

HOUSING NOW TABLES

BC Region

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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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)		
September 2017		
British Columbia	August 2017	September 2017
Trend ¹ , urban centres ²	42,186	40,949
SAAR, urban centres ²	35,242	37,470
	September 2016	September 2017
Actual, urban centres ²		
September - Single-Detached	1,003	1,003
September - Multiples	2,979	2,263
September - Total	3,982	3,266
January to September - Single-Detached	7,809	7,755
January to September - Multiples	22,726	21,100
January to September - Total	30,535	28,855

Source: CMHC

¹ The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

² Urban centres with a population of 10,000 and over.

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.1: Housing Activity Summary of British Columbia Region
Third Quarter 2017**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2017	2,514	205	34	136	1,263	2,921	268	2,869	829	11,039
Q3 2016	2,546	232	12	189	1,325	3,920	207	1,724	695	10,904
% Change	-1.3	-11.6	183.3	-28.0	-4.7	-25.5	29.5	66.4	19.3	1.2
Year-to-date 2017	6,733	457	93	436	3,316	10,670	669	6,481	1,810	30,665
Year-to-date 2016	6,824	589	88	323	3,691	12,051	672	6,243	1,662	32,197
% Change	-1.3	-22.4	5.7	35.0	-10.2	-11.5	-0.4	3.8	8.9	-4.8
UNDER CONSTRUCTION										
Q3 2017	8,740	577	163	504	4,460	26,635	802	11,995	2,486	56,452
Q3 2016	7,584	622	232	313	4,164	23,880	692	7,980	2,250	47,771
% Change	15.2	-7.2	-29.7	61.0	7.1	11.5	15.9	50.3	10.5	18.2
COMPLETIONS										
Q3 2017	2,088	150	11	129	974	1,744	281	1,944	461	7,782
Q3 2016	2,023	133	18	76	1,069	1,052	202	1,788	454	6,815
% Change	3.2	12.8	-38.9	69.7	-8.9	65.8	39.1	8.7	1.5	14.2
Year-to-date 2017	5,514	458	56	365	2,948	8,491	677	4,481	1,227	24,217
Year-to-date 2016	5,701	500	101	193	3,192	6,545	561	4,079	1,269	22,141
% Change	-3.3	-8.4	-44.6	89.1	-7.6	29.7	20.7	9.9	-3.3	9.4
COMPLETED & NOT ABSORBED										
Q3 2017	1,292	102	5	32	230	354	n/a	n/a	n/a	2,015
Q3 2016	1,040	76	8	22	219	395	n/a	n/a	n/a	1,760
% Change	24.2	34.2	-37.5	45.5	5.0	-10.4	n/a	n/a	n/a	14.5
ABSORBED										
Q3 2017	1,666	106	17	97	967	1,782	n/a	n/a	n/a	4,635
Q3 2016	1,694	116	7	61	1,017	1,153	n/a	n/a	n/a	4,048
% Change	-1.7	-8.6	142.9	59.0	-4.9	54.6	n/a	n/a	n/a	14.5
Year-to-date 2017	4,579	379	55	272	2,912	8,354	n/a	n/a	n/a	16,551
Year-to-date 2016	5,005	433	73	165	3,065	7,035	n/a	n/a	n/a	15,776
% Change	-8.5	-12.5	-24.7	64.8	-5.0	18.7	n/a	n/a	n/a	4.9

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.3: History of Housing Starts of British Columbia Region
2007 - 2016**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2016	8,858	731	103	508	4,823	14,680	919	8,786	2,345	41,843
% Change	11.4	-4.2	-56.7	132.0	22.6	31.1	31.3	79.1	53.1	33.1
2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	16.1	11.5	**	71.0	16.1	-8.9	2.7	3.5	18.0	4.8
2013	6,513	835	22	100	3,231	10,572	661	3,751	1,369	27,054
% Change	6.3	16.1	-99.1	13.6	1.0	0.6	26.6	104.4	-31.1	-1.5
2012	6,129	719	2,476	88	3,198	10,510	522	1,835	1,988	27,465
% Change	-6.6	6.4	6.5	-29.6	-15.5	28.5	4.0	-16.4	-3.2	4.0
2011	6,559	676	2,325	125	3,783	8,181	502	2,195	2,054	26,400
% Change	-24.8	0.7	59.4	-36.5	15.4	16.4	-40.6	57.1	-28.7	-0.3
2010	8,723	671	1,459	197	3,277	7,031	845	1,397	2,879	26,479
% Change	46.9	40.4	93.5	58.9	41.8	119.7	109.7	126.4	28.3	64.7
2009	5,940	478	754	124	2,311	3,201	403	617	2,244	16,077
% Change	-26.3	-35.1	-8.4	-51.4	-47.3	-78.9	-6.1	-34.3	-35.2	-53.2
2008	8,060	737	823	255	4,383	15,206	429	939	3,464	34,321
% Change	-18.8	2.8	34.0	-41.5	-6.4	-8.7	-15.9	15.1	-28.3	-12.4
2007	9,925	717	614	436	4,681	16,663	510	816	4,833	39,195

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
British Columbia Region
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
Centres 100,000+											
Abbotsford-Mission	114	117	0	4	96	68	255	16	465	205	126.8
Kelowna	234	219	36	46	62	82	725	192	1,057	539	96.1
Vancouver	1,423	1,446	103	126	835	912	3,391	4,772	5,752	7,256	-20.7
Victoria	209	246	60	42	92	75	1,117	355	1,478	718	105.8
Centres 50,000 - 99,999											
Chilliwack	148	120	12	6	50	57	0	0	210	183	14.8
Courtenay	54	87	8	2	0	0	4	12	66	101	-34.7
Kamloops	104	84	30	20	8	0	5	131	147	235	-37.4
Nanaimo	118	133	4	10	9	0	78	55	209	198	5.6
Prince George	76	74	2	2	3	0	36	2	117	78	50.0
Vernon	63	42	0	18	11	0	4	10	78	70	11.4
Centres 10,000 - 49,999											
Campbell River	57	29	16	10	0	0	1	51	74	90	-17.8
Cranbrook	16	17	0	0	0	3	0	0	16	20	-20.0
Dawson Creek	3	3	0	2	0	0	0	0	3	5	-40.0
Duncan	42	36	4	6	3	3	8	5	57	50	14.0
Fort St. John	10	15	4	12	10	0	2	2	26	29	-10.3
Nelson ¹	15	5	0	2	0	0	1	13	16	20	-20.0
Parksville-Qualicum Beach	42	49	2	0	0	0	1	4	45	53	-15.1
Penticton	38	43	8	24	37	21	129	67	212	155	36.8
Port Alberni	23	18	0	0	0	0	25	1	48	19	152.6
Powell River	3	9	2	4	0	0	1	0	6	13	-53.8
Prince Rupert	3	2	4	0	0	0	0	0	7	2	**
Quesnel	7	14	2	0	0	0	0	1	9	15	-40.0
Salmon Arm	51	32	0	0	0	0	4	1	55	33	66.7
Capital F RDA	4	29	0	0	0	0	0	0	4	29	-86.2
Squamish	18	34	6	0	0	12	3	8	27	54	-50.0
Summerland	11	16	0	0	0	0	0	0	11	16	-31.3
Terrace	12	7	0	0	0	0	0	0	12	7	71.4
Williams Lake	3	16	0	0	0	0	0	0	3	16	-81.3
Total British Columbia (10,000+)	2,901	2,942	303	336	1,216	1,233	5,790	5,698	10,210	10,209	0.0

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
British Columbia Region
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
Centres 100,000+											
Abbotsford-Mission	308	378	2	28	149	202	923	262	1,382	870	58.9
Kelowna	681	522	82	118	204	197	1,945	695	2,912	1,532	90.1
Vancouver	3,644	4,091	267	344	2,391	2,583	11,723	15,078	18,025	22,096	-18.4
Victoria	681	697	106	98	232	121	1,677	1,390	2,696	2,306	16.9
Centres 50,000 - 99,999											
Chilliwack	460	297	18	32	115	171	64	36	657	536	22.6
Courtenay ¹	180	187	12	16	4	8	28	18	224	229	-2.2
Kamloops	249	174	56	64	18	25	10	205	333	468	-28.8
Nanaimo	334	332	22	32	23	19	330	188	709	571	24.2
Prince George	146	139	4	4	7	0	57	116	214	259	-17.4
Vernon	152	115	26	36	29	8	17	102	224	261	-14.2
Centres 10,000 - 49,999											
Campbell River	121	72	22	37	0	0	28	54	171	163	4.9
Cranbrook	35	57	0	0	0	3	0	18	35	78	-55.1
Dawson Creek	7	5	2	2	0	0	0	1	9	8	12.5
Duncan	113	92	6	19	3	15	20	7	142	133	6.8
Fort St. John	22	31	4	24	10	0	3	42	39	97	-59.8
Nelson ¹	28	16	0	2	0	0	2	19	30	37	-18.9
Parksville-Qualicum Beach	138	141	2	0	0	0	30	4	170	145	17.2
Penticton	111	114	46	42	61	24	238	69	456	249	83.1
Port Alberni	53	43	2	0	0	0	26	2	81	45	80.0
Powell River	23	23	2	6	10	0	1	1	36	30	20.0
Prince Rupert	7	8	4	0	0	0	1	0	12	8	50.0
Quesnel	16	22	2	0	0	4	0	1	18	27	-33.3
Salmon Arm	106	69	0	0	0	3	9	2	115	74	55.4
Capital F RDA	22	32	0	0	0	0	0	0	22	32	-31.3
Squamish	46	90	6	0	0	59	12	65	64	214	-70.1
Summerland	46	27	0	2	0	0	7	1	53	30	76.7
Terrace	16	14	0	0	0	0	0	2	16	16	0.0
Williams Lake	10	21	0	0	0	0	0	0	10	21	-52.4
Total British Columbia (10,000+)	7,755	7,809	693	906	3,256	3,442	17,151	18,378	28,855	30,535	-5.5

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

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Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	96	68	0	0	226	0	29	16
Kelowna	62	82	0	0	86	97	639	95
Vancouver	835	912	0	0	2,074	3,377	1,317	1,341
Victoria	75	75	17	0	508	246	609	109
Centres 50,000 - 99,999								
Chilliwack	50	57	0	0	0	0	0	0
Courtenay	0	0	0	0	0	4	4	8
Kamloops	8	0	0	0	0	123	5	8
Nanaimo	9	0	0	0	0	0	78	55
Prince George	3	0	0	0	27	0	9	2
Vernon	11	0	0	0	0	0	4	10
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	1	51
Cranbrook	0	3	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	3	3	0	0	0	0	8	5
Fort St. John	10	0	0	0	0	0	2	2
Nelson ¹	0	0	0	0	0	10	1	3
Parksville-Qualicum Beach	0	0	0	0	0	4	1	0
Penticton	37	21	0	0	0	59	129	8
Port Alberni	0	0	0	0	0	0	25	1
Powell River	0	0	0	0	0	0	1	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	0	1
Salmon Arm	0	0	0	0	0	0	4	1
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	0	12	0	0	0	0	3	8
Summerland	0	0	0	0	0	0	0	0
Terrace	0	0	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	1,199	1,233	17	0	2,921	3,920	2,869	1,724

Source: CMHC (Starts and Completions Survey)

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Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	149	202	0	0	743	200	180	62
Kelowna	184	197	20	0	294	241	1,651	454
Vancouver	2,391	2,583	0	0	8,674	10,688	3,049	4,336
Victoria	179	113	53	8	689	463	988	927
Centres 50,000 - 99,999								
Chilliwack	115	171	0	0	62	32	2	4
Courtenay	4	8	0	0	16	4	12	14
Kamloops	18	25	0	0	0	191	10	14
Nanaimo	23	19	0	0	38	43	292	145
Prince George	7	0	0	0	27	106	30	10
Vernon	29	8	0	0	0	0	17	102
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	27	0	1	54
Cranbrook	0	3	0	0	0	0	0	18
Dawson Creek	0	0	0	0	0	0	0	1
Duncan	3	15	0	0	5	0	15	7
Fort St. John	10	0	0	0	0	40	3	2
Nelson ¹	0	0	0	0	0	10	2	9
Parksville-Qualicum Beach	0	0	0	0	0	4	30	0
Penticton	61	24	0	0	91	59	147	10
Port Alberni	0	0	0	0	0	0	26	2
Powell River	0	0	10	0	0	0	1	1
Prince Rupert	0	0	0	0	0	0	1	0
Quesnel	0	4	0	0	0	0	0	1
Salmon Arm	0	3	0	0	4	0	5	2
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	0	59	0	0	0	0	12	65
Summerland	0	0	0	0	0	0	7	1
Terrace	0	0	0	0	0	0	0	2
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	3,173	3,434	83	8	10,670	12,081	6,481	6,243

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
British Columbia Region
Third Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Centres 100,000+								
Abbotsford-Mission	112	105	318	79	35	21	465	205
Kelowna	248	218	159	219	650	102	1,057	539
Vancouver	1,315	1,336	2,942	4,370	1,495	1,496	5,752	7,256
Victoria	221	268	628	337	629	113	1,478	718
Centres 50,000 - 99,999								
Chilliwack	114	102	96	80	0	1	210	183
Courtenay	49	78	8	14	9	9	66	101
Kamloops	115	75	25	150	7	10	147	235
Nanaimo	106	111	17	28	86	59	209	198
Prince George	71	71	31	2	15	5	117	78
Vernon	53	59	20	0	5	11	78	70
Centres 10,000 - 49,999								
Campbell River	72	28	0	10	2	52	74	90
Cranbrook	12	17	1	3	3	0	16	20
Dawson Creek	3	5	0	0	0	0	3	5
Duncan	40	36	8	8	9	6	57	50
Fort St. John	14	26	10	0	2	3	26	29
Nelson ¹	13	7	0	10	3	3	16	20
Parksville-Qualicum Beach	32	49	4	4	9	0	45	53
Penticton	50	58	29	87	133	10	212	155
Port Alberni	15	16	6	0	27	3	48	19
Powell River	5	8	0	5	1	0	6	13
Prince Rupert	7	2	0	0	0	0	7	2
Quesnel	6	9	0	0	3	6	9	15
Salmon Arm	32	25	17	6	6	2	55	33
Capital F RDA	4	27	0	2	0	0	4	29
Squamish	23	24	0	19	4	11	27	54
Summerland	10	14	1	1	0	1	11	16
Terrace	8	5	0	0	4	2	12	7
Williams Lake	3	11	0	0	0	5	3	16
Total British Columbia (10,000+)	2,753	2,790	4,320	5,434	3,137	1,931	10,210	10,209

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
British Columbia Region
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Abbotsford-Mission	288	353	898	425	196	92	1,382	870
Kelowna	708	523	505	528	1,699	481	2,912	1,532
Vancouver	3,369	3,812	11,193	13,385	3,463	4,845	18,025	22,096
Victoria	707	751	934	603	1,055	952	2,696	2,306
Centres 50,000 - 99,999								
Chilliwack	335	270	317	258	5	8	657	536
Courtenay	162	175	38	36	24	18	224	229
Kamloops	248	187	70	262	15	19	333	468
Nanaimo	312	297	85	117	312	157	709	571
Prince George	143	137	35	108	36	14	214	259
Vernon	151	146	52	12	21	103	224	261
Centres 10,000 - 49,999								
Campbell River	131	69	36	38	4	56	171	163
Cranbrook	30	49	1	7	4	22	35	78
Dawson Creek	9	7	0	0	0	1	9	8
Duncan	109	87	14	36	19	10	142	133
Fort St. John	25	54	10	40	4	3	39	97
Nelson ¹	26	17	0	10	4	10	30	37
Parksville-Qualicum Beach	117	137	9	5	44	3	170	145
Penticton	133	132	168	101	155	16	456	249
Port Alberni	45	36	6	4	30	5	81	45
Powell River	25	24	0	5	11	1	36	30
Prince Rupert	11	8	0	0	1	0	12	8
Quesnel	13	15	0	4	5	8	18	27
Salmon Arm	63	58	45	12	7	4	115	74
Capital F RDA	21	30	0	2	1	0	22	32
Squamish	46	78	0	66	18	70	64	214
Summerland	37	25	6	1	10	4	53	30
Terrace	12	12	0	0	4	4	16	16
Williams Lake	7	12	0	0	3	9	10	21
Total British Columbia (10,000+)	7,283	7,501	14,422	16,065	7,150	6,915	28,855	30,535

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
British Columbia Region
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
Centres 100,000+											
Abbotsford-Mission	91	109	0	0	29	70	177	14	297	193	53.9
Kelowna	239	186	56	36	68	70	182	199	545	491	11.0
Vancouver	1,345	1,140	104	76	635	688	2,711	1,791	4,795	3,695	29.8
Victoria	225	209	24	24	65	28	258	437	572	698	-18.1
Centres 50,000 - 99,999											
Chilliwack	44	87	4	2	84	31	56	50	188	170	10.6
Courtenay	60	45	2	6	0	6	79	28	141	85	65.9
Kamloops	58	71	16	12	0	14	5	4	79	101	-21.8
Nanaimo	34	106	4	2	8	33	35	103	81	244	-66.8
Prince George	23	46	0	0	0	4	3	5	26	55	-52.7
Vernon	38	39	4	14	0	10	6	15	48	78	-38.5
Centres 10,000 - 49,999											
Campbell River	35	29	8	18	0	0	0	2	43	49	-12.2
Cranbrook	15	14	0	0	0	0	0	0	15	14	7.1
Dawson Creek	5	1	0	0	0	9	0	0	5	10	-50.0
Duncan	32	20	2	5	3	5	3	1	40	31	29.0
Fort St. John	6	13	0	8	4	15	1	118	11	154	-92.9
Nelson ¹	21	5	2	0	0	0	1	54	24	59	-59
Parksville-Qualicum Beach	38	44	0	0	0	0	1	0	39	44	-11.4
Penticton	43	31	22	12	11	11	106	4	182	58	**
Port Alberni	13	11	2	0	0	0	0	0	15	11	36.4
Powell River	8	4	0	0	5	0	0	0	13	4	**
Prince Rupert	1	5	0	0	0	0	1	0	2	5	-60.0
Quesnel	7	3	0	0	0	0	0	0	7	3	133.3
Salmon Arm	32	16	0	0	8	0	25	1	65	17	**
Capital F RDA	10	5	0	0	0	0	0	0	10	5	100
Squamish	12	30	0	0	0	16	36	14	48	60	-20.0
Summerland	21	9	0	2	0	0	2	0	23	11	109.1
Terrace	2	4	0	2	0	3	0	0	2	9	-77.8
Williams Lake	5	7	0	0	0	0	0	0	5	7	-28.6
Total British Columbia (10,000+	2,463	2,289	250	219	920	1,013	3,688	2,840	7,321	6,361	15.1

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
British Columbia Region
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
Centres 100,000+											
Abbotsford-Mission	243	351	20	2	147	143	302	124	712	620	14.8
Kelowna	504	463	118	118	153	186	349	472	1,124	1,239	-9.3
Vancouver	3,304	3,266	274	306	2,113	2,070	10,366	8,291	16,057	13,933	15.2
Victoria	630	493	86	59	160	79	1,049	696	1,925	1,327	45.1
Centres 50,000 - 99,999											
Chilliwack	168	230	8	18	150	150	59	94	385	492	-21.7
Courtenay	168	122	4	22	8	17	87	32	267	193	38.3
Kamloops	148	204	36	48	13	51	117	29	314	332	-5.4
Nanaimo	240	263	16	6	25	46	133	321	414	636	-34.9
Prince George	50	119	2	8	7	16	10	17	69	160	-56.9
Vernon	122	108	28	34	0	17	17	27	167	186	-10.2
Centres 10,000 - 49,999											
Campbell River	81	68	17	22	0	0	49	2	147	92	59.8
Cranbrook	45	40	0	0	0	7	0	0	45	47	-4.3
Dawson Creek	8	17	2	6	0	13	1	9	11	45	-75.6
Duncan	82	68	4	9	10	8	43	13	139	98	41.8
Fort St. John	21	58	12	52	12	181	56	337	101	628	-83.9
Nelson ¹	51	12	4	2	0	0	3	66	58	80	-28
Parksville-Qualicum Beach	134	107	0	12	0	0	2	1	136	120	13.3
Penticton	111	89	44	36	21	25	126	29	302	179	68.7
Port Alberni	48	31	2	0	0	0	0	1	50	32	56.3
Powell River	23	18	2	4	5	0	1	15	31	37	-16.2
Prince Rupert	6	9	0	0	0	0	1	0	7	9	-22.2
Quesnel	19	17	0	0	0	4	0	0	19	21	-9.5
Salmon Arm	102	76	0	0	8	18	28	2	138	96	43.8
Capital F RDA	37	15	0	0	0	0	0	2	37	17	118
Squamish	51	68	0	2	29	48	166	28	246	146	68.5
Summerland	45	28	0	2	0	3	6	3	51	36	41.7
Terrace	13	20	0	6	4	9	1	10	18	45	-60.0
Williams Lake	20	23	0	0	0	0	0	3	20	26	-23.1
Total British Columbia (10,000+	6,474	6,383	679	774	2,865	3,091	12,972	10,624	22,990	20,872	10.1

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	29	70	0	0	160	0	17	14
Kelowna	68	70	0	0	87	56	95	143
Vancouver	635	688	0	0	1,342	844	1,369	947
Victoria	39	28	26	0	57	70	201	367
Centres 50,000 - 99,999								
Chilliwack	84	31	0	0	0	0	56	50
Courtenay	0	6	0	0	74	24	5	4
Kamloops	0	14	0	0	0	0	5	4
Nanaimo	8	29	0	4	0	4	35	99
Prince George	0	4	0	0	0	0	3	5
Vernon	0	10	0	0	0	0	6	15
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	2
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	9	0	0	0	0	0	0
Duncan	3	5	0	0	0	0	3	1
Fort St. John	0	15	4	0	0	0	1	118
Nelson ¹	0	0	0	0	0	54	1	0
Parksville-Qualicum Beach	0	0	0	0	0	0	1	0
Penticton	11	3	0	8	0	0	106	4
Port Alberni	0	0	0	0	0	0	0	0
Powell River	0	0	5	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	1	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	8	0	0	0	24	0	1	1
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	0	16	0	0	0	0	36	14
Summerland	0	0	0	0	0	0	2	0
Terrace	0	3	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	885	1,001	35	12	1,744	1,052	1,944	1,788

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	147	143	0	0	222	67	80	57
Kelowna	144	166	9	20	143	224	206	248
Vancouver	2,113	2,055	0	15	7,509	5,797	2,857	2,494
Victoria	108	79	52	0	299	229	750	467
Centres 50,000 - 99,999								
Chilliwack	150	150	0	0	0	0	59	94
Courtenay	0	17	8	0	74	24	13	8
Kamloops	13	36	0	15	0	0	117	29
Nanaimo	25	42	0	4	18	8	115	313
Prince George	7	16	0	0	0	0	10	17
Vernon	0	17	0	0	0	0	17	27
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	49	2
Cranbrook	0	7	0	0	0	0	0	0
Dawson Creek	0	13	0	0	0	0	1	9
Duncan	10	8	0	0	36	10	7	3
Fort St. John	4	181	8	0	50	100	6	237
Nelson ¹	0	0	0	0	0	64	3	2
Parksville-Qualicum Beach	0	0	0	0	0	0	2	1
Penticton	21	9	0	16	0	0	126	29
Port Alberni	0	0	0	0	0	0	0	1
Powell River	0	0	5	0	0	14	1	1
Prince Rupert	0	0	0	0	0	0	1	0
Quesnel	0	4	0	0	0	0	0	0
Salmon Arm	8	18	0	0	24	0	4	2
Capital F RDA	0	0	0	0	0	0	0	2
Squamish	29	48	0	0	116	0	50	28
Summerland	0	3	0	0	0	0	6	3
Terrace	4	9	0	0	0	8	1	2
Williams Lake	0	0	0	0	0	0	0	3
Total British Columbia (10,000+)	2,783	3,021	82	70	8,491	6,545	4,481	4,079

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
British Columbia Region
Third Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Centres 100,000+								
Abbotsford-Mission	84	90	187	83	26	20	297	193
Kelowna	249	197	181	140	115	154	545	491
Vancouver	1,162	1,033	2,088	1,574	1,545	1,088	4,795	3,695
Victoria	226	227	112	100	234	371	572	698
Centres 50,000 - 99,999								
Chilliwack	33	79	99	40	56	51	188	170
Courtenay	49	41	82	37	10	7	141	85
Kamloops	58	62	14	32	7	7	79	101
Nanaimo	30	100	10	39	41	105	81	244
Prince George	19	43	0	4	7	8	26	55
Vernon	39	46	2	17	7	15	48	78
Centres 10,000 - 49,999								
Campbell River	36	27	7	20	0	2	43	49
Cranbrook	14	10	0	2	1	2	15	14
Dawson Creek	5	1	0	9	0	0	5	10
Duncan	33	18	3	12	4	1	40	31
Fort St. John	6	36	0	0	5	118	11	154
Nelson ¹	23	4	0	54	1	1	24	59
Parksville-Qualicum Beach	35	41	0	1	4	2	39	44
Penticton	57	35	15	8	110	15	182	58
Port Alberni	13	9	2	1	0	1	15	11
Powell River	8	4	0	0	5	0	13	4
Prince Rupert	1	5	0	0	1	0	2	5
Quesnel	4	2	0	0	3	1	7	3
Salmon Arm	20	11	44	4	1	2	65	17
Capital F RDA	10	5	0	0	0	0	10	5
Squamish	10	30	0	16	38	14	48	60
Summerland	20	9	1	1	2	1	23	11
Terrace	1	5	0	3	1	1	2	9
Williams Lake	4	4	0	0	1	3	5	7
Total British Columbia (10,000+)	2,249	2,174	2,847	2,197	2,225	1,990	7,321	6,361

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.5: Completions by Submarket and by Intended Market
British Columbia Region
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Abbotsford-Mission	237	311	377	232	98	77	712	620
Kelowna	514	516	354	430	256	293	1,124	1,239
Vancouver	2,962	3,122	9,821	7,954	3,274	2,857	16,057	13,933
Victoria	677	534	435	319	813	474	1,925	1,327
Centres 50,000 - 99,999								
Chilliwack	138	221	184	174	63	97	385	492
Courtenay	140	110	94	64	33	19	267	193
Kamloops	140	180	55	103	119	49	314	332
Nanaimo	206	243	74	64	134	329	414	636
Prince George	47	116	7	23	15	21	69	160
Vernon	143	130	3	28	21	28	167	186
Centres 10,000 - 49,999								
Campbell River	83	64	15	25	49	3	147	92
Cranbrook	39	34	1	5	5	8	45	47
Dawson Creek	10	23	0	13	1	9	11	45
Duncan	75	65	52	27	12	6	139	98
Fort St. John	33	147	54	244	14	237	101	628
Nelson ¹	54	13	1	64	3	3	58	80
Parksville-Qualicum Beach	126	101	1	14	9	5	136	120
Penticton	122	102	47	24	133	53	302	179
Port Alberni	40	25	6	5	4	2	50	32
Powell River	22	18	2	18	7	1	31	37
Prince Rupert	6	8	0	0	1	1	7	9
Quesnel	11	11	0	4	8	6	19	21
Salmon Arm	70	67	62	24	6	5	138	96
Capital F RDA	33	15	2	0	2	2	37	17
Squamish	43	67	148	48	55	31	246	146
Summerland	39	21	5	7	7	8	51	36
Terrace	6	23	4	17	8	5	18	45
Williams Lake	12	15	0	0	8	11	20	26
Total British Columbia (10,000+)	6,028	6,302	11,804	9,930	5,158	4,640	22,990	20,872

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Third Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chilliwack													
Q3 2017	0	0.0	0	0.0	10	25.6	17	43.6	12	30.8	39	570,000	592,177
Q3 2016	4	4.8	4	4.8	19	22.6	31	36.9	26	31.0	84	567,500	606,298
Year-to-date 2017	0	0.0	1	0.7	23	16.0	59	41.0	61	42.4	144	620,000	664,573
Year-to-date 2016	7	3.0	23	9.9	98	42.1	60	25.8	45	19.3	233	492,500	538,571
Courtenay													
Q3 2017	0	0.0	1	1.9	20	37.7	13	24.5	19	35.8	53	550,000	623,508
Q3 2016	2	4.3	3	6.5	15	32.6	12	26.1	14	30.4	46	515,000	578,335
Year-to-date 2017	0	0.0	3	2.0	51	33.8	49	32.5	48	31.8	151	572,500	612,791
Year-to-date 2016	3	2.5	11	9.2	39	32.8	35	29.4	31	26.1	119	515,000	564,193
Kamloops													
Q3 2017	4	6.9	3	5.2	9	15.5	19	32.8	23	39.7	58	617,500	664,237
Q3 2016	5	5.5	13	14.3	30	33.0	27	29.7	16	17.6	91	500,000	517,163
Year-to-date 2017	13	8.3	23	14.7	23	14.7	46	29.5	51	32.7	156	560,000	570,651
Year-to-date 2016	13	6.3	46	22.4	56	27.3	56	27.3	34	16.6	205	475,000	506,389
Nanaimo													
Q3 2017	1	1.8	2	3.6	10	18.2	24	43.6	18	32.7	55	555,000	599,134
Q3 2016	0	0.0	41	40.2	23	22.5	23	22.5	15	14.7	102	435,000	483,114
Year-to-date 2017	6	2.7	32	14.5	55	24.9	79	35.7	49	22.2	221	520,000	556,897
Year-to-date 2016	5	1.9	69	26.1	78	29.5	69	26.1	43	16.3	264	467,500	503,015
Prince George													
Q3 2017	2	7.4	9	33.3	10	37.0	5	18.5	1	3.7	27	390,000	424,080
Q3 2016	2	5.7	10	28.6	10	28.6	13	37.1	0	0.0	35	455,000	456,096
Year-to-date 2017	2	2.9	21	30.9	29	42.6	15	22.1	1	1.5	68	420,000	444,716
Year-to-date 2016	11	10.6	25	24.0	35	33.7	31	29.8	2	1.9	104	440,000	444,217
Vernon													
Q3 2017	0	0.0	0	0.0	1	3.1	5	15.6	26	81.3	32	-	953,487
Q3 2016	1	2.2	0	0.0	2	4.4	9	20.0	33	73.3	45	737,500	844,390
Year-to-date 2017	0	0.0	1	0.9	3	2.6	30	25.9	82	70.7	116	700,000	796,880
Year-to-date 2016	3	2.6	2	1.7	12	10.3	30	25.6	70	59.8	117	680,000	809,344
Abbotsford-Mission CMA													
Q3 2017	0	0.0	0	0.0	1	1.1	4	4.4	86	94.5	91	1,000,000	1,049,390
Q3 2016	2	2.7	1	1.3	5	6.7	21	28.0	46	61.3	75	700,000	749,186
Year-to-date 2017	1	0.4	0	0.0	4	1.6	11	4.3	240	93.8	256	890,000	1,007,312
Year-to-date 2016	6	1.9	12	3.9	32	10.4	117	37.9	142	46.0	309	640,000	647,969
Kelowna CMA													
Q3 2017	2	0.9	9	4.2	5	2.4	30	14.2	166	78.3	212	772,500	946,084
Q3 2016	6	3.0	17	8.5	14	7.0	59	29.5	104	52.0	200	667,500	799,371
Year-to-date 2017	4	0.9	27	5.9	31	6.8	88	19.3	307	67.2	457	740,000	885,243
Year-to-date 2016	10	2.2	49	10.7	46	10.0	153	33.4	200	43.7	458	625,000	743,382
Vancouver CMA													
Q3 2017	0	0.0	0	0.0	0	0.0	4	0.4	985	99.6	989	1,920,000	2,357,091
Q3 2016	0	0.0	0	0.0	5	0.6	43	4.9	823	94.5	871	1,400,000	2,206,764
Year-to-date 2017	0	0.0	0	0.0	1	0.0	23	0.9	2,654	99.1	2,678	1,800,000	2,246,974
Year-to-date 2016	1	0.0	3	0.1	43	1.5	153	5.4	2,654	93.0	2,854	1,400,000	1,906,251

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Third Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria CMA													
Q3 2017	0	0.0	1	0.5	4	1.9	47	22.7	155	74.9	207	850,000	1,021,332
Q3 2016	0	0.0	30	14.6	0	0.0	51	24.8	93	45.1	206	617,500	714,194
Year-to-date 2017	0	0.0	9	1.5	5	0.8	152	25.2	399	66.1	604	760,000	938,571
Year-to-date 2016	2	0.4	56	11.1	1	0.2	112	22.1	243	48.0	506	650,000	741,447
Total Urban Centres in British Columbia (50,000+)													
Q3 2017	9	0.5	25	1.4	70	4.0	168	9.5	1,491	84.6	1,763	1,280,000	1,705,046
Q3 2016	22	1.3	119	6.8	155	8.8	289	16.5	1,170	66.7	1,755	850,000	1,431,972
Year-to-date 2017	26	0.5	117	2.4	264	5.4	552	11.4	3,892	80.2	4,851	1,165,000	1,601,770
Year-to-date 2016	61	1.2	296	5.7	532	10.3	816	15.8	3,464	67.0	5,169	865,000	1,339,741

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for British Columbia

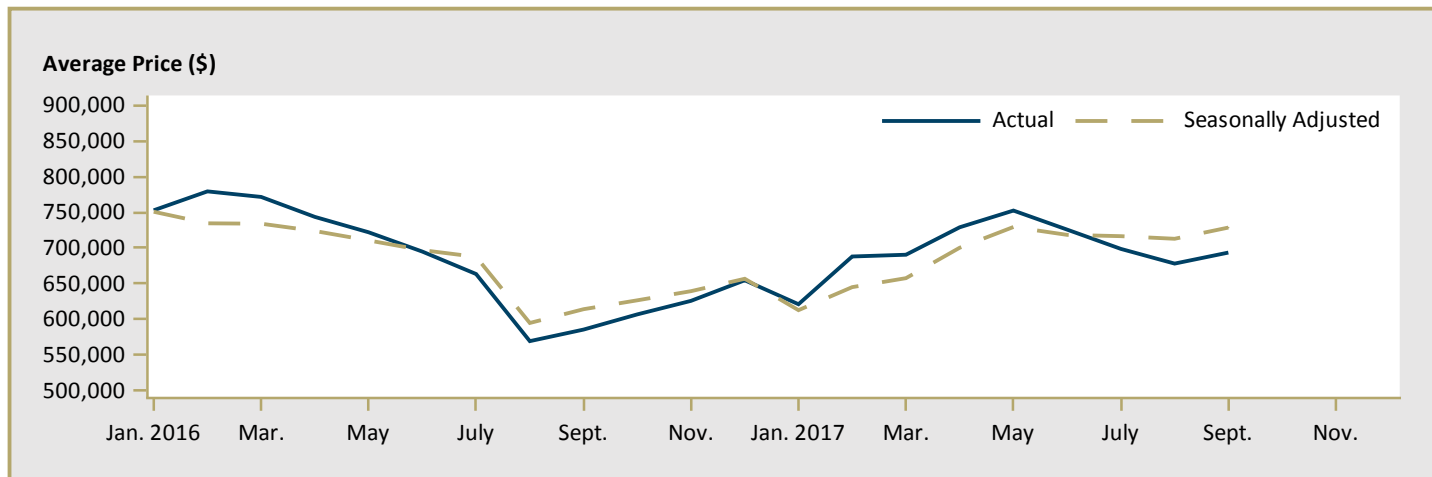


Figure 5.2: MLS® Residential Sales for British Columbia

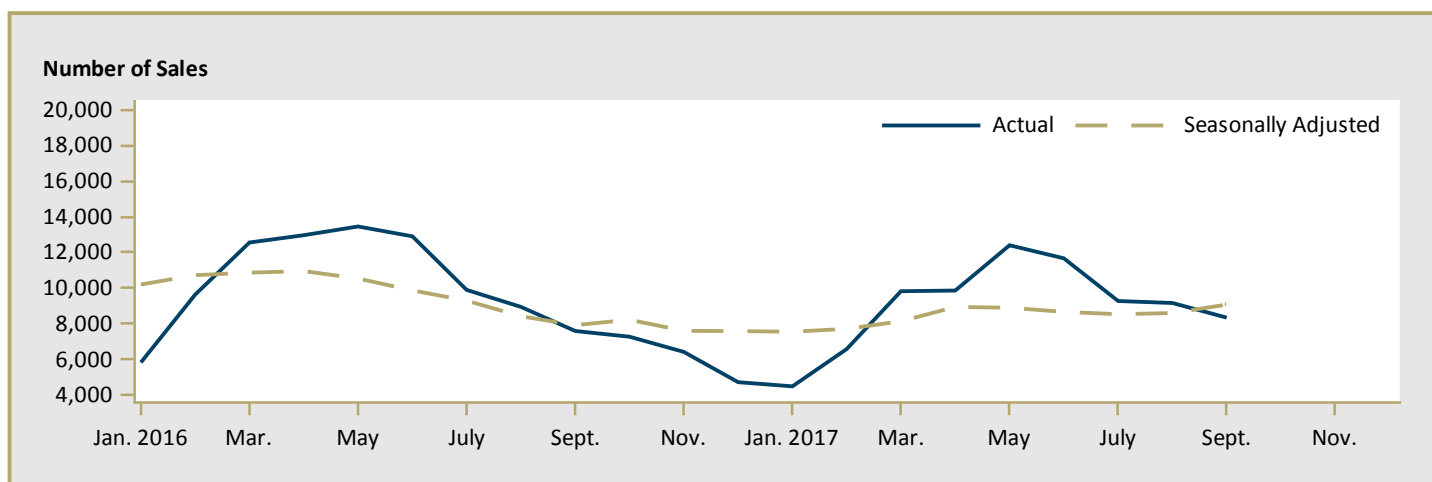
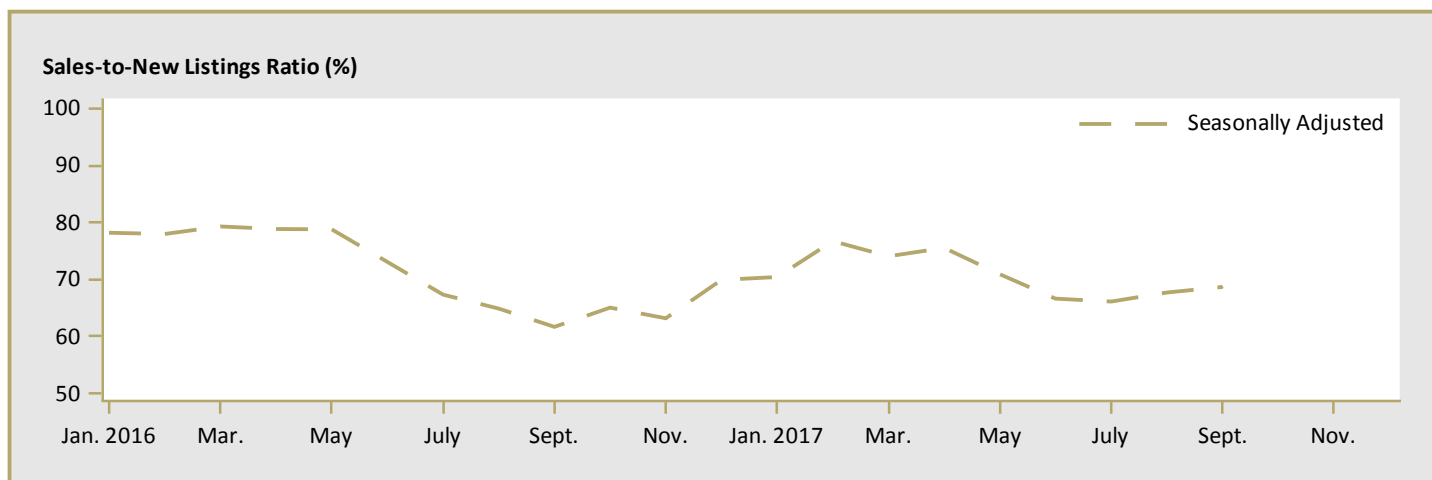


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for British Columbia



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

Source: CREA / Haver Analytics

**Table 6: Level of Economic Indicators for British Columbia Region
Third Quarter 2017**

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2016	January - March	561	3.1	4.6	2,350.7	6.5	13,588	111.4	918	10,911,920	74.03
	April - June	561	3.1	4.6	2,374.6	5.9	21,347	112.0	920	11,687,026	77.77
	July - September	565	3.1	4.7	2,390.0	5.6	17,935	123.5	924	12,161,867	76.36
	October - December	561	3.1	4.6	2,401.5	6.0	3,334	123.2	921	11,888,460	74.50
2017	January - March	561	3.1	4.6	2,433.7	5.4	12,439	128.7	927	11,547,941	75.77
	April - June	561	3.1	4.6	2,469.1	5.4	19,137	131.0	919	12,910,272	73.26
	July - September	573	3.1	4.9	2,478.2	5.1		107.6	937		
	October - December										

**Table 6.1: Growth ⁽¹⁾ of Economic Indicators for British Columbia Region
Third Quarter 2017**

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2016	January - March	-1.2	0.2	-0.1	2.8	0.8	139.1	-5.5	1.0	1.9	-6.5
	April - June	0.0	0.3	0.0	3.8	-0.3	99.4	-0.4	0.3	2.5	-4.1
	July - September	0.7	0.3	0.1	3.2	-0.7	0.7	9.7	0.7	6.6	0.7
	October - December	0.0	0.1	0.0	2.6	-0.4	**	6.5	1.0	7.8	0.0
2017	January - March	0.0	0.0	0.0	3.5	-1.2	-8.5	15.5	1.0	5.8	2.4
	April - June	0.0	0.0	0.0	4.0	-0.5	-10.4	17.0	0.0	10.5	-5.8
	July - September	1.5	0.0	0.1	3.7	-0.5		-12.9	1.4		
	October - 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

(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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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