HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St John's CMA

Date Released: Second Quarter 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

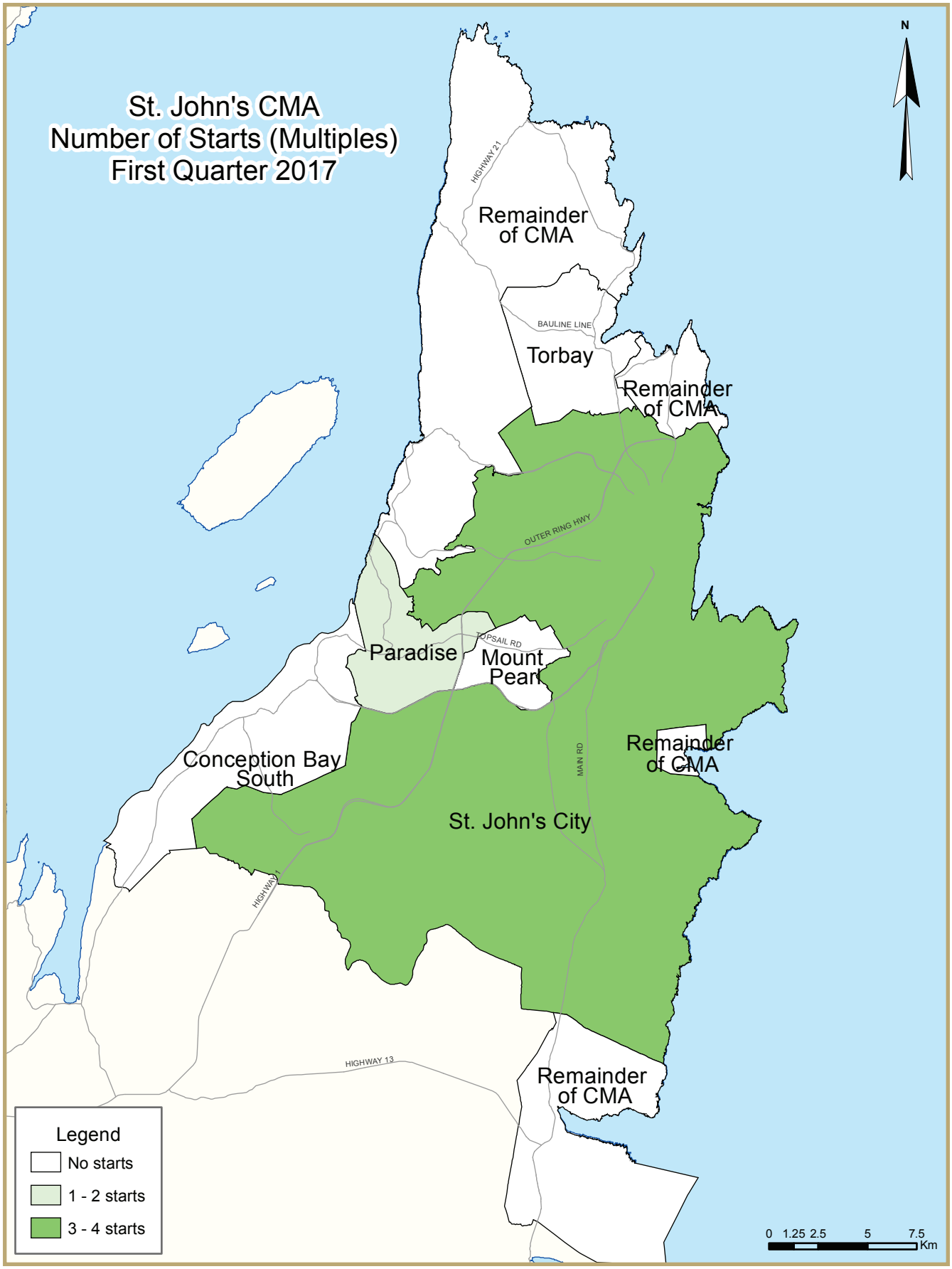
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

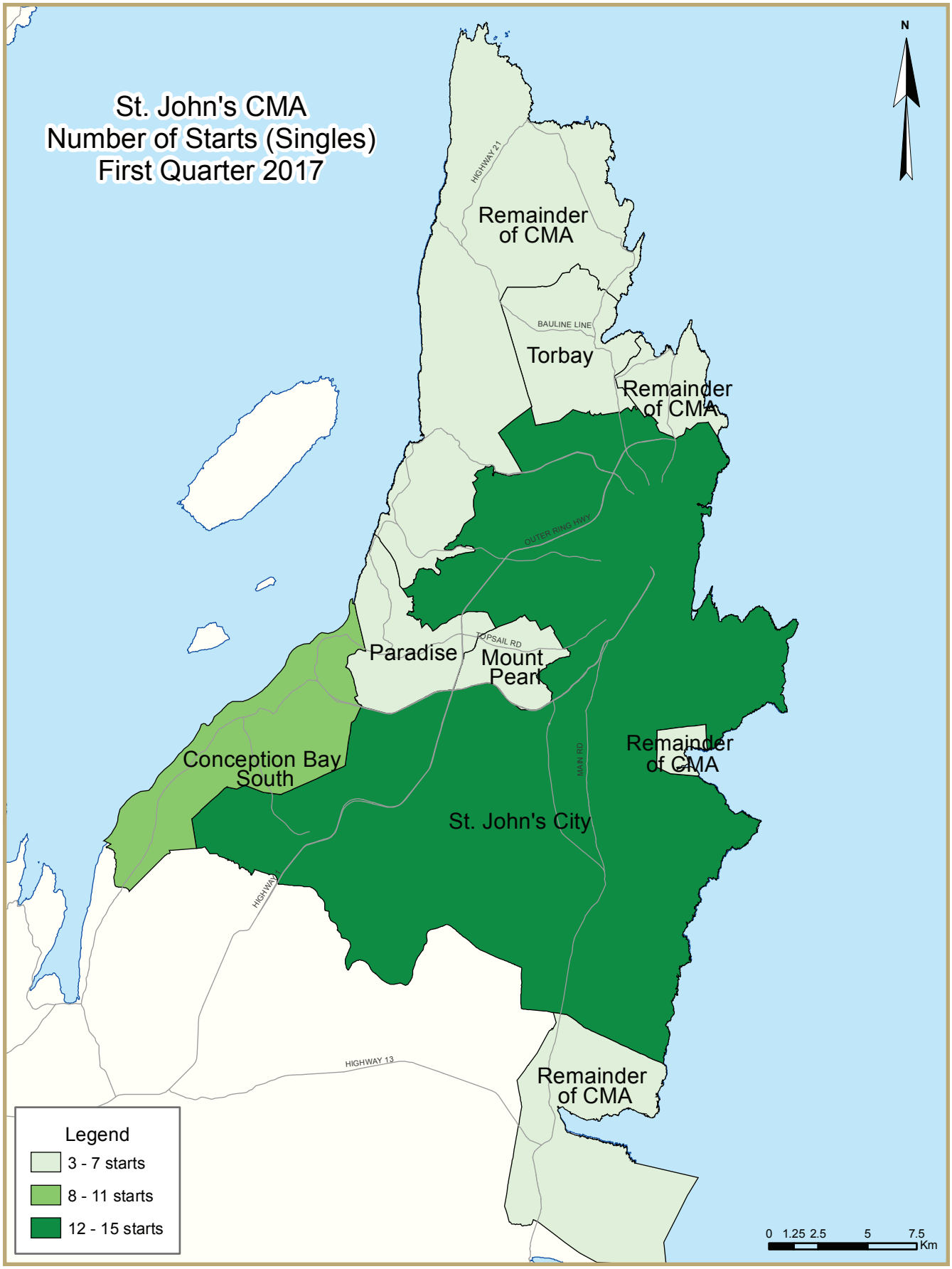
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

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.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.


St. John's CMA
Number of Starts (Multiples)
First Quarter 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
MAIN RD
Remainder of CMA
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
1 - 2 starts
3 - 4 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
First Quarter 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
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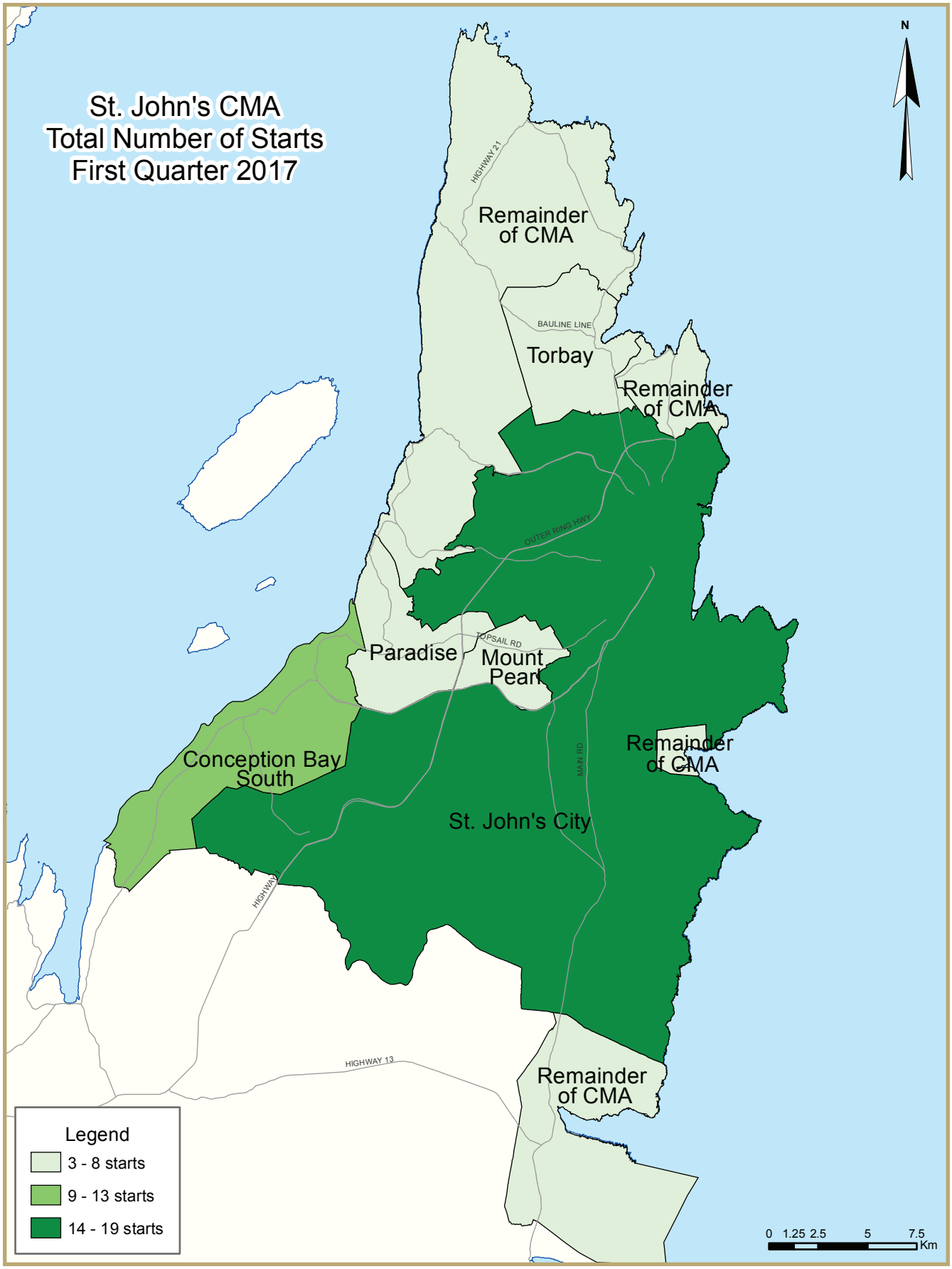
MAIN RD
Remainder of CMA
St. John's City
HIGHWAY
HIGHWAY 13
Remainder of CMA
Legend
3 - 7 starts
8 - 11 starts
12 - 15 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
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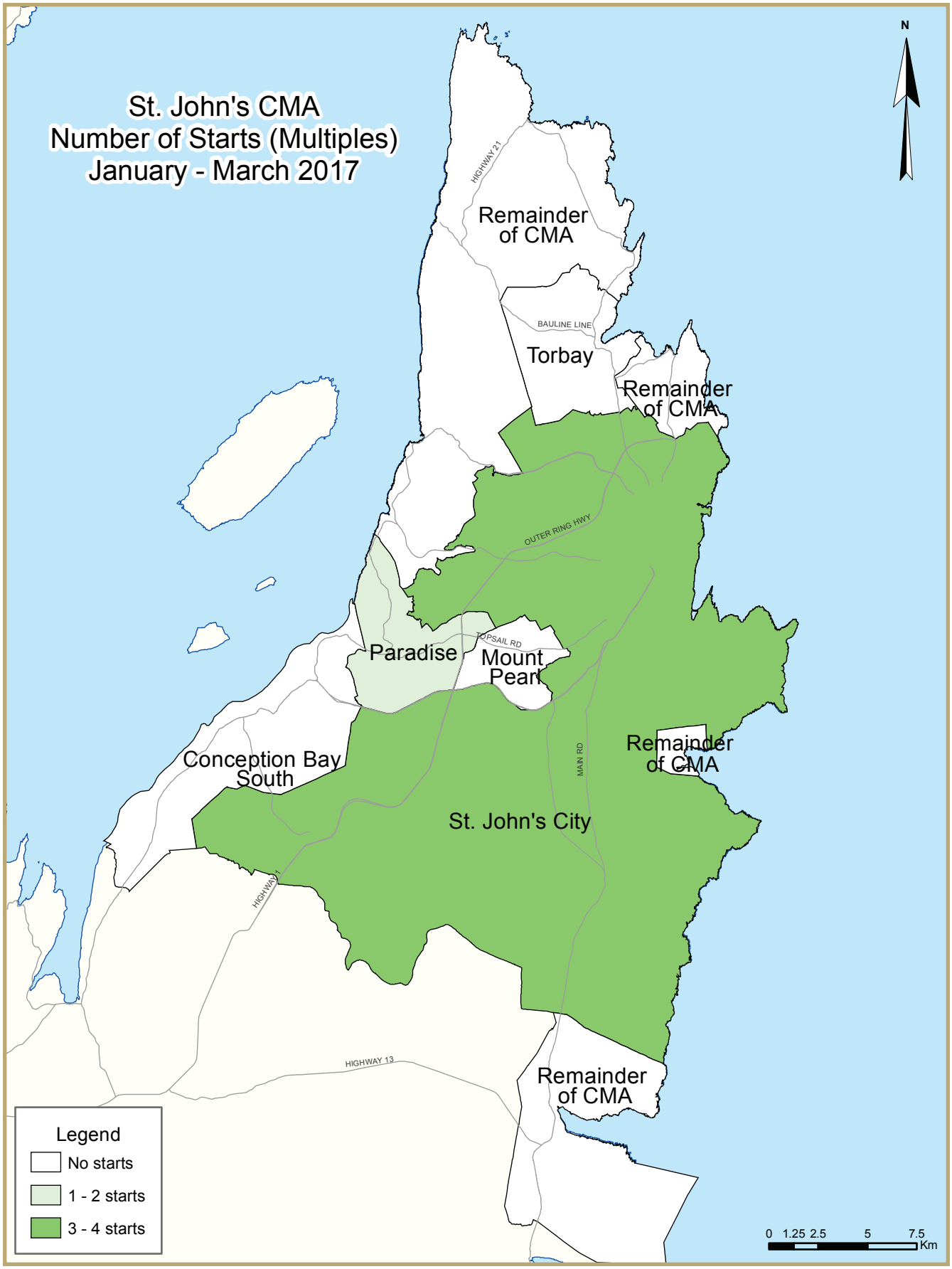
HIGHWAY
HIGHWAY 13
Remainder of CMA
Legend
3 - 8 starts
9 - 13 starts
14 - 19 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - March 2017
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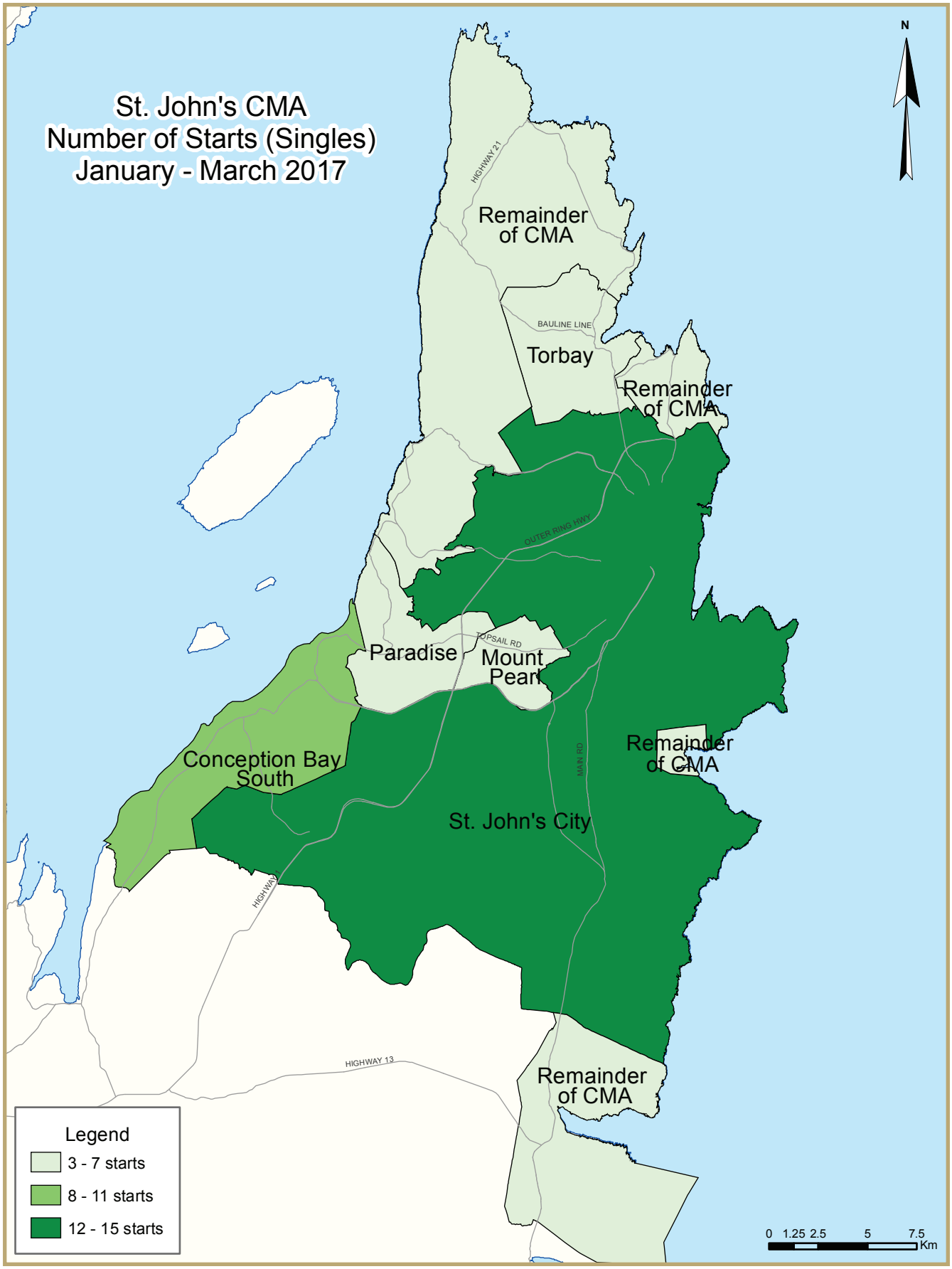
Remainder of CMA
Legend
No starts
1 - 2 starts
3 - 4 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
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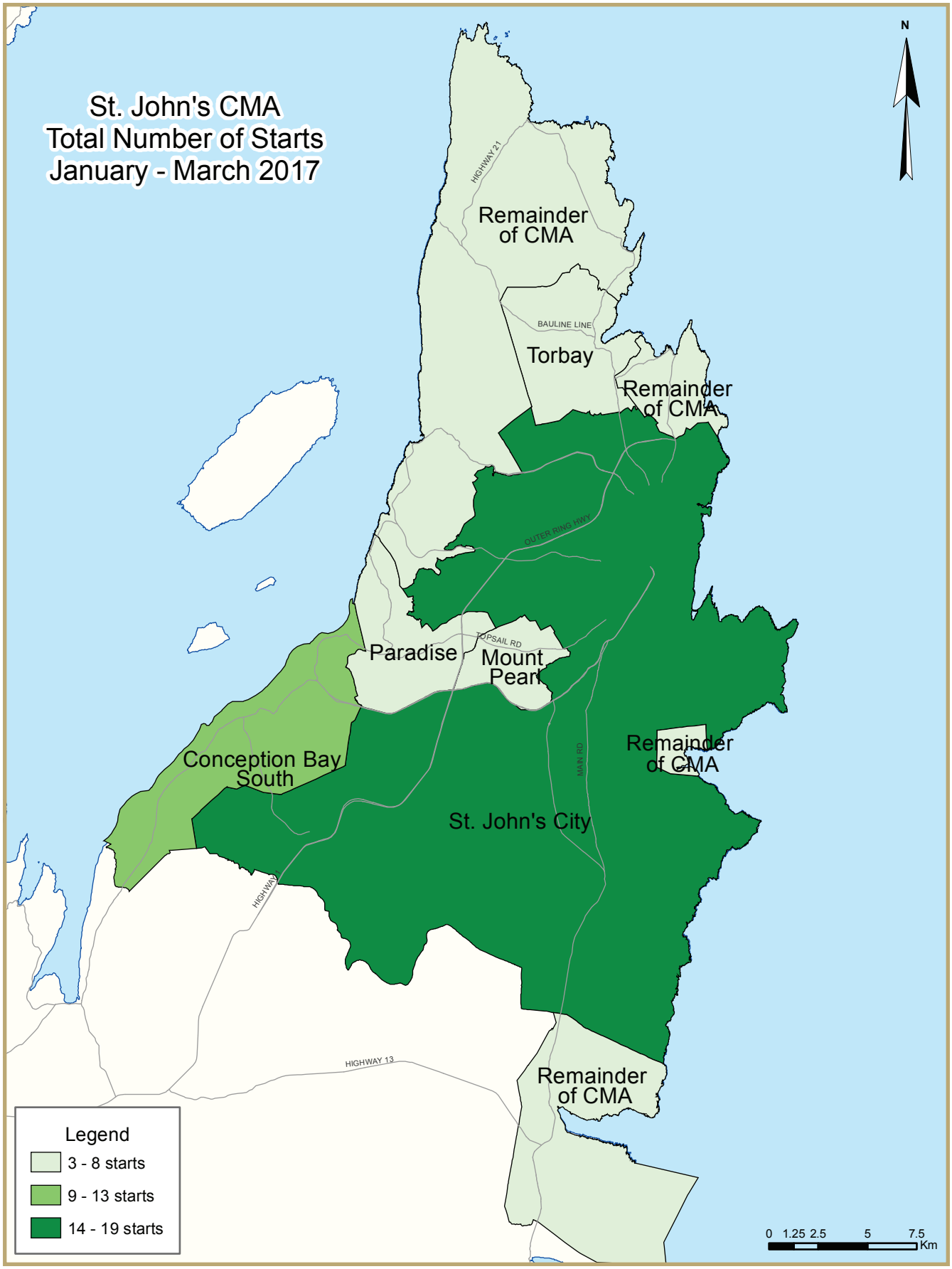
St. John's CMA
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January - March 2017
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Remainder of CMA
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HIGHWAY
HIGHWAY 13
Legend
3 - 8 starts
9 - 13 starts
14 - 19 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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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)
First Quarter 2017

St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	729	625	400	677	359	582	598	532
Multiples	256	208	60	-	-	262	186	162
Total	985	833	460	677	359	844	784	694
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	562	403	76	41	-46.1%	76	41	-46.1%
Multiples	304	20	16	5	-68.8%	16	5	-68.8%
Total	866	423	92	46	-50.0%	92	46	-50.0%

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 St. John's CMA
First 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									
Q1 2017	41	4	0	0	0	0	0	1	46
Q1 2016	76	8	0	0	0	4	0	4	92
% Change	-46.1	-50.0	n/a	n/a	n/a	-100.0	n/a	-75.0	-50.0
Year-to-date 2017	41	4	0	0	0	0	0	1	46
Year-to-date 2016	76	8	0	0	0	4	0	4	92
% Change	-46.1	-50.0	n/a	n/a	n/a	-100.0	n/a	-75.0	-50.0
UNDER CONSTRUCTION									
Q1 2017	478	61	48	0	4	4	0	66	661
Q1 2016	615	22	17	0	11	8	0	215	888
% Change	-22.3	177.3	182.4	n/a	-63.6	-50.0	n/a	-69.3	-25.6
COMPLETIONS									
Q1 2017	122	6	0	0	0	4	10	10	152
Q1 2016	181	12	0	0	5	4	0	29	231
% Change	-32.6	-50.0	n/a	n/a	-100.0	0.0	n/a	-65.5	-34.2
Year-to-date 2017	122	6	0	0	0	4	10	10	152
Year-to-date 2016	181	12	0	0	5	4	0	29	231
% Change	-32.6	-50.0	n/a	n/a	-100.0	0.0	n/a	-65.5	-34.2
COMPLETED & NOT ABSORBED									
Q1 2017	74	8	0	0	10	16	n/a	n/a	108
Q1 2016	64	1	1	0	11	47	n/a	n/a	124
% Change	15.6	**	-100.0	n/a	-9.1	-66.0	n/a	n/a	-12.9
ABSORBED									
Q1 2017	114	4	0	0	1	4	n/a	n/a	123
Q1 2016	176	11	2	0	0	4	n/a	n/a	193
% Change	-35.2	-63.6	-100.0	n/a	n/a	0.0	n/a	n/a	-36.3
Year-to-date 2017	114	4	0	0	1	4	n/a	n/a	123
Year-to-date 2016	176	11	2	0	0	4	n/a	n/a	193
% Change	-35.2	-63.6	-100.0	n/a	n/a	0.0	n/a	n/a	-36.3

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
St. John's City									
Q1 2017	15	4	0	0	0	0	0	0	19
Q1 2016	24	0	0	0	0	4	0	3	31
Conception Bay South									
Q1 2017	9	0	0	0	0	0	0	0	9
Q1 2016	16	0	0	0	0	0	0	0	16
Mount Pearl									
Q1 2017	3	0	0	0	0	0	0	0	3
Q1 2016	4	0	0	0	0	0	0	0	4
Paradise									
Q1 2017	5	0	0	0	0	0	0	1	6
Q1 2016	17	8	0	0	0	0	0	1	26
Torbay									
Q1 2017	3	0	0	0	0	0	0	0	3
Q1 2016	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
Q1 2017	6	0	0	0	0	0	0	0	6
Q1 2016	12	0	0	0	0	0	0	0	12
St. John's CMA									
Q1 2017	41	4	0	0	0	0	0	1	46
Q1 2016	76	8	0	0	0	4	0	4	92
UNDER CONSTRUCTION									
St. John's City									
Q1 2017	162	29	18	0	4	4	0	37	254
Q1 2016	188	8	8	0	11	8	0	161	384
Conception Bay South									
Q1 2017	99	0	9	0	0	0	0	10	118
Q1 2016	137	0	9	0	0	0	0	10	156
Mount Pearl									
Q1 2017	28	6	21	0	0	0	0	2	57
Q1 2016	46	2	0	0	0	0	0	0	48
Paradise									
Q1 2017	65	26	0	0	0	0	0	14	105
Q1 2016	87	12	0	0	0	0	0	22	121
Torbay									
Q1 2017	23	0	0	0	0	0	0	2	25
Q1 2016	27	0	0	0	0	0	0	8	35
Remainder of the CMA									
Q1 2017	101	0	0	0	0	0	0	1	102
Q1 2016	130	0	0	0	0	0	0	14	144
St. John's CMA									
Q1 2017	478	61	48	0	4	4	0	66	661
Q1 2016	615	22	17	0	11	8	0	215	888

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
St. John's City									
Q1 2017	39	0	0	0	0	4	0	8	51
Q1 2016	56	2	0	0	0	4	0	11	73
Conception Bay South									
Q1 2017	26	0	0	0	0	0	10	0	36
Q1 2016	39	0	0	0	5	0	0	2	46
Mount Pearl									
Q1 2017	10	4	0	0	0	0	0	0	14
Q1 2016	10	0	0	0	0	0	0	0	10
Paradise									
Q1 2017	17	2	0	0	0	0	0	1	20
Q1 2016	42	10	0	0	0	0	0	16	68
Torbay									
Q1 2017	4	0	0	0	0	0	0	1	5
Q1 2016	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
Q1 2017	26	0	0	0	0	0	0	0	26
Q1 2016	24	0	0	0	0	0	0	0	24
St. John's CMA									
Q1 2017	122	6	0	0	0	4	10	10	152
Q1 2016	181	12	0	0	5	4	0	29	231
COMPLETED & NOT ABSORBED									
St. John's City									
Q1 2017	25	1	0	0	5	16	n/a	n/a	47
Q1 2016	24	0	1	0	3	21	n/a	n/a	49
Conception Bay South									
Q1 2017	11	0	0	0	5	0	n/a	n/a	16
Q1 2016	10	0	0	0	6	0	n/a	n/a	16
Mount Pearl									
Q1 2017	9	1	0	0	0	0	n/a	n/a	10
Q1 2016	5	0	0	0	2	26	n/a	n/a	33
Paradise									
Q1 2017	12	6	0	0	0	0	n/a	n/a	18
Q1 2016	10	1	0	0	0	0	n/a	n/a	11
Torbay									
Q1 2017	3	0	0	0	0	0	n/a	n/a	3
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
Q1 2017	14	0	0	0	0	0	n/a	n/a	14
Q1 2016	15	0	0	0	0	0	n/a	n/a	15
St. John's CMA									
Q1 2017	74	8	0	0	10	16	n/a	n/a	108
Q1 2016	64	1	1	0	11	47	n/a	n/a	124

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
St. John's City									
Q1 2017	35	0	0	0	0	4	n/a	n/a	39
Q1 2016	60	2	2	0	0	4	n/a	n/a	68
Conception Bay South									
Q1 2017	28	0	0	0	0	0	n/a	n/a	28
Q1 2016	37	0	0	0	0	0	n/a	n/a	37
Mount Pearl									
Q1 2017	11	3	0	0	1	0	n/a	n/a	15
Q1 2016	9	0	0	0	0	0	n/a	n/a	9
Paradise									
Q1 2017	12	1	0	0	0	0	n/a	n/a	13
Q1 2016	38	9	0	0	0	0	n/a	n/a	47
Torbay									
Q1 2017	3	0	0	0	0	0	n/a	n/a	3
Q1 2016	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
Q1 2017	25	0	0	0	0	0	n/a	n/a	25
Q1 2016	22	0	0	0	0	0	n/a	n/a	22
St. John's CMA									
Q1 2017	114	4	0	0	1	4	n/a	n/a	123
Q1 2016	176	11	2	0	0	4	n/a	n/a	193

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

Table 1.3: History of Housing Starts of St. John's 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	625	86	44	0	0	12	0	66	833
% Change	-14.3	**	**	n/a	-100.0	-90.2	n/a	-37.1	-15.4
2015	729	16	5	0	8	122	0	105	985
% Change	-19.6	6.7	-61.5	n/a	-60.0	117.9	-100.0	-48.0	-19.9
2014	907	15	13	0	20	56	4	202	1,230
% Change	-26.7	**	-61.8	-100.0	n/a	-41.7	-33.3	-42.5	-29.1
2013	1,237	4	34	6	0	96	6	351	1,734
% Change	-4.3	-77.8	-93.7	n/a	-100.0	-56.4	n/a	**	-19.5
2012	1,292	18	542	0	43	220	0	38	2,153
% Change	-0.8	**	13.4	-100.0	-8.5	**	n/a	72.7	12.0
2011	1,302	4	478	2	47	68	0	22	1,923
% Change	-10.9	-71.4	77.7	-88.9	113.6	**	-100.0	83.3	5.9
2010	1,461	14	269	18	22	4	16	12	1,816
% Change	5.7	-36.4	59.2	**	-42.1	-81.0	166.7	-80.6	6.6
2009	1,382	22	169	3	38	21	6	62	1,703
% Change	-6.9	-77.1	-17.2	n/a	58.3	-22.2	20.0	181.8	-8.6
2008	1,485	96	204	0	24	27	5	22	1,863
% Change	26.5	9.1	18.6	n/a	**	-32.5	n/a	n/a	25.9
2007	1,174	88	172	0	6	40	0	0	1,480

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
St. John's City	15	24	4	0	0	0	0	7	19	31	-38.7
Conception Bay South	9	16	0	0	0	0	0	0	9	16	-43.8
Mount Pearl	3	4	0	0	0	0	0	0	3	4	-25.0
Paradise	5	17	0	8	0	0	1	1	6	26	-76.9
Torbay	3	3	0	0	0	0	0	0	3	3	0.0
Remainder of the CMA	6	12	0	0	0	0	0	0	6	12	-50.0
St. John's CMA	41	76	4	8	0	0	1	8	46	92	-50.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
St. John's City	15	24	4	0	0	0	0	7	19	31	-38.7
Conception Bay South	9	16	0	0	0	0	0	0	9	16	-43.8
Mount Pearl	3	4	0	0	0	0	0	0	3	4	-25.0
Paradise	5	17	0	8	0	0	1	1	6	26	-76.9
Torbay	3	3	0	0	0	0	0	0	3	3	0.0
Remainder of the CMA	6	12	0	0	0	0	0	0	6	12	-50.0
St. John's CMA	41	76	4	8	0	0	1	8	46	92	-50.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
St. John's City	0	0	0	0	0	4	0	3
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	1	1
Torbay	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	0	0	0	0	0	4	1	4

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
St. John's City	0	0	0	0	0	4	0	3
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	1	1
Torbay	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	0	0	0	0	0	4	1	4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
St. John's City	19	24	0	4	0	3	19	31
Conception Bay South	9	16	0	0	0	0	9	16
Mount Pearl	3	4	0	0	0	0	3	4
Paradise	5	25	0	0	1	1	6	26
Torbay	3	3	0	0	0	0	3	3
Remainder of the CMA	6	12	0	0	0	0	6	12
St. John's CMA	45	84	0	4	1	4	46	92

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
St. John's City	19	24	0	4	0	3	19	31
Conception Bay South	9	16	0	0	0	0	9	16
Mount Pearl	3	4	0	0	0	0	3	4
Paradise	5	25	0	0	1	1	6	26
Torbay	3	3	0	0	0	0	3	3
Remainder of the CMA	6	12	0	0	0	0	6	12
St. John's CMA	45	84	0	4	1	4	46	92

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
St. John's City	39	56	0	2	0	0	12	15	51	73	-30.1
Conception Bay South	26	39	0	0	10	5	0	2	36	46	-21.7
Mount Pearl	10	10	4	0	0	0	0	0	14	10	40.0
Paradise	17	42	2	10	0	0	1	16	20	68	-70.6
Torbay	4	10	0	0	0	0	1	0	5	10	-50.0
Remainder of the CMA	26	24	0	0	0	0	0	0	26	24	8.3
St. John's CMA	122	181	6	12	10	5	14	33	152	231	-34.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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
St. John's City	39	56	0	2	0	0	12	15	51	73	-30.1
Conception Bay South	26	39	0	0	10	5	0	2	36	46	-21.7
Mount Pearl	10	10	4	0	0	0	0	0	14	10	40.0
Paradise	17	42	2	10	0	0	1	16	20	68	-70.6
Torbay	4	10	0	0	0	0	1	0	5	10	-50.0
Remainder of the CMA	26	24	0	0	0	0	0	0	26	24	8.3
St. John's CMA	122	181	6	12	10	5	14	33	152	231	-34.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
St. John's City	0	0	0	0	4	4	8	11
Conception Bay South	0	5	10	0	0	0	0	2
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	1	16
Torbay	0	0	0	0	0	0	1	0
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	0	5	10	0	4	4	10	29

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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
St. John's City	0	0	0	0	4	4	8	11
Conception Bay South	0	5	10	0	0	0	0	2
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	1	16
Torbay	0	0	0	0	0	0	1	0
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	0	5	10	0	4	4	10	29

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
St. John's City	39	58	4	4	8	11	51	73
Conception Bay South	26	39	0	5	10	2	36	46
Mount Pearl	14	10	0	0	0	0	14	10
Paradise	19	52	0	0	1	16	20	68
Torbay	4	10	0	0	1	0	5	10
Remainder of the CMA	26	24	0	0	0	0	26	24
St. John's CMA	128	193	4	9	20	29	152	231

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
St. John's City	39	58	4	4	8	11	51	73
Conception Bay South	26	39	0	5	10	2	36	46
Mount Pearl	14	10	0	0	0	0	14	10
Paradise	19	52	0	0	1	16	20	68
Torbay	4	10	0	0	1	0	5	10
Remainder of the CMA	26	24	0	0	0	0	26	24
St. John's CMA	128	193	4	9	20	29	152	231

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q1 2017	1	2.9	0	0.0	6	17.1	14	40.0	14	40.0	35	385,000	421,038
Q1 2016	1	1.7	3	5.0	3	5.0	13	21.7	40	66.7	60	415,000	423,132
Year-to-date 2017	1	2.9	0	0.0	6	17.1	14	40.0	14	40.0	35	385,000	421,038
Year-to-date 2016	1	1.7	3	5.0	3	5.0	13	21.7	40	66.7	60	415,000	423,132
Conception Bay South													
Q1 2017	1	3.6	10	35.7	6	21.4	4	14.3	7	25.0	28	315,000	355,649
Q1 2016	1	2.7	13	35.1	10	27.0	4	10.8	9	24.3	37	325,000	343,970
Year-to-date 2017	1	3.6	10	35.7	6	21.4	4	14.3	7	25.0	28	315,000	355,649
Year-to-date 2016	1	2.7	13	35.1	10	27.0	4	10.8	9	24.3	37	325,000	343,970
Mount Pearl													
Q1 2017	0	0.0	4	36.4	6	54.5	1	9.1	0	0.0	11	-	321,314
Q1 2016	0	0.0	0	0.0	6	66.7	2	22.2	1	11.1	9	-	324,633
Year-to-date 2017	0	0.0	4	36.4	6	54.5	1	9.1	0	0.0	11	-	321,314
Year-to-date 2016	0	0.0	0	0.0	6	66.7	2	22.2	1	11.1	9	-	324,633
Paradise													
Q1 2017	0	0.0	2	16.7	4	33.3	6	50.0	0	0.0	12	-	342,733
Q1 2016	0	0.0	3	7.9	4	10.5	11	28.9	20	52.6	38	390,000	433,459
Year-to-date 2017	0	0.0	2	16.7	4	33.3	6	50.0	0	0.0	12	-	342,733
Year-to-date 2016	0	0.0	3	7.9	4	10.5	11	28.9	20	52.6	38	390,000	433,459
Torbay													
Q1 2017	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Q1 2016	0	0.0	0	0.0	1	10.0	0	0.0	9	90.0	10	-	612,618
Year-to-date 2017	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	10.0	0	0.0	9	90.0	10	-	612,618
Remainder of the CMA													
Q1 2017	1	4.2	0	0.0	2	8.3	6	25.0	15	62.5	24	-	437,496
Q1 2016	0	0.0	2	9.1	1	4.5	6	27.3	13	59.1	22	-	412,780
Year-to-date 2017	1	4.2	0	0.0	2	8.3	6	25.0	15	62.5	24	-	437,496
Year-to-date 2016	0	0.0	2	9.1	1	4.5	6	27.3	13	59.1	22	-	412,780
St. John's CMA													
Q1 2017	3	2.7	16	14.2	25	22.1	31	27.4	38	33.6	113	377,500	393,941
Q1 2016	2	1.1	21	11.9	25	14.2	36	20.5	92	52.3	176	400,000	421,707
Year-to-date 2017	3	2.7	16	14.2	25	22.1	31	27.4	38	33.6	113	377,500	393,941
Year-to-date 2016	2	1.1	21	11.9	25	14.2	36	20.5	92	52.3	176	400,000	421,707

Source: CMHC (Market Absorption Survey)

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

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
St. John's City	421,038	423,132	-0.5	421,038	423,132	-0.5
Conception Bay South	355,649	343,970	3.4	355,649	343,970	3.4
Mount Pearl	321,314	324,633	-1.0	321,314	324,633	-1.0
Paradise	342,733	433,459	-20.9	342,733	433,459	-20.9
Torbay	-	612,618	n/a	-	612,618	n/a
Remainder of the CMA	437,496	412,780	6.0	437,496	412,780	6.0
St. John's CMA	393,941	421,707	-6.6	393,941	421,707	-6.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for St. Johns

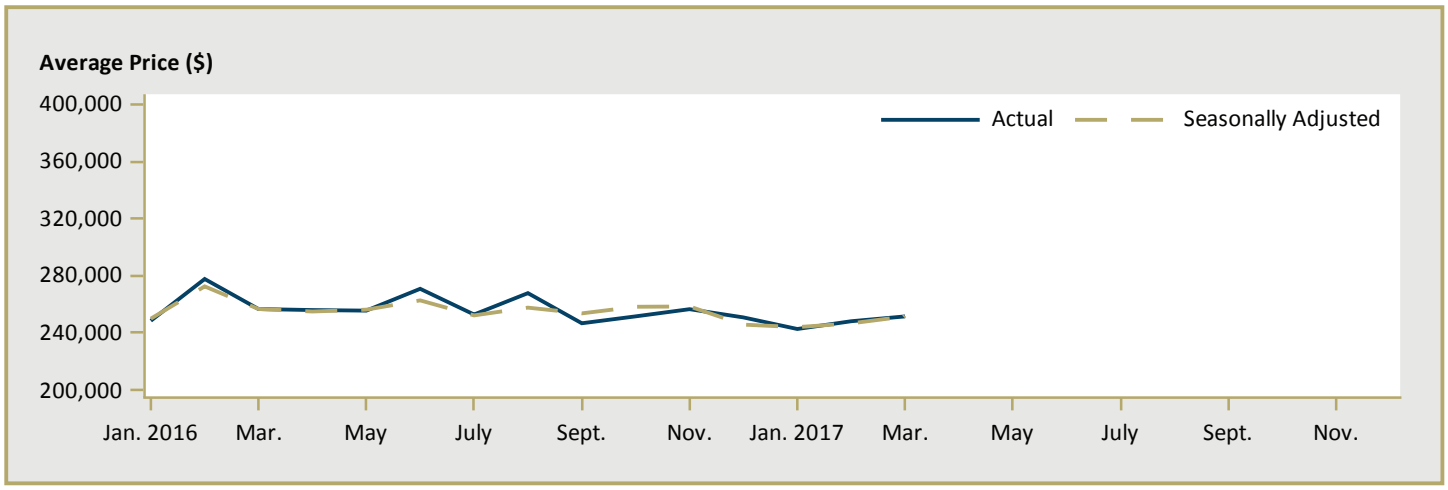


Figure 5.2: MLS® Residential Sales for St. Johns

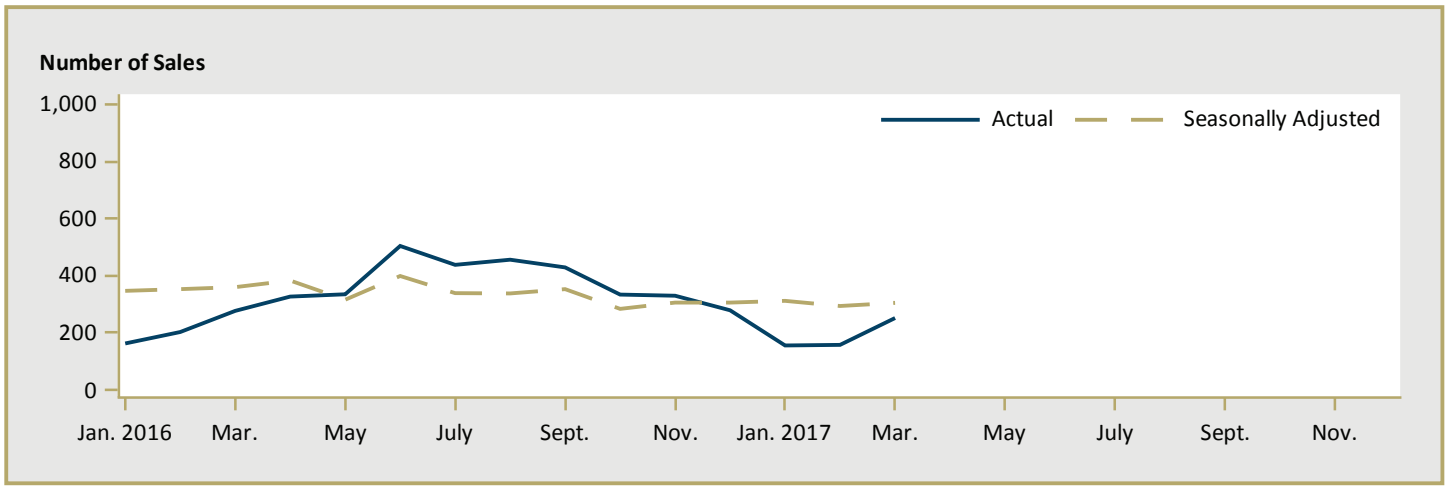
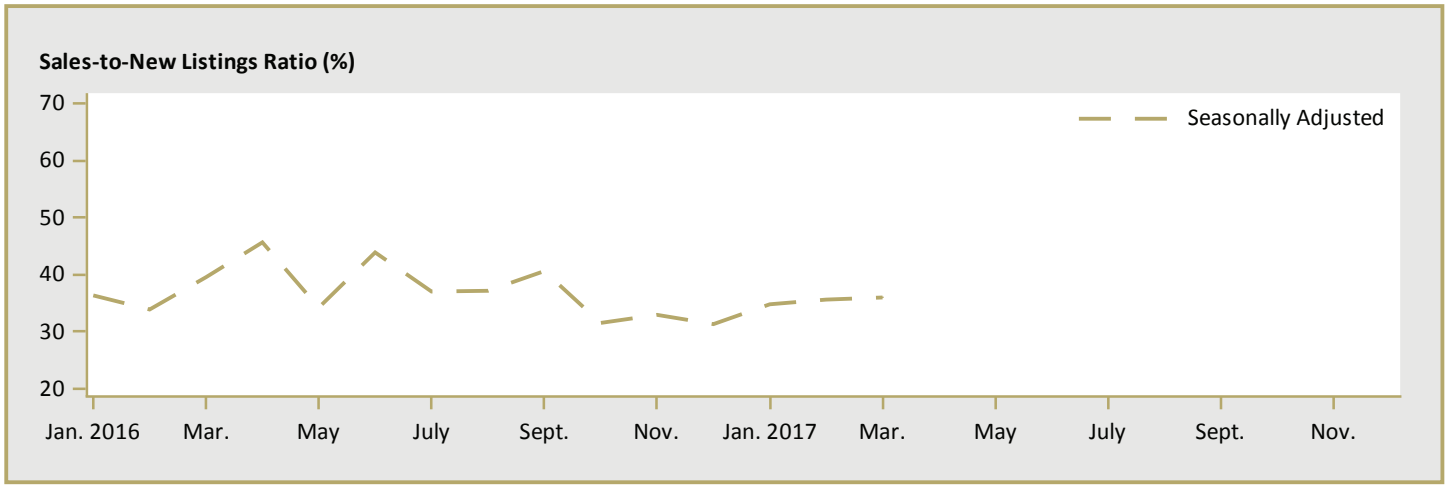


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for St. Johns



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, St. John's CMA 2016.12 =100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.3	128.9	114.2	6.5	68.0	953
	February	561	3.14	4.64	100.3	129.3	114.0	7.5	68.4	937
	March	561	3.14	4.64	100.2	129.9	114.8	7.3	68.7	928
	April	561	3.14	4.64	100.2	130.6	115.8	7.4	69.2	931
	May	561	3.14	4.64	100.3	131.2	117.3	6.8	69.6	937
	June	561	3.14	4.64	100.3	132.7	118.3	6.8	70.1	941
	July	567	3.14	4.74	100.0	133.8	118.6	6.9	70.2	947
	August	567	3.14	4.74	99.8	133.5	118.1	7.0	69.9	958
	September	561	3.14	4.64	100.0	134.1	118.0	7.4	69.9	968
	October	561	3.14	4.64	100.0	134.6	116.4	8.3	69.7	971
	November	561	3.14	4.64	100.0	133.8	115.6	9.3	69.8	979
	December	561	3.14	4.64	100.0	133.7	114.0	9.8	69.3	982
2017	January	561	3.14	4.64	99.6	134.9	114.1	9.6	69.0	991
	February	561	3.14	4.64	99.6	134.7	113.7	9.1	68.4	981
	March	561	3.14	4.64		135.1	113.2	8.9	67.8	979
	April									
	May									
	June									
	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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