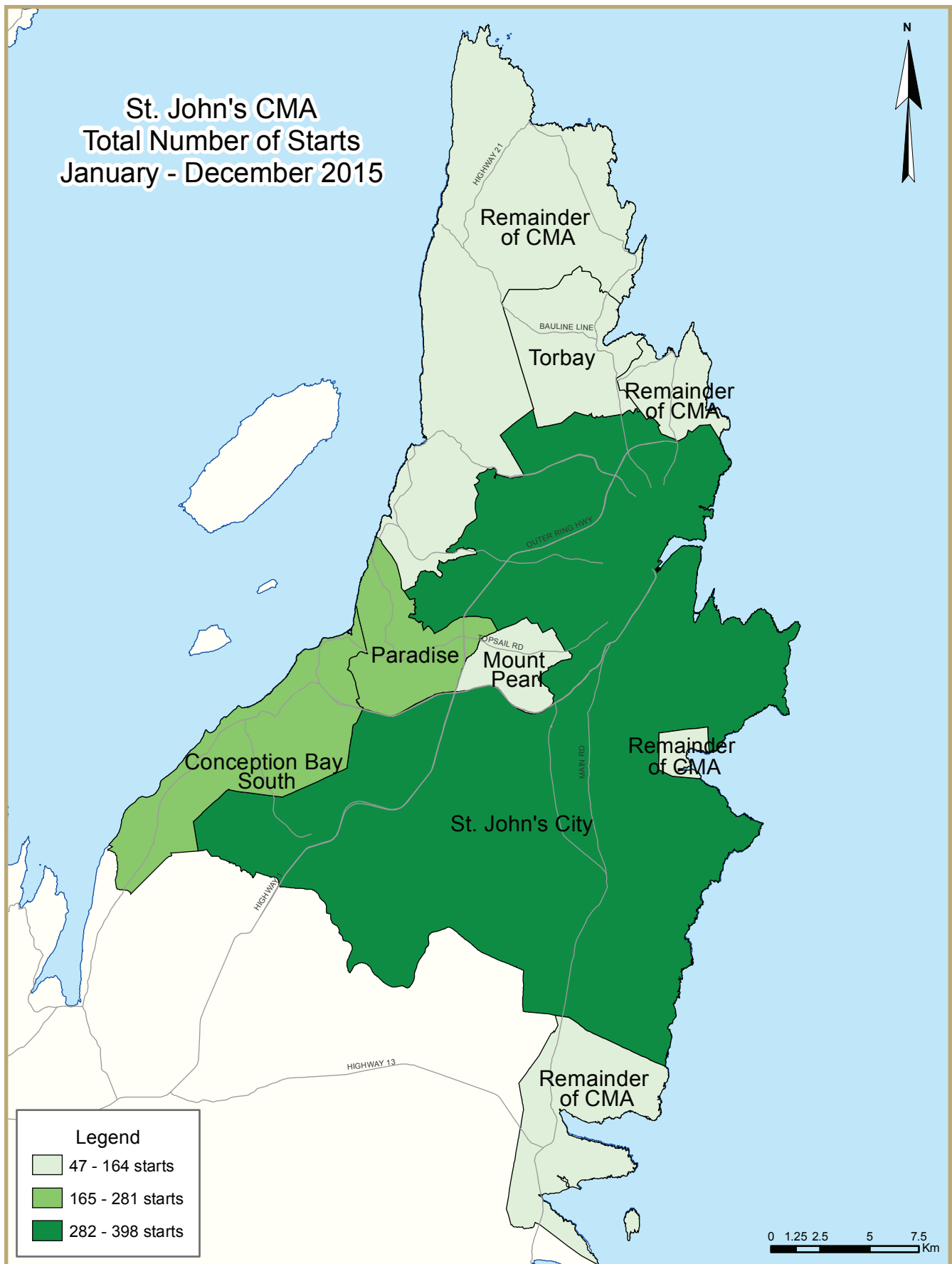












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
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- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 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 I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2015								
St. John's CMA ¹	Annual		Monthly SAAR			Trend ²		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	907	729	841	777	722	771	780	771
Multiples	323	256	168	300	60	198	208	202
Total	1,230	985	1,009	1,077	782	969	988	973
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	783	784	265	227	-14.3%	907	729	-19.6%
Multiples	228	176	67	44	-34.3%	323	256	-20.7%
Total	1,011	960	332	271	-18.4%	1,230	985	-19.9%

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 I.1: Housing Activity Summary of St. John's CMA
Fourth Quarter 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2015	227	6	1	0	0	0	0	37	271
Q4 2014	265	5	0	0	7	16	0	32	332
% Change	-14.3	20.0	n/a	n/a	-100.0	-100.0	n/a	15.6	-18.4
Year-to-date 2015	729	16	5	0	8	122	0	105	985
Year-to-date 2014	907	15	13	0	20	56	4	202	1,230
% Change	-19.6	6.7	-61.5	n/a	-60.0	117.9	-100.0	-48.0	-19.9
UNDER CONSTRUCTION									
Q4 2015	720	26	17	0	16	8	0	238	1,025
Q4 2014	868	15	19	0	30	181	14	217	1,357
% Change	-17.1	73.3	-10.5	n/a	-46.7	-95.6	-100.0	9.7	-24.5
COMPLETIONS									
Q4 2015	223	0	9	0	11	52	0	26	321
Q4 2014	353	2	3	0	0	40	0	130	528
% Change	-36.8	-100.0	200.0	n/a	n/a	30.0	n/a	-80.0	-39.2
Year-to-date 2015	869	12	14	0	22	173	20	201	1,311
Year-to-date 2014	1,170	6	9	1	2	56	0	329	1,573
% Change	-25.7	100.0	55.6	-100.0	**	**	n/a	-38.9	-16.7
COMPLETED & NOT ABSORBED									
Q4 2015	60	0	3	0	6	47	n/a	n/a	116
Q4 2014	63	2	2	0	5	13	n/a	n/a	85
% Change	-4.8	-100.0	50.0	n/a	20.0	**	n/a	n/a	36.5
ABSORBED									
Q4 2015	227	2	6	0	9	41	n/a	n/a	285
Q4 2014	330	2	3	0	2	42	n/a	n/a	379
% Change	-31.2	0.0	100.0	n/a	**	-2.4	n/a	n/a	-24.8
Year-to-date 2015	870	10	13	0	21	139	n/a	n/a	1,053
Year-to-date 2014	1,142	6	7	1	5	71	n/a	n/a	1,232
% Change	-23.8	66.7	85.7	-100.0	**	95.8	n/a	n/a	-14.5

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

**Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
St. John's City									
Q4 2015	49	2	1	0	0	0	0	14	66
Q4 2014	68	5	0	0	7	16	0	22	125
Conception Bay South									
Q4 2015	58	0	0	0	0	0	0	10	68
Q4 2014	61	0	0	0	0	0	0	0	61
Mount Pearl									
Q4 2015	26	0	0	0	0	0	0	0	26
Q4 2014	26	0	0	0	0	0	0	0	26
Paradise									
Q4 2015	36	4	0	0	0	0	0	9	49
Q4 2014	40	0	0	0	0	0	0	10	50
Torbay									
Q4 2015	9	0	0	0	0	0	0	2	11
Q4 2014	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
Q4 2015	49	0	0	0	0	0	0	2	51
Q4 2014	58	0	0	0	0	0	0	0	58
St. John's CMA									
Q4 2015	227	6	1	0	0	0	0	37	271
Q4 2014	265	5	0	0	7	16	0	32	332
UNDER CONSTRUCTION									
St. John's City									
Q4 2015	220	10	8	0	11	8	0	169	426
Q4 2014	303	7	10	0	14	136	4	135	622
Conception Bay South									
Q4 2015	160	0	9	0	5	0	0	10	184
Q4 2014	149	0	9	0	5	0	0	0	163
Mount Pearl									
Q4 2015	52	2	0	0	0	0	0	0	54
Q4 2014	49	2	0	0	11	45	0	3	110
Paradise									
Q4 2015	112	14	0	0	0	0	0	37	163
Q4 2014	163	2	0	0	0	0	0	65	230
Torbay									
Q4 2015	34	0	0	0	0	0	0	8	42
Q4 2014	40	4	0	0	0	0	0	2	46
Remainder of the CMA									
Q4 2015	142	0	0	0	0	0	0	14	156
Q4 2014	164	0	0	0	0	0	10	12	186
St. John's CMA									
Q4 2015	720	26	17	0	16	8	0	238	1,025
Q4 2014	868	15	19	0	30	181	14	217	1,357

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

**Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
St. John's City									
Q4 2015	58	0	9	0	11	52	0	16	146
Q4 2014	110	2	3	0	0	28	0	89	232
Conception Bay South									
Q4 2015	48	0	0	0	0	0	0	0	48
Q4 2014	72	0	0	0	0	0	0	0	72
Mount Pearl									
Q4 2015	10	0	0	0	0	0	0	0	10
Q4 2014	17	0	0	0	0	0	0	2	19
Paradise									
Q4 2015	37	0	0	0	0	0	0	10	47
Q4 2014	84	0	0	0	0	12	0	38	134
Torbay									
Q4 2015	17	0	0	0	0	0	0	0	17
Q4 2014	11	0	0	0	0	0	0	1	12
Remainder of the CMA									
Q4 2015	53	0	0	0	0	0	0	0	53
Q4 2014	59	0	0	0	0	0	0	0	59
St. John's CMA									
Q4 2015	223	0	9	0	11	52	0	26	321
Q4 2014	353	2	3	0	0	40	0	130	528
COMPLETED & NOT ABSORBED									
St. John's City									
Q4 2015	28	0	3	0	3	21	n/a	n/a	55
Q4 2014	28	2	2	0	1	8	n/a	n/a	41
Conception Bay South									
Q4 2015	8	0	0	0	1	0	n/a	n/a	9
Q4 2014	7	0	0	0	4	0	n/a	n/a	11
Mount Pearl									
Q4 2015	4	0	0	0	2	26	n/a	n/a	32
Q4 2014	7	0	0	0	0	0	n/a	n/a	7
Paradise									
Q4 2015	7	0	0	0	0	0	n/a	n/a	7
Q4 2014	13	0	0	0	0	5	n/a	n/a	18
Torbay									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
Q4 2015	13	0	0	0	0	0	n/a	n/a	13
Q4 2014	8	0	0	0	0	0	n/a	n/a	8
St. John's CMA									
Q4 2015	60	0	3	0	6	47	n/a	n/a	116
Q4 2014	63	2	2	0	5	13	n/a	n/a	85

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

**Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
St. John's City									
Q4 2015	62	0	6	0	8	37	n/a	n/a	113
Q4 2014	95	2	3	0	0	35	n/a	n/a	135
Conception Bay South									
Q4 2015	48	2	0	0	0	0	n/a	n/a	50
Q4 2014	71	0	0	0	2	0	n/a	n/a	73
Mount Pearl									
Q4 2015	9	0	0	0	1	4	n/a	n/a	14
Q4 2014	18	0	0	0	0	0	n/a	n/a	18
Paradise									
Q4 2015	43	0	0	0	0	0	n/a	n/a	43
Q4 2014	80	0	0	0	0	7	n/a	n/a	87
Torbay									
Q4 2015	18	0	0	0	0	0	n/a	n/a	18
Q4 2014	11	0	0	0	0	0	n/a	n/a	11
Remainder of the CMA									
Q4 2015	47	0	0	0	0	0	n/a	n/a	47
Q4 2014	55	0	0	0	0	0	n/a	n/a	55
St. John's CMA									
Q4 2015	227	2	6	0	9	41	n/a	n/a	285
Q4 2014	330	2	3	0	2	42	n/a	n/a	379

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

**Table 1.3: History of Housing Starts of St. John's CMA
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2015	729	16	5	0	8	122	0	105	985
% Change	-19.6	6.7	-61.5	n/a	-60.0	117.9	-100.0	-48.0	-19.9
2014	907	15	13	0	20	56	4	202	1,230
% Change	-26.7	**	-61.8	-100.0	n/a	-41.7	-33.3	-42.5	-29.1
2013	1,237	4	34	6	0	96	6	351	1,734
% Change	-4.3	-77.8	-93.7	n/a	-100.0	-56.4	n/a	**	-19.5
2012	1,292	18	542	0	43	220	0	38	2,153
% Change	-0.8	**	13.4	-100.0	-8.5	**	n/a	72.7	12.0
2011	1,302	4	478	2	47	68	0	22	1,923
% Change	-10.9	-71.4	77.7	-88.9	113.6	**	-100.0	83.3	5.9
2010	1,461	14	269	18	22	4	16	12	1,816
% Change	5.7	-36.4	59.2	**	-42.1	-81.0	166.7	-80.6	6.6
2009	1,382	22	169	3	38	21	6	62	1,703
% Change	-6.9	-77.1	-17.2	n/a	58.3	-22.2	20.0	181.8	-8.6
2008	1,485	96	204	0	24	27	5	22	1,863
% Change	26.5	9.1	18.6	n/a	**	-32.5	n/a	n/a	25.9
2007	1,174	88	172	0	6	40	0	0	1,480
% Change	19.2	-15.4	0.6	n/a	20.0	n/a	n/a	-100.0	16.1
2006	985	104	171	0	5	0	0	10	1,275

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
St. John's City	49	68	2	5	1	7	14	45	66	125	-47.2
Conception Bay South	58	61	0	0	0	0	10	0	68	61	11.5
Mount Pearl	26	26	0	0	0	0	0	0	26	26	0.0
Paradise	36	40	4	0	0	0	9	10	49	50	-2.0
Torbay	9	12	0	0	0	0	2	0	11	12	-8.3
Remainder of the CMA	49	58	0	0	0	0	2	0	51	58	-12.1
St. John's CMA	227	265	6	5	1	7	37	55	271	332	-18.4

**Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
St. John's City	212	284	2	7	9	28	175	184	398	503	-20.9
Conception Bay South	176	174	0	0	0	9	10	0	186	183	1.6
Mount Pearl	50	63	0	2	0	6	0	5	50	76	-34.2
Paradise	117	187	14	2	0	0	36	72	167	261	-36.0
Torbay	39	41	0	4	0	0	8	4	47	49	-4.1
Remainder of the CMA	135	158	0	0	0	0	2	0	137	158	-13.3
St. John's CMA	729	907	16	15	9	43	231	265	985	1,230	-19.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. John's City	1	7	0	0	0	16	14	22
Conception Bay South	0	0	0	0	0	0	10	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	9	10
Torbay	0	0	0	0	0	0	2	0
Remainder of the CMA	0	0	0	0	0	0	2	0
St. John's CMA	1	7	0	0	0	16	37	32

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	9	18	0	4	126	56	49	121
Conception Bay South	0	9	0	0	0	0	10	0
Mount Pearl	0	6	0	0	0	0	0	5
Paradise	0	0	0	0	0	0	36	72
Torbay	0	0	0	0	0	0	8	4
Remainder of the CMA	0	0	0	0	0	0	2	0
St. John's CMA	9	33	0	4	126	56	105	202

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. John's City	52	73	0	23	14	22	66	125
Conception Bay South	58	61	0	0	10	0	68	61
Mount Pearl	26	26	0	0	0	0	26	26
Paradise	40	40	0	0	9	10	49	50
Torbay	9	12	0	0	2	0	11	12
Remainder of the CMA	49	58	0	0	2	0	51	58
St. John's CMA	234	270	0	23	37	32	271	332

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	219	295	130	70	49	125	398	503
Conception Bay South	176	183	0	0	10	0	186	183
Mount Pearl	50	65	0	6	0	5	50	76
Paradise	131	189	0	0	36	72	167	261
Torbay	39	45	0	0	8	4	47	49
Remainder of the CMA	135	158	0	0	2	0	137	158
St. John's CMA	750	935	130	76	105	206	985	1,230

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
St. John's City	58	110	0	2	16	3	72	117	146	232	-37.1
Conception Bay South	48	72	0	0	0	0	0	0	48	72	-33.3
Mount Pearl	10	17	0	0	0	0	0	2	10	19	-47.4
Paradise	37	84	0	0	0	0	10	50	47	134	-64.9
Torbay	17	11	0	0	0	0	0	1	17	12	41.7
Remainder of the CMA	53	59	0	0	0	0	0	0	53	59	-10.2
St. John's CMA	223	353	0	2	16	3	82	170	321	528	-39.2

**Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
St. John's City	292	402	0	6	31	9	260	241	583	658	-11.4
Conception Bay South	160	209	8	2	0	0	3	0	171	211	-19.0
Mount Pearl	47	69	0	0	11	0	48	2	106	71	49.3
Paradise	168	252	2	0	0	0	64	138	234	390	-40.0
Torbay	47	40	2	0	0	0	3	4	52	44	18.2
Remainder of the CMA	155	199	0	0	10	0	0	0	165	199	-17.1
St. John's CMA	869	1,171	12	8	52	9	378	385	1,311	1,573	-16.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. John's City	16	3	0	0	56	28	16	89
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	0	2
Paradise	0	0	0	0	0	12	10	38
Torbay	0	0	0	0	0	0	0	1
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	16	3	0	0	56	40	26	130

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	21	9	10	0	132	44	128	197
Conception Bay South	0	0	0	0	0	0	3	0
Mount Pearl	11	0	0	0	45	0	3	2
Paradise	0	0	0	0	0	12	64	126
Torbay	0	0	0	0	0	0	3	4
Remainder of the CMA	0	0	10	0	0	0	0	0
St. John's CMA	32	9	20	0	177	56	201	329

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. John's City	67	115	63	28	16	89	146	232
Conception Bay South	48	72	0	0	0	0	48	72
Mount Pearl	10	17	0	0	0	2	10	19
Paradise	37	84	0	12	10	38	47	134
Torbay	17	11	0	0	0	1	17	12
Remainder of the CMA	53	59	0	0	0	0	53	59
St. John's CMA	232	358	63	40	26	130	321	528

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. John's City	306	414	139	47	138	197	583	658
Conception Bay South	168	211	0	0	3	0	171	211
Mount Pearl	47	69	56	0	3	2	106	71
Paradise	170	252	0	12	64	126	234	390
Torbay	49	40	0	0	3	4	52	44
Remainder of the CMA	155	199	0	0	10	0	165	199
St. John's CMA	895	1,185	195	59	221	329	1,311	1,573

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q4 2015	1	1.7	1	1.7	8	13.3	16	26.7	34	56.7	60	412,500	447,383
Q4 2014	0	0.0	0	0.0	6	6.4	24	25.5	64	68.1	94	425,000	448,169
Year-to-date 2015	2	0.7	4	1.4	28	9.7	64	22.2	190	66.0	288	430,000	471,455
Year-to-date 2014	1	0.3	7	1.8	59	15.1	98	25.1	225	57.7	390	420,000	451,782
Conception Bay South													
Q4 2015	3	6.3	18	37.5	14	29.2	0	0.0	13	27.1	48	320,000	348,669
Q4 2014	0	0.0	31	43.7	13	18.3	13	18.3	14	19.7	71	315,000	334,997
Year-to-date 2015	8	5.0	57	35.8	39	24.5	16	10.1	39	24.5	159	320,000	348,528
Year-to-date 2014	4	1.9	73	34.8	52	24.8	33	15.7	48	22.9	210	320,000	346,881
Mount Pearl													
Q4 2015	0	0.0	0	0.0	5	55.6	3	33.3	1	11.1	9	-	343,000
Q4 2014	0	0.0	5	27.8	7	38.9	1	5.6	5	27.8	18	297,500	367,467
Year-to-date 2015	0	0.0	16	32.0	19	38.0	6	12.0	9	18.0	50	317,500	346,609
Year-to-date 2014	0	0.0	18	29.0	17	27.4	7	11.3	20	32.3	62	297,500	379,667
Paradise													
Q4 2015	0	0.0	1	2.3	11	25.6	14	32.6	17	39.5	43	380,000	407,021
Q4 2014	0	0.0	1	1.3	14	17.5	36	45.0	29	36.3	80	380,000	412,255
Year-to-date 2015	1	0.6	2	1.1	40	23.0	67	38.5	64	36.8	174	380,000	413,994
Year-to-date 2014	0	0.0	6	2.5	87	35.7	86	35.2	65	26.6	244	360,000	398,284
Torbay													
Q4 2015	0	0.0	0	0.0	2	11.1	2	11.1	14	77.8	18	-	478,430
Q4 2014	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	-	423,556
Year-to-date 2015	0	0.0	0	0.0	5	10.6	10	21.3	32	68.1	47	-	468,211
Year-to-date 2014	5	12.2	2	4.9	6	14.6	6	14.6	22	53.7	41	-	399,069
Remainder of the CMA													
Q4 2015	0	0.0	1	2.1	8	17.0	10	21.3	28	59.6	47	425,000	539,036
Q4 2014	2	3.6	4	7.3	9	16.4	13	23.6	27	49.1	55	-	408,807
Year-to-date 2015	2	1.3	10	6.7	25	16.7	33	22.0	80	53.3	150	425,000	520,957
Year-to-date 2014	10	5.1	10	5.1	32	16.4	40	20.5	103	52.8	195	450,000	458,924
St. John's CMA													
Q4 2015	4	1.8	21	9.3	48	21.3	45	20.0	107	47.6	225	395,000	431,480
Q4 2014	2	0.6	41	12.5	51	15.5	90	27.4	145	44.1	329	385,000	405,617
Year-to-date 2015	13	1.5	89	10.3	156	18.0	196	22.6	414	47.7	868	395,000	431,813
Year-to-date 2014	20	1.8	116	10.2	253	22.2	270	23.6	483	42.3	1,142	377,500	415,435

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Fourth Quarter 2015**

Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
St. John's City	447,383	448,169	-0.2	471,455	451,782	4.4
Conception Bay South	348,669	334,997	4.1	348,528	346,881	0.5
Mount Pearl	343,000	367,467	-6.7	346,609	379,667	-8.7
Paradise	407,021	412,255	-1.3	413,994	398,284	3.9
Torbay	478,430	423,556	13.0	468,211	399,069	17.3
Remainder of the CMA	539,036	408,807	31.9	520,957	458,924	13.5
St. John's CMA	431,480	405,617	6.4	431,813	415,435	3.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Fourth Quarter 2015			Fourth Quarter 2014			% Change		
	Sales	Average Sale Price (\$)	Average Days on Market	Sales	Average Sale Price (\$)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
St. John's City	264	310,926	72	228	304,327	61	15.8	2.2	18.0
Mount Pearl	39	285,815	50	36	263,210	55	8.3	8.6	-9.1
St. Thomas - Paradise - Topsail	60	311,548	112	67	370,544	64	-10.4	-15.9	75.0
Conception Bay South	53	278,932	73	45	283,338	89	17.8	-1.6	-18.0
East Extern	35	325,875	62	46	298,387	78	-23.9	9.2	-20.5
Bay Bulls - Mobile	2	195,500	182	6	441,500	84	-66.7	-55.7	116.7
St. John's CMA	456	304,494	75	422	308,447	66	8.1	-1.3	13.6

Submarket	Year-to-date 2015			Year-to-date 2014			% Change		
	Sales	Average Sale Price (\$)	Average Days on Market	Sales	Average Sale Price (\$)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
St. John's City	1,371	310,818	67	1,355	328,003	59	1.2	-5.2	13.6
Mount Pearl	265	293,594	54	232	285,011	52	14.2	3.0	3.8
St. Thomas - Paradise - Topsail	372	336,820	89	356	347,767	69	4.5	-3.1	29.0
Conception Bay South	336	289,228	76	331	290,387	86	1.5	-0.4	-11.6
East Extern	256	353,438	71	280	362,896	68	-8.6	-2.6	4.4
Bay Bulls - Mobile	40	270,933	82	40	302,073	90	0.0	-10.3	-8.9
St. John's CMA	2,662	311,964	71	2,554	325,803	64	4.2	-4.2	10.9

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

Source: Newfoundland and Labrador Association of REALTORS®

**Table 6: Economic Indicators
Fourth Quarter 2015**

		Interest Rates			NHPI, Total, St. John's CMA 2007=100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				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	150.9	126.5	114.8	6.0	69.4	1,003
	February	595	3.14	5.24	150.9	127.4	115.5	5.7	69.5	1,018
	March	581	3.14	4.99	151.3	128.2	116.2	5.4	69.7	1,032
	April	570	3.14	4.79	151.3	128.6	116.5	5.7	70.0	1,023
	May	570	3.14	4.79	151.1	129.0	116.0	6.1	70.0	1,014
	June	570	3.14	4.79	151.0	128.8	115.2	6.6	69.9	1,014
	July	570	3.14	4.79	151.0	128.7	114.8	6.7	69.6	1,010
	August	570	3.14	4.79	151.0	128.9	115.3	6.4	69.6	1,006
	September	570	3.14	4.79	151.0	128.8	115.8	6.5	69.9	1,007
	October	570	3.14	4.79	151.0	128.8	116.3	6.2	70.0	1,001
	November	570	3.14	4.79	151.3	127.6	116.7	6.1	70.2	1,004
	December	570	3.14	4.79	151.3	126.6	117.5	5.7	70.2	1,002
2015	January	570	3.14	4.79	151.3	126.1	118.7	5.7	70.9	998
	February	567	2.89	4.74	151.3	127.2	118.3	5.9	70.7	988
	March	567	2.89	4.74	151.4	128.7	118.0	6.3	70.8	979
	April	561	2.89	4.64	151.3	128.1	117.0	6.6	70.2	982
	May	561	2.89	4.64	151.2	129.4	117.1	6.4	70.1	982
	June	561	2.89	4.64	151.2	129.7	116.4	6.4	69.7	984
	July	561	2.89	4.64	151.6	129.5	115.6	6.3	69.1	992
	August	561	2.89	4.64	151.6	129.7	115.3	6.5	69.0	994
	September	561	2.89	4.64	151.6	129.2	115.2	6.6	69.0	996
	October	561	2.89	4.64	151.6	129.3	115.7	6.6	69.2	987
	November	561	3.14	4.64	151.9	128.9	115.5	6.3	68.8	986
	December	561	3.14	4.64		128.4	114.4	6.4	68.1	971

"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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