HOUSING MARKET INFORMATION

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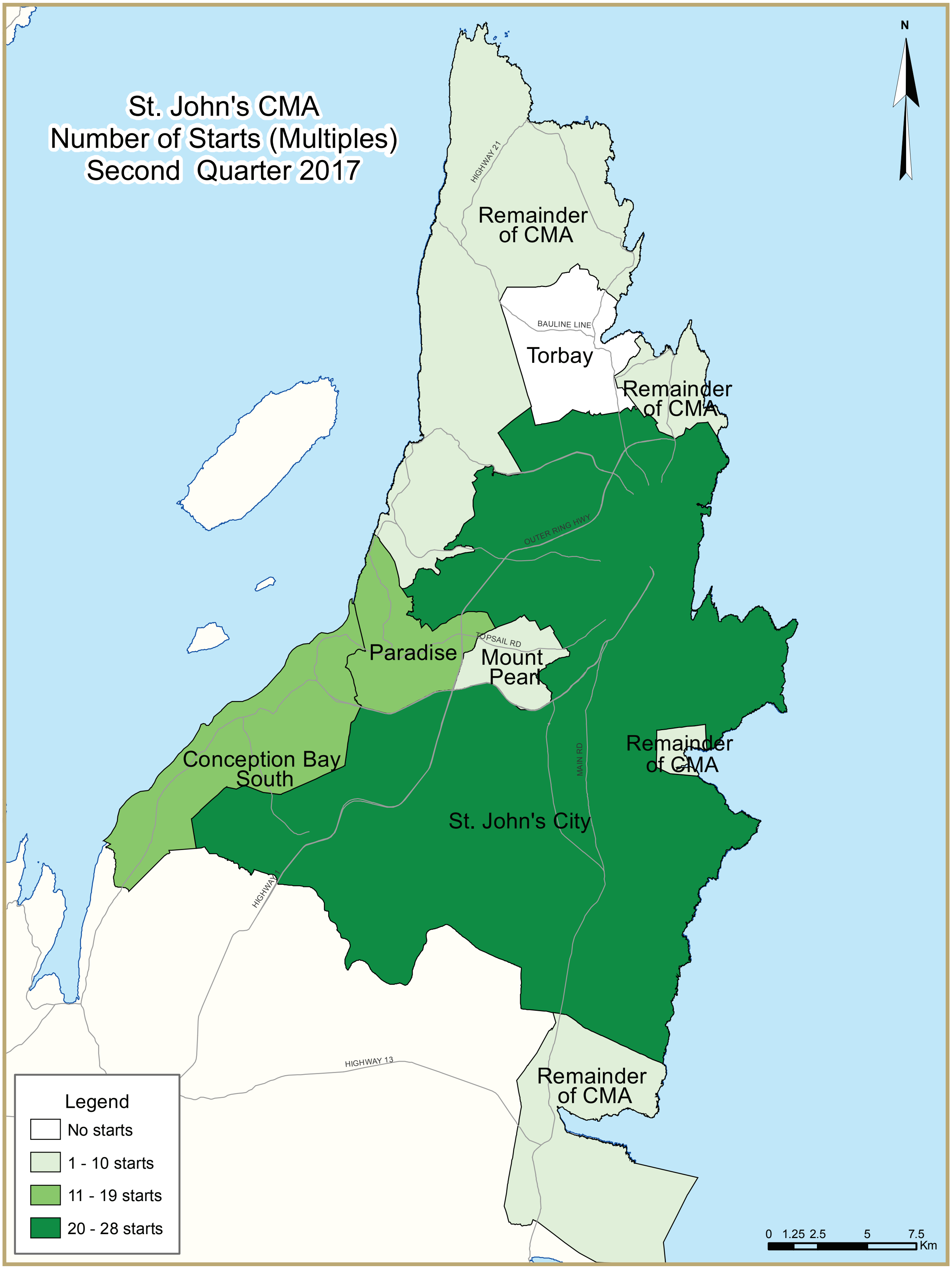
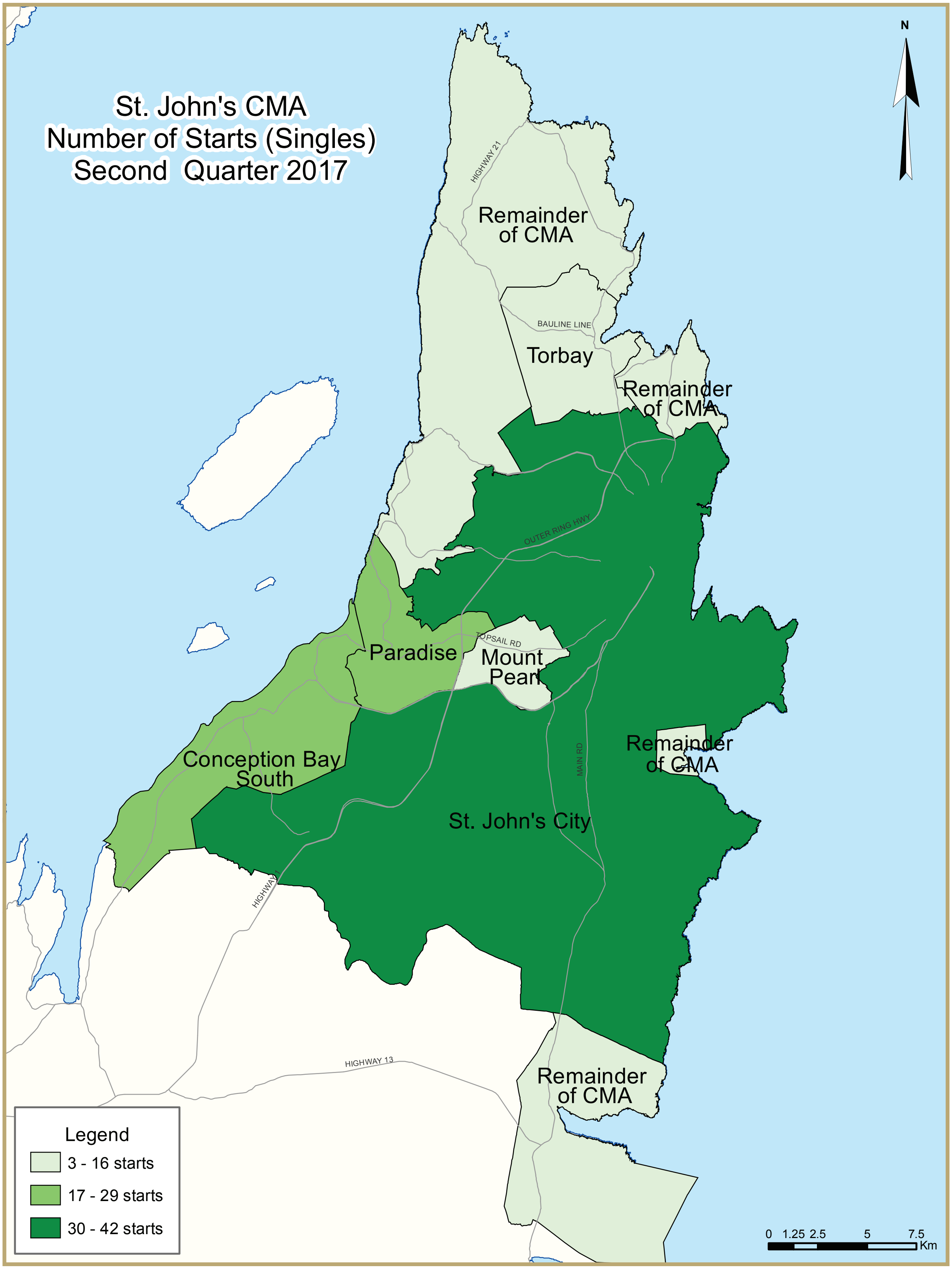
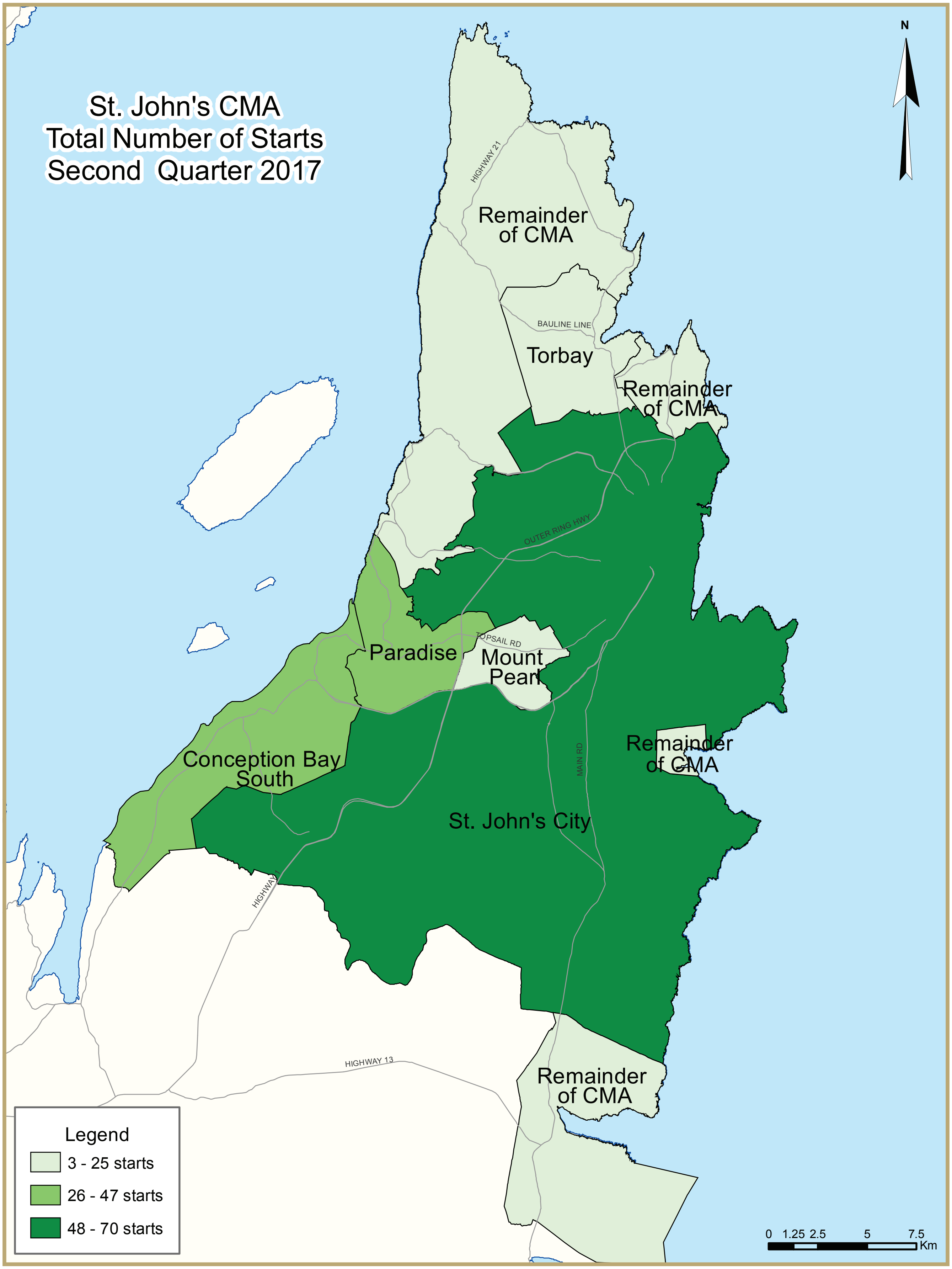
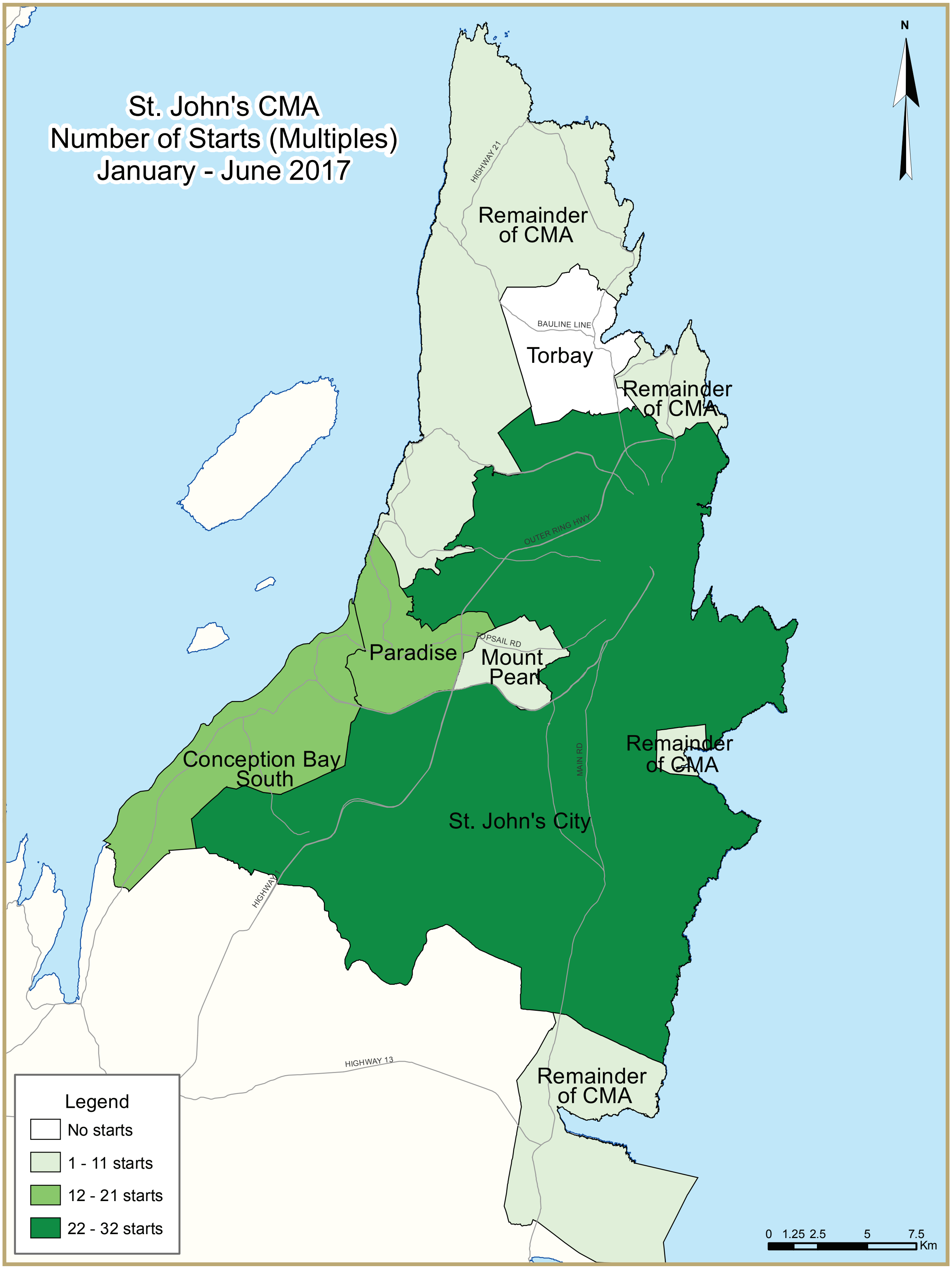
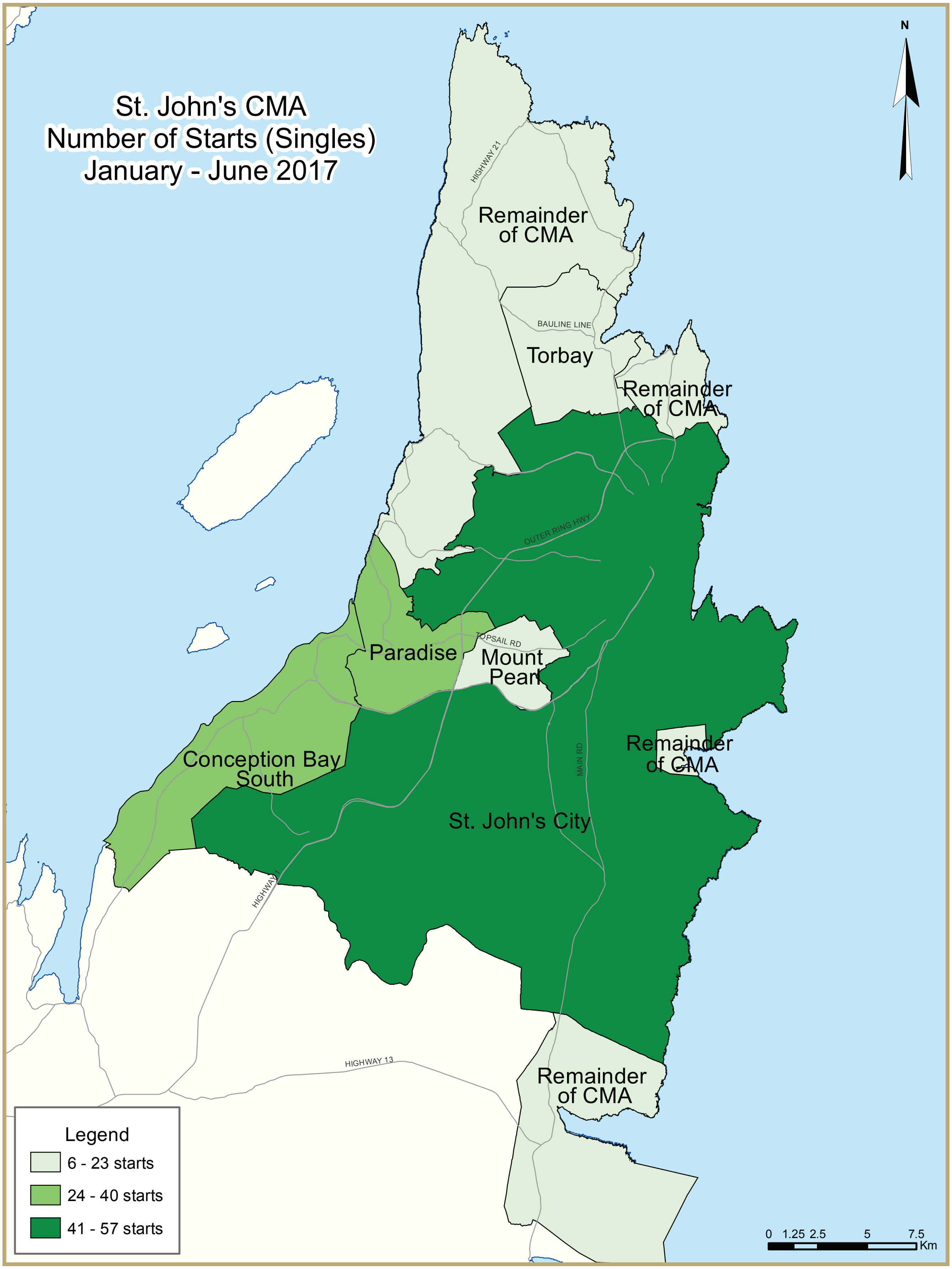
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available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

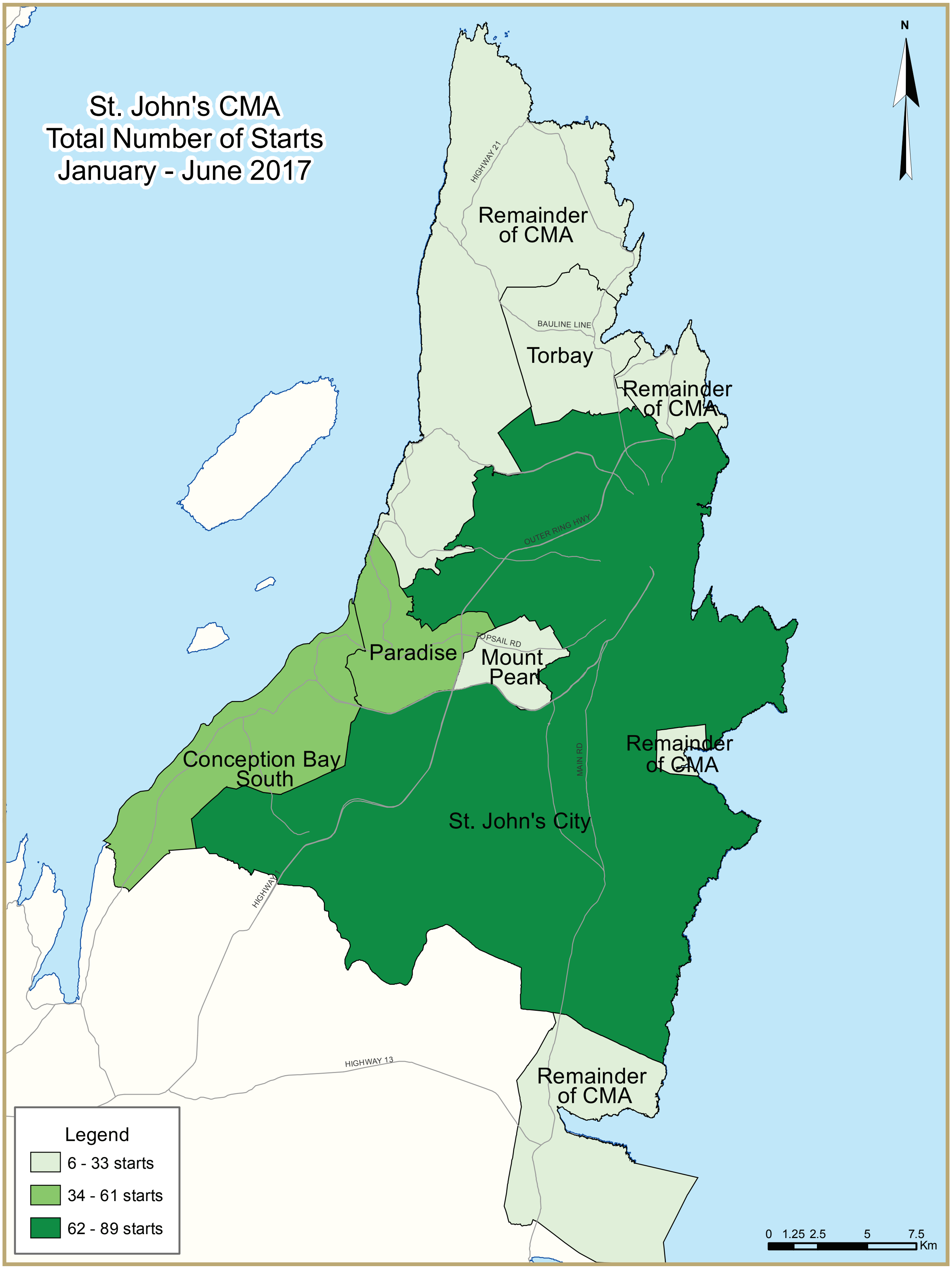

St. John's CMA
Number of Starts (Multiples)
Second Quarter 2017
N
Remainder of CMA
HIGHWAY 21
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
Conception Bay South
MAIN RD
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
1 - 10 starts
11 - 19 starts
20 - 28 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
Second Quarter 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
3 - 16 starts
17 - 29 starts
30 - 42 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Second Quarter 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
3 - 25 starts
26 - 47 starts
48 - 70 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - June 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
1 - 11 starts
12 - 21 starts
22 - 32 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
January - June 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
Conception Bay South
MAIN RD
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
6 - 23 starts
24 - 40 starts
41 - 57 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
January - June 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
6 - 33 starts
34 - 61 starts
62 - 89 starts
0 1.25 2.5 5 7.5
Km

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

St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	729	625	342	335	389	489	459	417
Multiples	256	208	72	156	468	104	82	126
Total	985	833	414	491	857	593	541	543

	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	408	384	181	106	-41.4%	257	147	-42.8%
Multiples	20	232	51	58	13.7%	67	63	-6.0%
Total	428	616	232	164	-29.3%	324	210	-35.2%

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
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	106	14	20	0	0	0	0	24	164
Q2 2016	181	20	13	0	0	8	0	10	232
% Change	-41.4	-30.0	53.8	n/a	n/a	-100.0	n/a	140.0	-29.3
Year-to-date 2017	147	18	20	0	0	0	0	25	210
Year-to-date 2016	257	28	13	0	0	12	0	14	324
% Change	-42.8	-35.7	53.8	n/a	n/a	-100.0	n/a	78.6	-35.2
UNDER CONSTRUCTION									
Q2 2017	429	69	53	0	0	4	0	76	631
Q2 2016	599	38	30	0	11	12	0	71	761
% Change	-28.4	81.6	76.7	n/a	-100.0	-66.7	n/a	7.0	-17.1
COMPLETIONS									
Q2 2017	151	12	18	0	4	0	0	14	199
Q2 2016	199	5	0	0	0	4	1	154	363
% Change	-24.1	140.0	n/a	n/a	n/a	-100.0	-100.0	-90.9	-45.2
Year-to-date 2017	273	18	18	0	4	4	10	24	351
Year-to-date 2016	380	17	0	0	5	8	1	183	594
% Change	-28.2	5.9	n/a	n/a	-20.0	-50.0	**	-86.9	-40.9
COMPLETED & NOT ABSORBED									
Q2 2017	75	7	7	0	10	16	n/a	n/a	115
Q2 2016	65	0	0	0	10	16	n/a	n/a	91
% Change	15.4	n/a	n/a	n/a	0.0	0.0	n/a	n/a	26.4
ABSORBED									
Q2 2017	149	13	11	0	4	0	n/a	n/a	177
Q2 2016	197	6	1	0	1	9	n/a	n/a	214
% Change	-24.4	116.7	**	n/a	**	-100.0	n/a	n/a	-17.3
Year-to-date 2017	263	17	11	0	5	4	n/a	n/a	300
Year-to-date 2016	373	17	3	0	1	13	n/a	n/a	407
% Change	-29.5	0.0	**	n/a	**	-69.2	n/a	n/a	-26.3

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									
St. John's City									
Q2 2017	42	2	14	0	0	0	0	12	70
Q2 2016	51	0	3	0	0	8	0	4	66
Conception Bay South									
Q2 2017	27	10	0	0	0	0	0	6	43
Q2 2016	50	0	10	0	0	0	0	0	60
Mount Pearl									
Q2 2017	3	2	0	0	0	0	0	0	5
Q2 2016	11	0	0	0	0	0	0	0	11
Paradise									
Q2 2017	19	0	6	0	0	0	0	5	30
Q2 2016	24	20	0	0	0	0	0	5	49
Torbay									
Q2 2017	3	0	0	0	0	0	0	0	3
Q2 2016	8	0	0	0	0	0	0	1	9
Remainder of the CMA									
Q2 2017	12	0	0	0	0	0	0	1	13
Q2 2016	37	0	0	0	0	0	0	0	37
St. John's CMA									
Q2 2017	106	14	20	0	0	0	0	24	164
Q2 2016	181	20	13	0	0	8	0	10	232
UNDER CONSTRUCTION									
St. John's City									
Q2 2017	166	31	22	0	0	4	0	45	268
Q2 2016	187	4	11	0	11	12	0	29	254
Conception Bay South									
Q2 2017	84	12	12	0	0	0	0	16	124
Q2 2016	137	0	19	0	0	0	0	10	166
Mount Pearl									
Q2 2017	20	6	13	0	0	0	0	2	41
Q2 2016	46	2	0	0	0	0	0	0	48
Paradise									
Q2 2017	59	20	6	0	0	0	0	11	96
Q2 2016	82	32	0	0	0	0	0	12	126
Torbay									
Q2 2017	17	0	0	0	0	0	0	1	18
Q2 2016	25	0	0	0	0	0	0	8	33
Remainder of the CMA									
Q2 2017	83	0	0	0	0	0	0	1	84
Q2 2016	122	0	0	0	0	0	0	12	134
St. John's CMA									
Q2 2017	429	69	53	0	0	4	0	76	631
Q2 2016	599	38	30	0	11	12	0	71	761

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									
St. John's City									
Q2 2017	38	0	10	0	4	0	0	4	56
Q2 2016	53	4	0	0	0	4	1	136	198
Conception Bay South									
Q2 2017	39	2	0	0	0	0	0	0	41
Q2 2016	49	1	0	0	0	0	0	0	50
Mount Pearl									
Q2 2017	11	2	8	0	0	0	0	0	21
Q2 2016	11	0	0	0	0	0	0	0	11
Paradise									
Q2 2017	24	8	0	0	0	0	0	8	40
Q2 2016	30	0	0	0	0	0	0	15	45
Torbay									
Q2 2017	9	0	0	0	0	0	0	1	10
Q2 2016	12	0	0	0	0	0	0	1	13
Remainder of the CMA									
Q2 2017	30	0	0	0	0	0	0	1	31
Q2 2016	44	0	0	0	0	0	0	2	46
St. John's CMA									
Q2 2017	151	12	18	0	4	0	0	14	199
Q2 2016	199	5	0	0	0	4	1	154	363
COMPLETED & NOT ABSORBED									
St. John's City									
Q2 2017	29	1	7	0	5	16	n/a	n/a	58
Q2 2016	29	0	0	0	3	16	n/a	n/a	48
Conception Bay South									
Q2 2017	9	2	0	0	5	0	n/a	n/a	16
Q2 2016	12	0	0	0	6	0	n/a	n/a	18
Mount Pearl									
Q2 2017	9	0	0	0	0	0	n/a	n/a	9
Q2 2016	4	0	0	0	1	0	n/a	n/a	5
Paradise									
Q2 2017	12	4	0	0	0	0	n/a	n/a	16
Q2 2016	7	0	0	0	0	0	n/a	n/a	7
Torbay									
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CMA									
Q2 2017	14	0	0	0	0	0	n/a	n/a	14
Q2 2016	12	0	0	0	0	0	n/a	n/a	12
St. John's CMA									
Q2 2017	75	7	7	0	10	16	n/a	n/a	115
Q2 2016	65	0	0	0	10	16	n/a	n/a	91

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									
St. John's City									
Q2 2017	33	0	3	0	4	0	n/a	n/a	40
Q2 2016	47	4	1	0	0	9	n/a	n/a	61
Conception Bay South									
Q2 2017	41	0	0	0	0	0	n/a	n/a	41
Q2 2016	47	1	0	0	0	0	n/a	n/a	48
Mount Pearl									
Q2 2017	11	3	8	0	0	0	n/a	n/a	22
Q2 2016	12	0	0	0	1	0	n/a	n/a	13
Paradise									
Q2 2017	24	10	0	0	0	0	n/a	n/a	34
Q2 2016	33	1	0	0	0	0	n/a	n/a	34
Torbay									
Q2 2017	10	0	0	0	0	0	n/a	n/a	10
Q2 2016	11	0	0	0	0	0	n/a	n/a	11
Remainder of the CMA									
Q2 2017	30	0	0	0	0	0	n/a	n/a	30
Q2 2016	47	0	0	0	0	0	n/a	n/a	47
St. John's CMA									
Q2 2017	149	13	11	0	4	0	n/a	n/a	177
Q2 2016	197	6	1	0	1	9	n/a	n/a	214

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
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
St. John's City	42	51	2	0	14	3	12	12	70	66	6.1
Conception Bay South	27	50	10	0	0	10	6	0	43	60	-28.3
Mount Pearl	3	11	2	0	0	0	0	0	5	11	-54.5
Paradise	19	24	0	20	6	0	5	5	30	49	-38.8
Torbay	3	8	0	0	0	0	0	1	3	9	-66.7
Remainder of the CMA	12	37	0	0	0	0	1	0	13	37	-64.9
St. John's CMA	106	181	14	20	20	13	24	18	164	232	-29.3

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
St. John's City	57	75	6	0	14	3	12	19	89	97	-8.2
Conception Bay South	36	66	10	0	0	10	6	0	52	76	-31.6
Mount Pearl	6	15	2	0	0	0	0	0	8	15	-46.7
Paradise	24	41	0	28	6	0	6	6	36	75	-52.0
Torbay	6	11	0	0	0	0	0	1	6	12	-50.0
Remainder of the CMA	18	49	0	0	0	0	1	0	19	49	-61.2
St. John's CMA	147	257	18	28	20	13	25	26	210	324	-35.2

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
St. John's City	14	3	0	0	0	8	12	4
Conception Bay South	0	10	0	0	0	0	6	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	6	0	0	0	0	0	5	5
Torbay	0	0	0	0	0	0	0	1
Remainder of the CMA	0	0	0	0	0	0	1	0
St. John's CMA	20	13	0	0	0	8	24	10

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
St. John's City	14	3	0	0	0	12	12	7
Conception Bay South	0	10	0	0	0	0	6	0
Mount Pearl	0	0	0	0	0	0	0	0
Paradise	6	0	0	0	0	0	6	6
Torbay	0	0	0	0	0	0	0	1
Remainder of the CMA	0	0	0	0	0	0	1	0
St. John's CMA	20	13	0	0	0	12	25	14

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
St. John's City	58	54	0	8	12	4	70	66
Conception Bay South	37	60	0	0	6	0	43	60
Mount Pearl	5	11	0	0	0	0	5	11
Paradise	25	44	0	0	5	5	30	49
Torbay	3	8	0	0	0	1	3	9
Remainder of the CMA	12	37	0	0	1	0	13	37
St. John's CMA	140	214	0	8	24	10	164	232

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
St. John's City	77	78	0	12	12	7	89	97
Conception Bay South	46	76	0	0	6	0	52	76
Mount Pearl	8	15	0	0	0	0	8	15
Paradise	30	69	0	0	6	6	36	75
Torbay	6	11	0	0	0	1	6	12
Remainder of the CMA	18	49	0	0	1	0	19	49
St. John's CMA	185	298	0	12	25	14	210	324

Source: CMHC (Starts and Completions Survey)

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
St. John's City	38	54	0	4	14	0	4	140	56	198	-71.7
Conception Bay South	39	49	2	1	0	0	0	0	41	50	-18.0
Mount Pearl	11	11	2	0	8	0	0	0	21	11	90.9
Paradise	24	30	8	0	0	0	8	15	40	45	-11.1
Torbay	9	12	0	0	0	0	1	1	10	13	-23.1
Remainder of the CMA	30	44	0	0	0	0	1	2	31	46	-32.6
St. John's CMA	151	200	12	5	22	0	14	158	199	363	-45.2

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

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
St. John's City	77	110	0	6	14	0	16	155	107	271	-60.5
Conception Bay South	65	88	2	1	10	5	0	2	77	96	-19.8
Mount Pearl	21	21	6	0	8	0	0	0	35	21	66.7
Paradise	41	72	10	10	0	0	9	31	60	113	-46.9
Torbay	13	22	0	0	0	0	2	1	15	23	-34.8
Remainder of the CMA	56	68	0	0	0	0	1	2	57	70	-18.6
St. John's CMA	273	381	18	17	32	5	28	191	351	594	-40.9

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
St. John's City	14	0	0	0	0	4	4	136
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	8	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	8	15
Torbay	0	0	0	0	0	0	1	1
Remainder of the CMA	0	0	0	0	0	0	1	2
St. John's CMA	22	0	0	0	0	4	14	154

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
St. John's City	14	0	0	0	4	8	12	147
Conception Bay South	0	5	10	0	0	0	0	2
Mount Pearl	8	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	9	31
Torbay	0	0	0	0	0	0	2	1
Remainder of the CMA	0	0	0	0	0	0	1	2
St. John's CMA	22	5	10	0	4	8	24	183

Source: CMHC (Starts and Completions Survey)

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
St. John's City	48	57	4	4	4	137	56	198
Conception Bay South	41	50	0	0	0	0	41	50
Mount Pearl	21	11	0	0	0	0	21	11
Paradise	32	30	0	0	8	15	40	45
Torbay	9	12	0	0	1	1	10	13
Remainder of the CMA	30	44	0	0	1	2	31	46
St. John's CMA	181	204	4	4	14	155	199	363

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 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	87	115	8	8	12	148	107	271
Conception Bay South	67	89	0	5	10	2	77	96
Mount Pearl	35	21	0	0	0	0	35	21
Paradise	51	82	0	0	9	31	60	113
Torbay	13	22	0	0	2	1	15	23
Remainder of the CMA	56	68	0	0	1	2	57	70
St. John's CMA	309	397	8	13	34	184	351	594

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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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													
Q2 2017	0	0.0	0	0.0	5	15.2	13	39.4	15	45.5	33	385,000	435,236
Q2 2016	0	0.0	0	0.0	4	8.5	18	38.3	25	53.2	47	400,000	456,538
Year-to-date 2017	1	1.5	0	0.0	11	16.2	27	39.7	29	42.6	68	385,000	427,928
Year-to-date 2016	1	0.9	3	2.8	7	6.5	31	29.0	65	60.7	107	410,000	437,806
Conception Bay South													
Q2 2017	7	17.1	15	36.6	10	24.4	4	9.8	5	12.2	41	300,000	310,053
Q2 2016	4	8.5	20	42.6	16	34.0	4	8.5	3	6.4	47	292,500	309,108
Year-to-date 2017	8	11.6	25	36.2	16	23.2	8	11.6	12	17.4	69	300,000	328,556
Year-to-date 2016	5	6.0	33	39.3	26	31.0	8	9.5	12	14.3	84	300,000	324,464
Mount Pearl													
Q2 2017	0	0.0	2	18.2	6	54.5	2	18.2	1	9.1	11	-	347,060
Q2 2016	0	0.0	2	16.7	7	58.3	1	8.3	2	16.7	12	-	377,384
Year-to-date 2017	0	0.0	6	27.3	12	54.5	3	13.6	1	4.5	22	-	336,459
Year-to-date 2016	0	0.0	2	9.5	13	61.9	3	14.3	3	14.3	21	-	356,284
Paradise													
Q2 2017	0	0.0	1	4.2	9	37.5	7	29.2	7	29.2	24	360,000	405,686
Q2 2016	0	0.0	0	0.0	10	30.3	11	33.3	12	36.4	33	365,000	397,079
Year-to-date 2017	0	0.0	3	8.3	13	36.1	13	36.1	7	19.4	36	360,000	388,517
Year-to-date 2016	0	0.0	3	4.2	14	19.7	22	31.0	32	45.1	71	380,000	416,550
Torbay													
Q2 2017	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	-	-
Q2 2016	0	0.0	0	0.0	1	9.1	0	0.0	10	90.9	11	-	-
Year-to-date 2017	0	0.0	0	0.0	1	7.7	4	30.8	8	61.5	13	-	-
Year-to-date 2016	0	0.0	0	0.0	2	9.5	0	0.0	19	90.5	21	-	612,618
Remainder of the CMA													
Q2 2017	0	0.0	2	6.7	5	16.7	9	30.0	14	46.7	30	-	416,174
Q2 2016	0	0.0	6	12.8	3	6.4	10	21.3	28	59.6	47	-	452,688
Year-to-date 2017	1	1.9	2	3.7	7	13.0	15	27.8	29	53.7	54	-	423,555
Year-to-date 2016	0	0.0	8	11.6	4	5.8	16	23.2	41	59.4	69	-	443,618
St. John's CMA													
Q2 2017	7	4.7	20	13.4	35	23.5	39	26.2	48	32.2	149	355,000	398,763
Q2 2016	4	2.0	28	14.2	41	20.8	44	22.3	80	40.6	197	380,000	415,201
Year-to-date 2017	10	3.8	36	13.7	60	22.9	70	26.7	86	32.8	262	360,000	396,683
Year-to-date 2016	6	1.6	49	13.1	66	17.7	80	21.4	172	46.1	373	390,000	418,271

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
St. John's City	435,236	456,538	-4.7	427,928	437,806	-2.3
Conception Bay South	310,053	309,108	0.3	328,556	324,464	1.3
Mount Pearl	347,060	377,384	-8.0	336,459	356,284	-5.6
Paradise	405,686	397,079	2.2	388,517	416,550	-6.7
Torbay	-	-	n/a	-	612,618	n/a
Remainder of the CMA	416,174	452,688	-8.1	423,555	443,618	-4.5
St. John's CMA	398,763	415,201	-4.0	396,683	418,271	-5.2

Source: CMHC (Market Absorption Survey)

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

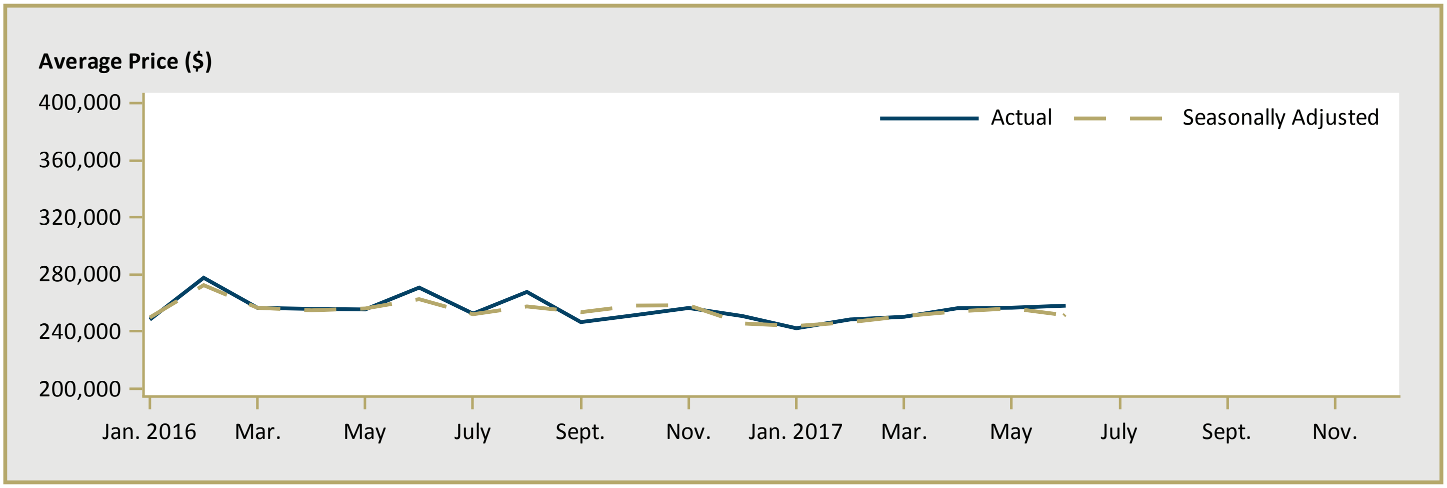


Figure 5.2: MLS® Residential Sales for St. Johns

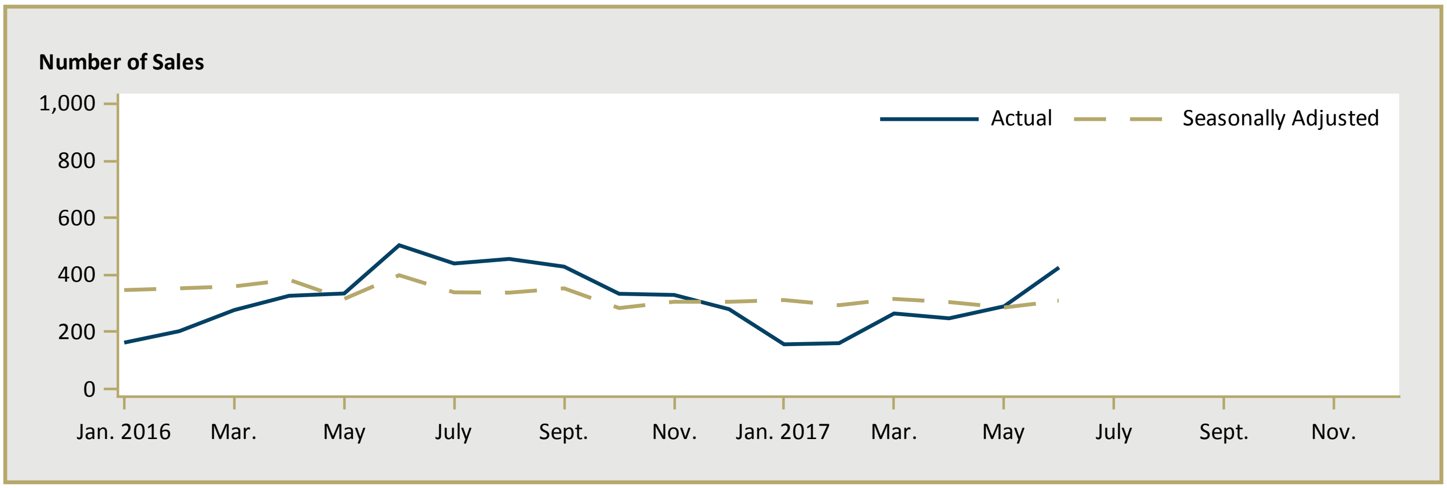
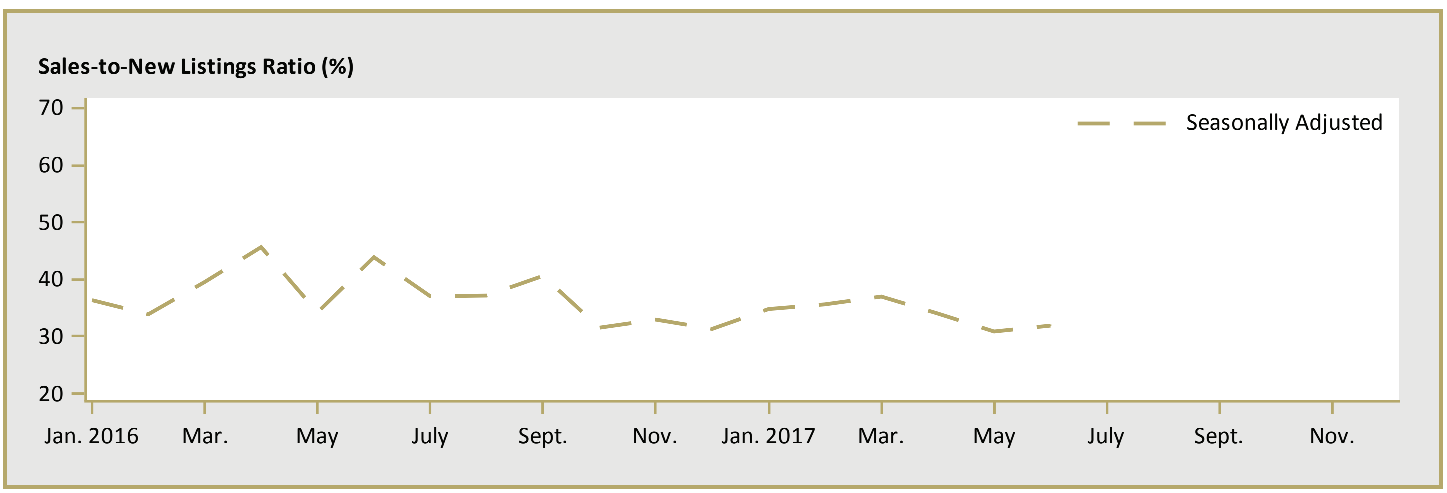


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for St. Johns



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Source: CREA / Haver Analytics

Table 6: Economic Indicators Second Quarter 2017											
		Interest Rates			NHPI, Total, St. John's CMA 2016.12 =100	CPI, 2002 =100	St. John's Labour Market				
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	99.5	135.1	113.2	8.9	67.8	979
	April	561	3.14	4.64	99.5	135.2	112.5	8.3	66.8	973
	May	561	3.14	4.64	99.5	135.1	110.4	8.5	65.6	978
	June	561	3.14	4.64		134.8	110.0	7.9	64.9	982
	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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