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HOUSING BULLETIN NO. 20



**DOMINION BUREAU OF STATISTICS
DEPARTMENT OF TRADE AND COMMERCE**

HOUSING BULLETIN NO. 20

**CONSTRUCTION OF DWELLING UNITS IN CANADA
FROM JANUARY 1 TO AUGUST 31, 1949**

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Minister of Trade and Commerce

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HOUSING BULLETIN NO. 20

The emphasis in residential construction has shifted from starts to completions. Contractors are now putting their efforts into reducing the backlog of houses under construction rather than commencing new dwellings. Completions in August exceeded starts by more than 500, a reversal of the trend

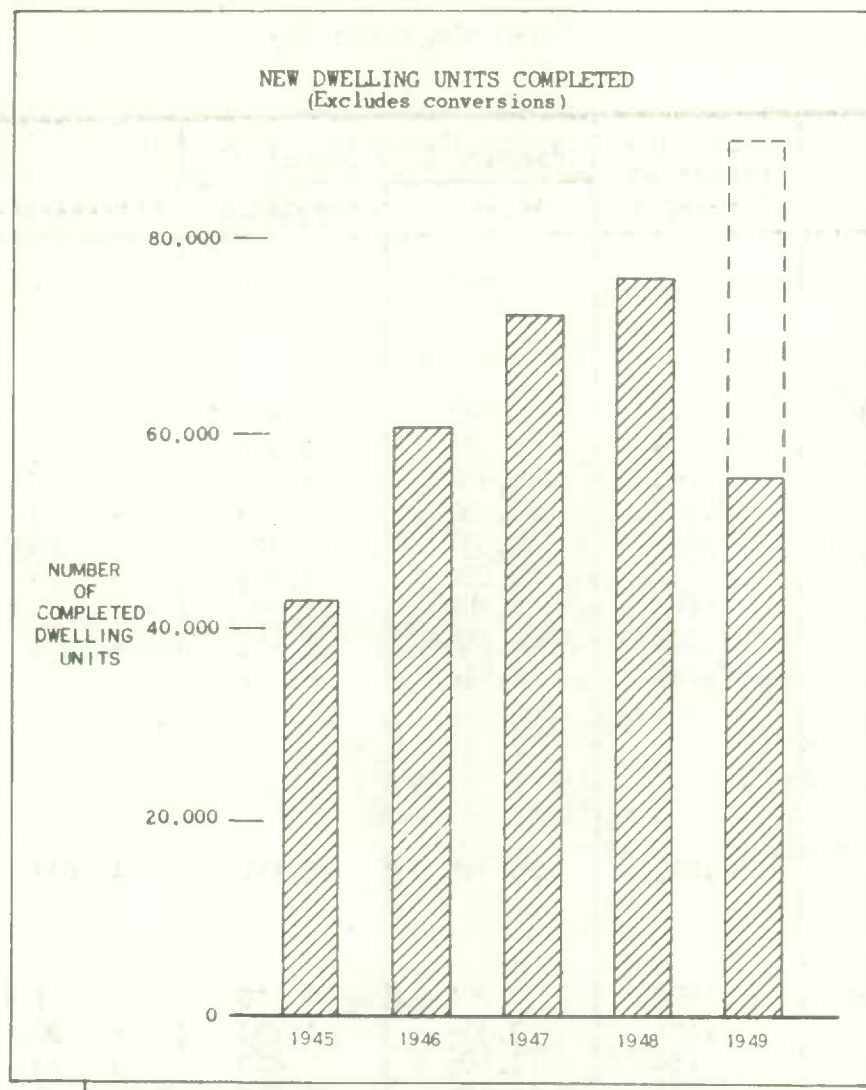
	1949	1948
Completions during the first eight months	55,435	43,571
Completions during August	9,109	6,970
Starts during the first eight months	57,827	60,465
Starts during August	8,542	11,013
Under construction at the end of August	58,677	59,732
Average length of time under construction for dwellings completed in August (months)	6.9	6.2

experienced at this time last year. There is also a seasonal decrease in the length of time required to complete a house.

During the first eight months of 1949, 55,435 dwelling units were completed compared with 45,571 in the same period in 1948. On the other hand, starts totalled 57,827 units, only about 3,000 less than in 1948.

The percentage of dwelling units built for rental purposes showed no perceptible difference between August 1949 and the same month in 1948, the former being 29% and the latter 28%.

These estimates, as well as other statistics contained in this bulletin are the results of a nation-wide survey carried out each month by



the Dominion Bureau of Statistics with the co-operation of the Central Mortgage and Housing Corporation. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

In some of the tables, there appears a column headed "adjustments." These adjustments can arise in various ways. For example, after a start on a dwelling has been made, construction may cease, or a structure when completed may contain more or less dwelling units than were reported when construction commenced.

Table 1.- Construction of dwelling units in Canada
and the provinces

	Under construction January 1	January 1 to August 31		Adjustments	Under construction August 31
		Started	Completed		
Canada 1949	56,456	57,827	55,435	- 171	58,677
Provinces:					
Prince Edward Island	203	143	206	-	140
Nova Scotia	2,748	1,634	2,052	- 1	2,329
New Brunswick	1,069	1,452	1,035	- 1	1,485
Quebec	13,848	16,236	14,929	- 79	15,076
Ontario	21,112	20,931	20,025	- 65	21,953
Manitoba	2,632	3,220	2,909	- 20	2,923
Saskatchewan	1,853	2,249	1,952	-	2,150
Alberta	5,262	5,550	5,615	- 5	5,192
British Columbia	7,729	6,412	6,712	-	7,429
Canada 1948	42,215	60,465	43,571	+ 623	59,732
Provinces:					
Prince Edward Island	209	201	138	- 1	271
Nova Scotia	2,161	2,354	1,293	+ 22	3,244
New Brunswick	736	1,696	882	- 13	1,537
Quebec	9,076	16,125	11,817	- 16	13,368
Ontario	17,243	19,284	16,214	+ 167	20,480
Manitoba	2,315	3,894	2,483	- 4	3,722
Saskatchewan	1,469	2,341	1,453	+ 64	2,421
Alberta	2,310	5,843	2,469	+ 270	5,954
British Columbia	6,696	8,727	6,822	+ 134	8,735

Table 2.- Construction of dwelling units in rural and urban areas by regions

	1949			1948		
	January 1 to August 31		Under construction August 31	January 1 to August 31		Under construction August 31
	Started	Completed		Started	Completed	
Canada	57,827	55,435	58,677	60,465	43,571	59,732
urban	41,857	44,407	43,317	45,313	33,901	46,470
5000 or more	37,041	38,391	37,760	37,043	28,503	38,016
under 5000	4,816	6,016	5,557	8,330	5,398	8,454
rural	15,970	11,028	15,360	15,092	9,670	13,262
non-farm	11,848	8,206	11,681	11,347	7,694	10,015
farm	4,122	2,822	3,679	3,745	1,976	3,247
Maritime Provinces	3,229	3,293	3,954	4,251	2,313	5,052
urban	1,476	2,079	1,753	2,142	1,371	2,592
5000 or more	1,274	1,880	1,369	1,701	1,052	2,067
under 5000	202	199	384	441	319	525
rural	1,753	1,214	2,201	2,109	942	2,460
non-farm	1,226	892	1,522	1,598	820	1,792
farm	527	322	679	511	122	668
Quebec	16,236	14,929	15,076	16,125	11,817	13,368
urban	13,678	13,161	12,386	12,983	9,291	11,592
5000 or more	12,789	12,201	11,139	10,992	7,653	9,621
under 5000	889	960	1,247	1,991	1,638	1,971
rural	2,558	1,768	2,690	3,142	2,526	1,776
non-farm	2,084	1,476	2,262	2,620	1,922	1,632
farm	474	292	428	522	604	144
Ontario	20,931	20,025	21,953	19,284	16,214	20,480
urban	13,480	14,969	14,835	13,500	11,309	15,071
5000 or more	11,982	13,296	13,295	11,712	9,362	13,199
under 5000	1,498	1,673	1,540	1,788	1,947	1,872
rural	7,451	5,056	7,118	5,784	4,905	5,409
non-farm	6,208	4,144	5,879	4,658	4,030	4,498
farm	1,243	912	1,239	1,126	875	911
Prairie Provinces	11,019	10,476	10,265	12,078	6,405	12,097
urban	8,199	8,664	7,884	9,009	5,640	9,354
5000 or more	6,511	6,001	6,369	5,978	4,641	6,266
under 5000	1,688	2,663	1,515	3,031	999	3,088
rural	2,820	1,812	2,381	3,069	765	2,743
non-farm	962	554	1,068	1,521	390	1,257
farm	1,858	1,258	1,313	1,548	375	1,486
British Columbia	6,412	6,712	7,429	8,727	6,822	8,735
urban	5,024	5,534	6,459	7,739	6,290	7,861
5000 or more	4,485	5,013	5,588	6,660	5,795	6,863
under 5000	539	521	871	1,079	495	998
rural	1,388	1,178	970	988	532	874
non-farm	1,368	1,140	950	950	532	836
farm	20	38	20	38	-	38

Table 3.- Monthly starts by regions

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	1,675	53	251	610	179	582
February	1,894	12	590	397	140	755
March	3,109	40	1,355	796	134	784
April	8,274	1187	2,800	2,845	591	1,551
May	11,407	999	3,019	3,762	2,555	1,072
June	13,409	982	3,613	3,740	3,564	1,510
July	9,684	731	2,227	3,773	1,825	1,128
August	11,013	947	2,270	3,361	3,090	1,345
September	10,651	686	3,079	3,673	2,314	899
October	7,437	280	2,075	2,759	1,511	812
November	7,795	287	2,282	2,974	1,636	616
December	3,846	208	1,421	1,286	352	579
1949 January	3,066	37	624	1,248	478	679
February	1,745	43	535	781	127	259
March	3,585	128	1,386	1,255	185	631
April	8,466	304	2,416	3,066	1,790	890
May	12,809	817	3,525	4,941	2,539	987
June	10,528	613	3,042	3,497	2,391	985
July	9,086	609	2,705	3,155	1,629	988
August	8,542	678	2,003	2,988	1,880	993

Table 4.- Monthly completions by regions

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 January	3,736	164	564	1,534	610	864
February	3,778	174	798	1,451	676	679
March	4,055	158	1,525	1,113	613	646
April	6,729	277	1,978	2,708	918	848
May	6,284	300	1,267	2,803	1,225	689
June	5,946	432	1,556	2,175	966	817
July	6,073	313	2,067	2,026	620	1,047
August	6,970	495	2,062	2,404	777	1,232
September	6,667	421	1,988	1,674	1,536	1,048
October	8,164	731	2,068	2,923	1,402	1,040
November	9,701	625	2,179	3,124	2,916	857
December	7,994	719	2,119	2,456	1,736	964
1949 January	6,643	325	1,591	2,449	932	1,346
February	4,807	358	1,159	1,881	717	692
March	6,388	477	1,866	2,066	1,248	731
April	7,251	413	2,174	2,329	1,851	484
May	7,374	201	1,990	2,880	1,386	917
June	7,275	539	1,988	2,454	1,559	735
July	6,588	414	2,007	2,352	1,011	804
August	9,109	566	2,154	3,614	1,772	1,003

Table 5.- Dwelling units completed during August, 1949 by time under construction for Canada and the provinces

	total	MONTHS				1 year or more	unknown
		1-3	4-6	7-9	10-12		
CANADA	9,109	2,800	2,414	1,370	1,270	1,149	106
Provinces:							
Prince Edward Island	31	26	-	-	1	4	-
Nova Scotia	203	45	32	18	23	51	34
New Brunswick	332	156	51	3	12	67	43
Quebec	2,154	777	597	459	225	96	-
Ontario	3,614	716	1,022	548	579	721	28
Manitoba	486	284	130	24	39	8	1
Saskatchewan	484	367	35	5	50	27	-
Alberta	802	195	287	90	197	33	-
British Columbia	1,003	234	260	223	144	142	-

Table 6.- Dwelling units completed during August, 1949 by time under construction, as a percentage of total completions for Canada and regions*

	total	MONTHS				1 year or more
		1-3	4-6	7-9	10-12	
	%	%	%	%	%	%
CANADA	100	31	27	15	14	13
Regions:						
Maritime Provinces	100	47	17	4	7	25
Quebec	100	36	28	21	11	4
Ontario	100	20	29	15	16	20
Prairie Provinces	100	48	25	7	16	4
British Columbia	100	23	26	22	15	14

* Dwellings for which the length of time under construction is unknown have been omitted from the calculation of percentages.

Table 7.- Completions by month by average time under construction

	Canada	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1948 average	6.5	6.5	5.5	6.8	6.3	7.5
1948 January	7.7	6.0	6.8	8.7	6.7	8.1
February	6.8	7.5	4.5	7.1	7.2	8.2
March	7.1	9.5	6.0	7.4	7.6	8.0
April	7.2	6.8	6.6	7.2	7.9	8.0
May	7.2	6.1	7.1	6.7	8.1	8.1
June	6.8	7.6	6.2	7.1	7.5	6.6
July	6.1	6.4	4.5	7.4	6.9	7.0
August	6.2	5.5	4.6	6.8	6.3	7.7
September	5.4	5.4	4.2	7.0	4.9	6.3
October	6.1	6.1	5.1	6.6	5.1	7.7
November	6.0	6.7	6.1	5.7	5.5	7.8
December	6.4	6.7	5.8	6.5	6.1	7.5
1949 January	7.0	7.6	7.7	6.4	6.2	7.6
February	7.3	8.6	6.6	8.0	6.4	6.6
March	7.9	9.9	6.9	8.2	7.4	8.7
April	7.9	9.4	7.6	8.0	7.5	8.3
May	8.0	8.5	7.0	8.5	7.3	9.7
June	7.4	7.9	6.4	8.2	6.6	8.5
July	7.3	9.9	6.0	7.8	6.9	8.7
August	6.9	6.5	5.8	8.4	5.1	7.6

Table 8.- Completions during the first eight months of 1949 by type of dwelling
for Canada and the provinces

	total	one-family detached	two-family detached	row or terrace	apartment or flat	other
CANADA	55,435	42,692	4,800	365	7,333	245
Provinces:						
Prince Edward Island	206	200	6	-	-	-
Nova Scotia	2,052	2,027	2	-	23	-
New Brunswick	1,035	874	4	8	146	3
Quebec	14,929	5,487	4,256	357	4,753	76
Ontario	20,025	18,315	376	-	1,316	18
Manitoba	2,909	2,564	70	-	275	-
Saskatchewan	1,952	1,582	6	-	364	-
Alberta	5,615	5,290	38	-	139	148
British Columbia	6,712	6,353	42	-	317	-

Table 9.- Rental units completed during the first eight months of 1949 under the
management of Central Mortgage and Housing Corporation

	total	one-family detached	two-family detached	row or terrace	apartment or flat	other
CANADA	6,128	5,619	198	8	303	-
Provinces:						
Prince Edward Island	29	29	-	-	-	-
Nova Scotia	407	407	-	-	-	-
New Brunswick	386	236	-	8	142	-
Quebec	350	150	198	-	2	-
Ontario	2,638	2,484	-	-	154	-
Manitoba	851	851	-	-	-	-
Saskatchewan	413	413	-	-	-	-
Alberta	483	483	-	-	-	-
British Columbia	571	566	-	-	5	-

Table 10.- Construction of dwelling units in urban centres of 5000 or more

	1949			1948		
	January 1 to August 31		Under construction August 31	January 1 to August 31		Under construction August 31
	Started	Completed		Started	Completed	
Prince Edward Island:						
Charlottetown	29	47	35	66	61	64
Summerside	30	19	21	9	7	11
Nova Scotia:						
Amherst	20	47	22	55	6	58
Halifax	347	608	268	490	281	484
New Glasgow	15	65	35	25	12	45
Springhill	21	15	21	25	5	29
Stellarton	7	74	7	70	6	73
Sydney	177	232	318	156	170	518
Truro	35	89	23	82	76	73
Yarmouth	30	45	38	37	7	48
New Brunswick:						
Campbellton	8	35	7	8	91	8
Edmundston	22	19	19	39	36	21
Fredericton	42	228	45	239	107	244
Moncton	236	142	227	199	101	195
Saint John	255	215	283	201	86	196
Quebec:						
Asbestos	30	71	13	76	38	51
Chicoutimi	83	51	54	68	27	56
Drummondville	112	103	62	88	87	46
Granby	76	48	53	79	118	46
Grand'Mere	66	52	56	129	57	95
Hull	79	117	92	89	111	85
Joliette	91	98	83	90	83	71
Jonquiere	64	56	39	70	34	72
Kenogami	13	16	10	23	5	22
Lachute	10	11	5	61	18	32
La Tuque	34	43	31	1	9	7
Magog	61	19	50	29	23	16
Montreal	9,640	9,727	8,598	7,914	5,341	7,030
Quebec	952	714	796	489	712	597
Rimouski	13	49	13	89	47	75
Riviere du Loup	5	14	4	19	20	17
Rouyn	-	-	36	-	-	36
St.Hyacinthe	89	73	67	92	61	78
St.Jean	158	133	134	66	34	60
St.Jerome	84	51	66	94	55	68
St.Joseph d'Alma	68	25	65	65	10	65
St.Joseph de Grantham	19	10	13	93	40	62

	1949			1948		
	January 1 to August 31		Under construction August 31	January 1 to August 31		Under construction August 31
	Started	Completed		Started	Completed	
Quebec: (concl'd)						
Shawinigan Falls	55	87	38	138	77	109
Sherbrooke	339	193	265	351	235	246
Sorel	7	14	13	5	12	4
Thetford Mines	55	36	37	35	13	26
Trois Rivières	432	302	339	538	186	441
Valleyfield	87	35	59	66	43	49
Victoriaville	67	53	48	135	157	59
Ontario:						
Barrie	94	78	93	95	60	85
Bellefonte	46	191	196	228	115	229
Brampton	24	18	34	21	45	23
Brantford	368	306	292	147	210	165
Brockville	54	59	42	17	27	18
Chatham	116	128	168	122	117	148
Cobourg	15	84	26	28	31	26
Collingwood	15	39	15	22	88	16
Cornwall	81	88	66	102	83	83
Dundas	12	37	3	21	12	20
Fort Erie	17	50	19	59	15	62
Fort Frances	25	31	26	29	25	26
Fort William	317	242	284	230	110	244
Galt	66	78	85	80	154	98
Guelph	105	171	113	84	148	99
Hamilton	967	1,150	1,003	872	746	1,045
Hawkesbury	5	13	4	19	9	15
Ingersoll	27	19	30	17	23	24
Kenora	-	-	28	21	38	32
Kingston	86	137	97	120	137	136
Kitchener	388	675	452	385	293	519
Leamington	19	28	29	42	46	35
Lindsay	36	27	36	34	79	29
London	866	796	907	658	550	645
Midland	13	15	11	23	73	20
Niagara Falls	191	252	230	206	189	194
North Bay	81	88	76	109	40	112
Orillia	38	75	32	63	45	57
Oshawa	137	148	130	170	163	162
Ottawa	481	752	518	772	781	958
Owen Sound	45	64	43	112	115	85
Parry Sound	7	-	7	9	2	10
Pembroke	56	112	46	49	26	46
Peterborough	230	291	246	286	158	290
Port Arthur	206	214	150	219	105	211
Port Colborne	22	25	19	15	15	22
Port Hope	17	46	22	22	78	18
Preston	21	23	22	9	37	14

	1949			1948		
	January 1 to August 31		Under construction August 31	January 1 to August 31		Under construction August 31
	Started	Completed		Started	Completed	
Ontario: (concl'd)						
Renfrew	15	63	12	22	10	22
St. Catharines	167	286	242	403	274	416
St. Thomas	42	105	57	122	35	122
Sarnia	254	394	338	343	240	318
Sault Ste. Marie	303	153	286	219	219	188
Simcoe	33	59	22	42	47	35
Smith's Falls	17	22	16	24	6	27
Stratford	87	117	93	49	50	51
Sudbury	191	155	150	143	99	106
Thorold	21	96	18	63	33	65
Timmins	10	12	34	25	121	10
Toronto	4,576	4,166	5,314	3,815	2,488	4,790
Trenton	14	61	25	112	107	115
Welland	84	145	108	163	110	144
Whitby	39	21	39	19	43	21
Windsor	762	746	877	553	411	677
Woodstock	73	145	64	78	81	71
Manitoba:						
Brandon	106	156	69	128	84	107
Portage la Prairie	25	3	25	1	26	1
Winnipeg	2,168	2,073	2,164	1,956	1,857	2,195
Saskatchewan:						
Moose Jaw	46	109	72	116	94	132
North Battleford	15	59	15	54	44	75
Prince Albert	72	100	75	110	64	107
Regina	521	237	510	169	322	177
Saskatoon	298	160	287	440	436	426
Swift Current	54	59	97	66	68	56
Weyburn	15	52	16	69	8	68
Yorkton	63	85	82	115	54	120
Alberta:						
Calgary	1,012	1,318	843	1,084	671	1,119
Edmonton	1,836	1,191	1,803	1,330	632	1,275
Lethbridge	207	238	226	198	158	213
Medicine Hat	73	161	85	162	123	215
British Columbia:						
Kamloops	59	39	57	30	59	24
Kelowna	82	101	72	121	145	78
Nanaimo	233	182	228	128	145	160
Nelson	10	10	14	20	17	19
Prince George	7	1	6	22	108	27
Prince Rupert	2	-	7	1	6	5
Trail	94	204	138	61	67	94
Vancouver	3,273	3,775	4,125	5,312	4,369	5,315
Vernon	18	50	17	160	58	148
Victoria	707	651	924	805	821	993

Appendix 1 : Definitions

(a) The count of dwellings which are started, completed and under construction includes only new residential construction intended for year-round occupancy. Seasonal dwellings such as summer cottages, ski shacks, etc., are not counted. Dwellings which are occupied, even if unfinished, are regarded as completed for the purposes of this survey.

(b) Type of dwelling

- (i) 1-family detached: a one-family house open on all four sides, i.e., not joined to other buildings;
- (ii) 2-family detached: a two-family house which contains only two dwelling units, either one above the other open on all four sides, or two units side by side each open on three sides, sometimes known as a semi-detached house;
- (iii) row or terrace: a one-family or two-family house in a row of three or more attached houses with common or adjacent walls;
- (iv) apartment or flat: an apartment or flat is (a) a residential structure containing three or more dwelling units, or (b) a structure used for business purposes which contains one or more dwelling units (e.g., living quarters in an office building or factory, living quarters over a store, etc.); and
- (v) other: any type of dwelling which does not fall into one of the above classifications.

(c) For the purpose of this survey, a dwelling unit is defined as the living quarters occupied by one household or family. The number of dwelling units in a structure will be the number of households the structure is intended to accommodate.

(d) For the purpose of this survey, a farm must contain at least one acre and must yield agricultural produce valued at \$50 or more per year.

Appendix 2 : Reliability of the estimates

Since the estimates in this report are partially based on a sample survey, they are subject to sampling variability. This sampling variability is not present in the data on the municipalities of 5,000 and over. When the estimates include an element derived from the sample survey, the sampling error increases as the size of the estimate decreases. Care should be taken, therefore, in interpreting the precision of some of the estimates. The estimate of unfinished dwellings for the whole of Canada should be within 5 per cent of the figure which would have been obtained from a complete count.

The estimates presented in the tables are shown to the last digit instead of being rounded, not because they are assumed to be accurate to the last digit, but rather for convenience in summation and economy in processing the tabulations.

In addition to sampling variation, all the estimates are subject to errors of enumeration. However, these should be very small as the survey for the most part can be carried on without interview with a consequent elimination of all types of respondent error. A complete count by the same enumerators would contain the same enumerative error.

Appendix 3 : Metropolitan areas

Some cities in Canada have reasonably well-defined suburban areas which, for the purposes of the survey of starts and completions of dwelling units, have been included under the name of the principal city. A list of the municipalities included in these metropolitan areas is given in Housing Bulletin No. 12 pp. 17-19.

Appendix 4 : Index of residential rents

Since November, 1947, the Dominion Bureau of Statistics has been collecting data on money rents from a sample of households in conjunction with the quarterly labour force survey. The aggregate rent paid by a group of households in a given month is compared with the aggregate rent paid by the same group for the same living quarters in the next month. With a matched sample such as this, variations due to changes in the sample and to non-response are eliminated, and the index is a reliable measure of the change in rent paid for the same accommodation. Rent reported is the cash rent paid in all cases regardless of minor changes in the services provided.

Index of non-farm residential rents in Canada, by region (October, 1947 = 100)

Month	Total	Maritime Provinces	Quebec	Ontario	Prairie Provinces	British Columbia
1947 July	99.7	99.4	100.0	99.4	99.5	99.9
August	99.8	99.5	100.1	99.6	99.7	100.1
September	99.9	99.7	100.1	99.8	99.7	100.0
October	100.0	100.0	100.0	100.0	100.0	100.0
November	100.1	100.6	100.0	100.3	99.9	100.2
December	100.2	100.6	100.1	100.3	99.8	100.2
1948 January	100.2	100.8	100.1	100.4	99.9	100.5
February	100.3	100.8	100.1	100.4	99.9	100.5
March	100.6	101.0	100.5	100.7	100.0	101.2
April	100.6	101.1	100.5	100.7	100.0	101.2
May	100.8	101.4	100.8	100.8	100.1	101.9
June	100.9	101.5	100.8	100.9	100.1	102.0
July	100.9	101.7	100.8	100.8	100.1	102.1
August	100.9	101.8	100.8	100.8	100.2	102.3
September	100.9	101.8	100.8	100.8	100.2	101.6
October	100.9	102.1	100.9	101.1	100.2	100.8
November	101.1	102.2	101.0	101.3	100.8	100.9
December	101.5	102.5	101.4	101.7	101.0	101.5
1949 January	101.9	102.8	101.7	102.3	101.5	102.0
February	102.0	102.9	101.7	102.4	101.6	102.1
March	102.1	103.0	101.8	102.5	101.6	102.2
April	102.3	103.1	102.0	102.7	102.1	102.3
May	102.5	103.7	102.4	102.8	102.1	102.4
June	102.9	104.0	102.7	103.2	102.7	102.7



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