

HOUSING NOW TABLES

Trois-Rivières CMA

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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.

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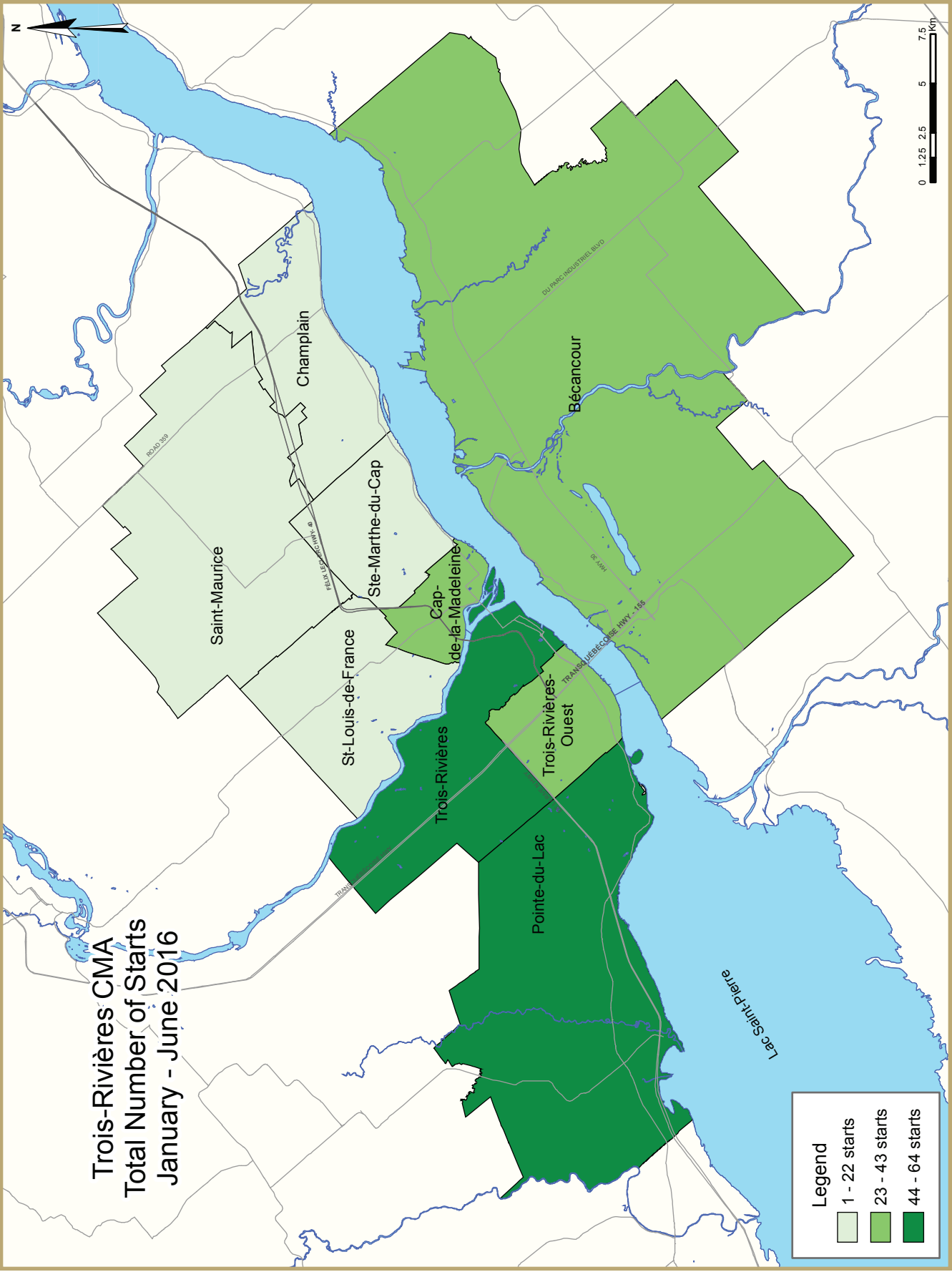
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)								
Second Quarter 2016								
Trois-Rivières CMA ¹	Annual		Monthly SAAR			Trend ²		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	239	180	203	162	267	193	203	218
Multiples	704	320	288	576	672	252	264	324
Total	943	500	491	738	939	445	466	542
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	247	207	72	84	16.7%	82	100	22.0%
Multiples	136	512	72	128	77.8%	110	162	47.3%
Total	383	719	144	212	47.2%	192	262	36.5%

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 Trois-Rivières 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	84	30	2	0	0	14	0	82	212
Q2 2015	72	26	2	0	0	11	0	33	144
% Change	16.7	15.4	0.0	n/a	n/a	27.3	n/a	148.5	47.2
Year-to-date 2016	100	30	4	0	0	28	0	100	262
Year-to-date 2015	82	30	2	0	0	11	0	67	192
% Change	22.0	0.0	100.0	n/a	n/a	154.5	n/a	49.3	36.5
UNDER CONSTRUCTION									
Q2 2016	77	30	2	0	0	152	0	85	346
Q2 2015	95	32	4	0	0	151	0	95	377
% Change	-18.9	-6.3	-50.0	n/a	n/a	0.7	n/a	-10.5	-8.2
COMPLETIONS									
Q2 2016	47	20	2	0	4	25	0	45	143
Q2 2015	30	32	0	0	0	17	0	146	225
% Change	56.7	-37.5	n/a	n/a	n/a	47.1	n/a	-69.2	-36.4
Year-to-date 2016	62	28	2	0	4	29	0	49	174
Year-to-date 2015	46	44	2	0	4	31	0	216	343
% Change	34.8	-36.4	0.0	n/a	0.0	-6.5	n/a	-77.3	-49.3
COMPLETED & NOT ABSORBED									
Q2 2016	21	39	4	0	5	66	n/a	n/a	135
Q2 2015	10	43	0	0	2	35	n/a	n/a	90
% Change	110.0	-9.3	n/a	n/a	150.0	88.6	n/a	n/a	50.0
ABSORBED									
Q2 2016	40	24	2	0	0	8	n/a	n/a	74
Q2 2015	31	30	0	0	1	26	n/a	n/a	88
% Change	29.0	-20.0	n/a	n/a	-100.0	-69.2	n/a	n/a	-15.9
Year-to-date 2016	57	36	2	0	0	14	n/a	n/a	109
Year-to-date 2015	53	50	2	0	2	55	n/a	n/a	162
% Change	7.5	-28.0	0.0	n/a	-100.0	-74.5	n/a	n/a	-32.7

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									
Centre									
Q2 2016	32	22	2	0	0	14	0	36	106
Q2 2015	27	16	0	0	0	5	0	29	77
Remainder of the CMA									
Q2 2016	52	8	0	0	0	0	0	46	106
Q2 2015	45	10	2	0	0	6	0	4	67
Trois-Rivières CMA									
Q2 2016	84	30	2	0	0	14	0	82	212
Q2 2015	72	26	2	0	0	11	0	33	144
UNDER CONSTRUCTION									
Centre									
Q2 2016	27	20	2	0	0	124	0	39	212
Q2 2015	37	22	0	0	0	109	0	61	229
Remainder of the CMA									
Q2 2016	50	10	0	0	0	28	0	46	134
Q2 2015	58	10	4	0	0	42	0	34	148
Trois-Rivières CMA									
Q2 2016	77	30	2	0	0	152	0	85	346
Q2 2015	95	32	4	0	0	151	0	95	377
COMPLETIONS									
Centre									
Q2 2016	22	16	0	0	4	21	0	37	100
Q2 2015	15	22	0	0	0	17	0	117	171
Remainder of the CMA									
Q2 2016	25	4	2	0	0	4	0	8	43
Q2 2015	15	10	0	0	0	0	0	29	54
Trois-Rivières CMA									
Q2 2016	47	20	2	0	4	25	0	45	143
Q2 2015	30	32	0	0	0	17	0	146	225

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	
COMPLETED & NOT ABSORBED									
Centre									
Q2 2016	11	29	4	0	5	52	n/a	n/a	101
Q2 2015	7	28	0	0	2	32	n/a	n/a	69
Remainder of the CMA									
Q2 2016	10	10	0	0	0	14	n/a	n/a	34
Q2 2015	3	15	0	0	0	3	n/a	n/a	21
Trois-Rivières CMA									
Q2 2016	21	39	4	0	5	66	n/a	n/a	135
Q2 2015	10	43	0	0	2	35	n/a	n/a	90
ABSORBED									
Centre									
Q2 2016	17	14	0	0	0	6	n/a	n/a	37
Q2 2015	14	19	0	0	1	23	n/a	n/a	57
Remainder of the CMA									
Q2 2016	23	10	2	0	0	2	n/a	n/a	37
Q2 2015	17	11	0	0	0	3	n/a	n/a	31
Trois-Rivières CMA									
Q2 2016	40	24	2	0	0	8	n/a	n/a	74
Q2 2015	31	30	0	0	1	26	n/a	n/a	88

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

**Table 1.3: History of Housing Starts of Trois-Rivières 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	180	80	8	0	0	98	0	134	500
% Change	-24.7	-38.5	-52.9	n/a	n/a	-62.0	-100.0	-54.3	-47.0
2014	239	130	17	0	0	258	6	293	943
% Change	-1.6	-5.8	-26.1	n/a	n/a	**	n/a	-23.3	11.1
2013	243	138	23	0	0	63	0	382	849
% Change	-20.3	-27.4	0.0	n/a	n/a	-71.2	n/a	34.5	-16.8
2012	305	190	23	0	0	219	0	284	1,021
% Change	-9.0	3.3	15.0	n/a	n/a	82.5	n/a	-37.6	-8.3
2011	335	184	20	0	0	120	0	455	1,114
% Change	-2.9	-14.0	**	n/a	n/a	**	n/a	-58.6	-34.1
2010	345	214	6	0	0	28	0	1,098	1,691
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
2009	375	92	10	0	0	8	0	530	1,027
% Change	0.5	-28.1	-54.5	n/a	n/a	-89.2	-100.0	-0.2	-10.5
2008	373	128	22	0	0	74	20	531	1,148
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
2007	430	140	105	0	0	40	0	482	1,197
% Change	15.6	66.7	150.0	n/a	n/a	-21.6	n/a	3.0	17.7
2006	372	84	42	0	0	51	0	468	1,017

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
Centre	32	27	22	16	0	0	52	34	106	77	37.7
Trois-Rivières	8	12	16	8	0	0	28	9	52	29	79.3
Trois-Rivières-Ouest	8	4	6	8	0	0	20	25	34	37	-8.1
Cap-de-la-Madeleine	16	11	0	0	0	0	4	0	20	11	81.8
Remainder of the CMA	52	45	8	10	0	0	46	12	106	67	58.2
Bécancour	26	12	2	2	0	0	0	0	28	14	100.0
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	10	13	4	6	0	0	16	4	30	23	30.4
St-Louis-de-France	4	11	2	0	0	0	12	0	18	11	63.6
Sainte-Marthe-du-Cap	4	4	0	2	0	0	18	6	22	12	83.3
Saint-Maurice	7	5	0	0	0	0	0	2	7	7	0.0
Trois-Rivières CMA	84	72	30	26	0	0	98	46	212	144	47.2

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
Centre	42	30	22	18	0	0	68	46	132	94	40.4
Trois-Rivières	10	12	16	10	0	0	38	9	64	31	106.5
Trois-Rivières-Ouest	9	4	6	8	0	0	26	37	41	49	-16.3
Cap-de-la-Madeleine	23	14	0	0	0	0	4	0	27	14	92.9
Remainder of the CMA	58	52	8	12	0	0	64	34	130	98	32.7
Bécancour	28	12	2	2	0	0	8	0	38	14	171.4
Champlain	1	2	0	0	0	0	0	4	1	6	-83.3
Pointe-du-Lac	14	16	4	6	0	0	26	16	44	38	15.8
St-Louis-de-France	4	11	2	0	0	0	12	0	18	11	63.6
Sainte-Marthe-du-Cap	4	5	0	4	0	0	18	12	22	21	4.8
Saint-Maurice	7	6	0	0	0	0	0	2	7	8	-12.5
Trois-Rivières CMA	100	82	30	30	0	0	132	80	262	192	36.5

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
Centre	0	0	0	0	16	5	36	29
Trois-Rivières	0	0	0	0	12	5	16	4
Trois-Rivières-Ouest	0	0	0	0	4	0	16	25
Cap-de-la-Madeleine	0	0	0	0	0	0	4	0
Remainder of the CMA	0	0	0	0	0	8	46	4
Bécancour	0	0	0	0	0	0	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	16	4
St-Louis-de-France	0	0	0	0	0	0	12	0
Sainte-Marthe-du-Cap	0	0	0	0	0	6	18	0
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	16	13	82	33

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
Centre	0	0	0	0	18	5	50	41
Trois-Rivières	0	0	0	0	14	5	24	4
Trois-Rivières-Ouest	0	0	0	0	4	0	22	37
Cap-de-la-Madeleine	0	0	0	0	0	0	4	0
Remainder of the CMA	0	0	0	0	14	8	50	26
Bécancour	0	0	0	0	8	0	0	0
Champlain	0	0	0	0	0	0	0	4
Pointe-du-Lac	0	0	0	0	6	0	20	16
St-Louis-de-France	0	0	0	0	0	0	12	0
Sainte-Marthe-du-Cap	0	0	0	0	0	6	18	6
Saint-Maurice	0	0	0	0	0	2	0	0
Trois-Rivières CMA	0	0	0	0	32	13	100	67

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
Centre	56	43	14	5	36	29	106	77
Trois-Rivières	26	20	10	5	16	4	52	29
Trois-Rivières-Ouest	14	12	4	0	16	25	34	37
Cap-de-la-Madeleine	16	11	0	0	4	0	20	11
Remainder of the CMA	60	57	0	6	46	4	106	67
Bécancour	28	14	0	0	0	0	28	14
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	14	19	0	0	16	4	30	23
St-Louis-de-France	6	11	0	0	12	0	18	11
Sainte-Marthe-du-Cap	4	6	0	6	18	0	22	12
Saint-Maurice	7	7	0	0	0	0	7	7
Trois-Rivières CMA	116	100	14	11	82	33	212	144

**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
Centre	68	48	14	5	50	41	132	94
Trois-Rivières	30	22	10	5	24	4	64	31
Trois-Rivières-Ouest	15	12	4	0	22	37	41	49
Cap-de-la-Madeleine	23	14	0	0	4	0	27	14
Remainder of the CMA	66	66	14	6	50	26	130	98
Bécancour	30	14	8	0	0	0	38	14
Champlain	1	2	0	0	0	4	1	6
Pointe-du-Lac	18	22	6	0	20	16	44	38
St-Louis-de-France	6	11	0	0	12	0	18	11
Sainte-Marthe-du-Cap	4	9	0	6	18	6	22	21
Saint-Maurice	7	8	0	0	0	0	7	8
Trois-Rivières CMA	134	114	28	11	100	67	262	192

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
Centre	22	15	16	22	4	0	58	134	100	171	-41.5
Trois-Rivières	4	1	8	18	4	0	37	13	53	32	65.6
Trois-Rivières-Ouest	7	5	6	4	0	0	20	29	33	38	-13.2
Cap-de-la-Madeleine	11	9	2	0	0	0	1	92	14	101	-86.1
Remainder of the CMA	25	15	4	10	0	0	14	29	43	54	-20.4
Bécancour	14	5	4	4	0	0	4	5	22	14	57.1
Champlain	3	1	0	0	0	0	0	0	3	1	200.0
Pointe-du-Lac	6	2	0	4	0	0	8	10	14	16	-12.5
St-Louis-de-France	0	2	0	0	0	0	0	8	0	10	-100.0
Sainte-Marthe-du-Cap	0	2	0	2	0	0	2	6	2	10	-80.0
Saint-Maurice	2	3	0	0	0	0	0	0	2	3	-33.3
Trois-Rivières CMA	47	30	20	32	4	0	72	163	143	225	-36.4

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
Centre	25	22	24	28	4	4	66	206	119	260	-54.2
Trois-Rivières	5	4	10	24	4	0	37	75	56	103	-45.6
Trois-Rivières-Ouest	8	6	12	4	0	4	24	39	44	53	-17.0
Cap-de-la-Madeleine	12	12	2	0	0	0	5	92	19	104	-81.7
Remainder of the CMA	37	24	4	16	0	0	14	43	55	83	-33.7
Bécancour	19	8	4	6	0	0	4	9	27	23	17.4
Champlain	3	2	0	0	0	0	0	0	3	2	50.0
Pointe-du-Lac	9	6	0	8	0	0	8	18	17	32	-46.9
St-Louis-de-France	0	2	0	0	0	0	0	8	0	10	-100.0
Sainte-Marthe-du-Cap	1	3	0	2	0	0	2	8	3	13	-76.9
Saint-Maurice	5	3	0	0	0	0	0	0	5	3	66.7
Trois-Rivières CMA	62	46	28	44	4	4	80	249	174	343	-49.3

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
Centre	4	0	0	0	21	17	37	117
Trois-Rivières	4	0	0	0	13	13	24	0
Trois-Rivières-Ouest	0	0	0	0	8	4	12	25
Cap-de-la-Madeleine	0	0	0	0	0	0	1	92
Remainder of the CMA	0	0	0	0	6	0	8	29
Bécancour	0	0	0	0	4	0	0	5
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	8	10
St-Louis-de-France	0	0	0	0	0	0	0	8
Sainte-Marthe-du-Cap	0	0	0	0	2	0	0	6
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	4	0	0	0	27	17	45	146

**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
Centre	4	4	0	0	25	27	41	179
Trois-Rivières	4	0	0	0	13	19	24	56
Trois-Rivières-Ouest	0	4	0	0	12	8	12	31
Cap-de-la-Madeleine	0	0	0	0	0	0	5	92
Remainder of the CMA	0	0	0	0	6	6	8	37
Bécancour	0	0	0	0	4	4	0	5
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	8	18
St-Louis-de-France	0	0	0	0	0	0	0	8
Sainte-Marthe-du-Cap	0	0	0	0	2	2	0	6
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	4	4	0	0	31	33	49	216

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competitions 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
Centre	38	37	25	17	37	117	100	171
Trois-Rivières	12	19	17	13	24	0	53	32
Trois-Rivières-Ouest	13	9	8	4	12	25	33	38
Cap-de-la-Madeleine	13	9	0	0	1	92	14	101
Remainder of the CMA	31	25	4	0	8	29	43	54
Bécancour	18	9	4	0	0	5	22	14
Champlain	3	1	0	0	0	0	3	1
Pointe-du-Lac	6	6	0	0	8	10	14	16
St-Louis-de-France	0	2	0	0	0	8	0	10
Sainte-Marthe-du-Cap	2	4	0	0	0	6	2	10
Saint-Maurice	2	3	0	0	0	0	2	3
Trois-Rivières CMA	69	62	29	17	45	146	143	225

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
Centre	49	50	29	31	41	179	119	260
Trois-Rivières	15	28	17	19	24	56	56	103
Trois-Rivières-Ouest	20	10	12	12	12	31	44	53
Cap-de-la-Madeleine	14	12	0	0	5	92	19	104
Remainder of the CMA	43	42	4	4	8	37	55	83
Bécancour	23	14	4	4	0	5	27	23
Champlain	3	2	0	0	0	0	3	2
Pointe-du-Lac	9	14	0	0	8	18	17	32
St-Louis-de-France	0	2	0	0	0	8	0	10
Sainte-Marthe-du-Cap	3	7	0	0	0	6	3	13
Saint-Maurice	5	3	0	0	0	0	5	3
Trois-Rivières CMA	92	92	33	35	49	216	174	343

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 (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q2 2016	0	0.0	1	11.1	3	33.3	2	22.2	3	33.3	9	-	297,230
Q2 2015	0	0.0	4	30.8	2	15.4	3	23.1	4	30.8	13	-	256,894
Year-to-date 2016	0	0.0	1	8.3	4	33.3	2	16.7	5	41.7	12	-	297,230
Year-to-date 2015	0	0.0	4	16.0	3	12.0	6	24.0	12	48.0	25	-	256,894
Remainder of the CMA													
Q2 2016	0	0.0	3	33.3	2	22.2	3	33.3	1	11.1	9	-	-
Q2 2015	1	12.5	1	12.5	2	25.0	2	25.0	2	25.0	8	-	-
Year-to-date 2016	0	0.0	4	30.8	3	23.1	4	30.8	2	15.4	13	-	-
Year-to-date 2015	1	5.6	3	16.7	4	22.2	7	38.9	3	16.7	18	-	-
Trois-Rivières CMA													
Q2 2016	0	0.0	4	22.2	5	27.8	5	27.8	4	22.2	18	275,000	260,433
Q2 2015	1	4.8	5	23.8	4	19.0	5	23.8	6	28.6	21	270,000	261,342
Year-to-date 2016	0	0.0	5	20.0	7	28.0	6	24.0	7	28.0	25	275,000	260,433
Year-to-date 2015	1	2.3	7	16.3	7	16.3	13	30.2	15	34.9	43	270,000	306,855

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
Centre	297,230	256,894	15.7	297,230	256,894	15.7
Trois-Rivières	-	-	n/a	-	-	n/a
Trois-Rivières-Ouest	-	-	n/a	-	-	n/a
Cap-de-la-Madeleine	297,230	256,894	15.7	297,230	256,894	15.7
Remainder of the CMA	-	-	n/a	-	-	n/a
Bécancour	-	-	n/a	-	-	n/a
Champlain	-	-	n/a	-	-	n/a
Pointe-du-Lac	-	-	n/a	-	-	n/a
St-Louis-de-France	-	-	n/a	-	-	n/a
Sainte-Marthe-du-Cap	-	-	n/a	-	-	n/a
Saint-Maurice	-	-	n/a	-	-	n/a
Trois-Rivières CMA	260,433	261,342	-0.3	260,433	306,855	-15.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q2 2016	268	330	606	160,029	6.8	159,325	8.9
Q2 2015	253	373	721	162,408	8.5	163,553	9.8
% Change	5.9	-11.5	-15.9	-1.5	n/a	-2.6	n/a
YTD 2016	522	781	642	159,630	7.4	n/a	n/a
YTD 2015	501	826	738	161,301	8.8	n/a	n/a
% Change	4.2	-5.4	-12.9	-1.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2016	22	--	120	--	--	--	--
Q2 2015	34	--	92	--	8.1	--	14.3
% Change	-35.3	n/a	30.8	n/a	n/a	n/a	n/a
YTD 2016	47	--	116	143,562	14.7	n/a	n/a
YTD 2015	66	--	94	129,388	8.5	n/a	n/a
% Change	-28.8	n/a	23.5	11.0	n/a	n/a	n/a
PLEX*							
Q2 2016	60	75	168	--	8.4	--	--
Q2 2015	44	71	178	--	12.2	--	--
% Change	36.4	5.6	-5.8	n/a	n/a	n/a	n/a
YTD 2016	104	165	175	158,162	10.1	n/a	n/a
YTD 2015	77	174	183	169,238	14.3	n/a	n/a
% Change	35.1	-5.2	-4.5	-6.5	n/a	n/a	n/a
TOTAL							
Q2 2016	351	455	902	158,712	7.7	157,752	10.0
Q2 2015	335	487	1,003	162,310	9.0	162,141	10.3
% Change	4.8	-6.6	-10.1	-2.2	n/a	-2.7	n/a
YTD 2016	677	1,067	940	158,480	8.3	n/a	n/a
YTD 2015	650	1,114	1,026	160,572	9.5	n/a	n/a
% Change	4.2	-4.2	-8.4	-1.3	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, (Quebec) 2007=100	CPI (Quebec) 2002 =100	Trois-Rivières 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	118.0	122.6	71.6	6.3	57.6	790
	February	567	2.89	4.74	118.3	123.9	71.5	6.4	57.5	780
	March	567	2.89	4.74	118.3	124.7	72.2	6.1	58.1	772
	April	561	2.89	4.64	118.2	124.7	72.4	6.1	58.1	766
	May	561	2.89	4.64	118.0	125.3	73.1	5.8	58.5	775
	June	561	2.89	4.64	118.0	125.2	72.5	5.8	58.0	776
	July	561	2.89	4.64	118.2	125.3	72.4	6.1	58.1	776
	August	561	2.89	4.64	118.2	125.2	71.9	7.0	58.3	783
	September	561	2.89	4.64	118.4	125.1	73.2	7.0	59.3	774
	October	561	2.89	4.64	118.4	125.2	74.3	6.9	60.1	772
	November	561	3.14	4.64	118.8	124.9	75.3	6.9	60.8	768
	December	561	3.14	4.64	118.7	124.4	74.9	7.3	60.8	772
2016	January	561	3.14	4.64	118.7	124.6	74.7	7.3	60.6	775
	February	561	3.14	4.64	118.9	125.1	75.6	6.6	60.9	770
	March	561	3.14	4.64	119.0	125.6	75.8	6.3	60.8	775
	April	561	3.14	4.64	119.0	126.0	75.2	6.5	60.5	775
	May	561	3.14	4.64	119.0	126.2	74.1	7.4	60.1	787
	June	561	3.14	4.64		126.0	74.4	7.1	60.1	798
	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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