

# HOUSING NOW TABLES

## Charlottetown CA

Date Released: Fourth Quarter 2017



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## 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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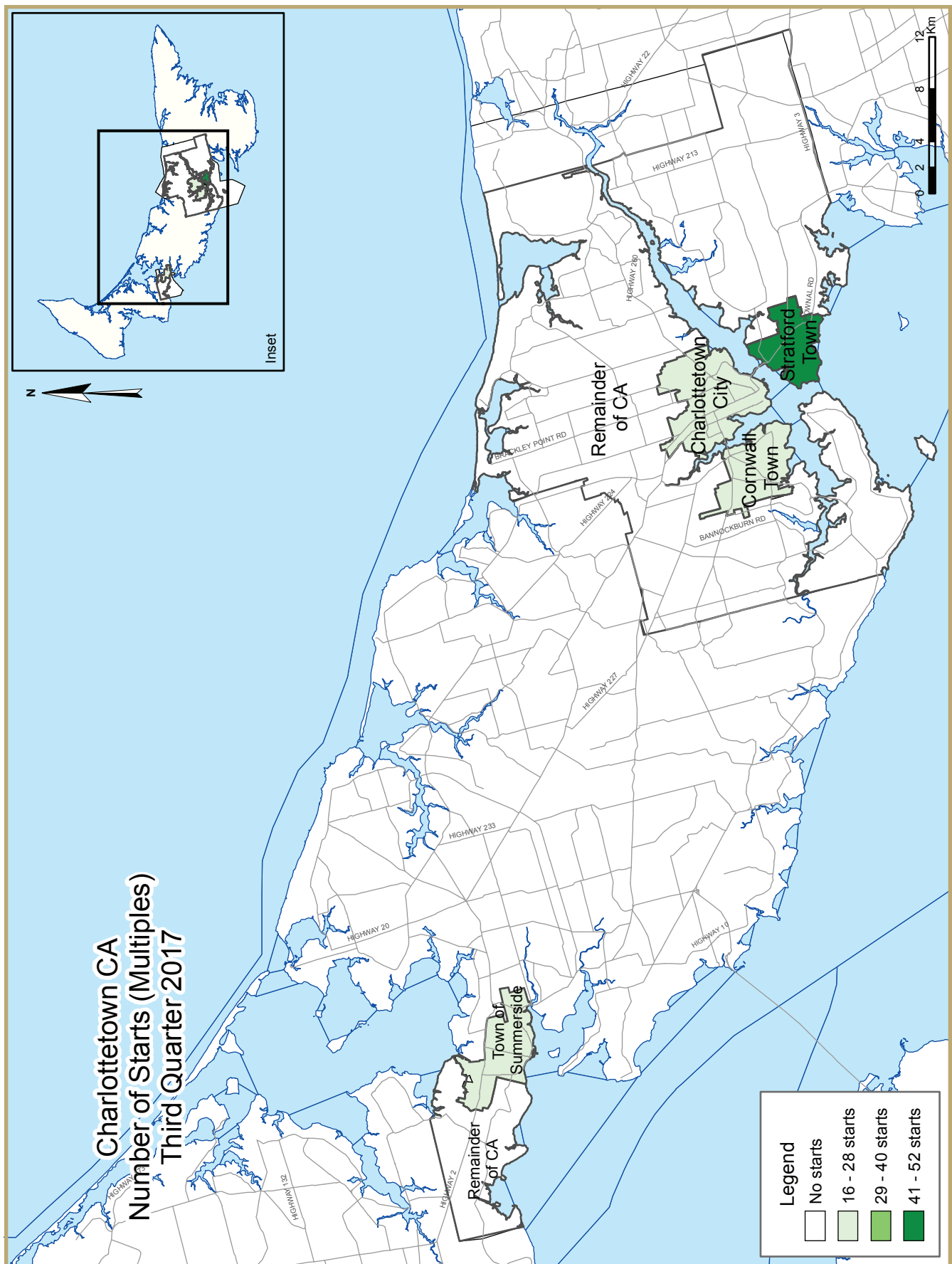
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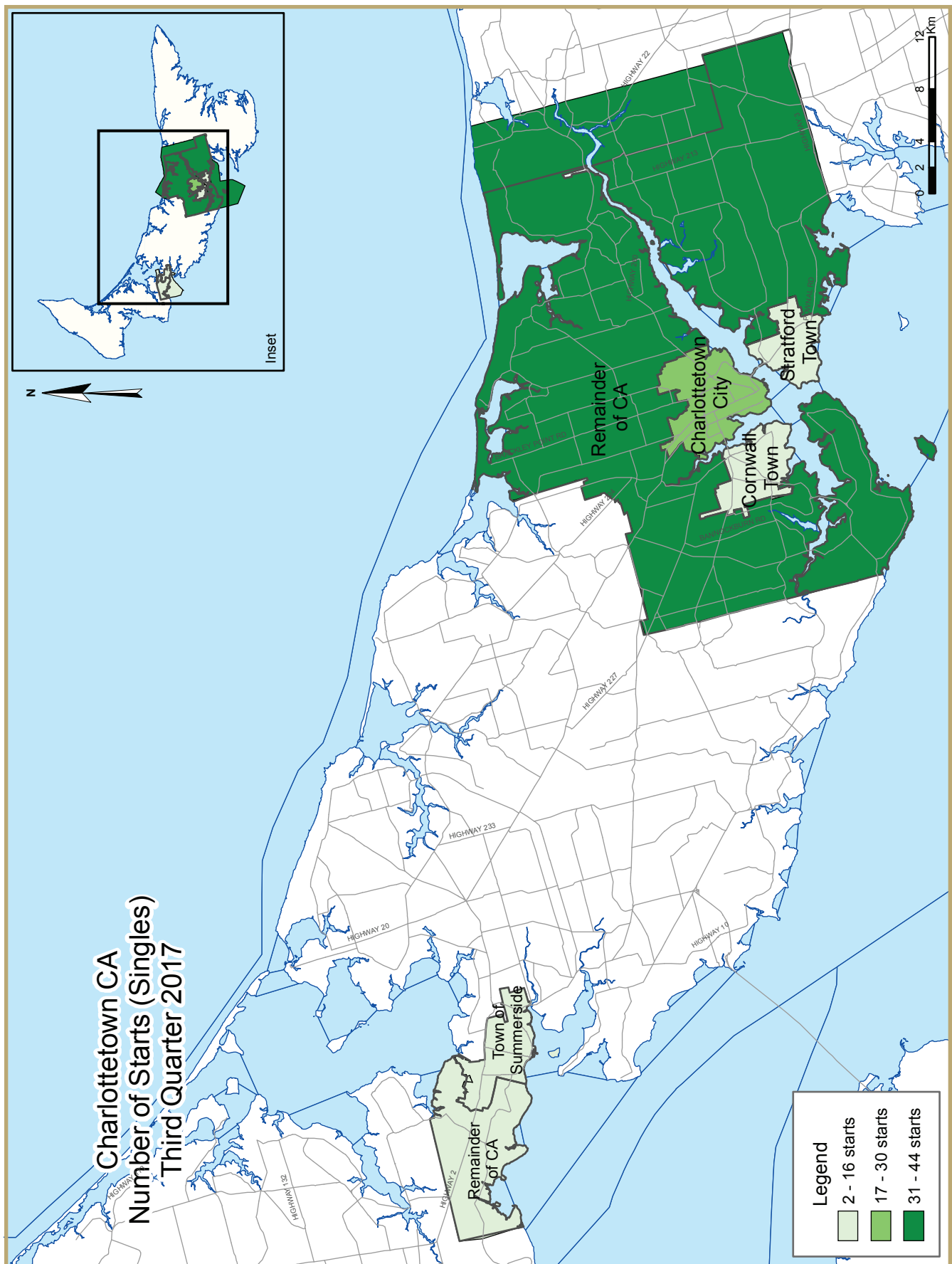
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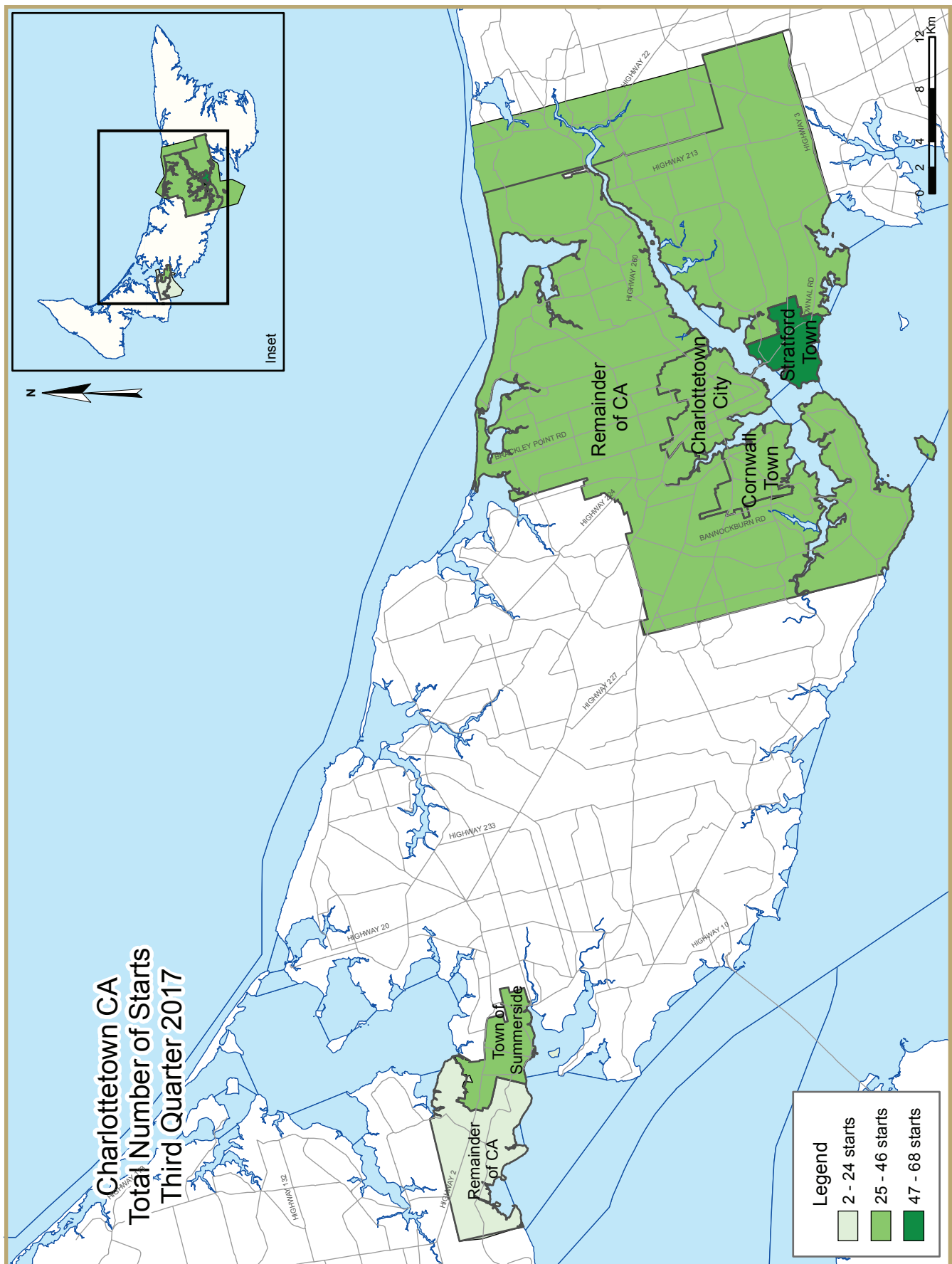
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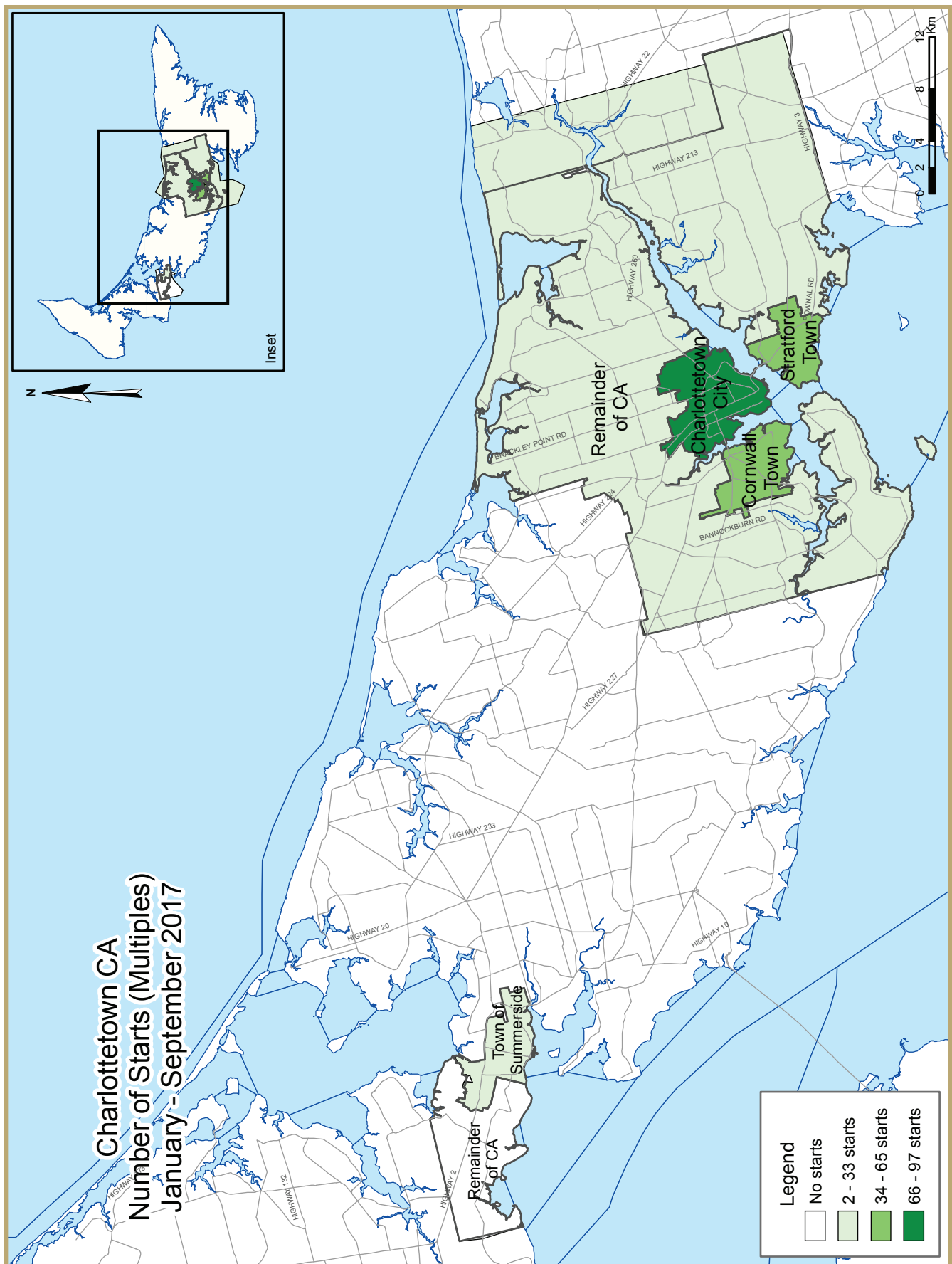
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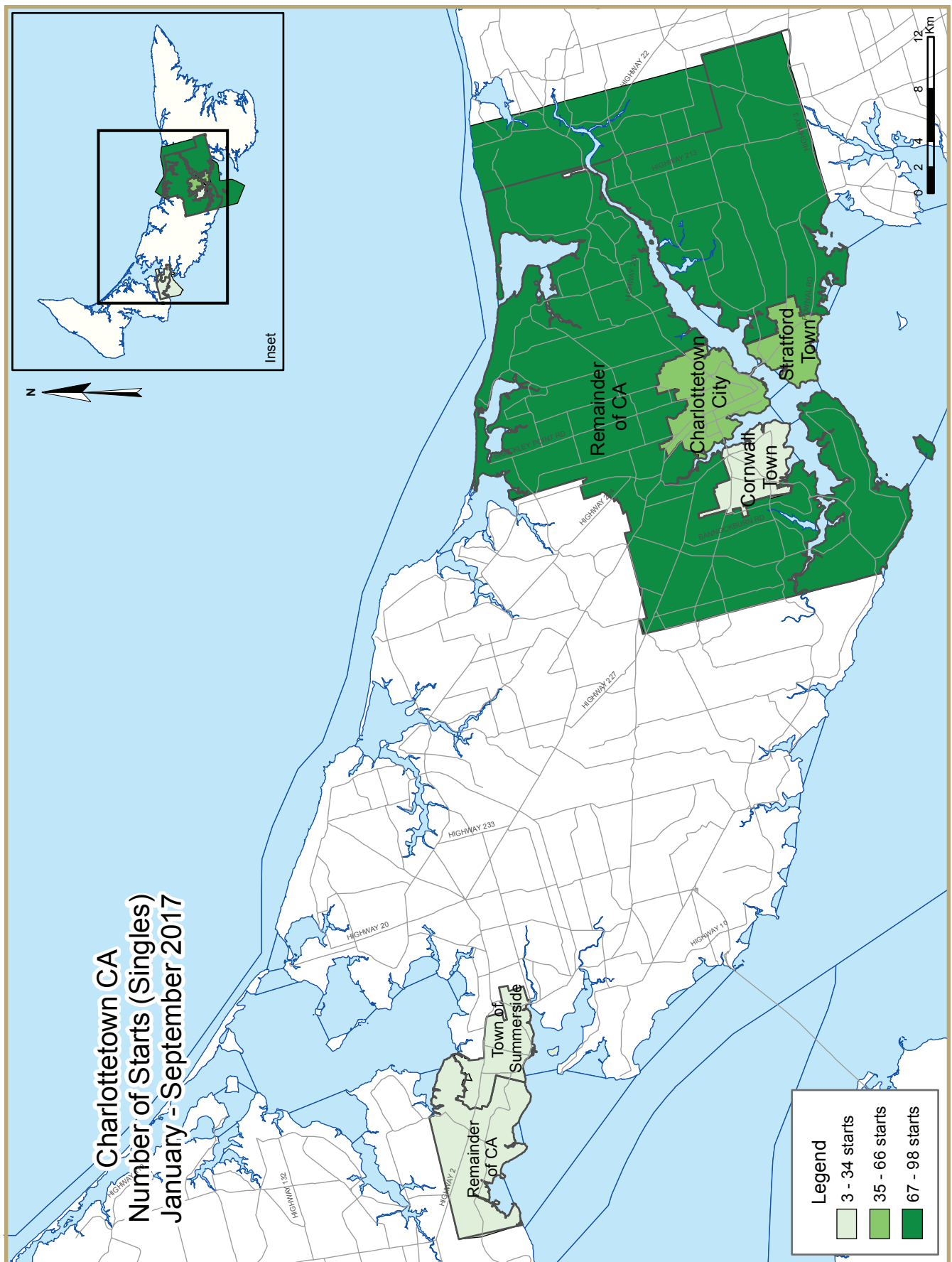


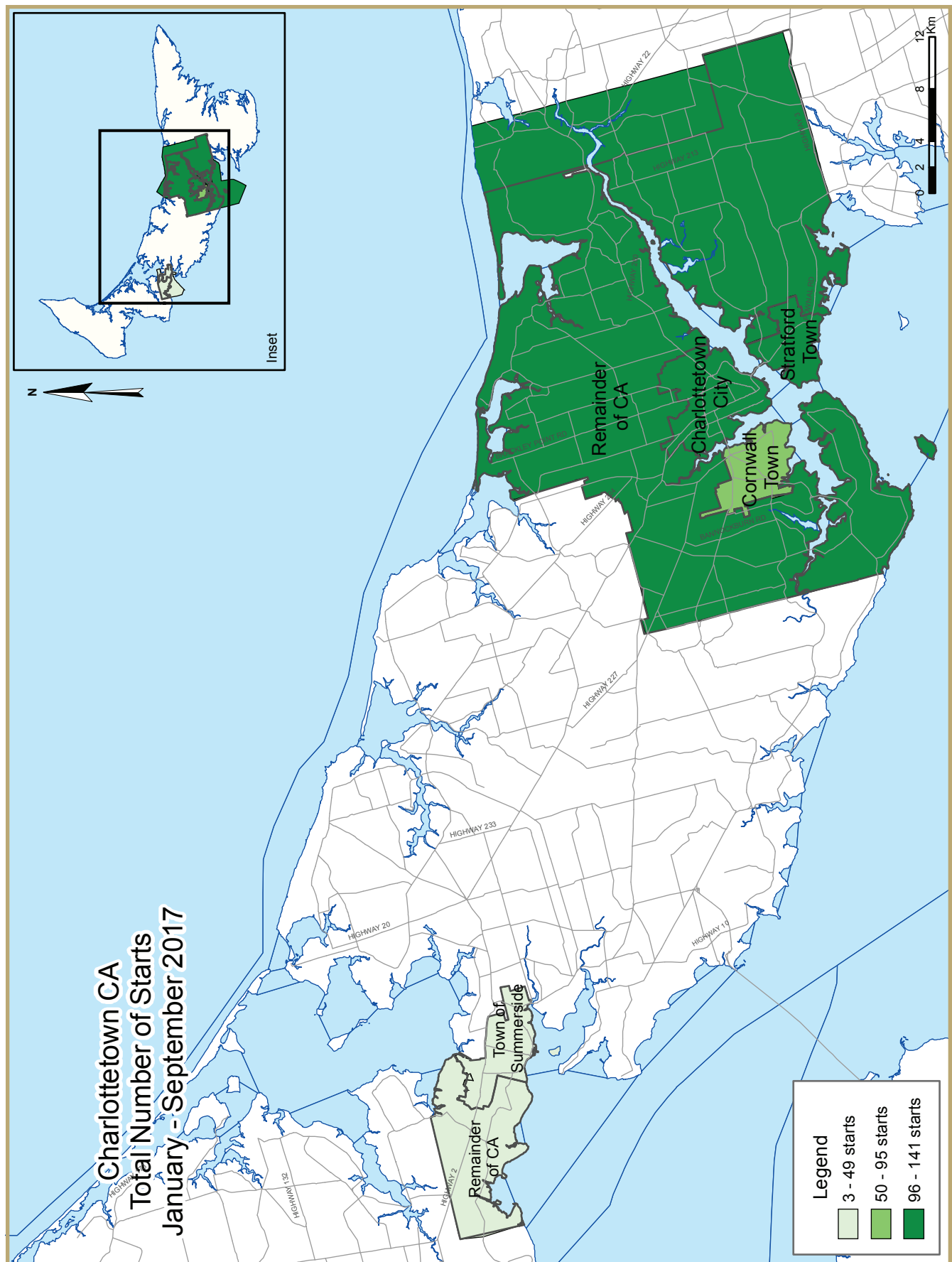














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- 1.1 Housing Activity Summary of CA
- 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
- 5 MLS® Residential Activity
- 6 Economic Indicators

## 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

## 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 1.1a: Housing Activity Summary of Charlottetown CA**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	91	16	27	0	4	24	0	28	190
Q3 2016	51	4	31	0	0	0	0	53	139
% Change	78.4	**	-12.9	n/a	n/a	n/a	n/a	-47.2	36.7
Year-to-date 2017	212	40	48	0	4	36	3	90	433
Year-to-date 2016	107	16	54	0	0	0	4	81	262
% Change	98.1	150.0	-11.1	n/a	n/a	n/a	-25.0	11.1	65.3
UNDER CONSTRUCTION									
Q3 2017	176	36	54	0	4	36	2	75	383
Q3 2016	100	14	54	0	4	0	9	55	236
% Change	76.0	157.1	0.0	n/a	0.0	n/a	-77.8	36.4	62.3
COMPLETIONS									
Q3 2017	44	10	4	0	0	0	8	15	81
Q3 2016	28	2	9	0	0	0	0	38	77
% Change	57.1	**	-55.6	n/a	n/a	n/a	n/a	-60.5	5.2
Year-to-date 2017	136	20	8	0	0	0	32	68	264
Year-to-date 2016	108	18	19	0	0	0	14	144	303
% Change	25.9	11.1	-57.9	n/a	n/a	n/a	128.6	-52.8	-12.9
COMPLETED & NOT ABSORBED									
Q3 2017	9	0	0	0	0	0	n/a	n/a	9
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q3 2017	60	12	4	0	0	0	n/a	n/a	76
Q3 2016	26	5	9	0	0	0	n/a	n/a	40
% Change	130.8	140.0	-55.6	n/a	n/a	n/a	n/a	n/a	90.0
Year-to-date 2017	127	20	8	0	0	0	n/a	n/a	155
Year-to-date 2016	110	18	19	0	0	0	n/a	n/a	147
% Change	15.5	11.1	-57.9	n/a	n/a	n/a	n/a	n/a	5.4

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

**Table I.1b: Housing Activity Summary of Summerside CA**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	10	10	6	0	0	0	1	0	27
Q3 2016	1	4	8	0	0	0	2	0	15
% Change	**	150.0	-25.0	n/a	n/a	n/a	-50.0	n/a	80.0
Year-to-date 2017	14	16	6	0	0	0	10	0	46
Year-to-date 2016	8	10	24	0	0	0	3	26	71
% Change	75.0	60.0	-75.0	n/a	n/a	n/a	**	-100.0	-35.2
UNDER CONSTRUCTION									
Q3 2017	14	14	6	0	0	0	7	0	41
Q3 2016	6	10	24	0	0	0	1	64	105
% Change	133.3	40.0	-75.0	n/a	n/a	n/a	**	-100.0	-61.0
COMPLETIONS									
Q3 2017	1	2	0	0	0	0	1	0	4
Q3 2016	2	2	0	0	0	0	3	26	33
% Change	-50.0	0.0	n/a	n/a	n/a	n/a	-66.7	-100.0	-87.9
Year-to-date 2017	5	6	8	0	0	0	20	64	103
Year-to-date 2016	10	12	0	0	0	0	16	26	64
% Change	-50.0	-50.0	n/a	n/a	n/a	n/a	25.0	146.2	60.9
COMPLETED & NOT ABSORBED									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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									
Charlottetown City									
Q3 2017	18	10	3	0	0	0	0	10	41
Q3 2016	11	4	6	0	0	0	0	47	68
Stratford Town									
Q3 2017	16	0	24	0	4	24	0	0	68
Q3 2016	13	0	19	0	0	0	0	0	32
Cornwall Town									
Q3 2017	13	6	0	0	0	0	0	18	37
Q3 2016	5	0	6	0	0	0	0	6	17
Remainder of the CA									
Q3 2017	44	0	0	0	0	0	0	0	44
Q3 2016	22	0	0	0	0	0	0	0	22
Charlottetown CA									
Q3 2017	91	16	27	0	4	24	0	28	190
Q3 2016	51	4	31	0	0	0	0	53	139
UNDER CONSTRUCTION									
Charlottetown City									
Q3 2017	39	16	9	0	0	0	2	57	123
Q3 2016	25	14	23	0	0	0	6	55	123
Stratford Town									
Q3 2017	33	0	28	0	4	36	0	0	101
Q3 2016	22	0	19	0	4	0	0	0	45
Cornwall Town									
Q3 2017	24	18	17	0	0	0	0	18	77
Q3 2016	9	0	12	0	0	0	3	0	24
Remainder of the CA									
Q3 2017	80	2	0	0	0	0	0	0	82
Q3 2016	44	0	0	0	0	0	0	0	44
Charlottetown CA									
Q3 2017	176	36	54	0	4	36	2	75	383
Q3 2016	100	14	54	0	4	0	9	55	236

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									
Charlottetown City									
Q3 2017	6	4	0	0	0	0	0	15	25
Q3 2016	4	0	0	0	0	0	0	20	24
Stratford Town									
Q3 2017	12	2	4	0	0	0	0	0	18
Q3 2016	3	0	0	0	0	0	0	12	15
Cornwall Town									
Q3 2017	1	2	0	0	0	0	8	0	11
Q3 2016	3	0	9	0	0	0	0	6	18
Remainder of the CA									
Q3 2017	25	2	0	0	0	0	0	0	27
Q3 2016	18	2	0	0	0	0	0	0	20
Charlottetown CA									
Q3 2017	44	10	4	0	0	0	8	15	81
Q3 2016	28	2	9	0	0	0	0	38	77
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Stratford Town									
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Cornwall Town									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CA									
Q3 2017	6	0	0	0	0	0	n/a	n/a	6
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Charlottetown CA									
Q3 2017	9	0	0	0	0	0	n/a	n/a	9
Q3 2016	0	0	0	0	0	0	n/a	n/a	0

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									
Charlottetown City									
Q3 2017	8	6	0	0	0	0	n/a	n/a	14
Q3 2016	5	2	0	0	0	0	n/a	n/a	7
Stratford Town									
Q3 2017	13	2	4	0	0	0	n/a	n/a	19
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Cornwall Town									
Q3 2017	2	2	0	0	0	0	n/a	n/a	4
Q3 2016	3	1	9	0	0	0	n/a	n/a	13
Remainder of the CA									
Q3 2017	37	2	0	0	0	0	n/a	n/a	39
Q3 2016	15	2	0	0	0	0	n/a	n/a	17
Charlottetown CA									
Q3 2017	60	12	4	0	0	0	n/a	n/a	76
Q3 2016	26	5	9	0	0	0	n/a	n/a	40

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

**Table 1.3: History of Housing Starts of Charlottetown CA  
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	138	26	63	0	0	0	4	81	312
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426
% Change	-5.1	-37.5	n/a	n/a	n/a	8.3	n/a	121.7	8.1
2007	295	64	0	0	0	12	0	23	394

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
Charlottetown City	18	11	10	4	3	6	10	47	41	68	-39.7
Stratford Town	16	13	0	0	28	19	24	0	68	32	112.5
Cornwall Town	13	5	6	0	0	6	18	6	37	17	117.6
Remainder of the CA	44	22	0	0	0	0	0	0	44	22	100.0
<b>Charlottetown CA</b>	<b>91</b>	<b>51</b>	<b>16</b>	<b>4</b>	<b>31</b>	<b>31</b>	<b>52</b>	<b>53</b>	<b>190</b>	<b>139</b>	<b>36.7</b>

**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
Charlottetown City	44	26	22	16	3	23	72	75	141	140	0.7
Stratford Town	45	24	0	0	28	19	36	0	109	43	153.5
Cornwall Town	26	9	18	0	21	15	18	6	83	30	176.7
Remainder of the CA	98	49	2	0	0	0	0	0	100	49	104.1
<b>Charlottetown CA</b>	<b>213</b>	<b>108</b>	<b>42</b>	<b>16</b>	<b>52</b>	<b>57</b>	<b>126</b>	<b>81</b>	<b>433</b>	<b>262</b>	<b>65.3</b>

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
Charlottetown City	3	6	0	0	0	0	10	47
Stratford Town	28	19	0	0	24	0	0	0
Cornwall Town	0	6	0	0	0	0	18	6
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>31</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>28</b>	<b>53</b>

**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
Charlottetown City	3	23	0	0	0	0	72	75
Stratford Town	28	19	0	0	36	0	0	0
Cornwall Town	21	12	0	3	0	0	18	6
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>52</b>	<b>54</b>	<b>0</b>	<b>3</b>	<b>36</b>	<b>0</b>	<b>90</b>	<b>81</b>

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
Charlottetown City	31	21	0	0	10	47	41	68
Stratford Town	40	32	28	0	0	0	68	32
Cornwall Town	19	11	0	0	18	6	37	17
Remainder of the CA	44	22	0	0	0	0	44	22
<b>Charlottetown CA</b>	<b>134</b>	<b>86</b>	<b>28</b>	<b>0</b>	<b>28</b>	<b>53</b>	<b>190</b>	<b>139</b>

**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
Charlottetown City	66	65	0	0	75	75	141	140
Stratford Town	69	42	40	0	0	1	109	43
Cornwall Town	65	21	0	0	18	9	83	30
Remainder of the CA	100	49	0	0	0	0	100	49
<b>Charlottetown CA</b>	<b>300</b>	<b>177</b>	<b>40</b>	<b>0</b>	<b>93</b>	<b>85</b>	<b>433</b>	<b>262</b>

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
Charlottetown City	6	4	4	0	0	0	15	20	25	24	4.2
Stratford Town	12	3	2	0	4	0	0	12	18	15	20.0
Cornwall Town	1	3	2	0	8	9	0	6	11	18	-38.9
Remainder of the CA	25	18	2	2	0	0	0	0	27	20	35.0
<b>Charlottetown CA</b>	<b>44</b>	<b>28</b>	<b>10</b>	<b>2</b>	<b>12</b>	<b>9</b>	<b>15</b>	<b>38</b>	<b>81</b>	<b>77</b>	<b>5.2</b>

**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
Charlottetown City	30	28	12	4	14	4	62	108	118	144	-18.1
Stratford Town	33	21	2	4	8	0	0	24	43	49	-12.2
Cornwall Town	12	14	4	10	17	26	6	12	39	62	-37.1
Remainder of the CA	62	46	2	2	0	0	0	0	64	48	33.3
<b>Charlottetown CA</b>	<b>137</b>	<b>109</b>	<b>20</b>	<b>20</b>	<b>39</b>	<b>30</b>	<b>68</b>	<b>144</b>	<b>264</b>	<b>303</b>	<b>-12.9</b>

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
Charlottetown City	0	0	0	0	0	0	15	20
Stratford Town	4	0	0	0	0	0	0	12
Cornwall Town	0	9	8	0	0	0	0	6
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>4</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>38</b>

**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
Charlottetown City	0	4	14	0	0	0	62	108
Stratford Town	8	0	0	0	0	0	0	24
Cornwall Town	0	15	17	11	0	0	6	12
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>8</b>	<b>19</b>	<b>31</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>144</b>

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
Charlottetown City	10	4	0	0	15	20	25	24
Stratford Town	18	3	0	0	0	12	18	15
Cornwall Town	3	12	0	0	8	6	11	18
Remainder of the CA	27	20	0	0	0	0	27	20
<b>Charlottetown CA</b>	<b>58</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>38</b>	<b>81</b>	<b>77</b>

**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
Charlottetown City	41	36	0	0	77	108	118	144
Stratford Town	43	24	0	0	0	25	43	49
Cornwall Town	16	37	0	0	23	25	39	62
Remainder of the CA	64	48	0	0	0	0	64	48
<b>Charlottetown CA</b>	<b>164</b>	<b>145</b>	<b>0</b>	<b>0</b>	<b>100</b>	<b>158</b>	<b>264</b>	<b>303</b>

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 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q3 2017	0	0.0	1	12.5	0	0.0	2	25.0	5	62.5	8	-	361,450
Q3 2016	0	0.0	0	0.0	1	20.0	4	80.0	0	0.0	5	-	281,875
Year-to-date 2017	0	0.0	2	7.1	4	14.3	6	21.4	16	57.1	28	-	357,420
Year-to-date 2016	2	6.5	2	6.5	6	19.4	17	54.8	4	12.9	31	-	279,826
Stratford Town													
Q3 2017	0	0.0	3	23.1	2	15.4	3	23.1	5	38.5	13	-	360,307
Q3 2016	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2017	0	0.0	4	12.1	3	9.1	11	33.3	15	45.5	33	-	363,804
Year-to-date 2016	0	0.0	0	0.0	5	22.7	8	36.4	9	40.9	22	-	364,560
Cornwall Town													
Q3 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q3 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2017	0	0.0	1	7.7	4	30.8	5	38.5	3	23.1	13	-	346,000
Year-to-date 2016	0	0.0	0	0.0	6	42.9	3	21.4	5	35.7	14	-	308,580
Remainder of the CA													
Q3 2017	11	29.7	6	16.2	4	10.8	11	29.7	5	13.5	37	-	-
Q3 2016	2	13.3	3	20.0	2	13.3	4	26.7	4	26.7	15	-	364,617
Year-to-date 2017	14	26.4	8	15.1	10	18.9	14	26.4	7	13.2	53	-	-
Year-to-date 2016	6	14.0	7	16.3	8	18.6	13	30.2	9	20.9	43	-	356,370
Charlottetown CA													
Q3 2017	11	18.3	11	18.3	7	11.7	16	26.7	15	25.0	60	260,000	268,036
Q3 2016	2	7.7	3	11.5	5	19.2	11	42.3	5	19.2	26	290,000	289,808
Year-to-date 2017	14	11.0	15	11.8	21	16.5	36	28.3	41	32.3	127	280,000	296,341
Year-to-date 2016	8	7.3	9	8.2	25	22.7	41	37.3	27	24.5	110	295,000	305,354

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
Charlottetown City	361,450	281,875	28.2	357,420	279,826	27.7
Stratford Town	360,307	-	n/a	363,804	364,560	-0.2
Cornwall Town	-	-	n/a	346,000	308,580	12.1
Remainder of the CA	-	364,617	n/a	-	356,370	n/a
<b>Charlottetown CA</b>	<b>268,036</b>	<b>289,808</b>	<b>-7.5</b>	<b>296,341</b>	<b>305,354</b>	<b>-3.0</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity in Urban Centres\***

Submarket	Third Quarter 2017			Third Quarter 2016			% Change		
	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings
<b>Charlottetown CA**</b>	275	264,227	262	277	242,423	286	-0.7%	9.0%	-8.4%
Cornwall	27	202,768	27	41	166,494	37	-34.1%	21.8%	-27.0%
Charlottetown	179	241,503	167	159	234,728	170	12.6%	2.9%	-1.8%
Stratford	69	347,226	68	77	298,741	79	-10.4%	16.2%	-13.9%
<b>Summerside CA***</b>	92	146,028	99	72	152,611	131	27.8%	-4.3%	-24.4%
<b>Total</b>	367	234,597	361	349	223,894	417	5.2%	4.8%	-13.4%

Submarket	Year-to-date 2017			Year-to-date 2016			% Change		
	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings	Sales	Average Sale Price (\$)	New Listings
<b>Charlottetown CA**</b>	631	255,852	779	619	232,044	932	1.9%	10.3%	-16.4%
Cornwall	75	219,671	96	80	188,675	131	-6.3%	16.4%	-26.7%
Charlottetown	413	240,084	485	356	223,060	503	16.0%	7.6%	-3.6%
Stratford	143	320,370	198	183	268,481	298	-21.9%	19.3%	-33.6%
<b>Summerside CA***</b>	203	156,051	307	181	129,999	393	12.2%	20.0%	-21.9%
<b>Total</b>	834	231,560	1,086	800	208,957	1,325	4.3%	10.8%	-18.0%

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

\*\* Cornwall = District D

\*\* Charlottetown = District E

\*\* Stratford = District F

\*\*\* Summerside = District B

Source: Prince Edward Island Real Estate Association



**Table 6: Economic Indicators**  
**Second Quarter 2017**

		Interest Rates			NHPI, Total, Charlottetown, CA 2016.12 =100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.1	128.6	72.2	9.6	65.9	778
	February	561	3.14	4.64	100.3	129.2	71.6	11.1	66.4	777
	March	561	3.14	4.64	100.3	129.8	71.0	10.9	65.7	780
	April	561	3.14	4.64	100.4	130.6	71.0	11.5	66.0	785
	May	561	3.14	4.64	100.0	130.8	71.6	10.5	65.7	791
	June	561	3.14	4.64	100.0	131.2	71.3	10.9	65.7	786
	July	567	3.14	4.74	100.0	130.6	71.4	9.7	64.8	786
	August	567	3.14	4.74	100.0	130.1	71.3	12.0	66.3	784
	September	561	3.14	4.64	100.0	130.1	71.5	10.7	65.6	788
	October	561	3.14	4.64	100.0	131.3	71.4	11.5	66.0	786
	November	561	3.14	4.64	100.0	131.2	71.5	10.6	65.4	786
	December	561	3.14	4.64	100.0	130.2	72.1	10.5	65.8	783
2017	January	561	3.14	4.64	100.0	131.6	72.7	9.8	65.8	784
	February	561	3.14	4.64	100.0	130.9	73.0	10.0	66.0	788
	March	561	3.14	4.64	100.0	131.7	72.7	10.1	65.8	793
	April	561	3.14	4.64	100.0	132.5	73.5	10.3	66.4	797
	May	561	3.14	4.64	99.8	132.6	75.0	10.0	67.3	803
	June	561	3.14	4.64		132.7	74.5	10.2	67.0	808
	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 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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