HOUSING MARKET INFORMATION

HOUSING NOW TABLES

St John's CMA

Date Released: Third Quarter 2016



Housing market intelligence you can count on

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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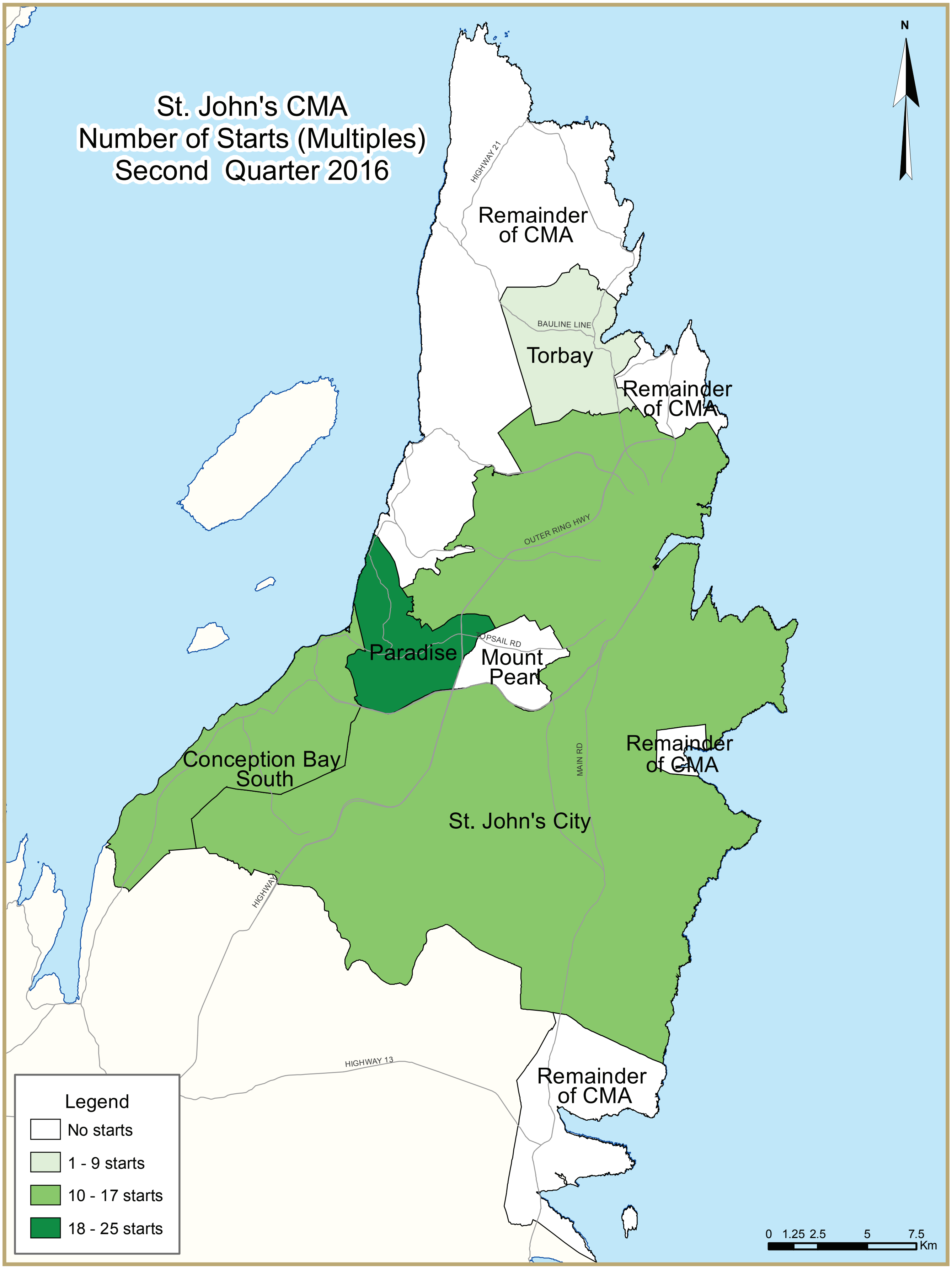
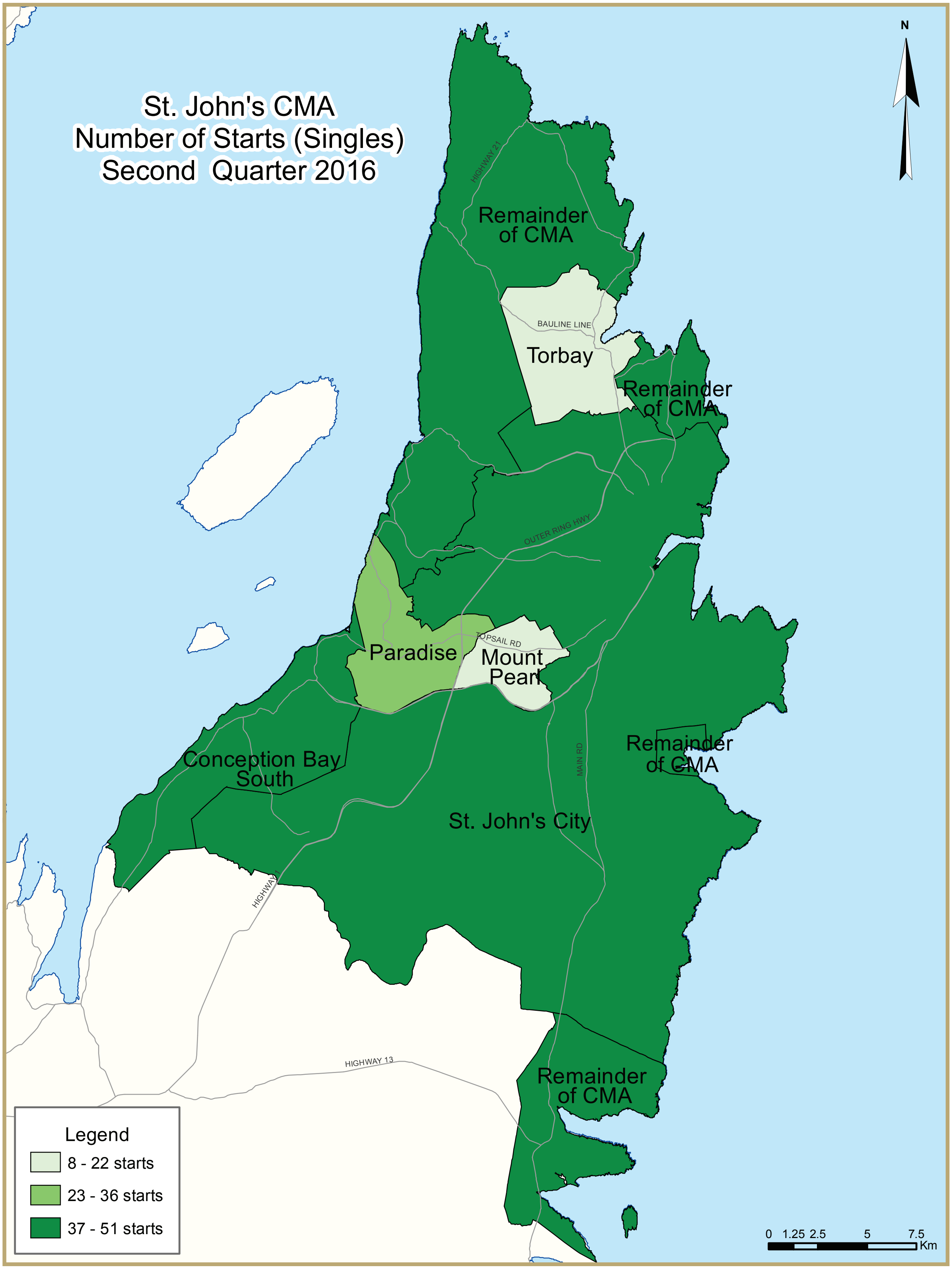
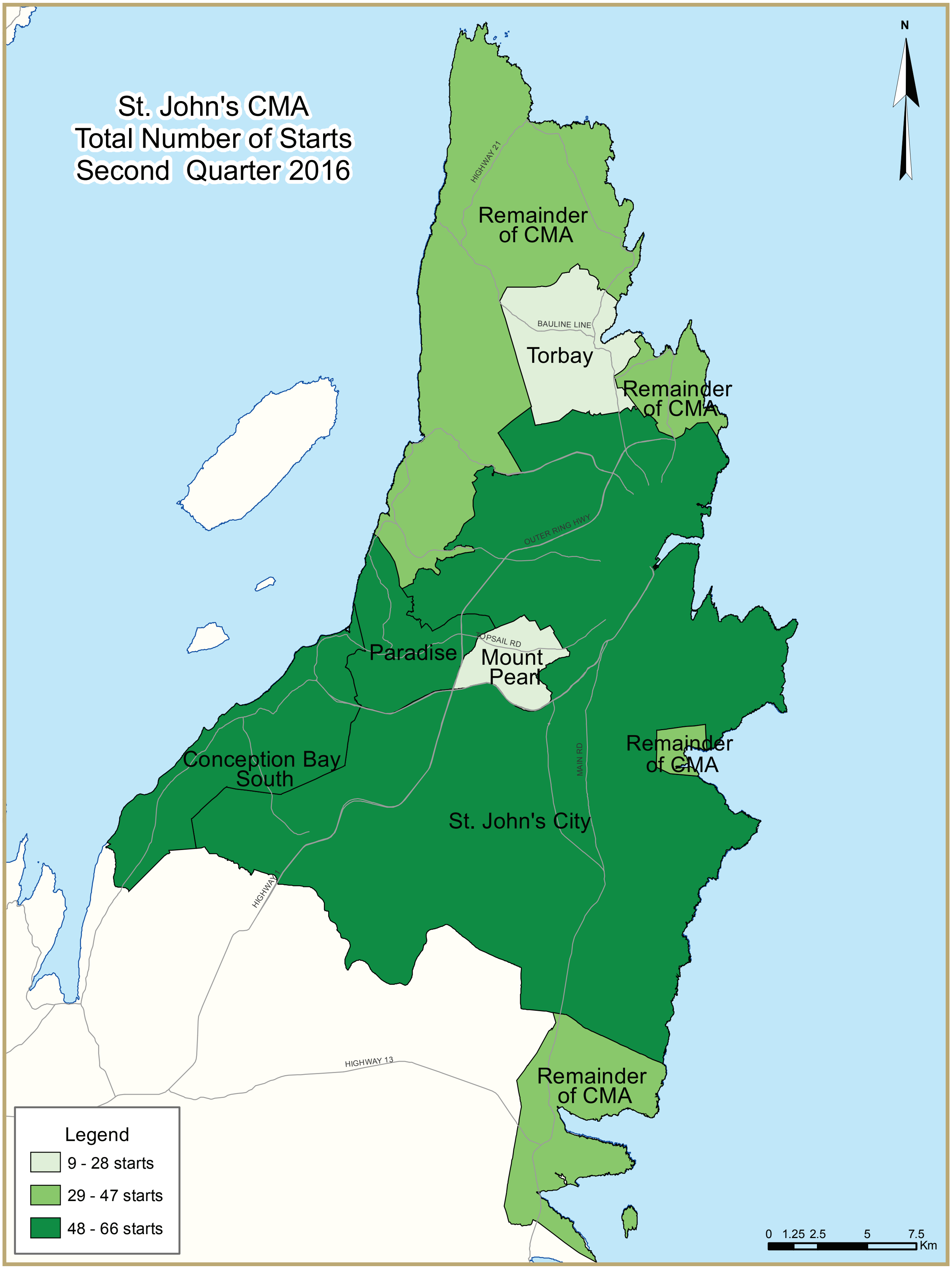
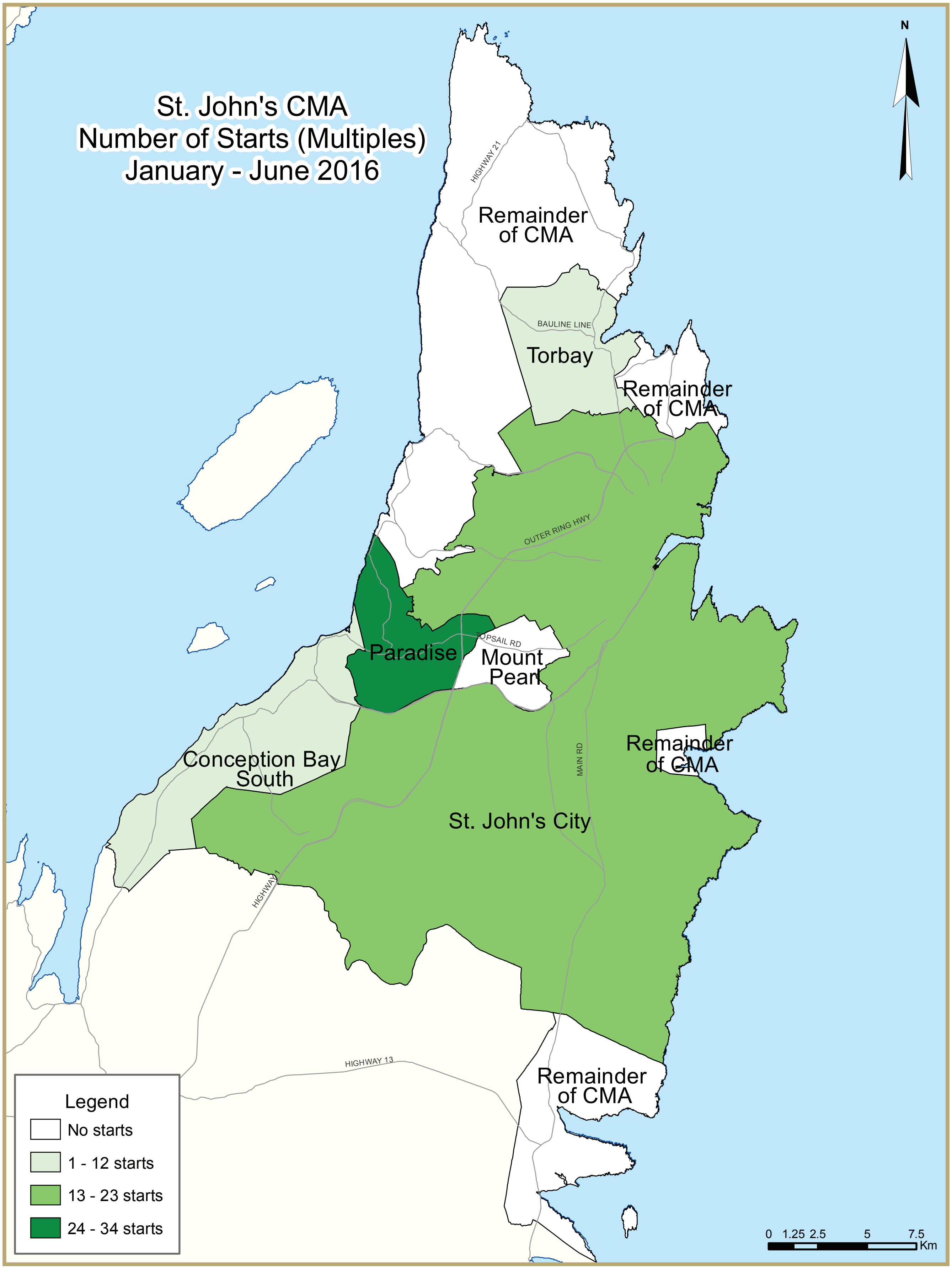
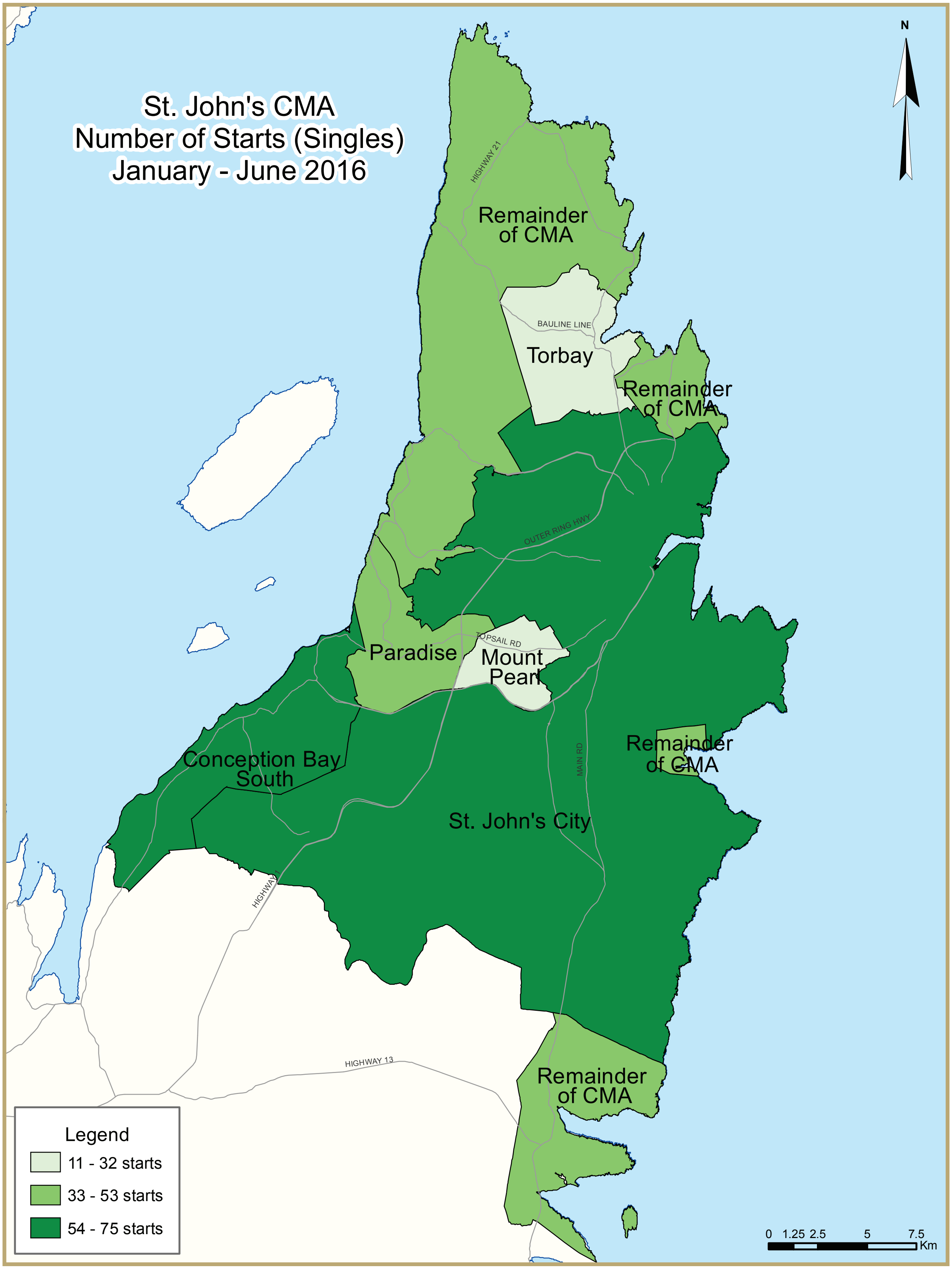
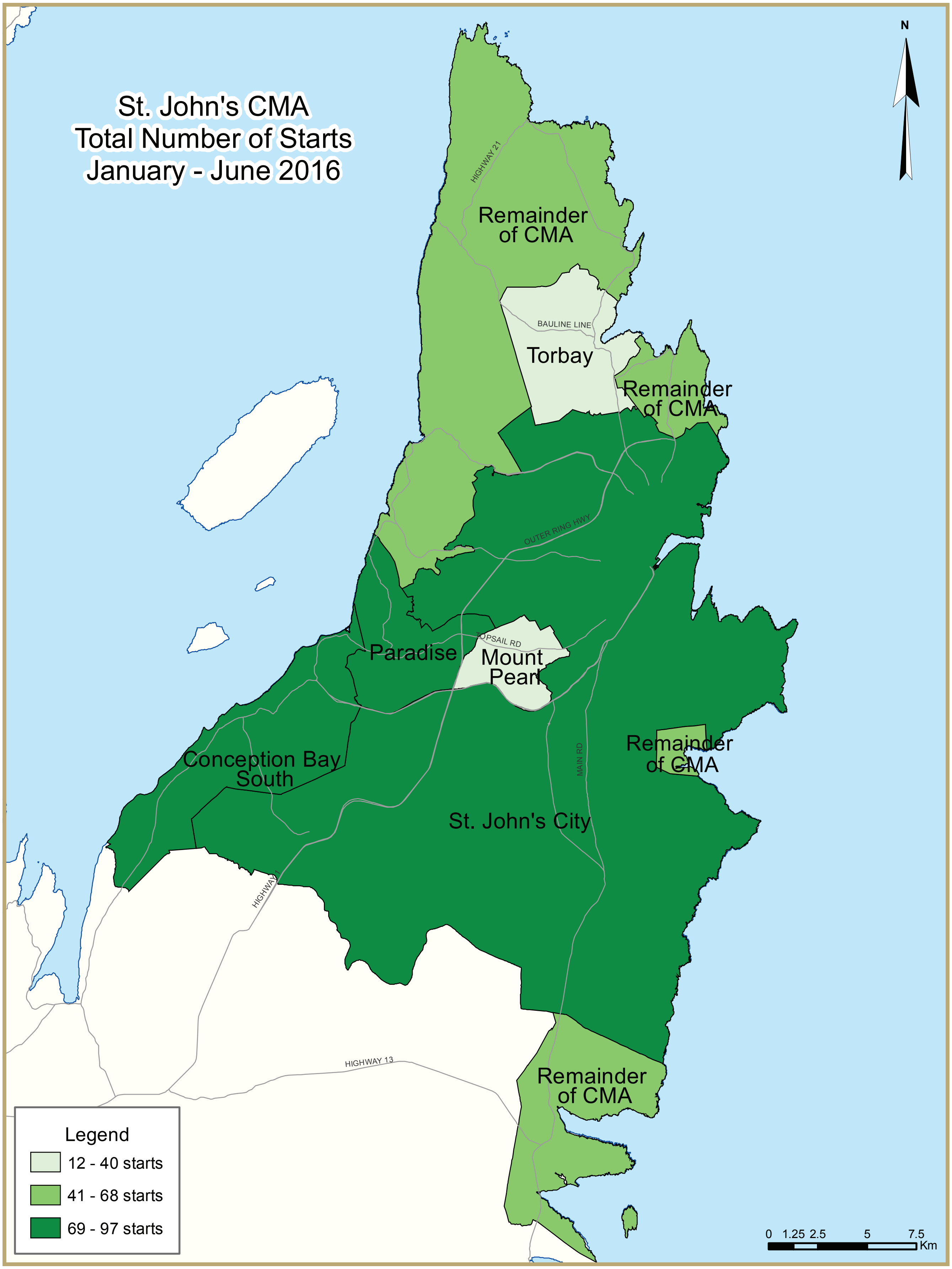

St. John's CMA
Number of Starts (Multiples)
Second Quarter 2016
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
1 - 9 starts
10 - 17 starts
18 - 25 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
Second Quarter 2016
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
MAIN RD
Remainder of CMA
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
8 - 22 starts
23 - 36 starts
37 - 51 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Second Quarter 2016
N
Remainder of CMA
HIGHWAY 21
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Conception Bay South
Remainder of CMA
MAIN RD
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
9 - 28 starts
29 - 47 starts
48 - 66 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - June 2016
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
1 - 12 starts
13 - 23 starts
24 - 34 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
January - June 2016
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
11 - 32 starts
33 - 53 starts
54 - 75 starts
0 1.25 2.5 5 7.5 Km


St. John's CMA
Total Number of Starts
January - June 2016
N
Remainder of CMA
HIGHWAY 21
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
12 - 40 starts
41 - 68 starts
69 - 97 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)
Second Quarter 2016

St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	907	729	525	694	559	662	649	623
Multiples	323	256	96	240	276	108	98	134
Total	1,230	985	621	934	835	770	747	757
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	727	630	184	181	-1.6%	262	257	-1.9%
Multiples	64	204	28	51	82.1%	155	67	-56.8%
Total	791	834	212	232	9.4%	417	324	-22.3%

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of St. John's CMA
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	181	20	13	0	0	8	0	10	232
Q2 2015	184	8	4	0	0	0	0	16	212
% Change	-1.6	150.0	**	n/a	n/a	n/a	n/a	-37.5	9.4
Year-to-date 2016	257	28	13	0	0	12	0	14	324
Year-to-date 2015	262	8	4	0	0	122	0	21	417
% Change	-1.9	**	**	n/a	n/a	-90.2	n/a	-33.3	-22.3
UNDER CONSTRUCTION									
Q2 2016	599	38	30	0	11	12	0	71	761
Q2 2015	696	18	29	0	25	190	4	96	1,058
% Change	-13.9	111.1	3.4	n/a	-56.0	-93.7	-100.0	-26.0	-28.1
COMPLETIONS									
Q2 2016	199	5	0	0	0	4	1	154	363
Q2 2015	232	2	1	0	0	24	12	75	346
% Change	-14.2	150.0	-100.0	n/a	n/a	-83.3	-91.7	105.3	4.9
Year-to-date 2016	380	17	0	0	5	8	1	183	594
Year-to-date 2015	428	10	1	0	5	113	16	135	708
% Change	-11.2	70.0	-100.0	n/a	0.0	-92.9	-93.8	35.6	-16.1
COMPLETED & NOT ABSORBED									
Q2 2016	65	0	0	0	10	16	n/a	n/a	91
Q2 2015	63	4	1	0	2	46	n/a	n/a	116
% Change	3.2	-100.0	-100.0	n/a	**	-65.2	n/a	n/a	-21.6
ABSORBED									
Q2 2016	197	6	1	0	1	9	n/a	n/a	214
Q2 2015	246	4	1	0	3	27	n/a	n/a	281
% Change	-19.9	50.0	0.0	n/a	-66.7	-66.7	n/a	n/a	-23.8
Year-to-date 2016	373	17	3	0	1	13	n/a	n/a	407
Year-to-date 2015	426	6	2	0	8	80	n/a	n/a	522
% Change	-12.4	183.3	50.0	n/a	-87.5	-83.8	n/a	n/a	-22.0

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. John's City									
Q2 2016	51	0	3	0	0	8	0	4	66
Q2 2015	57	0	4	0	0	0	0	9	70
Conception Bay South									
Q2 2016	50	0	10	0	0	0	0	0	60
Q2 2015	48	0	0	0	0	0	0	0	48
Mount Pearl									
Q2 2016	11	0	0	0	0	0	0	0	11
Q2 2015	12	0	0	0	0	0	0	0	12
Paradise									
Q2 2016	24	20	0	0	0	0	0	5	49
Q2 2015	30	8	0	0	0	0	0	7	45
Torbay									
Q2 2016	8	0	0	0	0	0	0	1	9
Q2 2015	5	0	0	0	0	0	0	0	5
Remainder of the CMA									
Q2 2016	37	0	0	0	0	0	0	0	37
Q2 2015	32	0	0	0	0	0	0	0	32
St. John's CMA									
Q2 2016	181	20	13	0	0	8	0	10	232
Q2 2015	184	8	4	0	0	0	0	16	212
UNDER CONSTRUCTION									
St. John's City									
Q2 2016	187	4	11	0	11	12	0	29	254
Q2 2015	231	8	20	0	14	190	0	42	505
Conception Bay South									
Q2 2016	137	0	19	0	0	0	0	10	166
Q2 2015	134	0	9	0	5	0	0	0	148
Mount Pearl									
Q2 2016	46	2	0	0	0	0	0	0	48
Q2 2015	36	2	0	0	6	0	0	1	45
Paradise									
Q2 2016	82	32	0	0	0	0	0	12	126
Q2 2015	119	8	0	0	0	0	0	41	168
Torbay									
Q2 2016	25	0	0	0	0	0	0	8	33
Q2 2015	42	0	0	0	0	0	0	0	42
Remainder of the CMA									
Q2 2016	122	0	0	0	0	0	0	12	134
Q2 2015	134	0	0	0	0	0	4	12	150
St. John's CMA									
Q2 2016	599	38	30	0	11	12	0	71	761
Q2 2015	696	18	29	0	25	190	4	96	1,058

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. John's City									
Q2 2016	53	4	0	0	0	4	1	136	198
Q2 2015	69	0	1	0	0	24	6	57	157
Conception Bay South									
Q2 2016	49	1	0	0	0	0	0	0	50
Q2 2015	54	2	0	0	0	0	0	1	57
Mount Pearl									
Q2 2016	11	0	0	0	0	0	0	0	11
Q2 2015	13	0	0	0	0	0	0	0	13
Paradise									
Q2 2016	30	0	0	0	0	0	0	15	45
Q2 2015	40	0	0	0	0	0	0	16	56
Torbay									
Q2 2016	12	0	0	0	0	0	0	1	13
Q2 2015	10	0	0	0	0	0	0	1	11
Remainder of the CMA									
Q2 2016	44	0	0	0	0	0	0	2	46
Q2 2015	46	0	0	0	0	0	6	0	52
St. John's CMA									
Q2 2016	199	5	0	0	0	4	1	154	363
Q2 2015	232	2	1	0	0	24	12	75	346
COMPLETED & NOT ABSORBED									
St. John's City									
Q2 2016	29	0	0	0	3	16	n/a	n/a	48
Q2 2015	25	2	1	0	1	2	n/a	n/a	31
Conception Bay South									
Q2 2016	12	0	0	0	6	0	n/a	n/a	18
Q2 2015	10	2	0	0	1	0	n/a	n/a	13
Mount Pearl									
Q2 2016	4	0	0	0	1	0	n/a	n/a	5
Q2 2015	5	0	0	0	0	39	n/a	n/a	44
Paradise									
Q2 2016	7	0	0	0	0	0	n/a	n/a	7
Q2 2015	13	0	0	0	0	5	n/a	n/a	18
Torbay									
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Q2 2015	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CMA									
Q2 2016	12	0	0	0	0	0	n/a	n/a	12
Q2 2015	9	0	0	0	0	0	n/a	n/a	9
St. John's CMA									
Q2 2016	65	0	0	0	10	16	n/a	n/a	91
Q2 2015	63	4	1	0	2	46	n/a	n/a	116

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. John's City									
Q2 2016	47	4	1	0	0	9	n/a	n/a	61
Q2 2015	77	0	1	0	0	27	n/a	n/a	105
Conception Bay South									
Q2 2016	47	1	0	0	0	0	n/a	n/a	48
Q2 2015	52	4	0	0	3	0	n/a	n/a	59
Mount Pearl									
Q2 2016	12	0	0	0	1	0	n/a	n/a	13
Q2 2015	15	0	0	0	0	0	n/a	n/a	15
Paradise									
Q2 2016	33	1	0	0	0	0	n/a	n/a	34
Q2 2015	46	0	0	0	0	0	n/a	n/a	46
Torbay									
Q2 2016	11	0	0	0	0	0	n/a	n/a	11
Q2 2015	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
Q2 2016	47	0	0	0	0	0	n/a	n/a	47
Q2 2015	46	0	0	0	0	0	n/a	n/a	46
St. John's CMA									
Q2 2016	197	6	1	0	1	9	n/a	n/a	214
Q2 2015	246	4	1	0	3	27	n/a	n/a	281

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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 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
St. John's City	51	57	0	0	3	0	12	13	66	70	-5.7
Conception Bay South	50	48	0	0	10	0	0	0	60	48	25.0
Mount Pearl	11	12	0	0	0	0	0	0	11	12	-8.3
Paradise	24	30	20	8	0	0	5	7	49	45	8.9
Torbay	8	5	0	0	0	0	1	0	9	5	80.0
Remainder of the CMA	37	32	0	0	0	0	0	0	37	32	15.6
St. John's CMA	181	184	20	8	13	0	18	20	232	212	9.4

Table 2.1: Starts by Submarket and by Dwelling Type 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
St. John's City	75	80	0	0	3	0	19	138	97	218	-55.5
Conception Bay South	66	66	0	0	10	0	0	0	76	66	15.2
Mount Pearl	15	15	0	0	0	0	0	0	15	15	0.0
Paradise	41	37	28	8	0	0	6	9	75	54	38.9
Torbay	11	21	0	0	0	0	1	0	12	21	-42.9
Remainder of the CMA	49	43	0	0	0	0	0	0	49	43	14.0
St. John's CMA	257	262	28	8	13	0	26	147	324	417	-22.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
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
St. John's City	3	0	0	0	8	4	4	9
Conception Bay South	10	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	5	7
Torbay	0	0	0	0	0	0	1	0
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	13	0	0	0	8	4	10	16

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
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
St. John's City	3	0	0	0	12	126	7	12
Conception Bay South	10	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	6	9
Torbay	0	0	0	0	0	0	1	0
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	13	0	0	0	12	126	14	21

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
St. John's City	54	61	8	0	4	9	66	70
Conception Bay South	60	48	0	0	0	0	60	48
Mount Pearl	11	12	0	0	0	0	11	12
Paradise	44	38	0	0	5	7	49	45
Torbay	8	5	0	0	1	0	9	5
Remainder of the CMA	37	32	0	0	0	0	37	32
St. John's CMA	214	196	8	0	10	16	232	212

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. John's City	78	84	12	122	7	12	97	218
Conception Bay South	76	66	0	0	0	0	76	66
Mount Pearl	15	15	0	0	0	0	15	15
Paradise	69	45	0	0	6	9	75	54
Torbay	11	21	0	0	1	0	12	21
Remainder of the CMA	49	43	0	0	0	0	49	43
St. John's CMA	298	274	12	122	14	21	324	417

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
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
St. John's City	54	69	4	0	0	7	140	81	198	157	26.1
Conception Bay South	49	54	1	2	0	0	0	1	50	57	-12.3
Mount Pearl	11	13	0	0	0	0	0	0	11	13	-15.4
Paradise	30	40	0	0	0	0	15	16	45	56	-19.6
Torbay	12	10	0	0	0	0	1	1	13	11	18.2
Remainder of the CMA	44	46	0	0	0	6	2	0	46	52	-11.5
St. John's CMA	200	232	5	2	0	13	158	99	363	346	4.9

Table 3.1: Completions by Submarket and by Dwelling Type
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
St. John's City	110	150	6	0	0	11	155	164	271	325	-16.6
Conception Bay South	88	78	1	6	5	0	2	1	96	85	12.9
Mount Pearl	21	28	0	0	0	5	0	47	21	80	-73.8
Paradise	72	81	10	2	0	0	31	33	113	116	-2.6
Torbay	22	20	0	2	0	0	1	3	23	25	-8.0
Remainder of the CMA	68	71	0	0	0	6	2	0	70	77	-9.1
St. John's CMA	381	428	17	10	5	22	191	248	594	708	-16.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
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
St. John's City	0	1	0	6	4	24	136	57
Conception Bay South	0	0	0	0	0	0	0	1
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	15	16
Torbay	0	0	0	0	0	0	1	1
Remainder of the CMA	0	0	0	6	0	0	2	0
St. John's CMA	0	1	0	12	4	24	154	75

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
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
St. John's City	0	1	0	10	8	68	147	96
Conception Bay South	5	0	0	0	0	0	2	1
Mount Pearl	0	5	0	0	0	45	0	2
Paradise	0	0	0	0	0	0	31	33
Torbay	0	0	0	0	0	0	1	3
Remainder of the CMA	0	0	0	6	0	0	2	0
St. John's CMA	5	6	0	16	8	113	183	135

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
St. John's City	57	70	4	24	137	63	198	157
Conception Bay South	50	56	0	0	0	1	50	57
Mount Pearl	11	13	0	0	0	0	11	13
Paradise	30	40	0	0	15	16	45	56
Torbay	12	10	0	0	1	1	13	11
Remainder of the CMA	44	46	0	0	2	6	46	52
St. John's CMA	204	235	4	24	155	87	363	346

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
St. John's City	115	151	8	68	148	106	271	325
Conception Bay South	89	84	5	0	2	1	96	85
Mount Pearl	21	28	0	50	0	2	21	80
Paradise	82	83	0	0	31	33	113	116
Torbay	22	22	0	0	1	3	23	25
Remainder of the CMA	68	71	0	0	2	6	70	77
St. John's CMA	397	439	13	118	184	151	594	708

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2016

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													
Q2 2016	0	0.0	0	0.0	4	8.5	18	38.3	25	53.2	47	400,000	456,538
Q2 2015	0	0.0	1	1.3	7	9.1	15	19.5	54	70.1	77	450,000	479,229
Year-to-date 2016	1	0.9	3	2.8	7	6.5	31	29.0	65	60.7	107	410,000	437,806
Year-to-date 2015	0	0.0	1	0.7	13	8.6	35	23.2	102	67.5	151	440,000	480,047
Conception Bay South													
Q2 2016	4	8.5	20	42.6	16	34.0	4	8.5	3	6.4	47	292,500	309,108
Q2 2015	3	5.8	17	32.7	14	26.9	6	11.5	12	23.1	52	320,000	352,837
Year-to-date 2016	5	6.0	33	39.3	26	31.0	8	9.5	12	14.3	84	300,000	324,464
Year-to-date 2015	4	5.3	22	29.3	18	24.0	13	17.3	18	24.0	75	325,000	357,412
Mount Pearl													
Q2 2016	0	0.0	2	16.7	7	58.3	1	8.3	2	16.7	12	-	377,384
Q2 2015	0	0.0	4	26.7	8	53.3	1	6.7	2	13.3	15	-	311,956
Year-to-date 2016	0	0.0	2	9.5	13	61.9	3	14.3	3	14.3	21	-	356,284
Year-to-date 2015	0	0.0	12	40.0	11	36.7	2	6.7	5	16.7	30	317,500	346,357
Paradise													
Q2 2016	0	0.0	0	0.0	10	30.3	11	33.3	12	36.4	33	365,000	397,079
Q2 2015	1	2.2	1	2.2	7	15.2	19	41.3	18	39.1	46	382,500	414,590
Year-to-date 2016	0	0.0	3	4.2	14	19.7	22	31.0	32	45.1	71	380,000	416,550
Year-to-date 2015	1	1.2	1	1.2	18	22.2	34	42.0	27	33.3	81	380,000	422,902
Torbay													
Q2 2016	0	0.0	0	0.0	1	9.1	0	0.0	10	90.9	11	-	573,333
Q2 2015	0	0.0	0	0.0	3	30.0	5	50.0	2	20.0	10	-	348,750
Year-to-date 2016	0	0.0	0	0.0	2	9.5	0	0.0	19	90.5	21	605,000	594,010
Year-to-date 2015	0	0.0	0	0.0	3	15.8	7	36.8	9	47.4	19	-	438,100
Remainder of the CMA													
Q2 2016	0	0.0	6	12.8	3	6.4	10	21.3	28	59.6	47	-	543,154
Q2 2015	1	2.2	4	8.7	9	19.6	10	21.7	22	47.8	46	-	491,265
Year-to-date 2016	0	0.0	8	11.6	4	5.8	16	23.2	41	59.4	69	-	520,676
Year-to-date 2015	2	2.9	5	7.1	16	22.9	17	24.3	30	42.9	70	-	476,025
St. John's CMA													
Q2 2016	4	2.0	28	14.2	41	20.8	44	22.3	80	40.6	197	380,000	415,201
Q2 2015	5	2.0	27	11.0	48	19.5	56	22.8	110	44.7	246	385,000	423,816
Year-to-date 2016	6	1.6	49	13.1	66	17.7	80	21.4	172	46.1	373	390,000	418,271
Year-to-date 2015	7	1.6	41	9.6	79	18.5	108	25.4	191	44.8	426	385,000	430,275

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2016						
Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
St. John's City	456,538	479,229	-4.7	437,806	480,047	-8.8
Conception Bay South	309,108	352,837	-12.4	324,464	357,412	-9.2
Mount Pearl	377,384	311,956	21.0	356,284	346,357	2.9
Paradise	397,079	414,590	-4.2	416,550	422,902	-1.5
Torbay	573,333	348,750	64.4	594,010	438,100	35.6
Remainder of the CMA	543,154	491,265	10.6	520,676	476,025	9.4
St. John's CMA	415,201	423,816	-2.0	418,271	430,275	-2.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Second Quarter 2016			Second Quarter 2015			% 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	266	289,887	56	281	303,899	64	-5.3	-4.6	-12.5
Mount Pearl	59	271,586	69	63	286,735	44	-6.3	-5.3	56.8
St. Thomas - Paradise - Topsail	60	303,229	93	75	314,189	90	-20.0	-3.5	3.3
Conception Bay South	60	288,362	93	86	312,655	77	-30.2	-7.8	20.8
East Extern	49	328,465	66	52	343,391	80	-5.8	-4.3	-17.5
Bay Bulls - Mobile	5	156,600	69	10	223,890	70	-50.0	-30.1	-1.4
St. John's CMA	499	291,511	68	567	306,803	68	-12.0	-5.0	0.0

Submarket	Year-to-date 2016			Year-to-date 2015			% 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	550	295,627	61	556	307,194	68	-1.1	-3.8	-10.3
Mount Pearl	120	274,376	70	128	292,765	57	-6.3	-6.3	22.8
St. Thomas - Paradise - Topsail	136	305,683	88	158	326,208	82	-13.9	-6.3	7.3
Conception Bay South	142	288,390	90	155	298,239	81	-8.4	-3.3	11.1
East Extern	90	326,849	89	110	352,372	69	-18.2	-7.2	29.0
Bay Bulls - Mobile	10	171,640	87	19	266,392	84	-47.4	-35.6	3.6
St. John's CMA	1,048	294,739	72	1,126	310,300	71	-6.9	-5.0	1.4

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Source: Newfoundland and Labrador Association of REALTORS®

Table 6: Economic Indicators Second Quarter 2016											
		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						
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	151.9	128.4	114.4	6.4	68.1	971
2016	January	561	3.14	4.64	151.9	128.9	113.6	6.7	67.7	953
	February	561	3.14	4.64	152.0	129.3	113.3	7.6	68.1	937
	March	561	3.14	4.64	151.8	129.9	114.4	7.4	68.5	928
	April	561	3.14	4.64	151.8	130.6	115.5	7.5	69.1	931
	May	561	3.14	4.64	151.9	131.2	117.3	6.8	69.5	937
	June	561	3.14	4.64		132.7	118.6	6.8	70.1	941
	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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