

HOUSING NOW TABLES

Saguenay CMA

Date Released: Fourth Quarter 2017



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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.

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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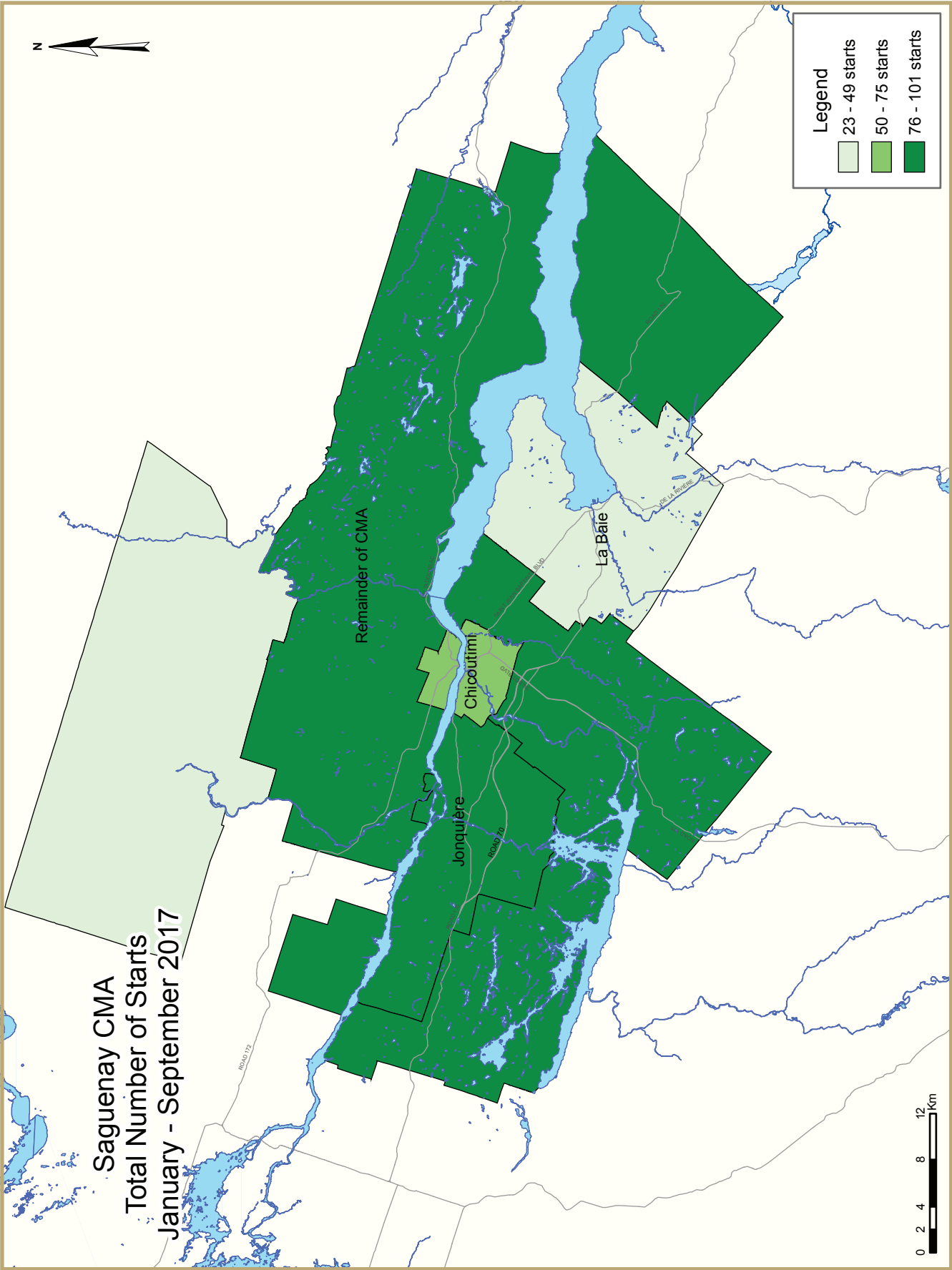
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SYMBOLS

- 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 2017								
Saguenay CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	205	190	134	217	184	170	175	177
Multiples	300	222	120	144	96	190	210	174
Total	505	412	254	361	280	360	385	351
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	163	150	54	66	22.2%	129	137	6.2%
Multiples	228	112	55	30	-45.5%	135	121	-10.4%
Total	391	262	109	96	-11.9%	264	258	-2.3%

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Saguenay CMA
Third Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2017	66	14	6	0	0	0	0	10	96
Q3 2016	54	16	4	0	0	0	0	35	109
% Change	22.2	-12.5	50.0	n/a	n/a	n/a	n/a	-71.4	-11.9
Year-to-date 2017	137	42	14	0	0	0	0	65	258
Year-to-date 2016	129	56	10	0	0	0	0	69	264
% Change	6.2	-25.0	40.0	n/a	n/a	n/a	n/a	-5.8	-2.3
UNDER CONSTRUCTION									
Q3 2017	87	28	10	0	4	4	0	19	152
Q3 2016	89	32	8	0	0	0	0	53	182
% Change	-2.2	-12.5	25.0	n/a	n/a	n/a	n/a	-64.2	-16.5
COMPLETIONS									
Q3 2017	54	18	4	0	0	4	18	30	152
Q3 2016	42	20	2	0	0	0	0	28	92
% Change	28.6	-10.0	100.0	n/a	n/a	n/a	n/a	7.1	65.2
Year-to-date 2017	121	34	10	0	0	8	18	79	294
Year-to-date 2016	97	38	14	0	0	4	0	154	307
% Change	24.7	-10.5	-28.6	n/a	n/a	100.0	n/a	-48.7	-4.2
COMPLETED & NOT ABSORBED									
Q3 2017	2	17	0	0	5	16	n/a	n/a	40
Q3 2016	7	43	4	0	4	36	n/a	n/a	94
% Change	-71.4	-60.5	-100.0	n/a	25.0	-55.6	n/a	n/a	-57.4
ABSORBED									
Q3 2017	54	29	5	0	1	1	n/a	n/a	90
Q3 2016	41	13	2	0	0	3	n/a	n/a	59
% Change	31.7	123.1	150.0	n/a	n/a	-66.7	n/a	n/a	52.5
Year-to-date 2017	124	59	9	0	1	13	n/a	n/a	206
Year-to-date 2016	110	41	15	0	0	6	n/a	n/a	172
% Change	12.7	43.9	-40.0	n/a	n/a	116.7	n/a	n/a	19.8

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Chicoutimi									
Q3 2017	10	2	2	0	0	0	0	6	20
Q3 2016	5	2	0	0	0	0	0	4	11
Jonquière									
Q3 2017	4	6	2	0	0	0	0	4	16
Q3 2016	7	10	2	0	0	0	0	23	42
La Baie									
Q3 2017	6	0	0	0	0	0	0	0	6
Q3 2016	4	0	0	0	0	0	0	0	4
Remainder of the CMA									
Q3 2017	46	6	2	0	0	0	0	0	54
Q3 2016	38	4	2	0	0	0	0	8	52
Saguenay CMA									
Q3 2017	66	14	6	0	0	0	0	10	96
Q3 2016	54	16	4	0	0	0	0	35	109
UNDER CONSTRUCTION									
Chicoutimi									
Q3 2017	12	4	2	0	0	0	0	15	33
Q3 2016	7	4	0	0	0	0	0	22	33
Jonquière									
Q3 2017	7	18	4	0	4	0	0	4	37
Q3 2016	15	16	4	0	0	0	0	23	58
La Baie									
Q3 2017	16	0	0	0	0	0	0	0	16
Q3 2016	10	2	0	0	0	0	0	0	12
Remainder of the CMA									
Q3 2017	52	6	4	0	0	4	0	0	66
Q3 2016	57	10	4	0	0	0	0	8	79
Saguenay CMA									
Q3 2017	87	28	10	0	4	4	0	19	152
Q3 2016	89	32	8	0	0	0	0	53	182

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Chicoutimi									
Q3 2017	11	8	0	0	0	0	0	10	53
Q3 2016	8	6	0	0	0	0	0	18	32
Jonquière									
Q3 2017	9	4	4	0	0	4	0	10	31
Q3 2016	8	8	0	0	0	0	0	10	26
La Baie									
Q3 2017	4	0	0	0	0	0	16	6	26
Q3 2016	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
Q3 2017	30	6	0	0	0	0	2	4	42
Q3 2016	23	6	2	0	0	0	0	0	31
Saguenay CMA									
Q3 2017	54	18	4	0	0	4	18	30	152
Q3 2016	42	20	2	0	0	0	0	28	92
COMPLETED & NOT ABSORBED									
Chicoutimi									
Q3 2017	0	5	0	0	4	0	n/a	n/a	9
Q3 2016	0	11	0	0	4	2	n/a	n/a	17
Jonquière									
Q3 2017	1	10	0	0	1	8	n/a	n/a	20
Q3 2016	3	16	0	0	0	18	n/a	n/a	37
La Baie									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	1	4	0	0	0	n/a	n/a	5
Remainder of the CMA									
Q3 2017	1	2	0	0	0	8	n/a	n/a	11
Q3 2016	4	15	0	0	0	16	n/a	n/a	35
Saguenay CMA									
Q3 2017	2	17	0	0	5	16	n/a	n/a	40
Q3 2016	7	43	4	0	4	36	n/a	n/a	94

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Chicoutimi									
Q3 2017	11	7	0	0	0	0	n/a	n/a	18
Q3 2016	8	5	0	0	0	3	n/a	n/a	16
Jonquière									
Q3 2017	9	13	3	0	1	1	n/a	n/a	27
Q3 2016	8	4	0	0	0	0	n/a	n/a	12
La Baie									
Q3 2017	4	1	2	0	0	0	n/a	n/a	7
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
Q3 2017	30	8	0	0	0	0	n/a	n/a	38
Q3 2016	22	4	2	0	0	0	n/a	n/a	28
Saguenay CMA									
Q3 2017	54	29	5	0	1	1	n/a	n/a	90
Q3 2016	41	13	2	0	0	3	n/a	n/a	59

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

**Table 1.3: History of Housing Starts of Saguenay CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	190	76	12	0	0	0	16	118	412
% Change	-7.3	-26.9	-71.4	n/a	n/a	-100.0	n/a	-18.1	-18.4
2015	205	104	42	0	0	10	0	144	505
% Change	-23.5	-17.5	10.5	n/a	n/a	-64.3	n/a	-32.1	-24.9
2014	268	126	38	0	0	28	0	212	672
% Change	-20.5	-30.8	-48.6	n/a	n/a	-17.6	n/a	-27.4	-26.9
2013	337	182	74	0	0	34	0	292	919
% Change	-15.8	-16.5	32.1	n/a	-100.0	-32.0	n/a	-24.9	-17.7
2012	400	218	56	0	4	50	0	389	1,117
% Change	-15.8	172.5	-3.4	n/a	n/a	**	n/a	67.7	30.0
2011	475	80	58	0	0	14	0	232	859
% Change	25.0	73.9	52.6	n/a	n/a	-50.0	n/a	-9.7	9.7
2010	380	46	38	0	0	28	0	257	783
% Change	12.8	**	-58.7	n/a	n/a	16.7	n/a	116.0	34.1
2009	337	12	92	0	0	24	0	119	584
% Change	-15.8	100.0	48.4	n/a	n/a	4.3	n/a	-68.5	-32.8
2008	400	6	62	0	0	23	0	378	869
% Change	7.2	0.0	21.6	n/a	n/a	-4.2	n/a	116.0	26.9
2007	373	6	51	0	0	24	0	175	685

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
Chicoutimi	10	5	2	2	0	0	8	4	20	11	81.8
Jonquière	4	7	6	10	0	0	6	25	16	42	-61.9
La Baie	6	4	0	0	0	0	0	0	6	4	50.0
Remainder of the CMA	46	38	6	4	0	0	2	10	54	52	3.8
Saguenay CMA	66	54	14	16	0	0	16	39	96	109	-11.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Chicoutimi	24	14	10	12	0	0	23	24	57	50	14.0
Jonquière	15	25	20	28	0	0	42	41	77	94	-18.1
La Baie	17	11	0	2	0	0	6	0	23	13	76.9
Remainder of the CMA	81	79	12	14	0	0	8	14	101	107	-5.6
Saguenay CMA	137	129	42	56	0	0	79	79	258	264	-2.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Chicoutimi	0	0	0	0	2	0	6	4
Jonquière	0	0	0	0	2	2	4	23
La Baie	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	2	2	0	8
Saguenay CMA	0	0	0	0	6	4	10	35

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	0	0	0	0	2	2	21	22
Jonquière	0	0	0	0	8	2	34	39
La Baie	0	0	0	0	0	0	6	0
Remainder of the CMA	0	0	0	0	4	6	4	8
Saguenay CMA	0	0	0	0	14	10	65	69

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Chicoutimi	14	7	0	0	6	4	20	11
Jonquière	12	19	0	0	4	23	16	42
La Baie	6	4	0	0	0	0	6	4
Remainder of the CMA	54	44	0	0	0	8	54	52
Saguenay CMA	86	74	0	0	10	35	96	109

**Table 2.5: Starts by Submarket and by Intended Market
January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	36	28	0	0	21	22	57	50
Jonquière	43	55	0	0	34	39	77	94
La Baie	17	13	0	0	6	0	23	13
Remainder of the CMA	97	99	0	0	4	8	101	107
Saguenay CMA	193	195	0	0	65	69	258	264

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
Chicoutimi	11	8	8	6	0	0	34	18	53	32	65.6
Jonquière	9	8	4	8	0	0	18	10	31	26	19.2
La Baie	4	3	0	0	16	0	6	0	26	3	**
Remainder of the CMA	30	23	8	6	0	0	4	2	42	31	35.5
Saguenay CMA	54	42	20	20	16	0	62	30	152	92	65.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Chicoutimi	17	14	8	10	0	0	34	36	59	60	-1.7
Jonquière	15	15	12	16	0	0	52	38	79	69	14.5
La Baie	21	13	4	2	16	0	10	88	51	103	-50.5
Remainder of the CMA	68	55	12	10	0	0	25	10	105	75	40.0
Saguenay CMA	121	97	36	38	16	0	121	172	294	307	-4.2

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Chicoutimi	0	0	0	0	0	0	10	18
Jonquière	0	0	0	0	8	0	10	10
La Baie	0	0	16	0	0	0	6	0
Remainder of the CMA	0	0	0	0	0	2	4	0
Saguenay CMA	0	0	16	0	8	2	30	28

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	0	0	0	0	0	6	10	30
Jonquière	0	0	0	0	8	2	44	36
La Baie	0	0	16	0	4	2	6	86
Remainder of the CMA	0	0	0	0	6	8	19	2
Saguenay CMA	0	0	16	0	18	18	79	154

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Chicoutimi	19	14	0	0	10	18	53	32
Jonquière	17	16	4	0	10	10	31	26
La Baie	4	3	0	0	22	0	26	3
Remainder of the CMA	36	31	0	0	6	0	42	31
Saguenay CMA	76	64	4	0	48	28	152	92

**Table 3.5: Completions by Submarket and by Intended Market
January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	25	26	0	4	10	30	59	60
Jonquière	31	33	4	0	44	36	79	69
La Baie	29	17	0	0	22	86	51	103
Remainder of the CMA	80	73	4	0	21	2	105	75
Saguenay CMA	165	149	8	4	97	154	294	307

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2017**

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 (%)			
Chicoutimi													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Jonquière													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
La Baie													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Remainder of the CMA													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Saguenay CMA													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Third Quarter 2017						
Submarket	Q3 2017	Q3 2016	% Change	YTD 2017	YTD 2016	% Change
Chicoutimi	-	-	n/a	-	-	n/a
Jonquière	-	-	n/a	-	-	n/a
La Baie	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Saguenay CMA	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Saguenay

	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*							
Q3 2017	208	441	1,178	183,145	17.0	184,990	15.7
Q3 2016	200	446	1,172	182,211	17.6	180,588	16.2
% Change	4.0	-1.1	0.6	0.5	n/a	2.4	n/a
YTD 2017	723	1,554	1,195	187,355	14.9	n/a	n/a
YTD 2016	745	1,570	1,225	182,996	14.8	n/a	n/a
% Change	-3.0	-1.0	-2.4	2.4	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2017	13	--	134	--	--	--	24.0
Q3 2016	21	--	136	--	--	--	24.4
% Change	-38.1	n/a	-1.2	n/a	n/a	n/a	n/a
YTD 2017	56	--	135	166,727	21.8	n/a	n/a
YTD 2016	50	--	138	157,989	24.9	n/a	n/a
% Change	12.0	n/a	-2.2	5.5	n/a	n/a	n/a
PLEX*							
Q3 2017	19	70	191	--	--	--	20.1
Q3 2016	27	72	163	--	--	--	18.4
% Change	-29.6	-2.8	17.4	n/a	n/a	n/a	n/a
YTD 2017	85	232	182	189,259	19.2	n/a	n/a
YTD 2016	91	227	171	192,159	16.9	n/a	n/a
% Change	-6.6	2.2	6.4	-1.5	n/a	n/a	n/a
TOTAL							
Q3 2017	241	559	1,506	187,889	18.7	184,674	16.7
Q3 2016	248	577	1,473	183,030	17.8	180,952	17.0
% Change	-2.8	-3.1	2.2	2.7	n/a	2.1	n/a
YTD 2017	865	1,956	1,515	187,258	15.8	n/a	n/a
YTD 2016	887	1,967	1,536	182,660	15.6	n/a	n/a
% Change	-2.5	-0.6	-1.4	2.5	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
Third Quarter 2017

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Saguenay 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						
2016	January	561	3.14	4.64	99.4	124.6	76.0	7.8	60.9	829
	February	561	3.14	4.64	99.5	125.1	75.7	8.7	61.4	825
	March	561	3.14	4.64	99.6	125.6	74.8	9.2	61.0	826
	April	561	3.14	4.64	99.6	126.0	73.5	9.9	60.4	825
	May	561	3.14	4.64	99.6	126.2	72.4	9.7	59.3	824
	June	561	3.14	4.64	99.6	126.0	71.8	8.9	58.4	822
	July	567	3.14	4.74	99.7	125.6	72.0	7.0	57.3	832
	August	567	3.14	4.74	99.7	125.3	71.8	6.8	57.0	850
	September	561	3.14	4.64	100.0	125.8	73.5	6.6	58.3	851
	October	561	3.14	4.64	100.0	125.9	73.6	7.0	58.6	836
	November	561	3.14	4.64	100.0	125.6	74.0	6.9	58.9	834
	December	561	3.14	4.64	100.0	125.2	72.7	7.3	58.1	843
2017	January	561	3.14	4.64	100.1	126.2	72.9	7.6	58.5	849
	February	561	3.14	4.64	100.3	126.6	74.0	6.9	59.0	846
	March	561	3.14	4.64	100.2	126.7	73.5	6.5	58.3	844
	April	561	3.14	4.64	100.3	127.0	74.4	6.5	59.1	847
	May	561	3.14	4.64	100.4	127.1	75.2	6.8	59.9	847
	June	561	3.14	4.64	100.5	126.7	77.0	7.0	61.4	852
	July	573	3.14	4.84	100.7	126.7	77.1	6.9	61.4	853
	August	573	3.14	4.84	100.7	126.7	77.5	6.7	61.6	851
	September	575	3.09	4.89		127.1	77.5	6.6	61.6	857
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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