HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Regina CMA

Date Released: Third Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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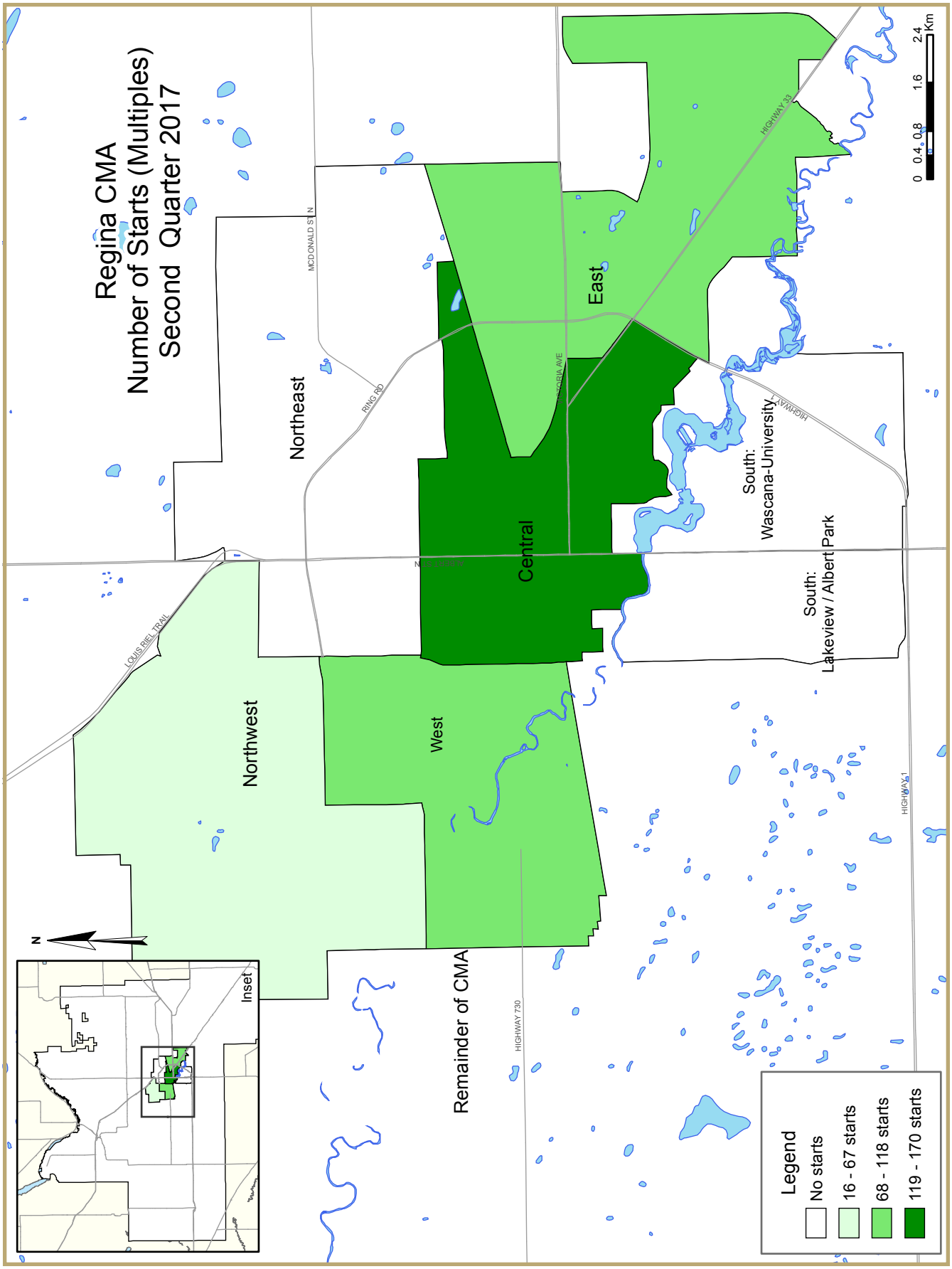
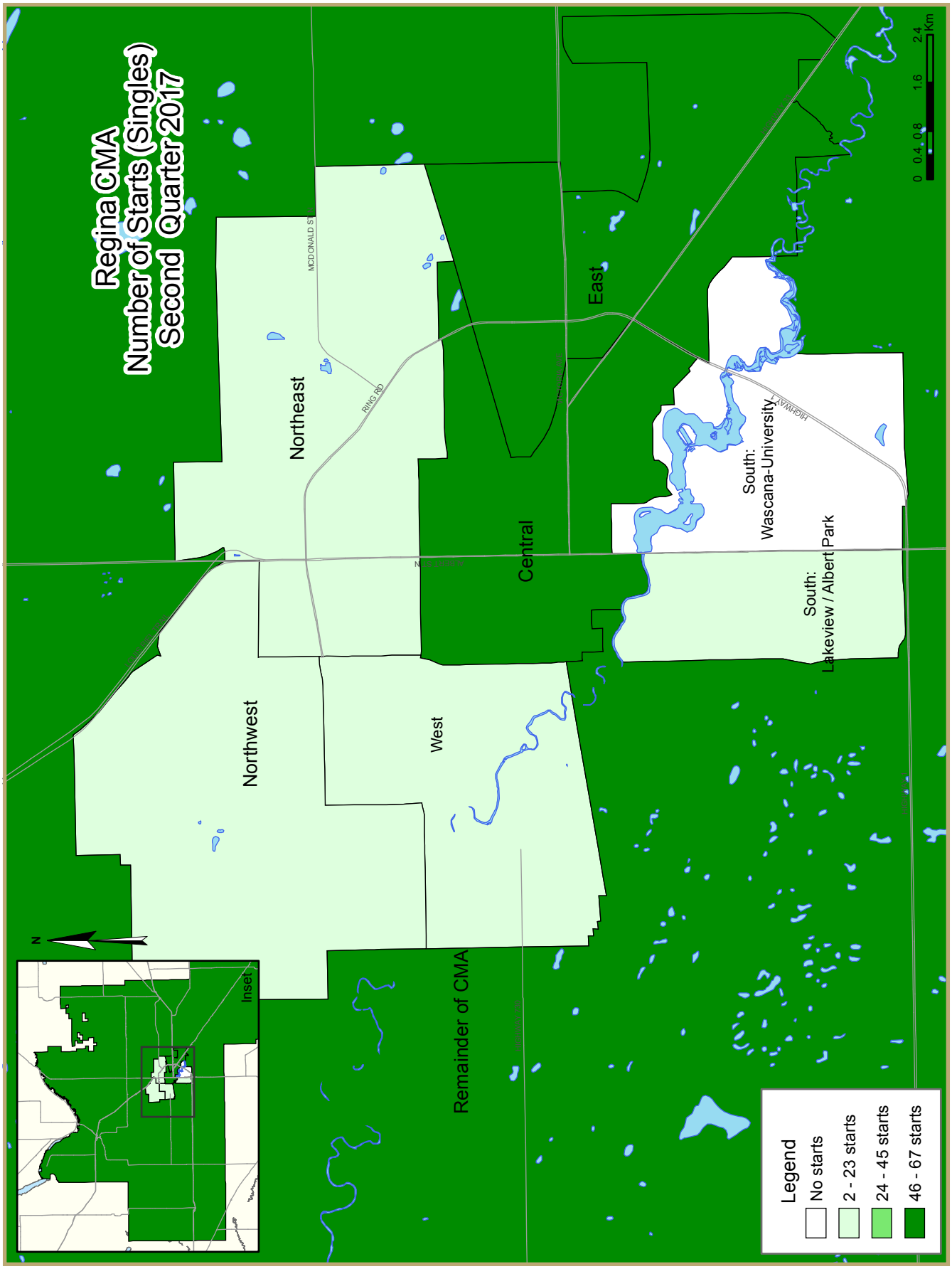
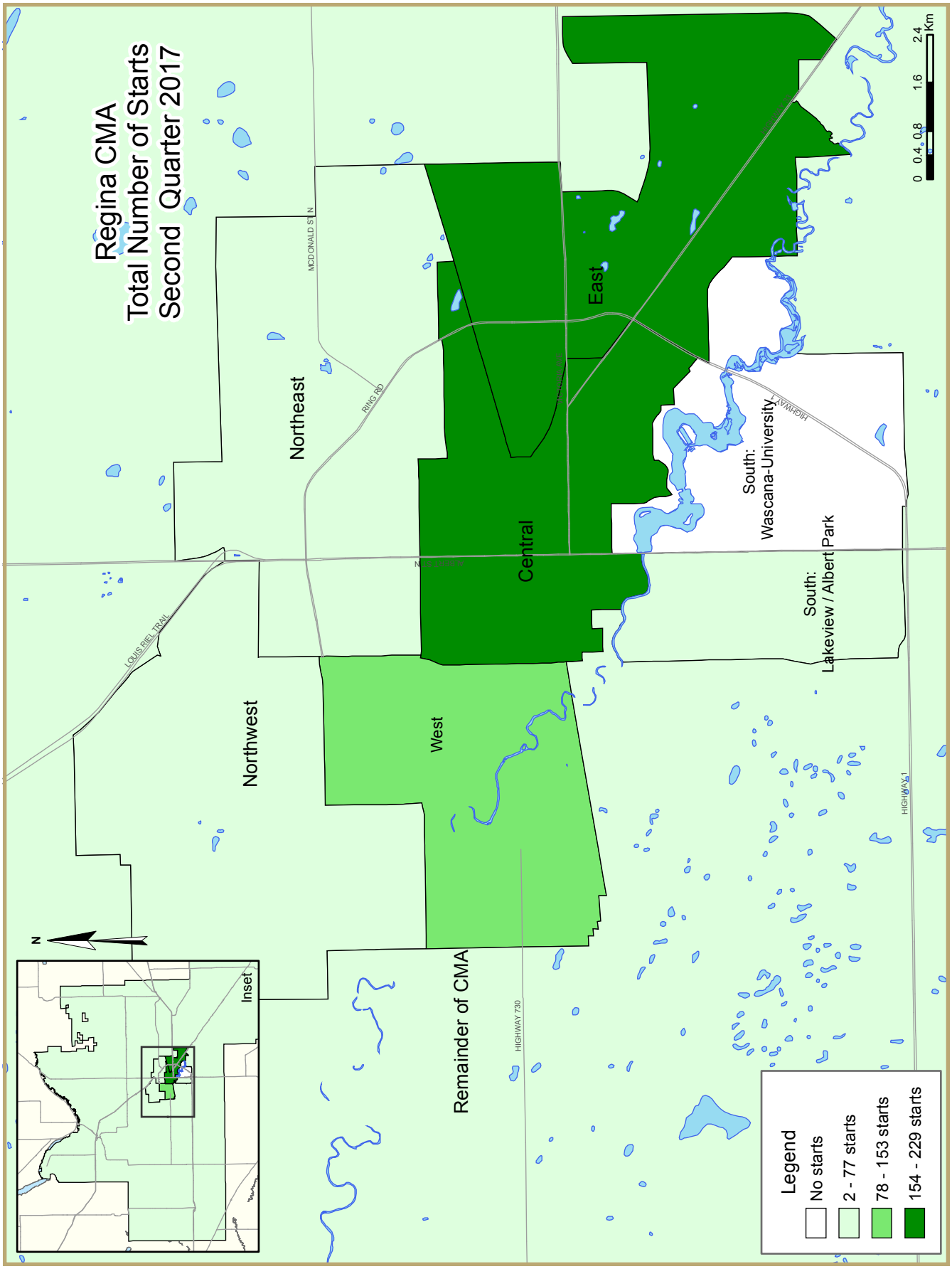
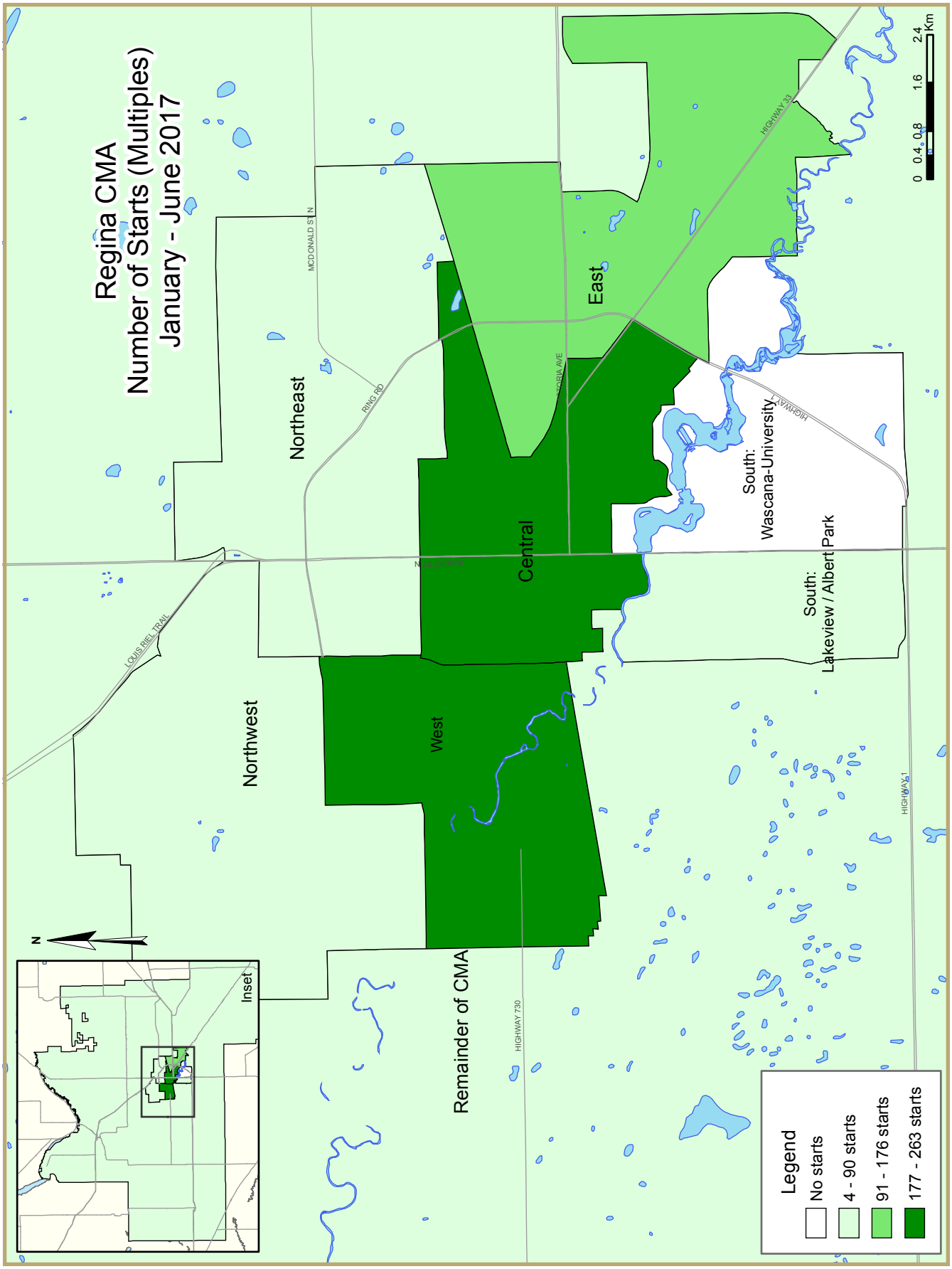
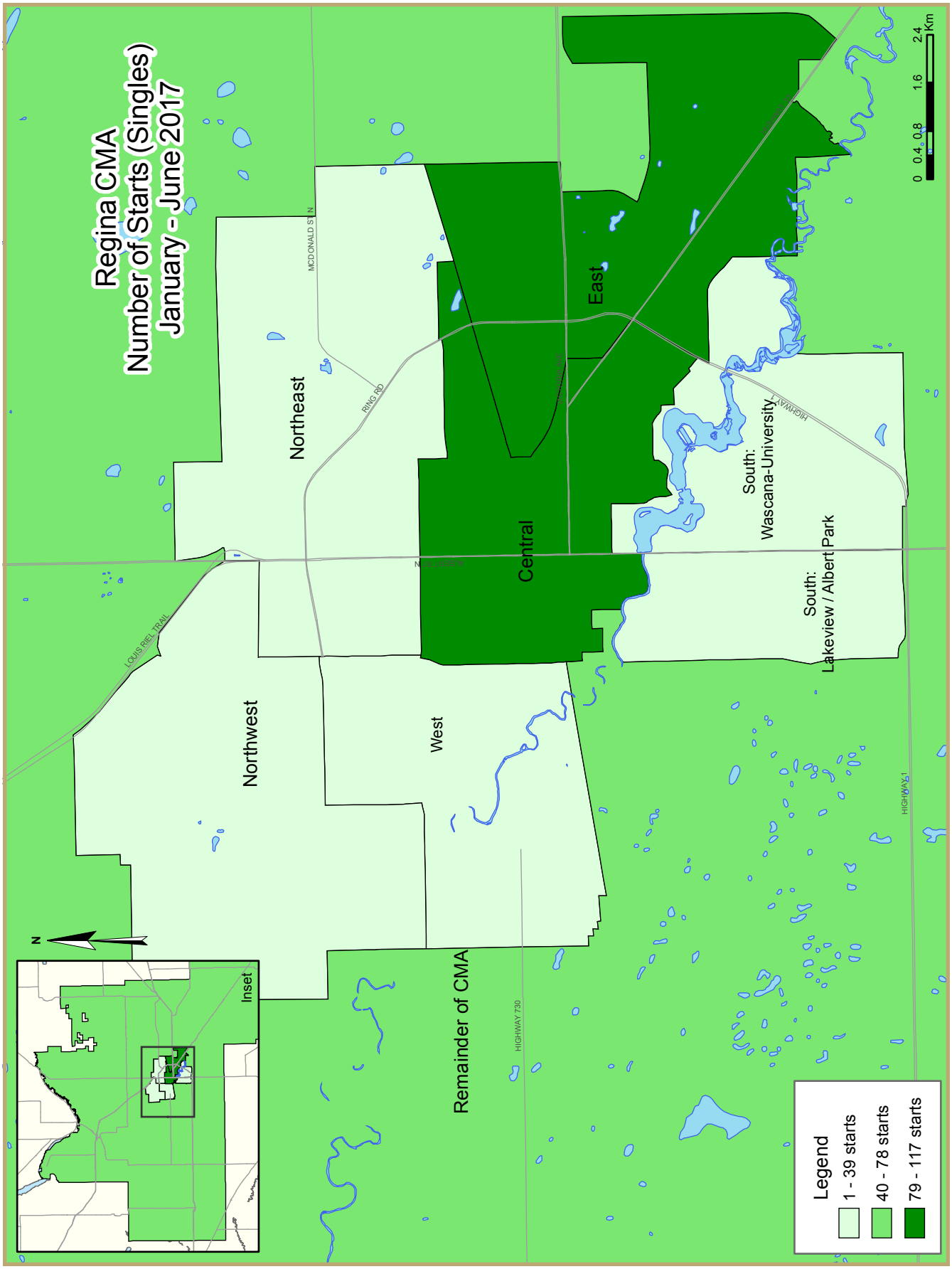

Regina CMA
Number of Starts (Multiples)
Second Quarter 2017
Northeast
Northwest
West
Central
East
South: Wascana-University
South: Lakeview / Albert Park
Remainder of CMA
MCDONALD ST N
RING RD
VICTORIA AVE
HIGHWAY 33
HIGHWAY 1
HIGHWAY 730
LOUIS RIEL TRAIL
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
16 - 67 starts
68 - 118 starts
119 - 170 starts


Regina CMA
Number of Starts (Singles)
Second Quarter 2017
Northeast
Northwest
West
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Remainder of CMA
Inset
Legend
No starts
2 - 23 starts
24 - 45 starts
46 - 67 starts
0 0.4 0.8 1.6 2.4 Km


Regina CMA
Total Number of Starts
Second Quarter 2017
Northeast
Northwest
West
Central
East
South: Wascana-University
South: Lakeview / Albert Park
Remainder of CMA
MCDONALD ST N
RING RD
LOUIS RIEL TRAIL
HIGHWAY 1
HIGHWAY 730
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
2 - 77 starts
78 - 153 starts
154 - 229 starts


Regina CMA
Number of Starts (Multiples)
January - June 2017
Northeast
Northwest
Central
West
East
South: Wascana-University
South: Lakeview / Albert Park
Remainder of CMA
MCDONALD ST N
RING RD
VICTORIA AVE
HIGHWAY 33
HIGHWAY 1
HIGHWAY 730
LOUIS RIEL TRAIL
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
4 - 90 starts
91 - 176 starts
177 - 263 starts


Regina CMA
Number of Starts (Singles)
January - June 2017
Northeast
Northwest
West
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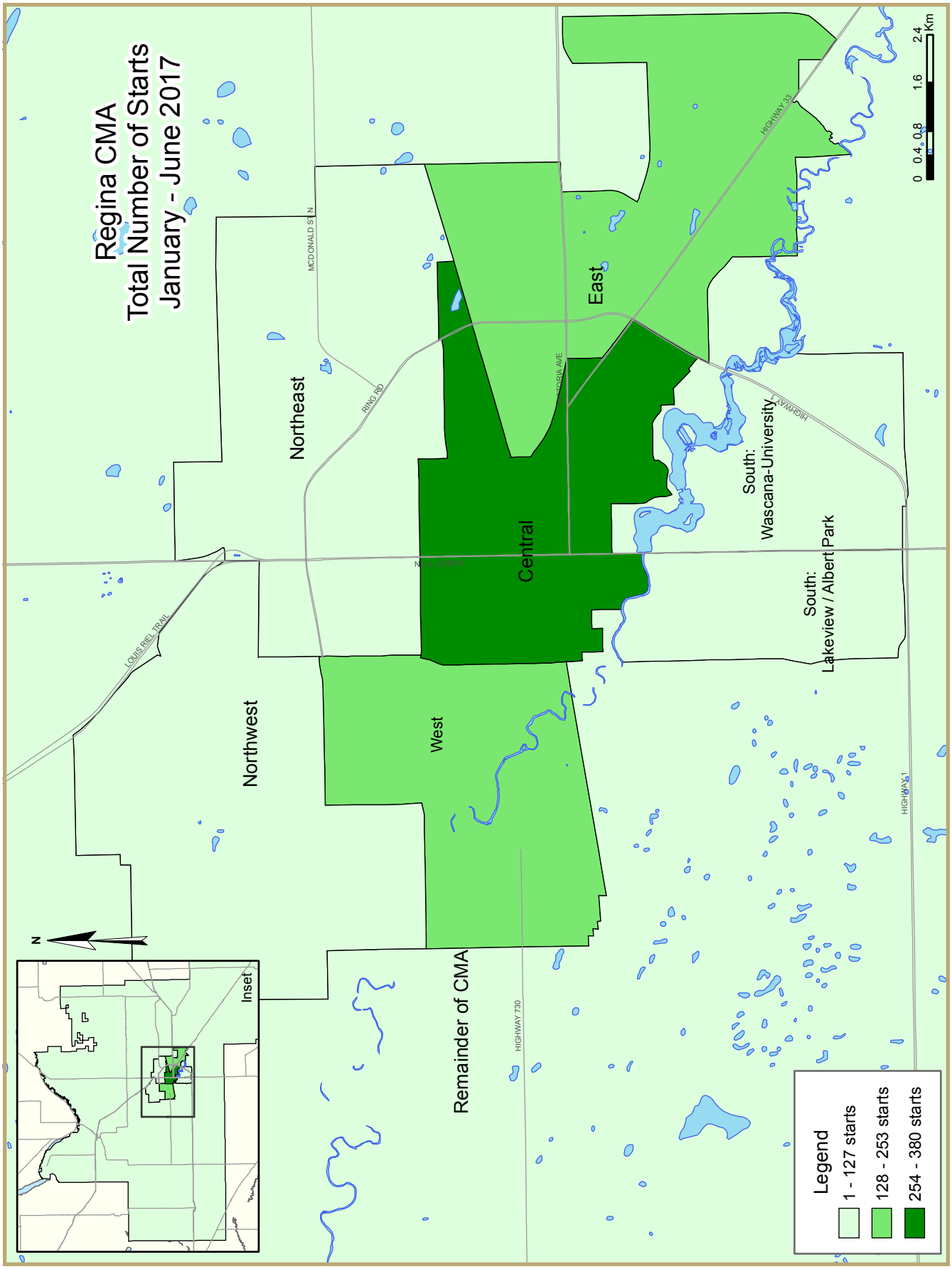
Remainder of CMA
Inset
N
MCDONALD ST N
RING RD
LOUIS RIEL TRAIL
HIGHWAY 1
HIGHWAY 730
0 0.4 0.8 1.6 2.4 Km
Legend
1 - 39 starts
40 - 78 starts
79 - 117 starts


Regina CMA
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January - June 2017
Northeast
Northwest
West
Central
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Remainder of CMA
MCDONALD ST N
RING RD
VICTORIA AVE
HIGHWAY 33
HIGHWAY 1
HIGHWAY 730
LOUIS RIEL TRAIL
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
1 - 127 starts
128 - 253 starts
254 - 380 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

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 2017								
Regina CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	513	667	960	693	591	769	765	766
Multiples	1,084	896	756	2,280	1,404	910	1,230	1,242
Total	1,597	1,563	1,716	2,973	1,995	1,679	1,995	2,008
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	761	766	196	205	4.6%	317	351	10.7%
Multiples	1,004	1,480	156	370	137.2%	270	621	130.0%
Total	1,765	2,246	352	575	63.4%	587	972	65.6%

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 Regina CMA
Second 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									
Q2 2017	202	40	14	0	63	35	5	216	575
Q2 2016	195	36	27	0	31	24	3	36	352
% Change	3.6	11.1	-48.1	n/a	103.2	45.8	66.7	**	63.4
Year-to-date 2017	348	94	22	0	117	35	43	313	972
Year-to-date 2016	315	68	37	1	39	60	3	64	587
% Change	10.5	38.2	-40.5	-100.0	200.0	-41.7	**	**	65.6
UNDER CONSTRUCTION									
Q2 2017	523	110	26	0	135	92	79	624	1,589
Q2 2016	488	66	40	1	82	114	8	375	1,174
% Change	7.2	66.7	-35.0	-100.0	64.6	-19.3	**	66.4	35.3
COMPLETIONS									
Q2 2017	150	38	28	0	68	19	5	106	414
Q2 2016	188	30	5	1	35	31	11	197	498
% Change	-20.2	26.7	**	-100.0	94.3	-38.7	-54.5	-46.2	-16.9
Year-to-date 2017	255	52	46	0	83	19	8	128	591
Year-to-date 2016	304	40	21	1	55	115	12	386	934
% Change	-16.1	30.0	119.0	-100.0	50.9	-83.5	-33.3	-66.8	-36.7
COMPLETED & NOT ABSORBED									
Q2 2017	68	19	37	0	57	207	n/a	n/a	388
Q2 2016	87	30	9	2	47	240	n/a	n/a	415
% Change	-21.8	-36.7	**	-100.0	21.3	-13.8	n/a	n/a	-6.5
ABSORBED									
Q2 2017	153	44	19	1	34	21	n/a	n/a	272
Q2 2016	219	26	16	1	44	58	n/a	n/a	364
% Change	-30.1	69.2	18.8	0.0	-22.7	-63.8	n/a	n/a	-25.3
Year-to-date 2017	274	63	26	2	50	31	n/a	n/a	446
Year-to-date 2016	354	47	43	1	73	149	n/a	n/a	667
% Change	-22.6	34.0	-39.5	100.0	-31.5	-79.2	n/a	n/a	-33.1

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Central									
Q2 2017	56	10	0	0	13	0	5	145	229
Q2 2016	56	10	14	0	12	24	2	22	140
South: Lakeview / Albert Park									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	1	0	0	0	0	0	0	0	1
South: Wascana-Univerity									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	0	0	0	0	0	0	0	0	0
East									
Q2 2017	67	10	11	0	37	35	0	0	160
Q2 2016	35	14	13	0	3	0	0	0	65
West									
Q2 2017	8	4	3	0	13	0	0	71	99
Q2 2016	2	0	0	0	0	0	0	12	14
Northeast									
Q2 2017	3	0	0	0	0	0	0	0	3
Q2 2016	2	0	0	0	0	0	1	0	3
Northwest									
Q2 2017	16	16	0	0	0	0	0	0	32
Q2 2016	58	12	0	0	0	0	0	2	72
Remainder of the CMA									
Q2 2017	50	0	0	0	0	0	0	0	50
Q2 2016	41	0	0	0	16	0	0	0	57
Regina CMA									
Q2 2017	202	40	14	0	63	35	5	216	575
Q2 2016	195	36	27	0	31	24	3	36	352

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q2 2017	146	50	8	0	28	24	77	295	628
Q2 2016	138	20	23	0	44	108	7	341	681
South: Lakeview / Albert Park									
Q2 2017	11	0	0	0	0	0	2	6	19
Q2 2016	11	0	0	0	0	0	0	0	11
South: Wascana-Univerity									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	1	0	0	0	0	0	0	0	1
East									
Q2 2017	146	24	15	0	65	68	0	0	318
Q2 2016	84	24	17	1	12	6	0	0	144
West									
Q2 2017	13	8	3	0	21	0	0	228	273
Q2 2016	3	0	0	0	0	0	0	14	17
Northeast									
Q2 2017	9	0	0	0	0	0	0	4	13
Q2 2016	7	0	0	0	0	0	1	8	16
Northwest									
Q2 2017	49	28	0	0	0	0	0	91	168
Q2 2016	90	22	0	0	0	0	0	12	124
Remainder of the CMA									
Q2 2017	147	0	0	0	21	0	0	0	168
Q2 2016	154	0	0	0	26	0	0	0	180
Regina CMA									
Q2 2017	523	110	26	0	135	92	79	624	1,589
Q2 2016	488	66	40	1	82	114	8	375	1,174

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Central									
Q2 2017	52	12	8	0	31	19	5	88	215
Q2 2016	40	0	5	0	2	15	9	195	266
South: Lakeview / Albert Park									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	2	0	0	0	0	0	0	0	2
South: Wascana-Univerity									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	0	0	0	0	0	0	0	0	0
East									
Q2 2017	42	18	12	0	3	0	0	0	75
Q2 2016	41	30	0	1	8	16	0	0	96
West									
Q2 2017	6	2	8	0	15	0	0	10	41
Q2 2016	0	0	0	0	0	0	2	0	2
Northeast									
Q2 2017	0	0	0	0	0	0	0	6	6
Q2 2016	2	0	0	0	9	0	0	2	13
Northwest									
Q2 2017	20	6	0	0	0	0	0	2	28
Q2 2016	38	0	0	0	0	0	0	0	38
Remainder of the CMA									
Q2 2017	28	0	0	0	19	0	0	0	47
Q2 2016	65	0	0	0	16	0	0	0	81
Regina CMA									
Q2 2017	150	38	28	0	68	19	5	106	414
Q2 2016	188	30	5	1	35	31	11	197	498

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2017

	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									
Central									
Q2 2017	21	6	13	0	22	87	n/a	n/a	149
Q2 2016	27	2	7	0	10	108	n/a	n/a	154
South: Lakeview / Albert Park									
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Q2 2016	3	0	0	0	0	0	n/a	n/a	3
South: Wascana-Univerity									
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
East									
Q2 2017	17	7	14	0	14	119	n/a	n/a	171
Q2 2016	29	20	2	1	16	122	n/a	n/a	190
West									
Q2 2017	4	2	10	0	9	0	n/a	n/a	25
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Northeast									
Q2 2017	3	1	0	0	1	0	n/a	n/a	5
Q2 2016	3	2	0	0	2	0	n/a	n/a	7
Northwest									
Q2 2017	16	3	0	0	11	1	n/a	n/a	31
Q2 2016	19	6	0	1	19	10	n/a	n/a	55
Remainder of the CMA									
Q2 2017	4	0	0	0	0	0	n/a	n/a	4
Q2 2016	4	0	0	0	0	0	n/a	n/a	4
Regina CMA									
Q2 2017	68	19	37	0	57	207	n/a	n/a	388
Q2 2016	87	30	9	2	47	240	n/a	n/a	415

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Central									
Q2 2017	48	10	2	0	16	11	n/a	n/a	87
Q2 2016	61	5	13	0	11	47	n/a	n/a	137
South: Lakeview / Albert Park									
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
South: Wascana-Univerity									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
East									
Q2 2017	49	24	12	1	3	8	n/a	n/a	97
Q2 2016	43	19	3	1	5	9	n/a	n/a	80
West									
Q2 2017	4	0	5	0	6	0	n/a	n/a	15
Q2 2016	0	0	0	0	1	0	n/a	n/a	1
Northeast									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	2	0	0	0	7	0	n/a	n/a	9
Northwest									
Q2 2017	21	10	0	0	3	2	n/a	n/a	36
Q2 2016	44	2	0	0	1	2	n/a	n/a	49
Remainder of the CMA									
Q2 2017	29	0	0	0	6	0	n/a	n/a	35
Q2 2016	66	0	0	0	19	0	n/a	n/a	85
Regina CMA									
Q2 2017	153	44	19	1	34	21	n/a	n/a	272
Q2 2016	219	26	16	1	44	58	n/a	n/a	364

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

Table 1.3: History of Housing Starts of Regina 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	665	140	83	1	148	60	31	435	1,563
% Change	30.9	89.2	107.5	0.0	20.3	-55.6	93.8	-37.9	-2.1
2015	508	74	40	1	123	135	16	700	1,597
% Change	-27.5	-46.4	-64.6	-50.0	-37.6	-17.2	-50.0	-20.2	-28.2
2014	701	138	113	2	197	163	32	877	2,223
% Change	-43.7	43.8	**	n/a	-49.7	-73.6	14.3	19.2	-28.8
2013	1,246	96	7	0	392	617	28	736	3,122
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375
% Change	15.1	150.0	n/a	-55.0	-61.9	6.3	-100.0	-17.0	-1.6
2007	843	4	0	20	244	239	1	47	1,398

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Central	59	56	12	12	13	26	145	46	229	140	63.6
South: Lakeview / Albert Park	2	1	0	0	0	0	0	0	2	1	100.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	67	35	10	14	48	16	35	0	160	65	146.2
West	8	2	4	0	16	0	71	12	99	14	**
Northeast	3	3	0	0	0	0	0	0	3	3	0.0
Northwest	5	43	16	12	0	0	0	0	21	55	-61.8
Remainder of the CMA	50	41	0	0	0	16	0	0	50	57	-12.3
Regina CMA	205	196	42	38	77	58	251	60	575	352	63.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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
Central	117	110	80	26	34	34	149	108	380	278	36.7
South: Lakeview / Albert Park	10	4	0	0	0	0	6	0	16	4	**
South: Wascana-Univerity	1	0	0	0	0	0	0	0	1	0	n/a
East	108	60	22	32	63	20	35	0	228	112	103.6
West	10	3	8	0	33	0	142	12	193	15	**
Northeast	4	7	0	0	0	0	4	0	8	7	14.3
Northwest	18	55	28	16	0	0	12	0	58	71	-18.3
Remainder of the CMA	68	58	0	0	5	16	0	0	73	74	-1.4
Regina CMA	351	317	138	74	135	70	348	126	972	587	65.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	13	26	0	0	0	24	145	22
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	48	16	0	0	35	0	0	0
West	16	0	0	0	0	0	71	12
Northeast	0	0	0	0	0	0	0	0
Northwest	0	0	0	0	0	0	0	0
Remainder of the CMA	0	16	0	0	0	0	0	0
Regina CMA	77	58	0	0	35	24	216	36

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 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
Central	34	34	0	0	0	62	149	46
South: Lakeview / Albert Park	0	0	0	0	0	0	6	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	63	20	0	0	35	0	0	0
West	33	0	0	0	0	0	142	12
Northeast	0	0	0	0	0	0	4	0
Northwest	0	0	0	0	0	0	12	0
Remainder of the CMA	5	16	0	0	0	0	0	0
Regina CMA	135	70	0	0	35	62	313	64

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	66	80	13	36	150	24	229	140
South: Lakeview / Albert Park	2	1	0	0	0	0	2	1
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	88	62	72	3	0	0	160	65
West	15	2	13	0	71	12	99	14
Northeast	3	2	0	0	0	1	3	3
Northwest	21	55	0	0	0	0	21	55
Remainder of the CMA	50	41	0	16	0	0	50	57
Regina CMA	256	258	98	55	221	39	575	352

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	154	150	34	80	192	48	380	278
South: Lakeview / Albert Park	10	4	0	0	6	0	16	4
South: Wascana-Univerity	1	0	0	0	0	0	1	0
East	145	108	83	4	0	0	228	112
West	21	3	30	0	142	12	193	15
Northeast	4	6	0	0	4	1	8	7
Northwest	46	71	0	0	12	0	58	71
Remainder of the CMA	68	58	5	16	0	0	73	74
Regina CMA	464	420	152	100	356	67	972	587

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Central	57	43	12	2	39	11	107	210	215	266	-19.2
South: Lakeview / Albert Park	2	2	0	0	0	0	0	0	2	2	0.0
South: Wascana-Univerity	0	0	0	0	0	0	0	0	0	0	n/a
East	42	42	18	30	15	8	0	16	75	96	-21.9
West	6	0	2	2	23	0	10	0	41	2	**
Northeast	0	2	0	0	0	9	6	2	6	13	-53.8
Northwest	16	31	6	0	0	0	2	0	24	31	-22.6
Remainder of the CMA	28	65	0	0	19	16	0	0	47	81	-42.0
Regina CMA	155	192	38	34	96	44	125	228	414	498	-16.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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
Central	94	84	12	2	47	11	129	324	282	421	-33.0
South: Lakeview / Albert Park	3	5	0	0	0	0	0	2	3	7	-57.1
South: Wascana-Univerity	0	3	0	0	0	0	0	0	0	3	-100.0
East	63	58	32	38	40	30	0	66	135	192	-29.7
West	7	1	2	2	23	0	10	0	42	3	**
Northeast	3	3	0	0	0	9	6	32	9	44	-79.5
Northwest	30	51	6	0	0	0	2	79	38	130	-70.8
Remainder of the CMA	52	95	0	6	19	20	0	0	71	121	-41.3
Regina CMA	263	309	52	48	129	70	147	507	591	934	-36.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	39	5	0	6	19	15	88	195
South: Lakeview / Albert Park	0	0	0	0	0	0	0	0
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	15	8	0	0	0	16	0	0
West	23	0	0	0	0	0	10	0
Northeast	0	9	0	0	0	0	6	2
Northwest	0	0	0	0	0	0	2	0
Remainder of the CMA	19	16	0	0	0	0	0	0
Regina CMA	96	38	0	6	19	31	106	197

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 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
Central	47	5	0	6	19	55	110	269
South: Lakeview / Albert Park	0	0	0	0	0	0	0	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	40	30	0	0	0	66	0	0
West	23	0	0	0	0	0	10	0
Northeast	0	9	0	0	0	0	6	32
Northwest	0	0	0	0	0	0	2	79
Remainder of the CMA	19	20	0	0	0	0	0	0
Regina CMA	129	64	0	6	19	121	128	386

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Central	72	45	50	17	93	204	215	266
South: Lakeview / Albert Park	2	2	0	0	0	0	2	2
South: Wascana-Univerity	0	0	0	0	0	0	0	0
East	72	71	3	25	0	0	75	96
West	16	0	15	0	10	2	41	2
Northeast	0	2	0	9	6	2	6	13
Northwest	22	31	0	0	2	0	24	31
Remainder of the CMA	28	65	19	16	0	0	47	81
Regina CMA	216	223	87	67	111	208	414	498

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Central	112	89	54	53	116	279	282	421
South: Lakeview / Albert Park	3	5	0	0	0	2	3	7
South: Wascana-Univerity	0	3	0	0	0	0	0	3
East	121	107	14	85	0	0	135	192
West	17	1	15	0	10	2	42	3
Northeast	2	3	0	9	7	32	9	44
Northwest	35	51	0	0	3	79	38	130
Remainder of the CMA	52	97	19	24	0	0	71	121
Regina CMA	353	365	102	171	136	398	591	934

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q2 2017	5	10.4	8	16.7	12	25.0	11	22.9	12	25.0	48	447,500	464,325
Q2 2016	7	11.7	18	30.0	12	20.0	10	16.7	13	21.7	60	405,000	412,034
Year-to-date 2017	9	10.3	14	16.1	28	32.2	20	23.0	16	18.4	87	437,500	442,821
Year-to-date 2016	11	10.5	29	27.6	24	22.9	22	21.0	19	18.1	105	422,500	420,462
South: Lakeview / Albert Park													
Q2 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Q2 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
South: Wascana-University													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
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	-	-
East													
Q2 2017	1	2.0	3	6.0	13	26.0	6	12.0	27	54.0	50	510,000	600,157
Q2 2016	2	4.7	1	2.3	4	9.3	6	14.0	30	69.8	43	-	-
Year-to-date 2017	1	1.3	6	8.0	17	22.7	7	9.3	44	58.7	75	515,000	599,992
Year-to-date 2016	2	3.1	1	1.5	8	12.3	10	15.4	44	67.7	65	-	492,175
West													
Q2 2017	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	-	-
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Northeast													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2016	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
Northwest													
Q2 2017	1	4.8	5	23.8	7	33.3	0	0.0	8	38.1	21	-	-
Q2 2016	1	2.3	12	27.9	13	30.2	6	14.0	11	25.6	43	440,000	420,957
Year-to-date 2017	2	3.9	15	29.4	11	21.6	5	9.8	18	35.3	51	-	407,722
Year-to-date 2016	1	1.5	21	32.3	20	30.8	7	10.8	16	24.6	65	410,000	428,120
Remainder of the CMA													
Q2 2017	3	10.7	4	14.3	3	10.7	3	10.7	15	53.6	28	-	516,158
Q2 2016	14	25.5	6	10.9	3	5.5	7	12.7	25	45.5	55	375,000	433,589
Year-to-date 2017	6	12.8	6	12.8	4	8.5	5	10.6	26	55.3	47	-	510,720
Year-to-date 2016	23	24.5	10	10.6	8	8.5	14	14.9	39	41.5	94	375,000	475,517
Regina CMA													
Q2 2017	12	7.9	20	13.2	35	23.0	22	14.5	63	41.4	152	467,500	533,059
Q2 2016	25	12.1	37	18.0	34	16.5	29	14.1	81	39.3	206	460,000	571,582
Year-to-date 2017	20	7.5	41	15.4	60	22.6	39	14.7	106	39.8	266	465,000	520,620
Year-to-date 2016	39	11.6	62	18.4	62	18.4	53	15.7	121	35.9	337	450,000	536,882

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2017

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Central	464,325	412,034	12.7	442,821	420,462	5.3
South: Lakeview / Albert Park	-	-	n/a	-	-	n/a
South: Wascana-Univerity	-	-	n/a	-	-	n/a
East	600,157	-	n/a	599,992	492,175	21.9
West	-	-	n/a	-	-	n/a
Northeast	-	-	n/a	-	-	n/a
Northwest	-	420,957	n/a	407,722	428,120	-4.8
Remainder of the CMA	516,158	433,589	19.0	510,720	475,517	7.4
Regina CMA	533,059	571,582	-6.7	520,620	536,882	-3.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Regina

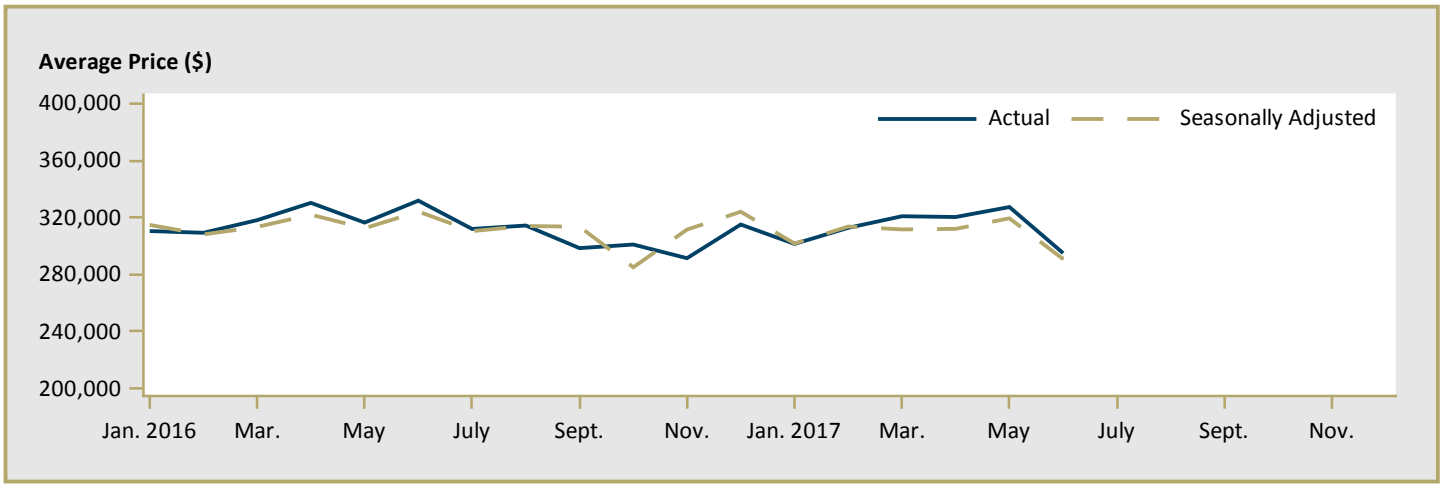


Figure 5.2: MLS® Residential Sales for Regina

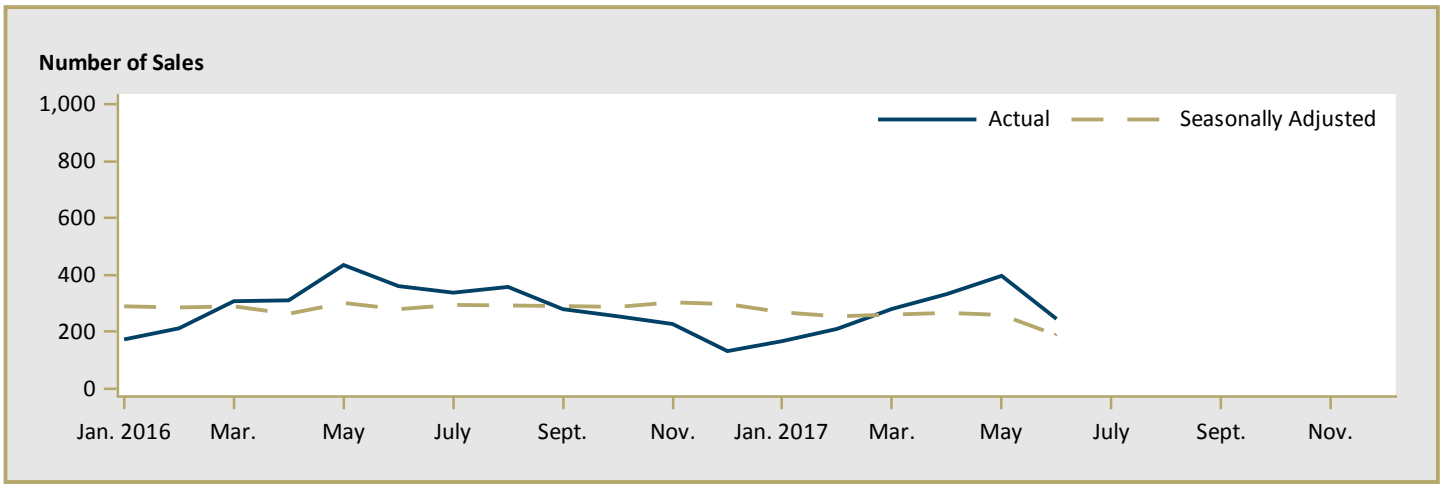
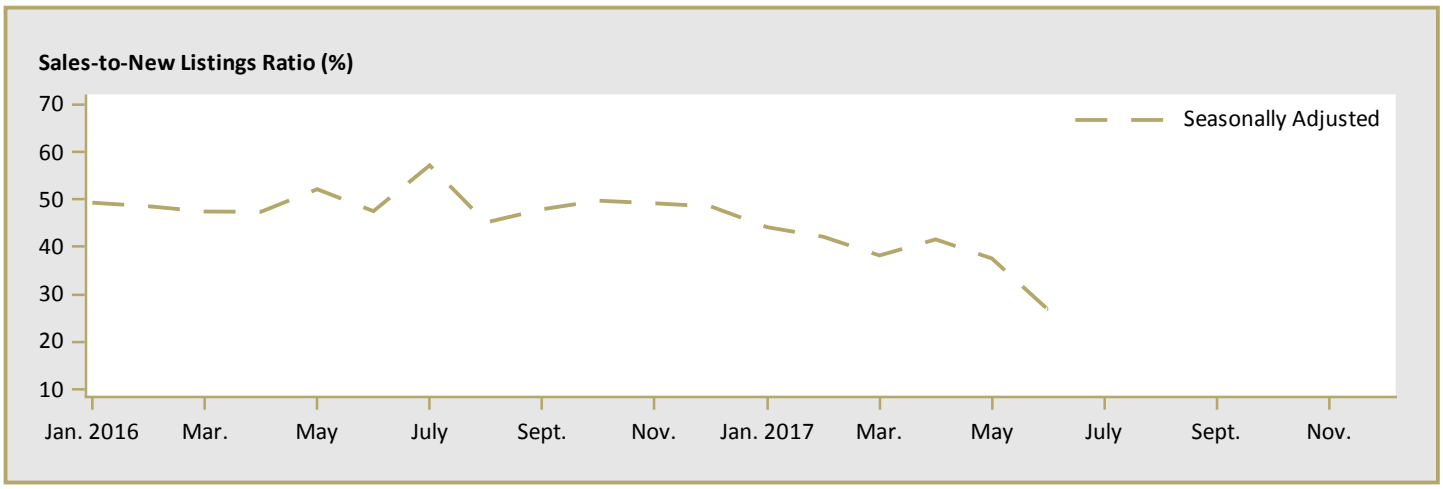


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Regina



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second Quarter 2017

		Interest Rates			NHPI, Total, Regina CMA 2016.12 =100	CPI, 2002 =100	Regina Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.8	131.5	139.7	4.5	73.2	1,040
	February	561	3.14	4.64	100.8	131.6	138.4	4.8	72.6	1,058
	March	561	3.14	4.64	100.8	132.9	138.0	5.1	72.6	1,057
	April	561	3.14	4.64	100.7	133.1	138.0	5.5	72.7	1,058
	May	561	3.14	4.64	100.3	133.5	139.7	5.5	73.6	1,052
	June	561	3.14	4.64	100.4	134.2	140.0	5.6	73.7	1,047
	July	567	3.14	4.74	100.6	133.5	140.1	5.4	73.5	1,048
	August	567	3.14	4.74	100.1	133.2	140.0	5.3	73.3	1,047
	September	561	3.14	4.64	100.1	133.1	139.3	5.2	72.7	1,068
	October	561	3.14	4.64	100.0	133.4	139.0	5.4	72.6	1,073
	November	561	3.14	4.64	99.7	132.4	139.0	5.4	72.6	1,078
	December	561	3.14	4.64	100.0	132.2	139.4	5.4	72.7	1,062
2017	January	561	3.14	4.64	99.8	133.9	139	5.5	72.7	1,049
	February	561	3.14	4.64	100.1	133.7	140.9	5.2	73.2	1,038
	March	561	3.14	4.64	100.2	133.7	141.8	4.8	73.3	1,037
	April	561	3.14	4.64	100.3	135.0	142.2	4.6	73.0	1,040
	May	561	3.14	4.64	100.2	134.7	141.4	4.7	72.6	1,051
	June	561	3.14	4.64		134.7	140.2	5.1	72.2	1,058
	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 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 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.

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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