

HOUSING MARKET INFORMATION

# HOUSING NOW TABLES

## Saint John, Moncton CMAs and Fredericton CA

Date Released: Second Quarter 2016



*Housing market intelligence you can count on*

## 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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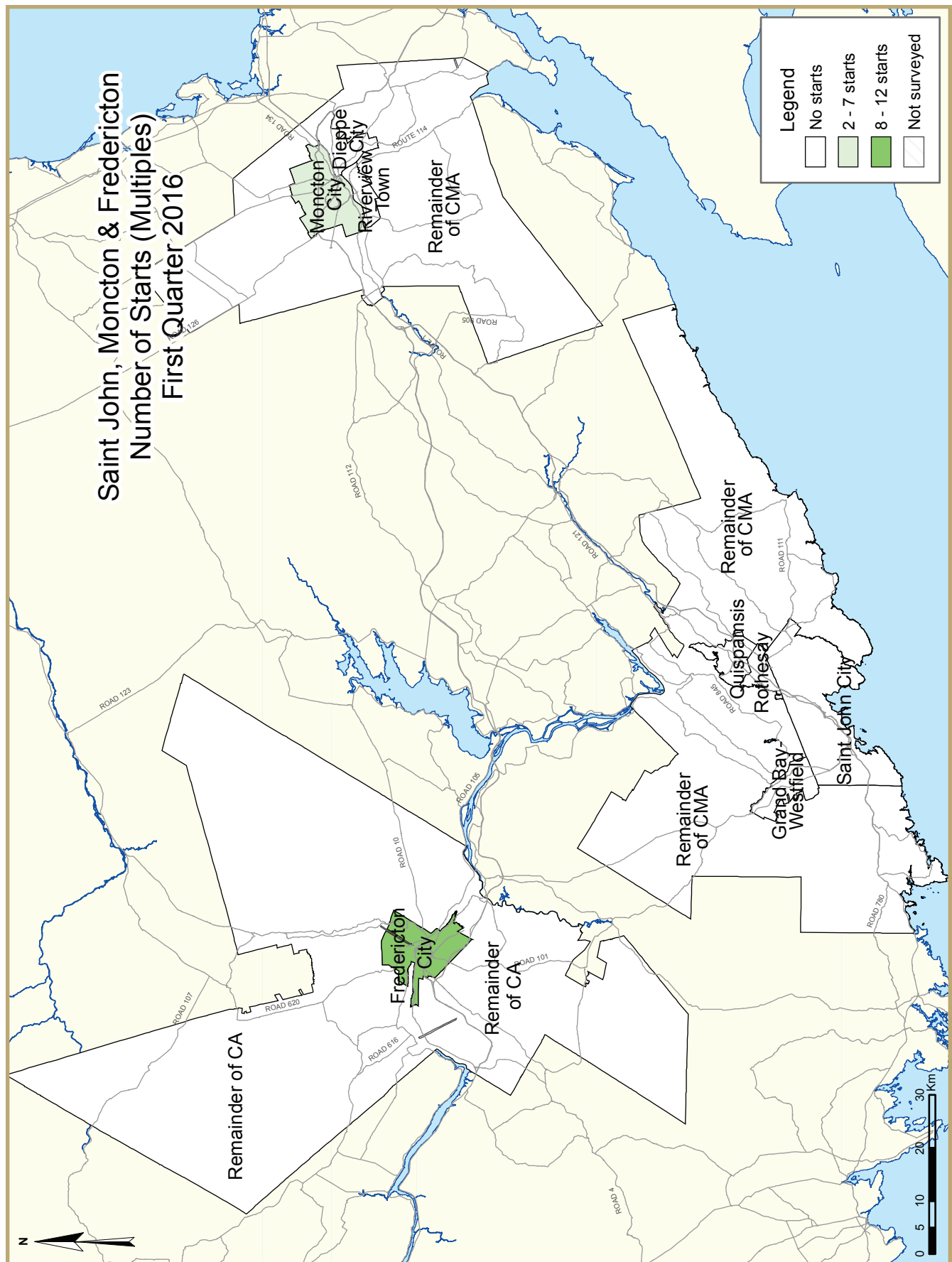
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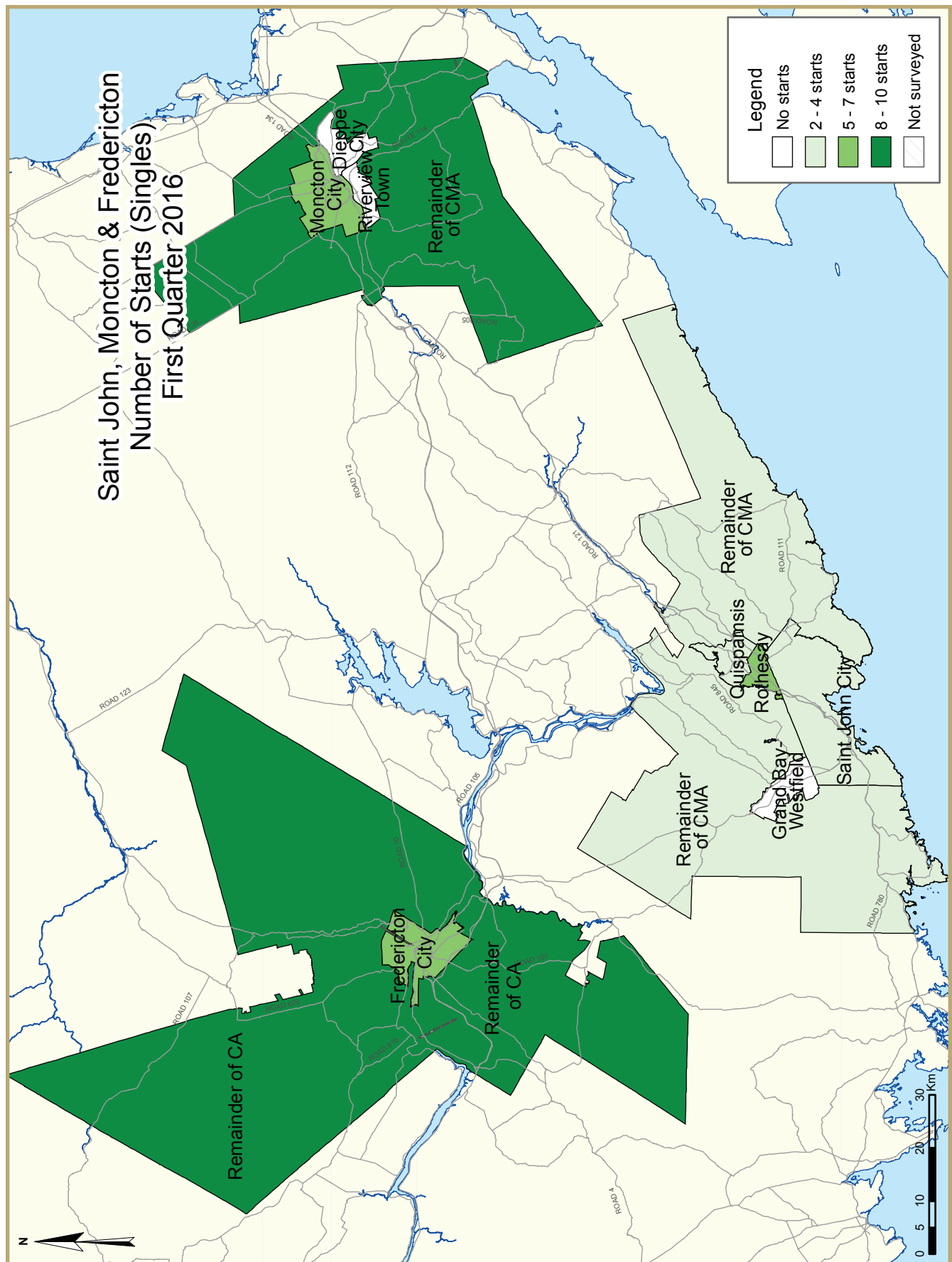
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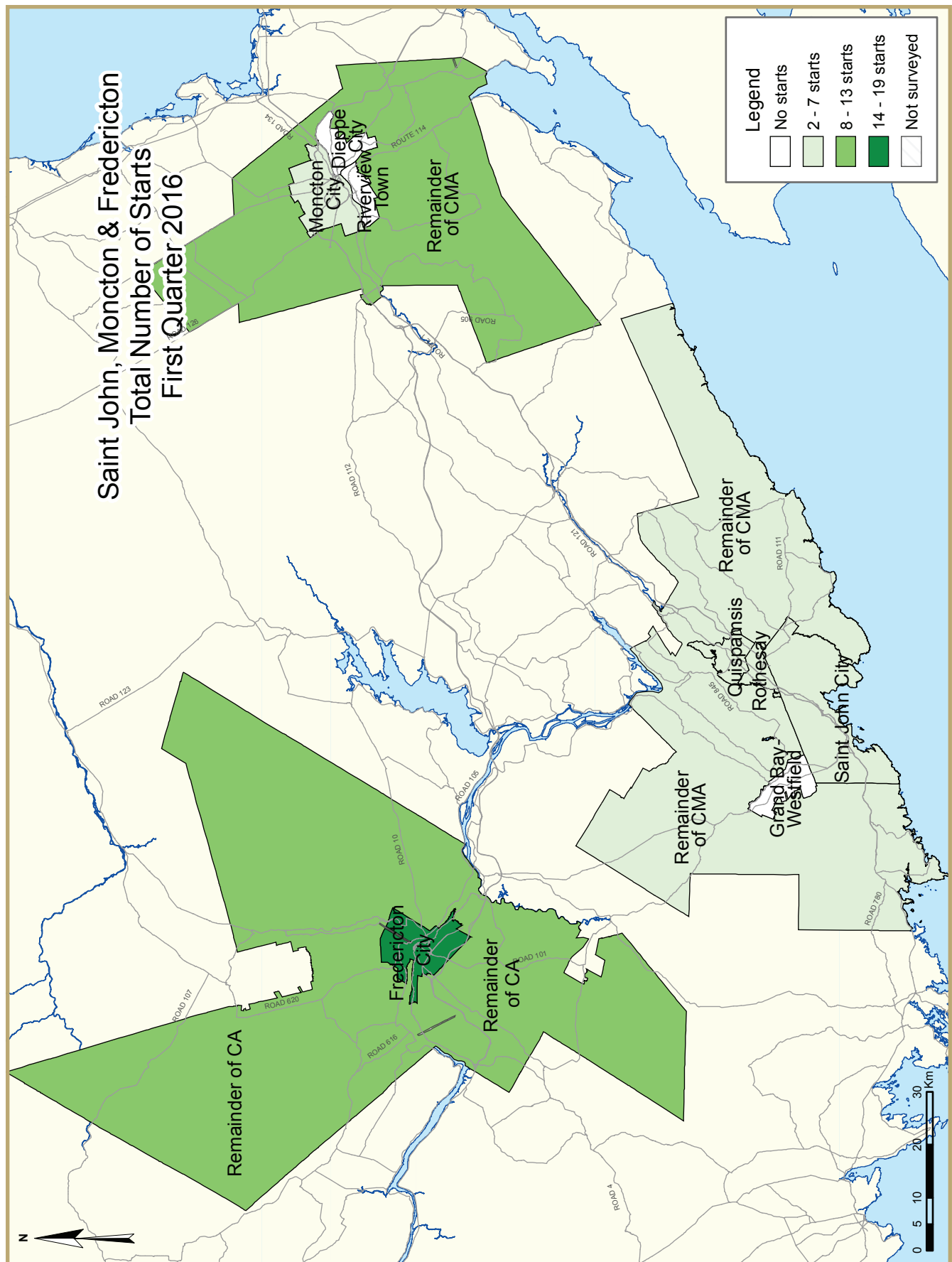
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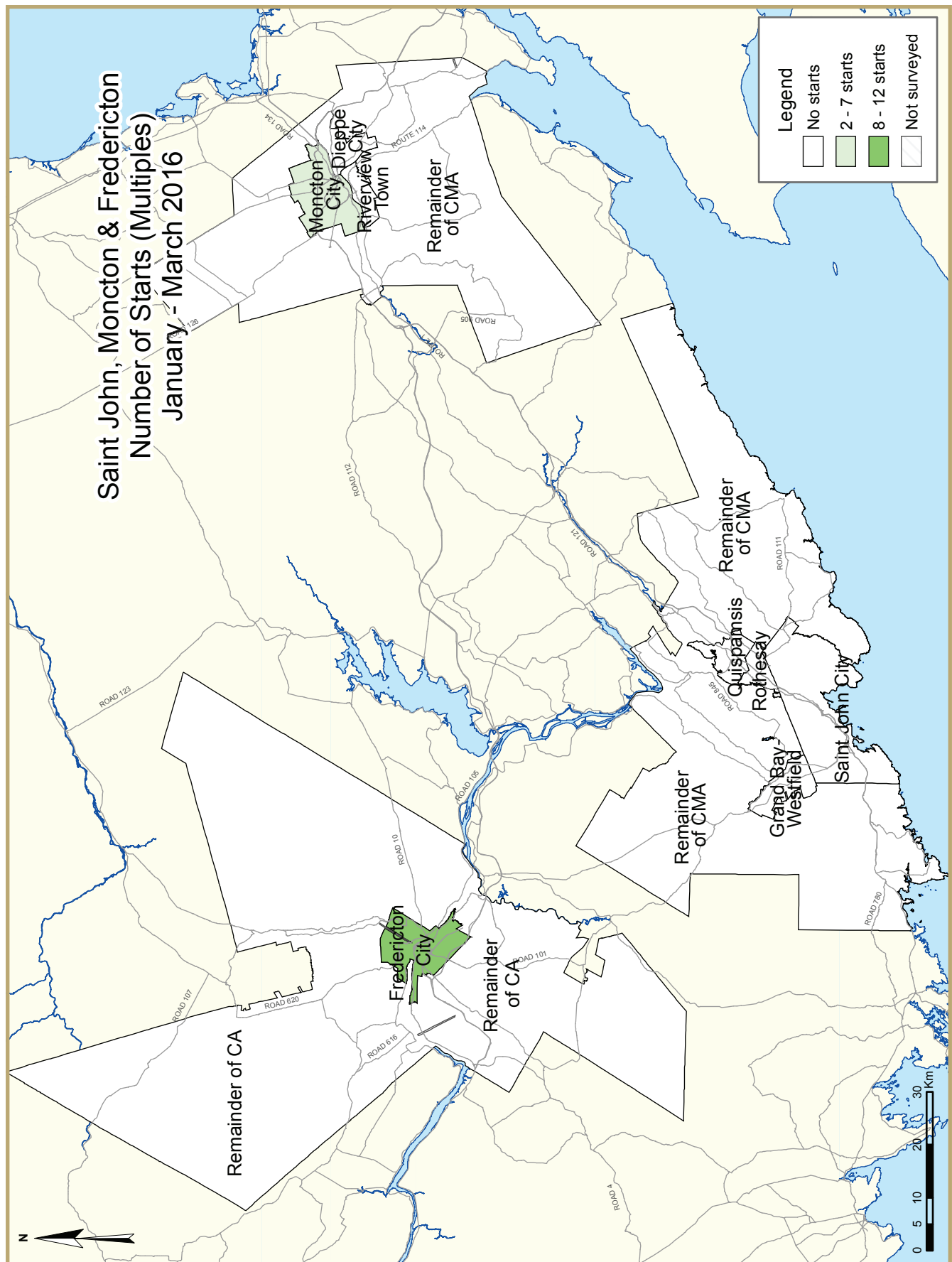
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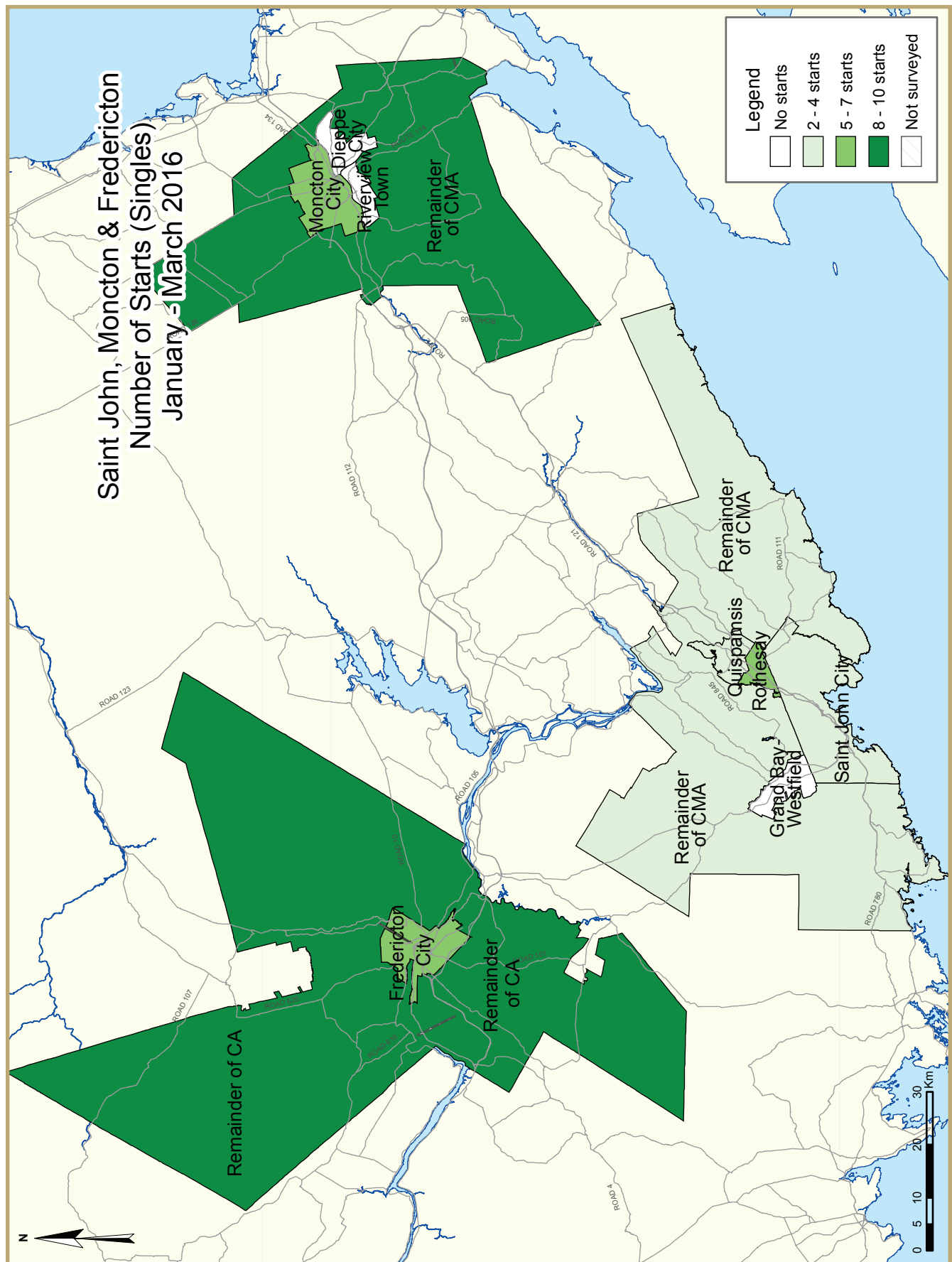


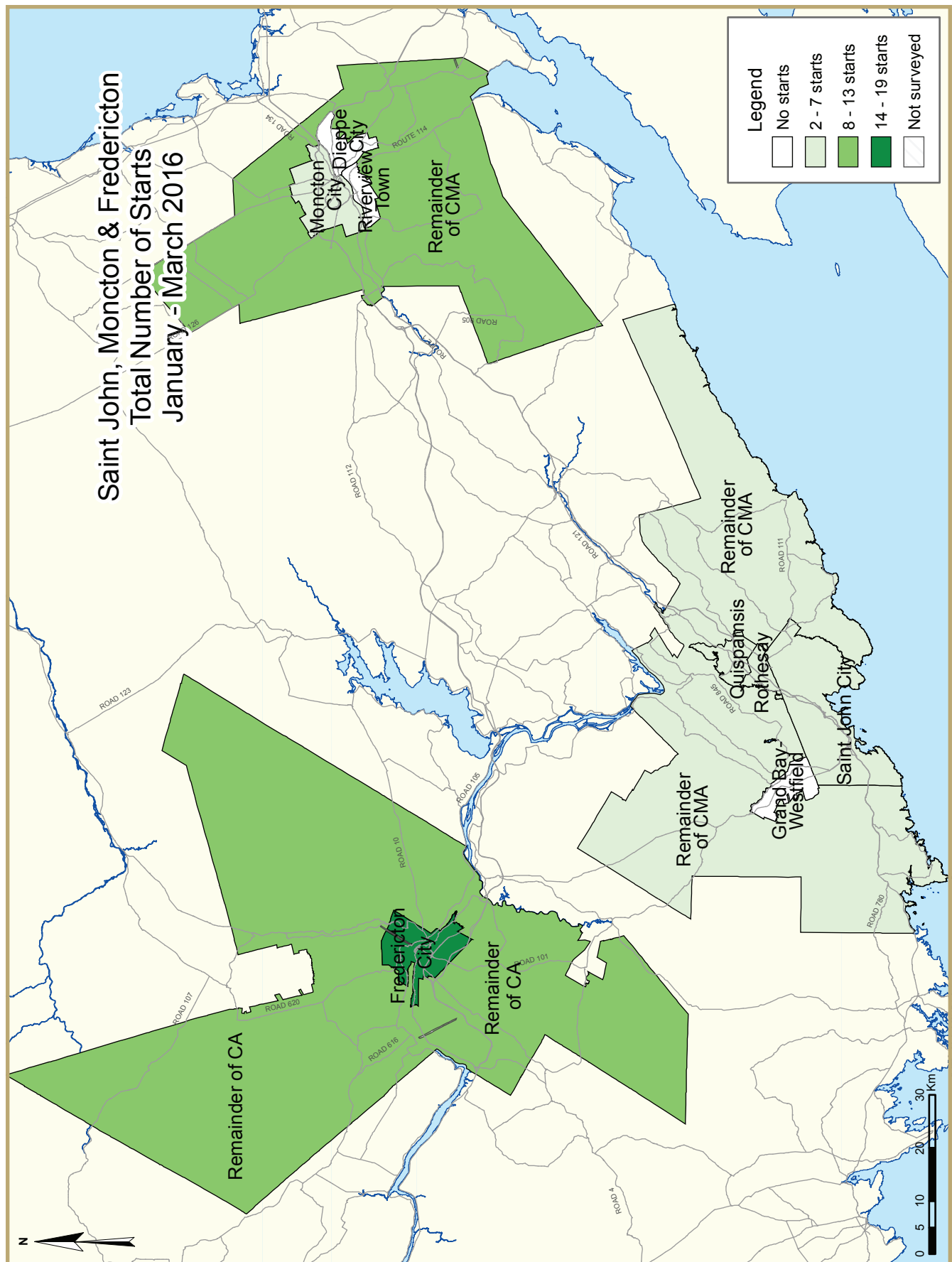














## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.2 Housing Activity Summary by Submarket
- I.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)								
First Quarter 2016								
Saint John CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	127	130	211	163	105	155	159	142
Multiples	109	95	-	-	-	106	100	24
Total	236	225	211	163	105	261	259	166
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	131	154	5	13	160.0%	5	13	160.0%
Multiples	48	-	1	-	#VALUE!	1	-	#VALUE!
Total	179	154	6	13	116.7%	6	13	116.7%

Table 1: Housing Starts (SAAR and Trend)								
First Quarter 2016								
Moncton CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	262	243	344	107	191	249	223	219
Multiples	590	349	-	-	24	358	274	222
Total	852	592	344	107	215	607	497	441
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	215	196	22	14	-36.4%	22	14	-36.4%
Multiples	431	51	56	2	-96.4%	56	2	-96.4%
Total	646	247	78	16	-79.5%	78	16	-79.5%

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

**Table 1.1a: Housing Activity Summary of Saint John CMA**  
**First 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									
QI 2016	9	0	0	0	0	0	4	0	13
QI 2015	5	0	0	0	0	0	0	1	6
% Change	80.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	116.7
Year-to-date 2016	9	0	0	0	0	0	4	0	13
Year-to-date 2015	5	0	0	0	0	0	0	1	6
% Change	80.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	116.7
UNDER CONSTRUCTION									
QI 2016	70	8	18	0	0	0	6	139	241
QI 2015	62	12	32	0	0	0	2	83	191
% Change	12.9	-33.3	-43.8	n/a	n/a	n/a	200.0	67.5	26.2
COMPLETIONS									
QI 2016	34	6	3	0	0	0	0	0	43
QI 2015	31	4	0	0	0	0	1	0	36
% Change	9.7	50.0	n/a	n/a	n/a	n/a	-100.0	n/a	19.4
Year-to-date 2016	34	6	3	0	0	0	0	0	43
Year-to-date 2015	31	4	0	0	0	0	1	0	36
% Change	9.7	50.0	n/a	n/a	n/a	n/a	-100.0	n/a	19.4
COMPLETED & NOT ABSORBED									
QI 2016	8	0	0	0	0	2	n/a	n/a	10
QI 2015	9	6	1	0	0	2	n/a	n/a	18
% Change	-11.1	-100.0	-100.0	n/a	n/a	0.0	n/a	n/a	-44.4
ABSORBED									
QI 2016	33	8	3	0	0	0	n/a	n/a	44
QI 2015	31	4	0	0	0	1	n/a	n/a	36
% Change	6.5	100.0	n/a	n/a	n/a	-100.0	n/a	n/a	22.2
Year-to-date 2016	33	8	3	0	0	0	n/a	n/a	44
Year-to-date 2015	31	4	0	0	0	1	n/a	n/a	36
% Change	6.5	100.0	n/a	n/a	n/a	-100.0	n/a	n/a	22.2

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

**Table 1.1b: Housing Activity Summary of Moncton CMA**  
**First 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									
Q1 2016	9	2	0	1	0	0	4	0	16
Q1 2015	16	2	0	3	0	0	3	54	78
% Change	-43.8	0.0	n/a	-66.7	n/a	n/a	33.3	-100.0	-79.5
Year-to-date 2016	9	2	0	1	0	0	4	0	16
Year-to-date 2015	16	2	0	3	0	0	3	54	78
% Change	-43.8	0.0	n/a	-66.7	n/a	n/a	33.3	-100.0	-79.5
UNDER CONSTRUCTION									
Q1 2016	127	78	42	9	6	10	17	427	740
Q1 2015	166	118	43	3	17	24	9	429	809
% Change	-23.5	-33.9	-2.3	200.0	-64.7	-58.3	88.9	-0.5	-8.5
COMPLETIONS									
Q1 2016	65	60	18	1	0	0	7	17	168
Q1 2015	58	28	6	0	0	0	3	22	117
% Change	12.1	114.3	200.0	n/a	n/a	n/a	133.3	-22.7	43.6
Year-to-date 2016	65	60	18	1	0	0	7	17	168
Year-to-date 2015	58	28	6	0	0	0	3	22	117
% Change	12.1	114.3	200.0	n/a	n/a	n/a	133.3	-22.7	43.6
COMPLETED & NOT ABSORBED									
Q1 2016	1	17	4	0	3	21	n/a	n/a	46
Q1 2015	1	23	5	0	10	51	n/a	n/a	90
% Change	0.0	-26.1	-20.0	n/a	-70.0	-58.8	n/a	n/a	-48.9
ABSORBED									
Q1 2016	65	59	20	1	1	0	n/a	n/a	146
Q1 2015	58	34	7	0	1	0	n/a	n/a	100
% Change	12.1	73.5	185.7	n/a	0.0	n/a	n/a	n/a	46.0
Year-to-date 2016	65	59	20	1	1	0	n/a	n/a	146
Year-to-date 2015	58	34	7	0	1	0	n/a	n/a	100
% Change	12.1	73.5	185.7	n/a	0.0	n/a	n/a	n/a	46.0

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



**Table 1.1c: Housing Activity Summary of Fredericton CA**  
**First 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									
QI 2016	13	0	12	0	0	0	4	0	29
QI 2015	2	0	0	0	0	0	2	0	4
% Change	**	n/a	n/a	n/a	n/a	n/a	100.0	n/a	**
Year-to-date 2016	13	0	12	0	0	0	4	0	29
Year-to-date 2015	2	0	0	0	0	0	2	0	4
% Change	**	n/a	n/a	n/a	n/a	n/a	100.0	n/a	**
UNDER CONSTRUCTION									
QI 2016	72	8	12	0	0	0	36	193	341
QI 2015	70	10	26	0	0	12	3	169	290
% Change	2.9	-20.0	-53.8	n/a	n/a	-100.0	**	14.2	17.6
COMPLETIONS									
QI 2016	76	2	6	0	0	0	5	79	168
QI 2015	60	2	4	0	15	0	3	29	113
% Change	26.7	0.0	50.0	n/a	-100.0	n/a	66.7	172.4	48.7
Year-to-date 2016	76	2	6	0	0	0	5	79	168
Year-to-date 2015	60	2	4	0	15	0	3	29	113
% Change	26.7	0.0	50.0	n/a	-100.0	n/a	66.7	172.4	48.7
COMPLETED & NOT ABSORBED									
QI 2016	21	4	18	0	1	53	n/a	n/a	97
QI 2015	18	2	13	0	2	57	n/a	n/a	92
% Change	16.7	100.0	38.5	n/a	-50.0	-7.0	n/a	n/a	5.4
ABSORBED									
QI 2016	69	2	2	0	0	1	n/a	n/a	74
QI 2015	65	4	2	0	13	0	n/a	n/a	84
% Change	6.2	-50.0	0.0	n/a	-100.0	n/a	n/a	n/a	-11.9
Year-to-date 2016	69	2	2	0	0	1	n/a	n/a	74
Year-to-date 2015	65	4	2	0	13	0	n/a	n/a	84
% Change	6.2	-50.0	0.0	n/a	-100.0	n/a	n/a	n/a	-11.9

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

**Table 1.2: Housing Activity Summary by Submarket**  
**First 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									
Saint John City									
QI 2016	0	0	0	0	0	0	2	0	2
QI 2015	0	0	0	0	0	0	0	0	0
Grand Bay-Westfield									
QI 2016	0	0	0	0	0	0	0	0	0
QI 2015	0	0	0	0	0	0	0	0	0
Quispamsis									
QI 2016	2	0	0	0	0	0	2	0	4
QI 2015	3	0	0	0	0	0	0	1	4
Rothsay									
QI 2016	5	0	0	0	0	0	0	0	5
QI 2015	0	0	0	0	0	0	0	0	0
Remainder of Saint John CMA									
QI 2016	2	0	0	0	0	0	0	0	2
QI 2015	2	0	0	0	0	0	0	0	2
Saint John CMA									
QI 2016	9	0	0	0	0	0	4	0	13
QI 2015	5	0	0	0	0	0	0	1	6
Moncton City									
QI 2016	3	2	0	1	0	0	1	0	7
QI 2015	4	2	0	3	0	0	0	54	63
Dieppe City									
QI 2016	0	0	0	0	0	0	0	0	0
QI 2015	1	0	0	0	0	0	0	0	1
Riverview Town									
QI 2016	0	0	0	0	0	0	0	0	0
QI 2015	2	0	0	0	0	0	2	0	4
Remainder of Moncton CMA									
QI 2016	6	0	0	0	0	0	3	0	9
QI 2015	9	0	0	0	0	0	1	0	10
Moncton CMA									
QI 2016	9	2	0	1	0	0	4	0	16
QI 2015	16	2	0	3	0	0	3	54	78
Fredericton City									
QI 2016	6	0	12	0	0	0	1	0	19
QI 2015	1	0	0	0	0	0	2	0	3
Remainder of Fredericton CA									
QI 2016	7	0	0	0	0	0	3	0	10
QI 2015	1	0	0	0	0	0	0	0	1
Fredericton CA									
QI 2016	13	0	12	0	0	0	4	0	29
QI 2015	2	0	0	0	0	0	2	0	4

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

**Table 1.2: Housing Activity Summary by Submarket**  
**First Quarter 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Saint John City									
QI 2016	12	8	14	0	0	0	4	104	142
QI 2015	16	8	25	0	0	0	2	82	133
Grand Bay-Westfield									
QI 2016	4	0	0	0	0	0	0	0	4
QI 2015	3	0	3	0	0	0	0	0	6
Quispamsis									
QI 2016	26	0	0	0	0	0	2	2	30
QI 2015	19	2	0	0	0	0	0	1	22
Rothsay									
QI 2016	13	0	4	0	0	0	0	33	50
QI 2015	4	2	4	0	0	0	0	0	10
Remainder of Saint John CMA									
QI 2016	15	0	0	0	0	0	0	0	15
QI 2015	20	0	0	0	0	0	0	0	20
Saint John CMA									
QI 2016	70	8	18	0	0	0	6	139	241
QI 2015	62	12	32	0	0	0	2	83	191
Moncton City									
QI 2016	44	56	7	9	0	10	5	378	509
QI 2015	46	72	4	3	4	0	2	369	500
Dieppe City									
QI 2016	20	14	25	0	0	0	3	24	110
QI 2015	31	24	35	0	3	24	0	50	167
Riverview Town									
QI 2016	14	6	10	0	6	0	4	24	64
QI 2015	26	20	0	0	6	0	4	10	66
Remainder of Moncton CMA									
QI 2016	49	2	0	0	0	0	5	1	57
QI 2015	63	2	4	0	4	0	3	0	76
Moncton CMA									
QI 2016	127	78	42	9	6	10	17	427	740
QI 2015	166	118	43	3	17	24	9	429	809
Fredericton City									
QI 2016	31	6	12	0	0	0	34	193	296
QI 2015	34	8	26	0	0	12	2	169	251
Remainder of Fredericton CA									
QI 2016	40	2	0	0	0	0	2	0	44
QI 2015	36	2	0	0	0	0	1	0	39
Fredericton CA									
QI 2016	72	8	12	0	0	0	36	193	341
QI 2015	70	10	26	0	0	12	3	169	290

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

**Table 1.2: Housing Activity Summary by Submarket**  
**First 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									
Saint John City									
QI 2016	3	2	0	0	0	0	0	0	5
QI 2015	9	2	0	0	0	0	0	0	11
Grand Bay-Westfield									
QI 2016	4	0	3	0	0	0	0	0	7
QI 2015	4	2	0	0	0	0	0	0	6
Quispamsis									
QI 2016	12	2	0	0	0	0	0	0	14
QI 2015	8	0	0	0	0	0	1	0	9
Rothsay									
QI 2016	5	0	0	0	0	0	0	0	5
QI 2015	4	0	0	0	0	0	0	0	4
Remainder of Saint John CMA									
QI 2016	10	2	0	0	0	0	0	0	12
QI 2015	6	0	0	0	0	0	0	0	6
Saint John CMA									
QI 2016	34	6	3	0	0	0	0	0	43
QI 2015	31	4	0	0	0	0	1	0	36
Moncton City									
QI 2016	15	38	5	1	0	0	0	1	60
QI 2015	14	18	0	0	0	0	0	2	34
Dieppe City									
QI 2016	9	12	9	0	0	0	6	0	36
QI 2015	7	10	6	0	0	0	3	0	26
Riverview Town									
QI 2016	3	10	0	0	0	0	1	16	30
QI 2015	5	0	0	0	0	0	0	20	25
Remainder of Moncton CMA									
QI 2016	37	0	4	0	0	0	0	0	41
QI 2015	32	0	0	0	0	0	0	0	32
Moncton CMA									
QI 2016	65	60	18	1	0	0	7	17	168
QI 2015	58	28	6	0	0	0	3	22	117
Fredericton City									
QI 2016	26	2	6	0	0	0	4	79	117
QI 2015	18	2	4	0	15	0	3	29	71
Remainder of Fredericton CA									
QI 2016	45	0	0	0	0	0	1	0	46
QI 2015	42	0	0	0	0	0	0	0	42
Fredericton CA									
QI 2016	76	2	6	0	0	0	5	79	168
QI 2015	60	2	4	0	15	0	3	29	113

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



**Table 1.2: Housing Activity Summary by Submarket**  
**First Quarter 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Saint John City									
QI 2016	3	0	0	0	0	2	n/a	n/a	5
QI 2015	2	6	1	0	0	2	n/a	n/a	11
Grand Bay-Westfield									
QI 2016	0	0	0	0	0	0	n/a	n/a	0
QI 2015	0	0	0	0	0	0	n/a	n/a	0
Quispamsis									
QI 2016	3	0	0	0	0	0	n/a	n/a	3
QI 2015	2	0	0	0	0	0	n/a	n/a	2
Rothsay									
QI 2016	1	0	0	0	0	0	n/a	n/a	1
QI 2015	1	0	0	0	0	0	n/a	n/a	1
Remainder of Saint John CMA									
QI 2016	1	0	0	0	0	0	n/a	n/a	1
QI 2015	4	0	0	0	0	0	n/a	n/a	4
Saint John CMA									
QI 2016	8	0	0	0	0	2	n/a	n/a	10
QI 2015	9	6	1	0	0	2	n/a	n/a	18
Moncton City									
QI 2016	0	12	0	0	0	20	n/a	n/a	32
QI 2015	0	20	0	0	1	46	n/a	n/a	67
Dieppe City									
QI 2016	1	5	4	0	3	0	n/a	n/a	13
QI 2015	0	1	5	0	9	0	n/a	n/a	15
Riverview Town									
QI 2016	0	0	0	0	0	1	n/a	n/a	1
QI 2015	1	1	0	0	0	5	n/a	n/a	7
Remainder of Moncton CMA									
QI 2016	0	0	0	0	0	0	n/a	n/a	0
QI 2015	0	1	0	0	0	0	n/a	n/a	1
Moncton CMA									
QI 2016	1	17	4	0	3	21	n/a	n/a	46
QI 2015	1	23	5	0	10	51	n/a	n/a	90
Fredericton City									
QI 2016	15	4	18	0	1	53	n/a	n/a	91
QI 2015	16	2	13	0	2	57	n/a	n/a	90
Remainder of Fredericton CA									
QI 2016	5	0	0	0	0	0	n/a	n/a	5
QI 2015	2	0	0	0	0	0	n/a	n/a	2
Fredericton CA									
QI 2016	21	4	18	0	1	53	n/a	n/a	97
QI 2015	18	2	13	0	2	57	n/a	n/a	92

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

**Table 1.2: Housing Activity Summary by Submarket**  
**First 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									
Saint John City									
QI 2016	4	4	0	0	0	0	n/a	n/a	8
QI 2015	11	2	0	0	0	1	n/a	n/a	14
Grand Bay-Westfield									
QI 2016	4	0	3	0	0	0	n/a	n/a	7
QI 2015	4	2	0	0	0	0	n/a	n/a	6
Quispamsis									
QI 2016	11	2	0	0	0	0	n/a	n/a	13
QI 2015	7	0	0	0	0	0	n/a	n/a	7
Rothsay									
QI 2016	5	0	0	0	0	0	n/a	n/a	5
QI 2015	4	0	0	0	0	0	n/a	n/a	4
Remainder of Saint John CMA									
QI 2016	9	2	0	0	0	0	n/a	n/a	11
QI 2015	5	0	0	0	0	0	n/a	n/a	5
Saint John CMA									
QI 2016	33	8	3	0	0	0	n/a	n/a	44
QI 2015	31	4	0	0	0	1	n/a	n/a	36
Moncton City									
QI 2016	15	40	5	1	0	0	n/a	n/a	61
QI 2015	14	22	0	0	0	0	n/a	n/a	36
Dieppe City									
QI 2016	9	8	11	0	1	0	n/a	n/a	29
QI 2015	7	11	6	0	1	0	n/a	n/a	25
Riverview Town									
QI 2016	3	11	0	0	0	0	n/a	n/a	14
QI 2015	5	1	1	0	0	0	n/a	n/a	7
Remainder of Moncton CMA									
QI 2016	37	0	4	0	0	0	n/a	n/a	41
QI 2015	32	0	0	0	0	0	n/a	n/a	32
Moncton CMA									
QI 2016	65	59	20	1	1	0	n/a	n/a	146
QI 2015	58	34	7	0	1	0	n/a	n/a	100
Fredericton City									
QI 2016	23	2	2	0	0	1	n/a	n/a	28
QI 2015	20	4	2	0	13	0	n/a	n/a	39
Remainder of Fredericton CA									
QI 2016	42	0	0	0	0	0	n/a	n/a	42
QI 2015	45	0	0	0	0	0	n/a	n/a	45
Fredericton CA									
QI 2016	69	2	2	0	0	1	n/a	n/a	74
QI 2015	65	4	2	0	13	0	n/a	n/a	84

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

**Table 1.3a: History of Housing Starts of Saint John 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	123	9	14	0	0	0	7	72	225
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
2014	121	20	10	0	0	0	6	79	236
% Change	-10.4	-23.1	-33.3	n/a	n/a	n/a	20.0	-16.8	-14.5
2013	135	26	15	0	0	0	5	95	276
% Change	-27.4	44.4	15.4	n/a	n/a	n/a	25.0	-29.1	-22.3
2012	186	18	13	0	0	0	4	134	355
% Change	-14.3	-47.1	-50.0	n/a	-100.0	n/a	33.3	71.8	-1.7
2011	217	34	26	0	3	0	3	78	361
% Change	-36.2	70.0	-39.5	n/a	n/a	-100.0	-62.5	-51.6	-44.7
2010	340	20	43	0	0	81	8	161	653
% Change	-7.9	-63.0	-8.5	n/a	-100.0	**	n/a	1.9	-0.9
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832
% Change	18.0	87.0	-1.1	n/a	-100.0	n/a	n/a	18.8	21.1
2007	412	46	88	0	3	0	0	138	687
% Change	14.1	53.3	29.4	n/a	-25.0	-100.0	-100.0	68.3	21.6
2006	361	30	68	0	4	13	5	82	565

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Moncton 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	207	122	64	11	0	10	25	121	592
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
2014	252	212	43	0	11	0	10	324	852
% Change	7.2	-1.9	30.3	n/a	37.5	n/a	-56.5	-18.2	-6.5
2013	235	216	33	0	8	0	23	396	911
% Change	-30.5	-39.7	-47.6	n/a	**	n/a	-11.5	-22.4	-29.8
2012	338	358	63	0	2	0	26	510	1,297
% Change	-8.2	5.9	3.3	n/a	-50.0	-100.0	0.0	43.3	8.6
2011	368	338	61	0	4	41	26	356	1,194
% Change	-18.0	-13.3	-10.3	n/a	-80.0	n/a	4.0	-20.5	-14.7
2010	449	390	68	0	20	0	25	448	1,400
% Change	15.4	15.4	58.1	n/a	-25.9	-100.0	-44.4	**	43.9
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359
% Change	-12.5	6.2	-22.9	n/a	180.0	-92.5	-46.2	16.3	-4.6
2007	615	420	48	0	10	40	52	240	1,425
% Change	17.6	8.8	-48.4	n/a	25.0	**	-31.6	-26.4	0.6
2006	523	386	93	0	8	4	76	326	1,416

Source: CMHC (Starts and Completions Survey)



**Table 1.3c: History of Housing Starts of Fredericton CA  
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	167	14	6	0	0	0	44	125	376
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
2014	255	18	3	0	0	12	13	86	398
% Change	-15.6	-10.0	-90.3	n/a	-100.0	n/a	-50.0	-69.2	-40.9
2013	302	20	31	0	15	0	26	279	673
% Change	-14.2	-23.1	-36.7	n/a	n/a	n/a	73.3	45.3	6.2
2012	352	26	49	0	0	0	15	192	634
% Change	7.6	-7.1	-50.0	n/a	n/a	-100.0	25.0	-14.7	-13.2
2011	327	28	98	0	0	40	12	225	730
% Change	-3.8	55.6	36.1	n/a	-100.0	-13.0	-60.0	25.7	5.2
2010	340	18	72	0	9	46	30	179	694
% Change	-7.4	12.5	80.0	n/a	28.6	-52.6	-53.8	9.8	-8.1
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698
% Change	9.4	12.5	51.1	n/a	-38.1	-10.0	-16.4	31.3	9.7
2007	392	16	45	0	21	40	55	67	636
% Change	22.5	-42.9	-43.8	n/a	-44.7	-64.0	-25.7	13.6	-10.4
2006	320	28	80	0	38	111	74	59	710

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**First Quarter 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
<b>Saint John CMA</b>	13	5	0	0	0	0	0	1	13	6	116.7
Saint John City	2	0	0	0	0	0	0	0	2	0	n/a
Grand Bay-Westfield	0	0	0	0	0	0	0	0	0	0	n/a
Quispamsis	4	3	0	0	0	0	0	1	4	4	0.0
Rothsay	5	0	0	0	0	0	0	0	5	0	n/a
Remainder of CMA	2	2	0	0	0	0	0	0	2	2	0.0
<b>Moncton CMA</b>	14	22	2	2	0	0	0	54	16	78	-79.5
Moncton City	5	7	2	2	0	0	0	54	7	63	-88.9
Dieppe City	0	1	0	0	0	0	0	0	0	1	-100.0
Riverview Town	0	4	0	0	0	0	0	0	0	4	-100.0
Remainder of Moncton CMA	9	10	0	0	0	0	0	0	9	10	-10.0
<b>Fredericton CA</b>	17	4	0	0	12	0	0	0	29	4	**
Fredericton City	7	3	0	0	12	0	0	0	19	3	**
Remainder of Fredericton CA	10	1	0	0	0	0	0	0	10	1	**

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 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
<b>Saint John CMA</b>	13	5	0	0	0	0	0	1	13	6	116.7
Saint John City	2	0	0	0	0	0	0	0	2	0	n/a
Grand Bay-Westfield	0	0	0	0	0	0	0	0	0	0	n/a
Quispamsis	4	3	0	0	0	0	0	1	4	4	0.0
Rothsay	5	0	0	0	0	0	0	0	5	0	n/a
Remainder of CMA	2	2	0	0	0	0	0	0	2	2	0.0
<b>Moncton CMA</b>	14	22	2	2	0	0	0	54	16	78	-79.5
Moncton City	5	7	2	2	0	0	0	54	7	63	-88.9
Dieppe City	0	1	0	0	0	0	0	0	0	1	-100.0
Riverview Town	0	4	0	0	0	0	0	0	0	4	-100.0
Remainder of Moncton CMA	9	10	0	0	0	0	0	0	9	10	-10.0
<b>Fredericton CA</b>	17	4	0	0	12	0	0	0	29	4	**
Fredericton City	7	3	0	0	12	0	0	0	19	3	**
Remainder of Fredericton CA	10	1	0	0	0	0	0	0	10	1	**

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**First Quarter 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
<b>Saint John CMA</b>	0	0	0	0	0	0	0	1
Saint John City	0	0	0	0	0	0	0	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	1
Rothsay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	0	0	0	0	0	0	0	54
Moncton City	0	0	0	0	0	0	0	54
Dieppe City	0	0	0	0	0	0	0	0
Riverview Town	0	0	0	0	0	0	0	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
<b>Fredericton CA</b>	12	0	0	0	0	0	0	0
Fredericton City	12	0	0	0	0	0	0	0
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 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
<b>Saint John CMA</b>	0	0	0	0	0	0	0	1
Saint John City	0	0	0	0	0	0	0	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	1
Rothsay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	0	0	0	0	0	0	0	54
Moncton City	0	0	0	0	0	0	0	54
Dieppe City	0	0	0	0	0	0	0	0
Riverview Town	0	0	0	0	0	0	0	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
<b>Fredericton CA</b>	12	0	0	0	0	0	0	0
Fredericton City	12	0	0	0	0	0	0	0
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**First Quarter 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
<b>Saint John CMA</b>	9	5	0	0	4	1	13	6
Saint John City	0	0	0	0	2	0	2	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	2	3	0	0	2	1	4	4
Rothsay	5	0	0	0	0	0	5	0
Remainder of CMA	2	2	0	0	0	0	2	2
<b>Moncton CMA</b>	11	18	1	3	4	57	16	78
Moncton City	5	6	1	3	1	54	7	63
Dieppe City	0	1	0	0	0	0	0	1
Riverview Town	0	2	0	0	0	2	0	4
Remainder of Moncton CMA	6	9	0	0	3	1	9	10
<b>Fredericton CA</b>	25	2	0	0	4	2	29	4
Fredericton City	18	1	0	0	1	2	19	3
Remainder of Fredericton CA	7	1	0	0	3	0	10	1

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - March 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
<b>Saint John CMA</b>	9	5	0	0	4	1	13	6
Saint John City	0	0	0	0	2	0	2	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	2	3	0	0	2	1	4	4
Rothsay	5	0	0	0	0	0	5	0
Remainder of CMA	2	2	0	0	0	0	2	2
<b>Moncton CMA</b>	11	18	1	3	4	57	16	78
Moncton City	5	6	1	3	1	54	7	63
Dieppe City	0	1	0	0	0	0	0	1
Riverview Town	0	2	0	0	0	2	0	4
Remainder of Moncton CMA	6	9	0	0	3	1	9	10
<b>Fredericton CA</b>	25	2	0	0	4	2	29	4
Fredericton City	18	1	0	0	1	2	19	3
Remainder of Fredericton CA	7	1	0	0	3	0	10	1

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**First Quarter 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
<b>Saint John CMA</b>	34	32	6	4	3	0	0	0	43	36	19.4
Saint John City	3	9	2	2	0	0	0	0	5	11	-54.5
Grand Bay-Westfield	4	4	0	2	3	0	0	0	7	6	16.7
Quispamsis	12	9	2	0	0	0	0	0	14	9	55.6
Rothsay	5	4	0	0	0	0	0	0	5	4	25.0
Remainder of CMA	10	6	2	0	0	0	0	0	12	6	100.0
<b>Moncton CMA</b>	73	61	60	28	18	6	17	22	168	117	43.6
Moncton City	16	14	38	18	5	0	1	2	60	34	76.5
Dieppe City	15	10	12	10	9	6	0	0	36	26	38.5
Riverview Town	4	5	10	0	0	0	16	20	30	25	20.0
Remainder of Moncton CMA	37	32	0	0	4	0	0	0	41	32	28.1
<b>Fredericton CA</b>	81	63	2	2	6	19	79	29	168	113	48.7
Fredericton City	30	21	2	2	6	19	79	29	117	71	64.8
Remainder of Fredericton CA	46	42	0	0	0	0	0	0	46	42	9.5

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - March 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
<b>Saint John CMA</b>	34	32	6	4	3	0	0	0	43	36	19.4
Saint John City	3	9	2	2	0	0	0	0	5	11	-54.5
Grand Bay-Westfield	4	4	0	2	3	0	0	0	7	6	16.7
Quispamsis	12	9	2	0	0	0	0	0	14	9	55.6
Rothsay	5	4	0	0	0	0	0	0	5	4	25.0
Remainder of CMA	10	6	2	0	0	0	0	0	12	6	100.0
<b>Moncton CMA</b>	73	61	60	28	18	6	17	22	168	117	43.6
Moncton City	16	14	38	18	5	0	1	2	60	34	76.5
Dieppe City	15	10	12	10	9	6	0	0	36	26	38.5
Riverview Town	4	5	10	0	0	0	16	20	30	25	20.0
Remainder of Moncton CMA	37	32	0	0	4	0	0	0	41	32	28.1
<b>Fredericton CA</b>	81	63	2	2	6	19	79	29	168	113	48.7
Fredericton City	30	21	2	2	6	19	79	29	117	71	64.8
Remainder of Fredericton CA	46	42	0	0	0	0	0	0	46	42	9.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
First Quarter 2016**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
<b>Saint John CMA</b>	3	0	0	0	0	0	0	0
Saint John City	0	0	0	0	0	0	0	0
Grand Bay-Westfield	3	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothsay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	18	6	0	0	0	0	17	22
Moncton City	5	0	0	0	0	0	1	2
Dieppe City	9	6	0	0	0	0	0	0
Riverview Town	0	0	0	0	0	0	16	20
Remainder of Moncton CMA	4	0	0	0	0	0	0	0
<b>Fredericton CA</b>	6	19	0	0	0	0	79	29
Fredericton City	6	19	0	0	0	0	79	29
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - March 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
<b>Saint John CMA</b>	3	0	0	0	0	0	0	0
Saint John City	0	0	0	0	0	0	0	0
Grand Bay-Westfield	3	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothsay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	18	6	0	0	0	0	17	22
Moncton City	5	0	0	0	0	0	1	2
Dieppe City	9	6	0	0	0	0	0	0
Riverview Town	0	0	0	0	0	0	16	20
Remainder of Moncton CMA	4	0	0	0	0	0	0	0
<b>Fredericton CA</b>	6	19	0	0	0	0	79	29
Fredericton City	6	19	0	0	0	0	79	29
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Tableau 3.4 : Logements achevés par sous-marché et marché visé**  
**Premier trimestre 2016**

Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	TI 2016	TI 2015	TI 2016	TI 2015	TI 2016	TI 2015	TI 2016	TI 2015
<b>Saint John (RMR)</b>	43	35	0	0	0	1	43	36
Saint John (ville)	5	11	0	0	0	0	5	11
Grand Bay-Westfield	7	6	0	0	0	0	7	6
Quispamsis	14	8	0	0	0	1	14	9
Rothsay	5	4	0	0	0	0	5	4
Reste de la RMR de Saint John	12	6	0	0	0	0	12	6
<b>Moncton (RMR)</b>	143	92	1	0	24	25	168	117
Moncton (ville)	58	32	1	0	1	2	60	34
Dieppe (ville)	30	23	0	0	6	3	36	26
Riverview (ville)	13	5	0	0	17	20	30	25
Reste de la RMR de Moncton	41	32	0	0	0	0	41	32
<b>Fredericton (AR)</b>	84	66	0	15	84	32	168	113
Ville de Fredericton	34	24	0	15	83	32	117	71
Reste de l'AR	45	42	0	0	1	0	46	42

**Tableau 3.5 : Logements achevés par sous-marché et marché visé**  
**Janvier - mars 2016**

Sous-marché	En propriété absolue		En copropriété		Logements locatifs		Tous logements confondus*	
	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015	Cumul 2016	Cumul 2015
<b>Saint John (RMR)</b>	43	35	0	0	0	1	43	36
Saint John (ville)	5	11	0	0	0	0	5	11
Grand Bay-Westfield	7	6	0	0	0	0	7	6
Quispamsis	14	8	0	0	0	1	14	9
Rothsay	5	4	0	0	0	0	5	4
Reste de la RMR de Saint John	12	6	0	0	0	0	12	6
<b>Moncton (RMR)</b>	143	92	1	0	24	25	168	117
Moncton (ville)	58	32	1	0	1	2	60	34
Dieppe (ville)	30	23	0	0	6	3	36	26
Riverview (ville)	13	5	0	0	17	20	30	25
Reste de la RMR de Moncton	41	32	0	0	0	0	41	32
<b>Fredericton (AR)</b>	84	66	0	15	84	32	168	113
Ville de Fredericton	34	24	0	15	83	32	117	71
Reste de l'AR	45	42	0	0	1	0	46	42

Source : SCHL (Relevé des mises en chantier et des achèvements)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
QI 2016	1	5.0	1	5.0	2	10.0	9	45.0	7	35.0	20	300,000	362,079
QI 2015	1	5.3	1	5.3	3	15.8	5	26.3	9	47.4	19	-	332,579
Year-to-date 2016	1	5.0	1	5.0	2	10.0	9	45.0	7	35.0	20	300,000	362,079
Year-to-date 2015	1	5.3	1	5.3	3	15.8	5	26.3	9	47.4	19	-	332,579
Moncton CMA													
QI 2016	1	1.5	5	7.6	16	24.2	16	24.2	28	42.4	66	350,000	323,492
QI 2015	5	8.6	3	5.2	8	13.8	26	44.8	16	27.6	58	315,000	305,131
Year-to-date 2016	1	1.5	5	7.6	16	24.2	16	24.2	28	42.4	66	350,000	323,492
Year-to-date 2015	5	8.6	3	5.2	8	13.8	26	44.8	16	27.6	58	315,000	305,131
Fredericton CA													
QI 2016	2	2.9	7	10.1	9	13.0	34	49.3	17	24.6	69	280,000	308,833
QI 2015	1	1.5	7	10.8	22	33.8	26	40.0	9	13.8	65	250,000	273,364
Year-to-date 2016	2	2.9	7	10.1	9	13.0	34	49.3	17	24.6	69	280,000	308,833
Year-to-date 2015	1	1.5	7	10.8	22	33.8	26	40.0	9	13.8	65	250,000	273,364

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Saint John CMA	362,079	332,579	8.9	362,079	332,579	8.9
Moncton CMA	323,492	305,131	6.0	323,492	305,131	6.0
Fredericton CA	308,833	273,364	13.0	308,833	273,364	13.0

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity by Submarket**

Submarket	First Quarter 2016			First 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
<b>Saint John CMA</b>	303	158,401	124	288	165,005	134	5.2	-4.0	-7.6
Saint John City	133	143,290	122	96	133,716	115	38.5	7.2	6.1
Grand Bay-Westfield	17	157,206	131	21	131,298	89	-19.0	19.7	47.2
Rothsday/Quispamsis	72	250,012	94	75	269,635	98	-4.0	-7.3	-4.1
Remainder of CMA	81	102,033	152	96	121,925	191	-15.6	-16.3	-20.4
<b>Moncton CMA</b>	427	149,713	128	337	153,021	119	26.7	-2.2	7.6
Moncton City	173	165,720	131	152	149,629	103	13.8	10.8	27.5
Dieppe City	89	163,676	126	58	185,217	109	53.4	-11.6	15.4
Riverview Town	57	142,931	99	56	172,300	139	1.8	-17.0	-28.8
Remainder of Moncton CMA	108	116,144	140	71	118,775	145	52.1	-2.2	-3.7
<b>Fredericton CA</b>	372	168,893	124	319	173,230	117	16.6	-2.5	5.4
Fredericton City	248	193,433	107	236	194,337	103	9.8	-0.5	3.9
Oromocto	28	173,913	167	20	180,780	160	40.0	-3.8	4.4
Woodstock	43	109,257	199	28	108,568	200	53.6	0.6	-0.5
Outlying Areas	53	99,794	117	35	78,326	123	51.4	27.4	-4.9
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
<b>Saint John CMA</b>	303	158,401	124	288	165,005	134	5.2	-4.0	-7.6
Saint John City	133	143,290	122	96	133,716	115	38.5	7.2	6.1
Grand Bay-Westfield	17	157,206	131	21	131,298	89	-19.0	19.7	47.2
Rothsday/Quispamsis	72	250,012	94	75	269,635	98	-4.0	-7.3	-4.1
Remainder of CMA	81	102,033	152	96	121,925	191	-15.6	-16.3	-20.4
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Riverview Town	57	142,931	99	56	172,300	139	1.8	-17.0	-28.8
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Fredericton City	248	193,433	107	236	194,337	103	5.1	-0.5	3.9
Oromocto	28	173,913	167	20	180,780	160	40.0	-3.8	4.4
Woodstock	43	109,257	199	28	108,568	200	53.6	0.6	-0.5
Outlying Areas	53	99,794	117	35	78,326	123	51.4	27.4	-4.9

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

Source: Greater Moncton Real Estate Board/Saint John Real Estate Board/Fredericton Real Estate Board



**Table 6: Economic Indicators**  
**First Quarter 2016**

		Interest Rates			NHPI, Total, Saint John CMA 2007=100	CPI, 2002 =100	Saint John 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	107.9	123.0	63.7	9.0	66.3	816
	February	567	2.89	4.74	107.9	124.1	63.3	8.8	65.7	823
	March	567	2.89	4.74	107.7	125.3	63.3	8.9	65.9	835
	April	561	2.89	4.64	107.7	124.8	63.9	7.8	65.6	854
	May	561	2.89	4.64	107.6	125.9	63.8	7.3	65.2	866
	June	561	2.89	4.64	108.1	126.0	63.8	7.3	65.2	860
	July	561	2.89	4.64	108.2	126.1	63.7	8.2	65.8	847
	August	561	2.89	4.64	108.2	125.9	64.7	8.6	67.1	839
	September	561	2.89	4.64	108.2	125.4	64.8	8.3	67.2	835
	October	561	2.89	4.64	108.2	125.7	64.5	7.6	66.2	830
	November	561	3.14	4.64	108.4	125.6	63.2	7.3	64.7	828
	December	561	3.14	4.64	108.4	125.4	62.2	7.9	64.0	831
2016	January	561	3.14	4.64	108.2	125.9	62.1	8.3	64.2	832
	February	561	3.14	4.64	108.2	126.3	62.6	8.3	64.8	831
	March	561	3.14	4.64		126.8	62.8	8.3	65.1	828
	April									
	May									
	June									
	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 of 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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