HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St John's CMA

Date Released: Fourth Quarter 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

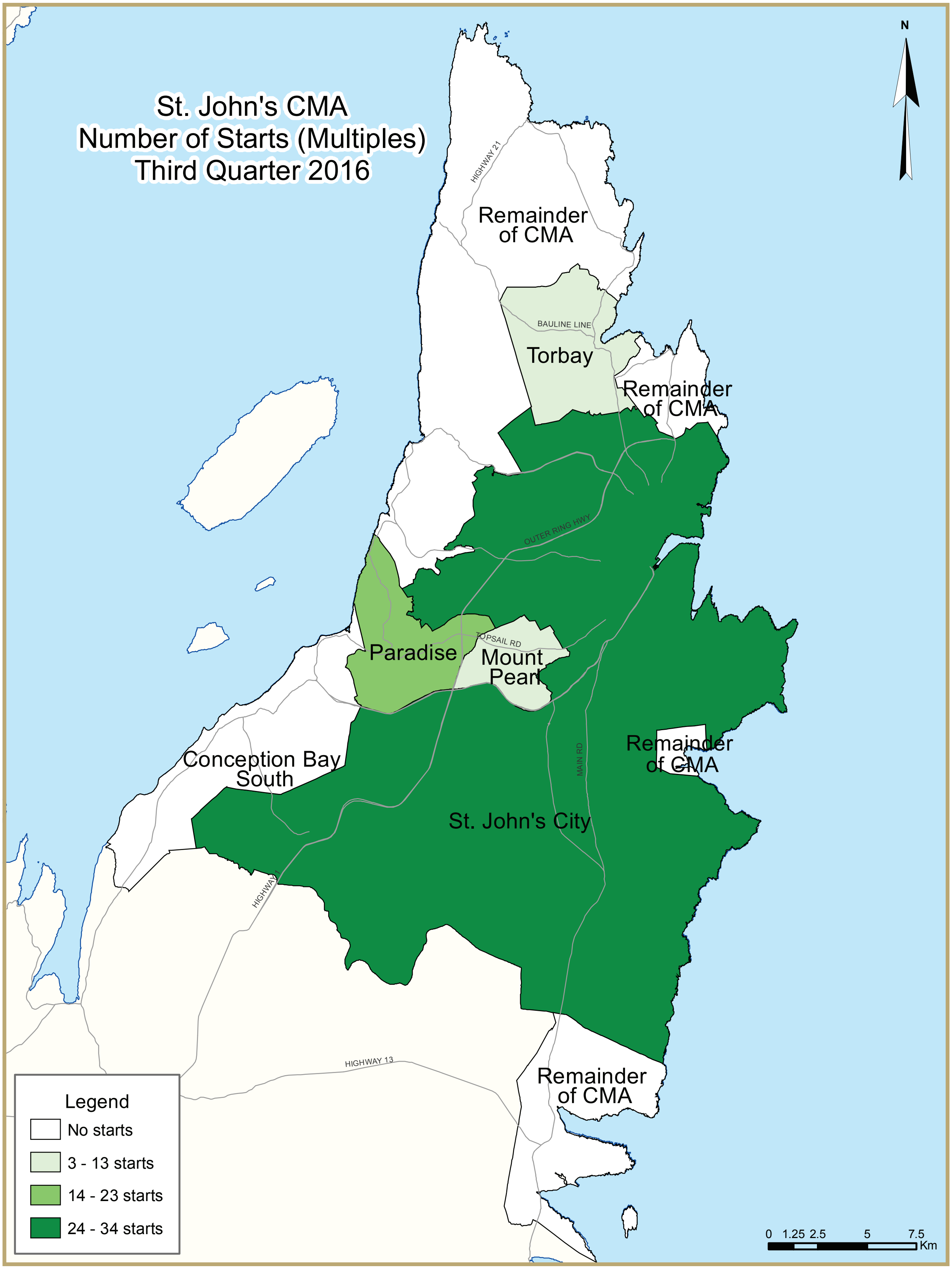
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

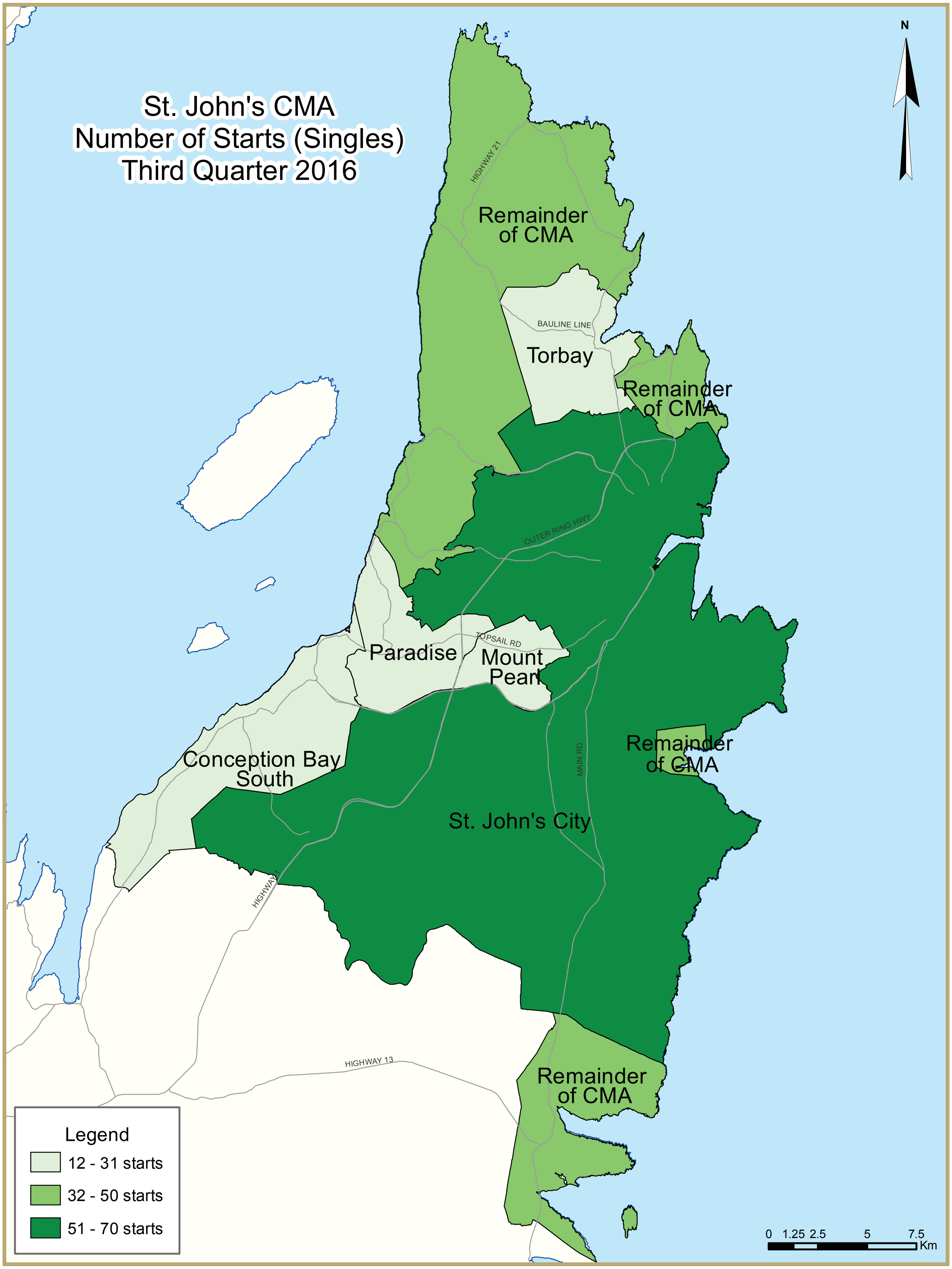
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

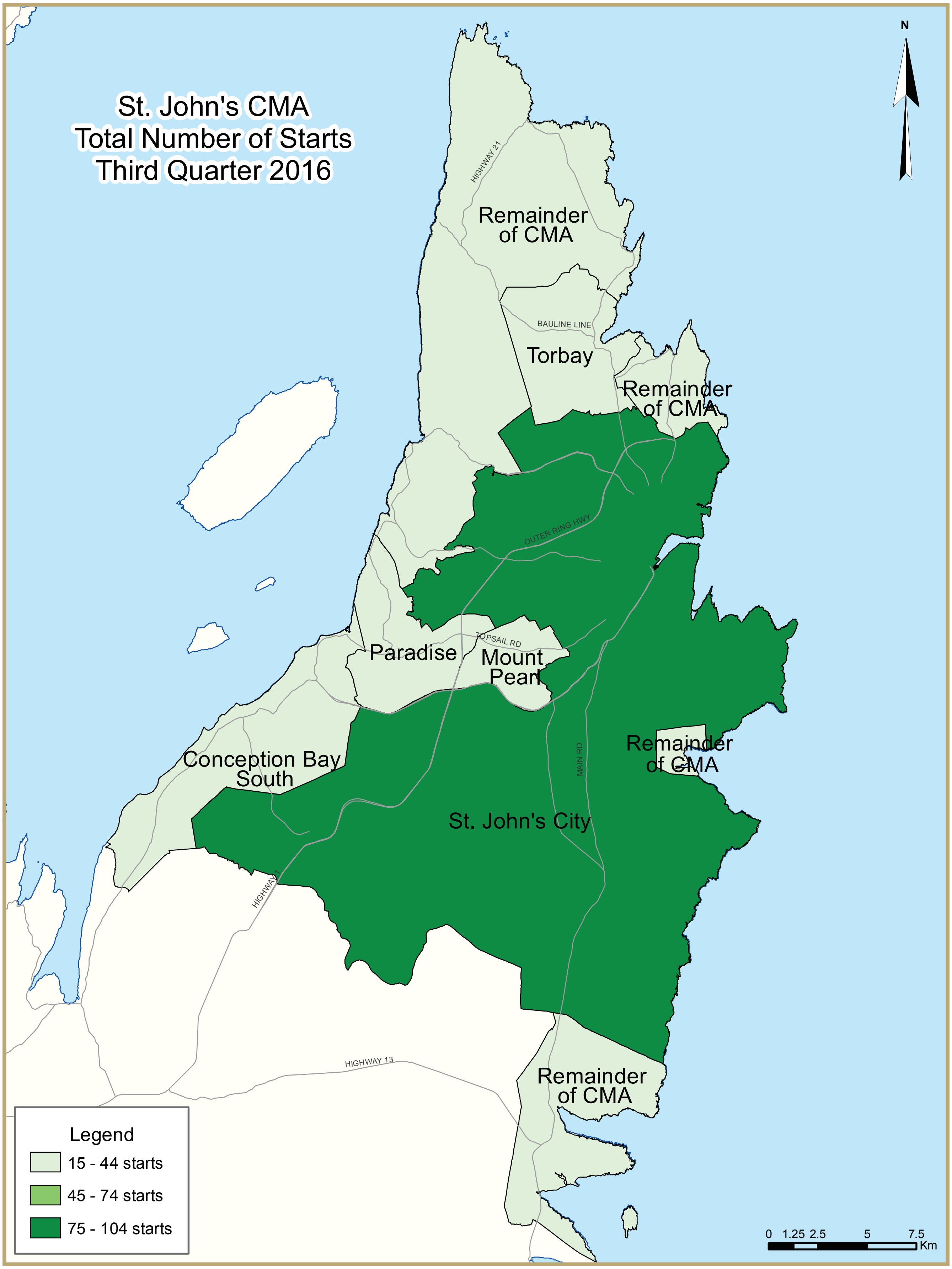
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

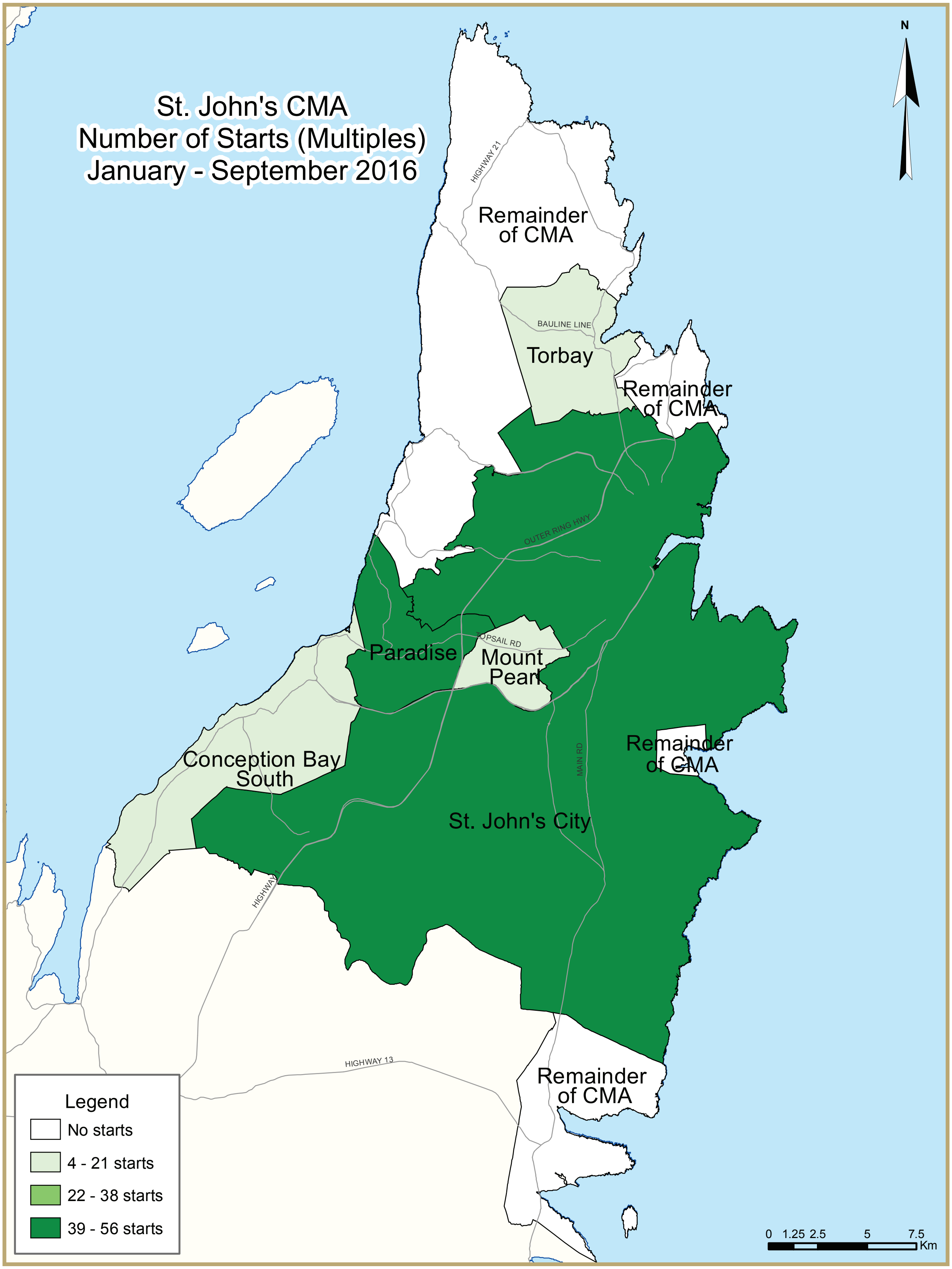
SUBSCRIBE NOW!

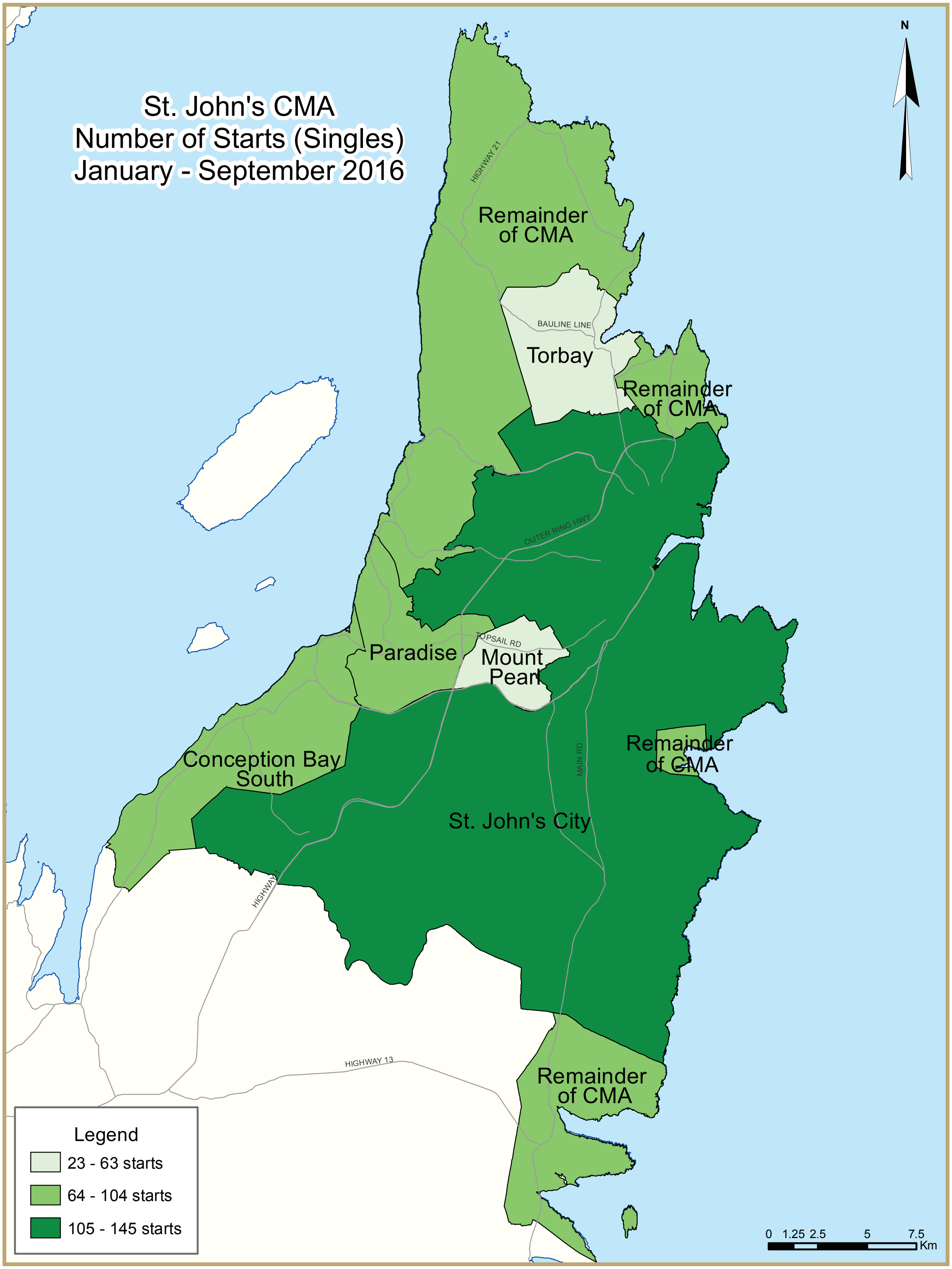
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

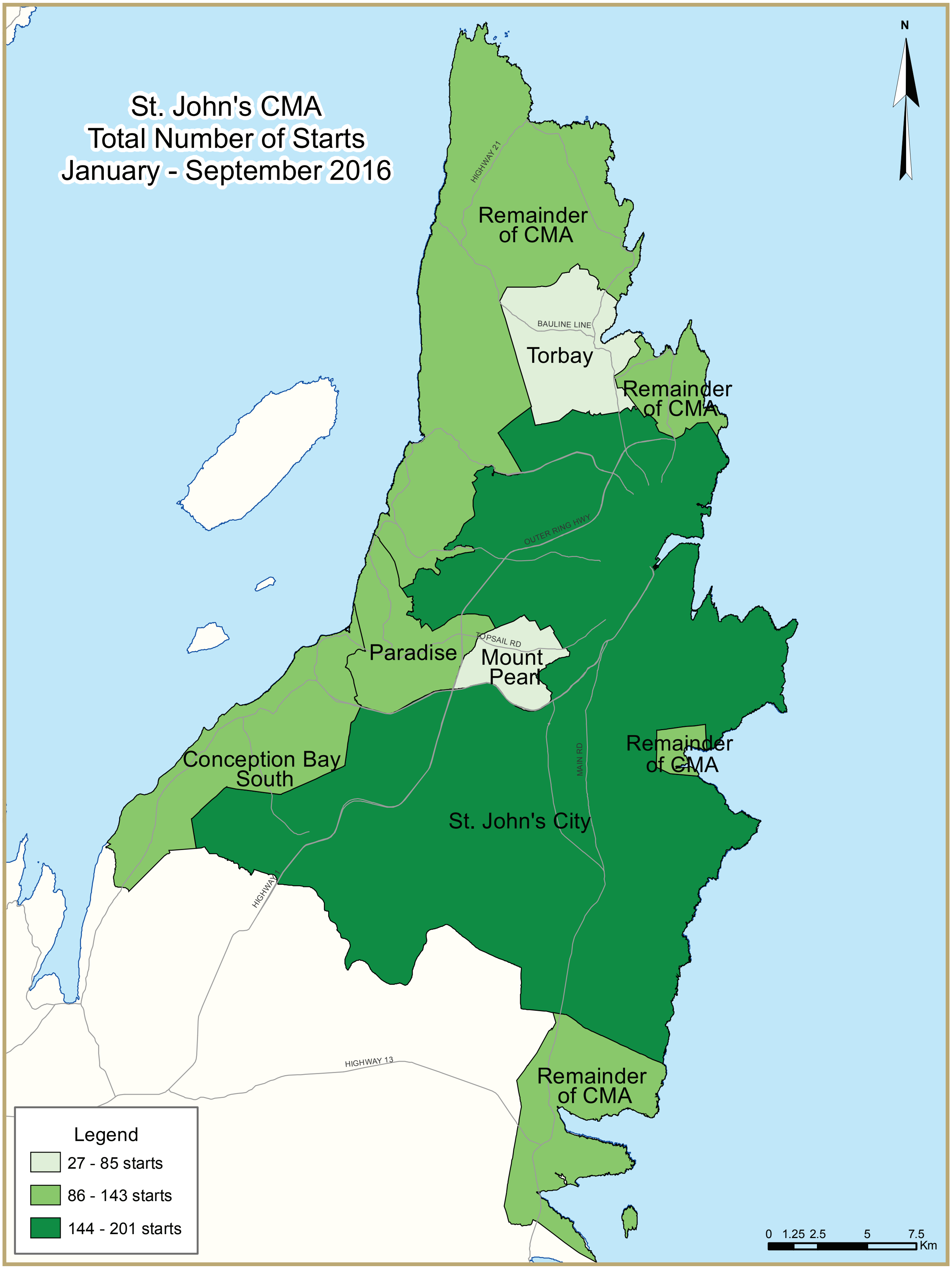

St. John's CMA
Number of Starts (Multiples)
Third Quarter 2016
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
3 - 13 starts
14 - 23 starts
24 - 34 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
Third 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
MAIN RD
Remainder of CMA
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
12 - 31 starts
32 - 50 starts
51 - 70 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Third Quarter 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
15 - 44 starts
45 - 74 starts
75 - 104 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - September 2016
N
HIGHWAY 21
Remainder of CMA
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
No starts
4 - 21 starts
22 - 38 starts
39 - 56 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
January - September 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
23 - 63 starts
64 - 104 starts
105 - 145 starts
0 1.25 2.5 5 7.5 Km


St. John's CMA
Total Number of Starts
January - September 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
27 - 85 starts
86 - 143 starts
144 - 201 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) Third Quarter 2016								
St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	907	729	537	586	718	521	535	605
Multiples	323	256	180	456	144	152	216	232
Total	1,230	985	717	1,042	862	673	751	837
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	639	617	240	193	-19.6%	502	450	-10.4%
Multiples	204	260	57	65	14.0%	212	132	-37.7%
Total	843	877	297	258	-13.1%	714	582	-18.5%

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
Third 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									
Q3 2016	193	36	8	0	0	0	0	21	258
Q3 2015	240	2	0	0	8	0	0	47	297
% Change	-19.6	**	n/a	n/a	-100.0	n/a	n/a	-55.3	-13.1
Year-to-date 2016	450	64	21	0	0	12	0	35	582
Year-to-date 2015	502	10	4	0	8	122	0	68	714
% Change	-10.4	**	**	n/a	-100.0	-90.2	n/a	-48.5	-18.5
UNDER CONSTRUCTION									
Q3 2016	584	68	38	0	4	8	0	66	768
Q3 2015	717	20	25	0	27	60	0	227	1,076
% Change	-18.5	**	52.0	n/a	-85.2	-86.7	n/a	-70.9	-28.6
COMPLETIONS									
Q3 2016	205	4	0	0	7	4	0	26	246
Q3 2015	218	2	4	0	6	8	4	40	282
% Change	-6.0	100.0	-100.0	n/a	16.7	-50.0	-100.0	-35.0	-12.8
Year-to-date 2016	585	21	0	0	12	12	1	209	840
Year-to-date 2015	646	12	5	0	11	121	20	175	990
% Change	-9.4	75.0	-100.0	n/a	9.1	-90.1	-95.0	19.4	-15.2
COMPLETED & NOT ABSORBED									
Q3 2016	66	0	0	0	13	16	n/a	n/a	95
Q3 2015	64	4	0	0	4	36	n/a	n/a	108
% Change	3.1	-100.0	n/a	n/a	**	-55.6	n/a	n/a	-12.0
ABSORBED									
Q3 2016	203	4	0	0	4	4	n/a	n/a	215
Q3 2015	217	2	5	0	4	18	n/a	n/a	246
% Change	-6.5	100.0	-100.0	n/a	0.0	-77.8	n/a	n/a	-12.6
Year-to-date 2016	576	21	3	0	5	17	n/a	n/a	622
Year-to-date 2015	643	8	7	0	12	98	n/a	n/a	768
% Change	-10.4	162.5	-57.1	n/a	-58.3	-82.7	n/a	n/a	-19.0

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2016	70	11	8	0	0	0	0	15	104
Q3 2015	83	0	0	0	8	0	0	23	114
Conception Bay South									
Q3 2016	29	0	0	0	0	0	0	0	29
Q3 2015	52	0	0	0	0	0	0	0	52
Mount Pearl									
Q3 2016	16	10	0	0	0	0	0	2	28
Q3 2015	9	0	0	0	0	0	0	0	9
Paradise									
Q3 2016	25	15	0	0	0	0	0	1	41
Q3 2015	44	2	0	0	0	0	0	18	64
Torbay									
Q3 2016	12	0	0	0	0	0	0	3	15
Q3 2015	9	0	0	0	0	0	0	6	15
Remainder of the CMA									
Q3 2016	41	0	0	0	0	0	0	0	41
Q3 2015	43	0	0	0	0	0	0	0	43
St. John's CMA									
Q3 2016	193	36	8	0	0	0	0	21	258
Q3 2015	240	2	0	0	8	0	0	47	297
UNDER CONSTRUCTION									
St. John's City									
Q3 2016	197	13	19	0	4	8	0	29	270
Q3 2015	230	8	16	0	22	60	0	171	507
Conception Bay South									
Q3 2016	125	0	19	0	0	0	0	10	154
Q3 2015	150	0	9	0	5	0	0	0	164
Mount Pearl									
Q3 2016	38	12	0	0	0	0	0	2	52
Q3 2015	36	2	0	0	0	0	0	0	38
Paradise									
Q3 2016	77	43	0	0	0	0	0	9	129
Q3 2015	113	10	0	0	0	0	0	38	161
Torbay									
Q3 2016	20	0	0	0	0	0	0	4	24
Q3 2015	41	0	0	0	0	0	0	6	47
Remainder of the CMA									
Q3 2016	127	0	0	0	0	0	0	12	139
Q3 2015	147	0	0	0	0	0	0	12	159
St. John's CMA									
Q3 2016	584	68	38	0	4	8	0	66	768
Q3 2015	717	20	25	0	27	60	0	227	1,076

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

Table 1.2: Housing Activity Summary by Submarket Third 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									
Q3 2016	59	0	0	0	7	4	0	15	85
Q3 2015	84	0	4	0	0	8	0	16	112
Conception Bay South									
Q3 2016	41	0	0	0	0	0	0	0	41
Q3 2015	34	2	0	0	0	0	0	2	38
Mount Pearl									
Q3 2016	24	0	0	0	0	0	0	0	24
Q3 2015	9	0	0	0	6	0	0	1	16
Paradise									
Q3 2016	29	4	0	0	0	0	0	4	37
Q3 2015	50	0	0	0	0	0	0	21	71
Torbay									
Q3 2016	17	0	0	0	0	0	0	7	24
Q3 2015	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
Q3 2016	35	0	0	0	0	0	0	0	35
Q3 2015	31	0	0	0	0	0	4	0	35
St. John's CMA									
Q3 2016	205	4	0	0	7	4	0	26	246
Q3 2015	218	2	4	0	6	8	4	40	282
COMPLETED & NOT ABSORBED									
St. John's City									
Q3 2016	29	0	0	0	7	16	n/a	n/a	52
Q3 2015	32	2	0	0	0	6	n/a	n/a	40
Conception Bay South									
Q3 2016	12	0	0	0	5	0	n/a	n/a	17
Q3 2015	8	2	0	0	1	0	n/a	n/a	11
Mount Pearl									
Q3 2016	5	0	0	0	1	0	n/a	n/a	6
Q3 2015	3	0	0	0	3	30	n/a	n/a	36
Paradise									
Q3 2016	6	0	0	0	0	0	n/a	n/a	6
Q3 2015	13	0	0	0	0	0	n/a	n/a	13
Torbay									
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Q3 2015	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CMA									
Q3 2016	12	0	0	0	0	0	n/a	n/a	12
Q3 2015	7	0	0	0	0	0	n/a	n/a	7
St. John's CMA									
Q3 2016	66	0	0	0	13	16	n/a	n/a	95
Q3 2015	64	4	0	0	4	36	n/a	n/a	108

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

Table 1.2: Housing Activity Summary by Submarket Third 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									
Q3 2016	59	0	0	0	3	4	n/a	n/a	66
Q3 2015	77	0	5	0	1	4	n/a	n/a	87
Conception Bay South									
Q3 2016	40	0	0	0	1	0	n/a	n/a	41
Q3 2015	36	2	0	0	0	0	n/a	n/a	38
Mount Pearl									
Q3 2016	23	0	0	0	0	0	n/a	n/a	23
Q3 2015	11	0	0	0	3	9	n/a	n/a	23
Paradise									
Q3 2016	30	4	0	0	0	0	n/a	n/a	34
Q3 2015	50	0	0	0	0	5	n/a	n/a	55
Torbay									
Q3 2016	16	0	0	0	0	0	n/a	n/a	16
Q3 2015	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
Q3 2016	35	0	0	0	0	0	n/a	n/a	35
Q3 2015	33	0	0	0	0	0	n/a	n/a	33
St. John's CMA									
Q3 2016	203	4	0	0	4	4	n/a	n/a	215
Q3 2015	217	2	5	0	4	18	n/a	n/a	246

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 Third Quarter 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
St. John's City	70	83	11	0	8	8	15	23	104	114	-8.8
Conception Bay South	29	52	0	0	0	0	0	0	29	52	-44.2
Mount Pearl	16	9	10	0	0	0	2	0	28	9	**
Paradise	25	44	15	2	0	0	1	18	41	64	-35.9
Torbay	12	9	0	0	0	0	3	6	15	15	0.0
Remainder of the CMA	41	43	0	0	0	0	0	0	41	43	-4.7
St. John's CMA	193	240	36	2	8	8	21	47	258	297	-13.1

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	145	163	11	0	11	8	34	161	201	332	-39.5
Conception Bay South	95	118	0	0	10	0	0	0	105	118	-11.0
Mount Pearl	31	24	10	0	0	0	2	0	43	24	79.2
Paradise	66	81	43	10	0	0	7	27	116	118	-1.7
Torbay	23	30	0	0	0	0	4	6	27	36	-25.0
Remainder of the CMA	90	86	0	0	0	0	0	0	90	86	4.7
St. John's CMA	450	502	64	10	21	8	47	194	582	714	-18.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
St. John's City	8	8	0	0	0	0	15	23
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	2	0
Paradise	0	0	0	0	0	0	1	18
Torbay	0	0	0	0	0	0	3	6
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	8	8	0	0	0	0	21	47

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	11	8	0	0	12	126	22	35
Conception Bay South	10	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	2	0
Paradise	0	0	0	0	0	0	7	27
Torbay	0	0	0	0	0	0	4	6
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	21	8	0	0	12	126	35	68

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
St. John's City	89	83	0	8	15	23	104	114
Conception Bay South	29	52	0	0	0	0	29	52
Mount Pearl	26	9	0	0	2	0	28	9
Paradise	40	46	0	0	1	18	41	64
Torbay	12	9	0	0	3	6	15	15
Remainder of the CMA	41	43	0	0	0	0	41	43
St. John's CMA	237	242	0	8	21	47	258	297

Table 2.5: Starts by Submarket and by Intended Market
January - September 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	167	167	12	130	22	35	201	332
Conception Bay South	105	118	0	0	0	0	105	118
Mount Pearl	41	24	0	0	2	0	43	24
Paradise	109	91	0	0	7	27	116	118
Torbay	23	30	0	0	4	6	27	36
Remainder of the CMA	90	86	0	0	0	0	90	86
St. John's CMA	535	516	12	130	35	68	582	714

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2016												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
St. John's City	59	84	0	0	7	4	19	24	85	112	-24.1
Conception Bay South	41	34	0	2	0	0	0	2	41	38	7.9
Mount Pearl	24	9	0	0	0	6	0	1	24	16	50.0
Paradise	29	50	4	0	0	0	4	21	37	71	-47.9
Torbay	17	10	0	0	0	0	7	0	24	10	140.0
Remainder of the CMA	35	31	0	0	0	4	0	0	35	35	0.0
St. John's CMA	205	218	4	2	7	14	30	48	246	282	-12.8

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	169	234	6	0	7	15	174	188	356	437	-18.5
Conception Bay South	129	112	1	8	5	0	2	3	137	123	11.4
Mount Pearl	45	37	0	0	0	11	0	48	45	96	-53.1
Paradise	101	131	14	2	0	0	35	54	150	187	-19.8
Torbay	39	30	0	2	0	0	8	3	47	35	34.3
Remainder of the CMA	103	102	0	0	0	10	2	0	105	112	-6.3
St. John's CMA	586	646	21	12	12	36	221	296	840	990	-15.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
St. John's City	7	4	0	0	4	8	15	16
Conception Bay South	0	0	0	0	0	0	0	2
Mount Pearl	0	6	0	0	0	0	0	1
Paradise	0	0	0	0	0	0	4	21
Torbay	0	0	0	0	0	0	7	0
Remainder of the CMA	0	0	0	4	0	0	0	0
St. John's CMA	7	10	0	4	4	8	26	40

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	7	5	0	10	12	76	162	112
Conception Bay South	5	0	0	0	0	0	2	3
Mount Pearl	0	11	0	0	0	45	0	3
Paradise	0	0	0	0	0	0	35	54
Torbay	0	0	0	0	0	0	8	3
Remainder of the CMA	0	0	0	10	0	0	2	0
St. John's CMA	12	16	0	20	12	121	209	175

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
St. John's City	59	88	11	8	15	16	85	112
Conception Bay South	41	36	0	0	0	2	41	38
Mount Pearl	24	9	0	6	0	1	24	16
Paradise	33	50	0	0	4	21	37	71
Torbay	17	10	0	0	7	0	24	10
Remainder of the CMA	35	31	0	0	0	4	35	35
St. John's CMA	209	224	11	14	26	44	246	282

Table 3.5: Completions by Submarket and by Intended Market
January - September 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	174	239	19	76	163	122	356	437
Conception Bay South	130	120	5	0	2	3	137	123
Mount Pearl	45	37	0	56	0	3	45	96
Paradise	115	133	0	0	35	54	150	187
Torbay	39	32	0	0	8	3	47	35
Remainder of the CMA	103	102	0	0	2	10	105	112
St. John's CMA	606	663	24	132	210	195	840	990

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2016	1	1.7	0	0.0	8	13.6	21	35.6	29	49.2	59	400,000	436,255
Q3 2015	1	1.3	2	2.6	7	9.1	13	16.9	54	70.1	77	450,000	473,362
Year-to-date 2016	2	1.2	3	1.8	15	9.0	52	31.3	94	56.6	166	410,000	437,255
Year-to-date 2015	1	0.4	3	1.3	20	8.8	48	21.1	156	68.4	228	450,000	477,790
Conception Bay South													
Q3 2016	2	5.0	16	40.0	8	20.0	9	22.5	5	12.5	40	300,000	346,499
Q3 2015	1	2.8	17	47.2	7	19.4	3	8.3	8	22.2	36	305,000	330,337
Year-to-date 2016	7	5.6	49	39.5	34	27.4	17	13.7	17	13.7	124	300,000	331,327
Year-to-date 2015	5	4.5	39	35.1	25	22.5	16	14.4	26	23.4	111	320,000	348,470
Mount Pearl													
Q3 2016	0	0.0	9	39.1	5	21.7	4	17.4	5	21.7	23	295,000	372,129
Q3 2015	0	0.0	4	36.4	3	27.3	1	9.1	3	27.3	11	-	350,660
Year-to-date 2016	0	0.0	11	25.0	18	40.9	7	15.9	8	18.2	44	295,000	365,527
Year-to-date 2015	0	0.0	16	39.0	14	34.1	3	7.3	8	19.5	41	317,500	347,125
Paradise													
Q3 2016	0	0.0	2	6.7	9	30.0	8	26.7	11	36.7	30	360,000	415,435
Q3 2015	0	0.0	0	0.0	11	22.0	19	38.0	20	40.0	50	380,000	405,560
Year-to-date 2016	0	0.0	5	5.0	23	22.8	30	29.7	43	42.6	101	370,000	416,219
Year-to-date 2015	1	0.8	1	0.8	29	22.1	53	40.5	47	35.9	131	380,000	416,283
Torbay													
Q3 2016	0	0.0	0	0.0	1	6.3	2	12.5	13	81.3	16	-	420,833
Q3 2015	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	-	497,500
Year-to-date 2016	0	0.0	0	0.0	3	8.1	2	5.4	32	86.5	37	605,000	552,447
Year-to-date 2015	0	0.0	0	0.0	3	10.3	8	27.6	18	62.1	29	-	455,071
Remainder of the CMA													
Q3 2016	0	0.0	2	5.7	2	5.7	6	17.1	25	71.4	35	-	615,600
Q3 2015	0	0.0	4	12.1	1	3.0	6	18.2	22	66.7	33	-	607,036
Year-to-date 2016	0	0.0	10	9.6	6	5.8	22	21.2	66	63.5	104	-	543,158
Year-to-date 2015	2	1.9	9	8.7	17	16.5	23	22.3	52	50.5	103	-	507,565
St. John's CMA													
Q3 2016	3	1.5	29	14.3	33	16.3	50	24.6	88	43.3	203	380,000	428,388
Q3 2015	2	0.9	27	12.4	29	13.4	43	19.8	116	53.5	217	400,000	435,178
Year-to-date 2016	9	1.6	78	13.5	99	17.2	130	22.6	260	45.1	576	385,000	421,836
Year-to-date 2015	9	1.4	68	10.6	108	16.8	151	23.5	307	47.7	643	395,000	431,930

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2016						
Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
St. John's City	436,255	473,362	-7.8	437,255	477,790	-8.5
Conception Bay South	346,499	330,337	4.9	331,327	348,470	-4.9
Mount Pearl	372,129	350,660	6.1	365,527	347,125	5.3
Paradise	415,435	405,560	2.4	416,219	416,283	0.0
Torbay	420,833	497,500	-15.4	552,447	455,071	21.4
Remainder of the CMA	615,600	607,036	1.4	543,158	507,565	7.0
St. John's CMA	428,388	435,178	-1.6	421,836	431,930	-2.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	Third Quarter 2016			Third 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	310	294,723	47	373	310,304	65	-16.9	-5.0	-27.7
Mount Pearl	64	262,281	50	55	293,950	48	16.4	-10.8	4.2
St. Thomas - Paradise - Topsail	65	335,492	63	83	358,099	90	-21.7	-6.3	-30.0
Conception Bay South	65	290,118	76	73	274,530	85	-11.0	5.7	-10.6
East Extern	40	383,006	58	67	358,895	73	-40.3	6.7	-20.5
Bay Bulls - Mobile	9	220,167	93	5	336,160	45	80.0	-34.5	106.7
St. John's CMA	553	298,668	54	656	307,651	70	-15.7	-2.9	-22.9

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	1,006	296,980	56	1,040	310,221	66	-3.3	-4.3	-15.2
Mount Pearl	212	272,710	60	205	296,646	52	3.4	-8.1	15.4
St. Thomas - Paradise - Topsail	238	316,294	77	280	340,191	85	-15.0	-7.0	-9.4
Conception Bay South	255	284,669	82	252	290,478	82	1.2	-2.0	0.0
East Extern	162	350,365	82	199	354,668	72	-18.6	-1.2	13.9
Bay Bulls - Mobile	24	199,683	80	33	287,588	80	-27.3	-30.6	0.0
St. John's CMA	1,897	297,340	66	2,009	312,870	70	-5.6	-5.0	-5.7

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

Source: Newfoundland and Labrador Association of REALTORS®

Table 6: Economic Indicators
Third Quarter 2016

		Interest Rates			NHPI, Total, St. John's CMA 2007=100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	151.9	132.7	118.6	6.8	70.1	941
	July	567	3.14	4.74	151.4	133.8	119.0	6.7	70.2	947
	August	567	3.14	4.74	151.2	133.5	118.5	6.7	70.0	958
	September	561	3.14	4.64		134.1	118.4	7.0	69.9	968
	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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

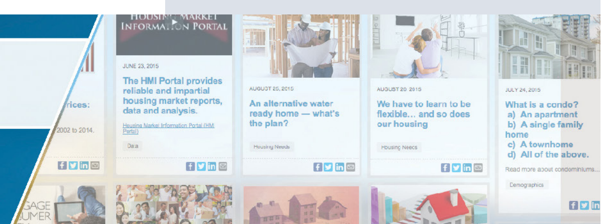
cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!



Subscribe today to stay in the know!

www.cmhc.ca/observer

64199_2016_Q04