HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St John's CMA

Date Released: Fourth Quarter 2017



Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

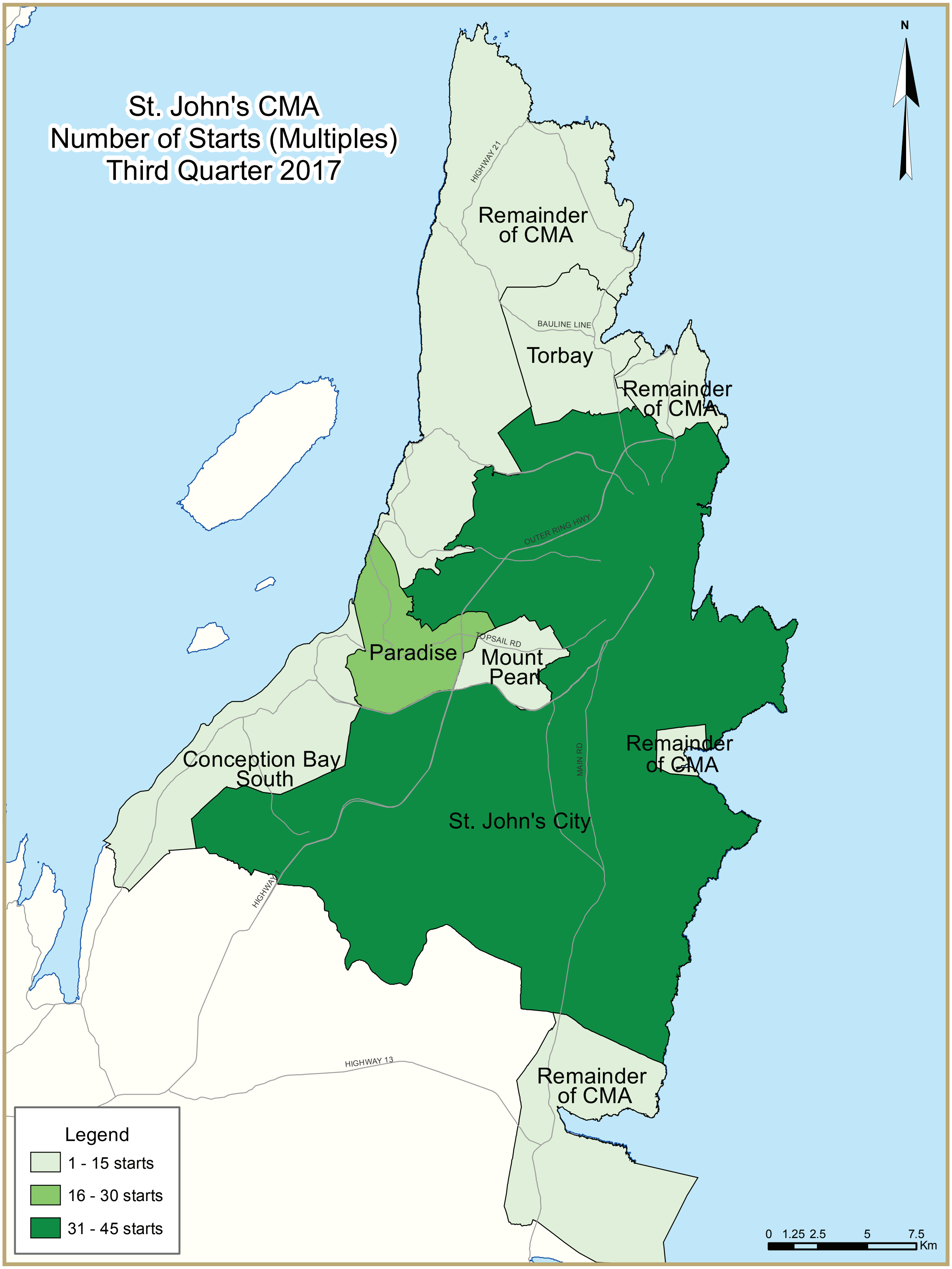
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

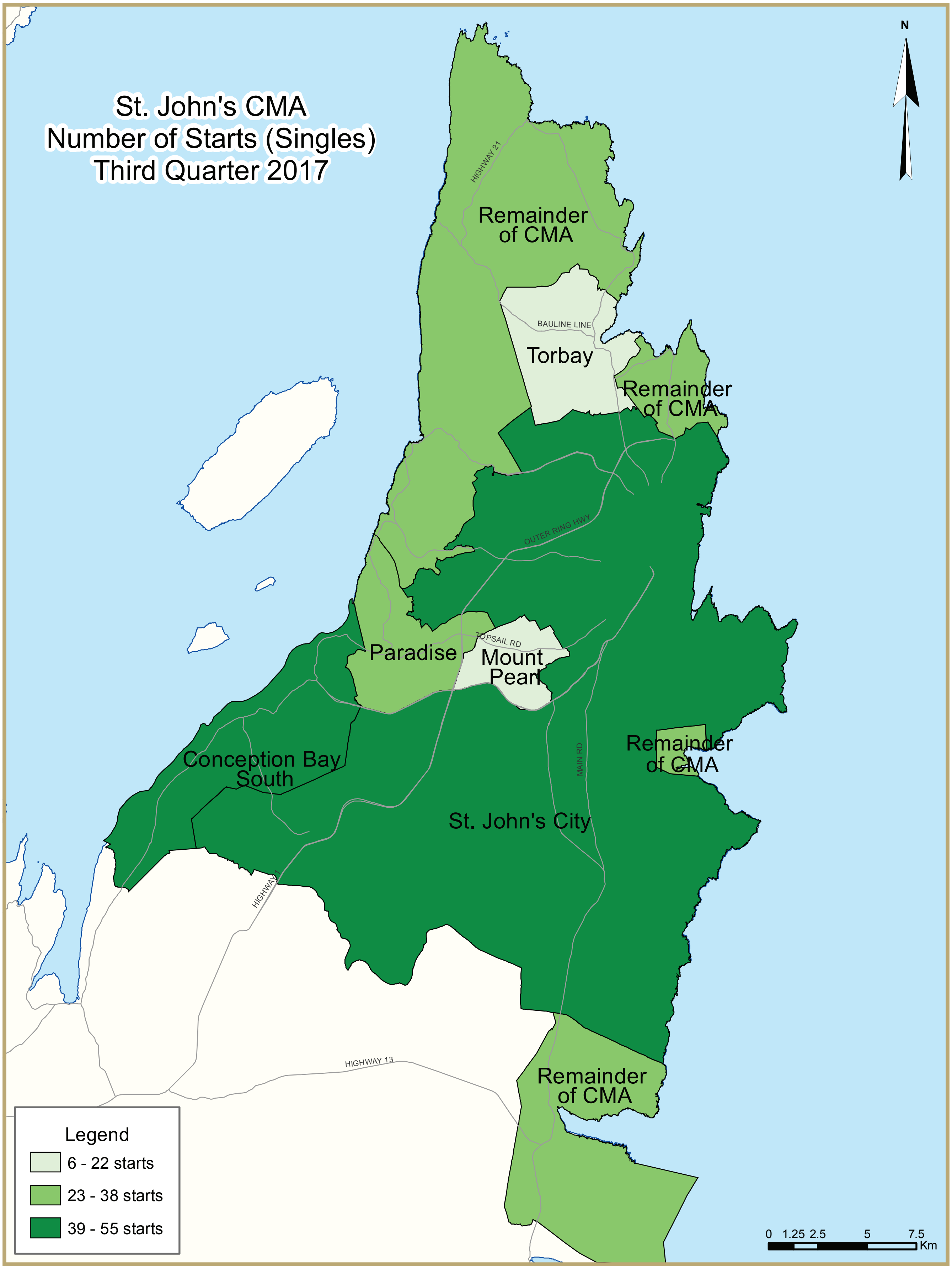
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

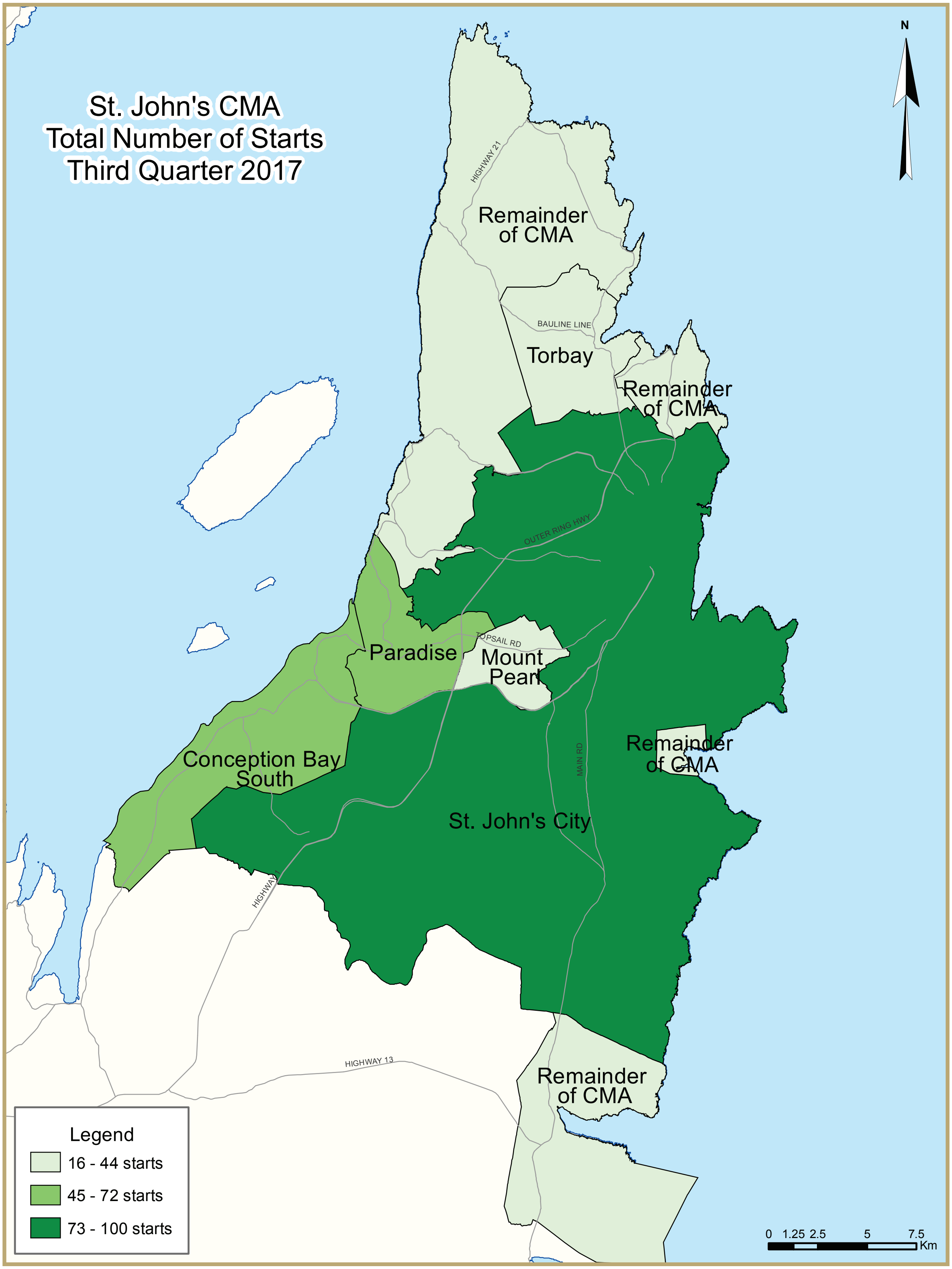
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

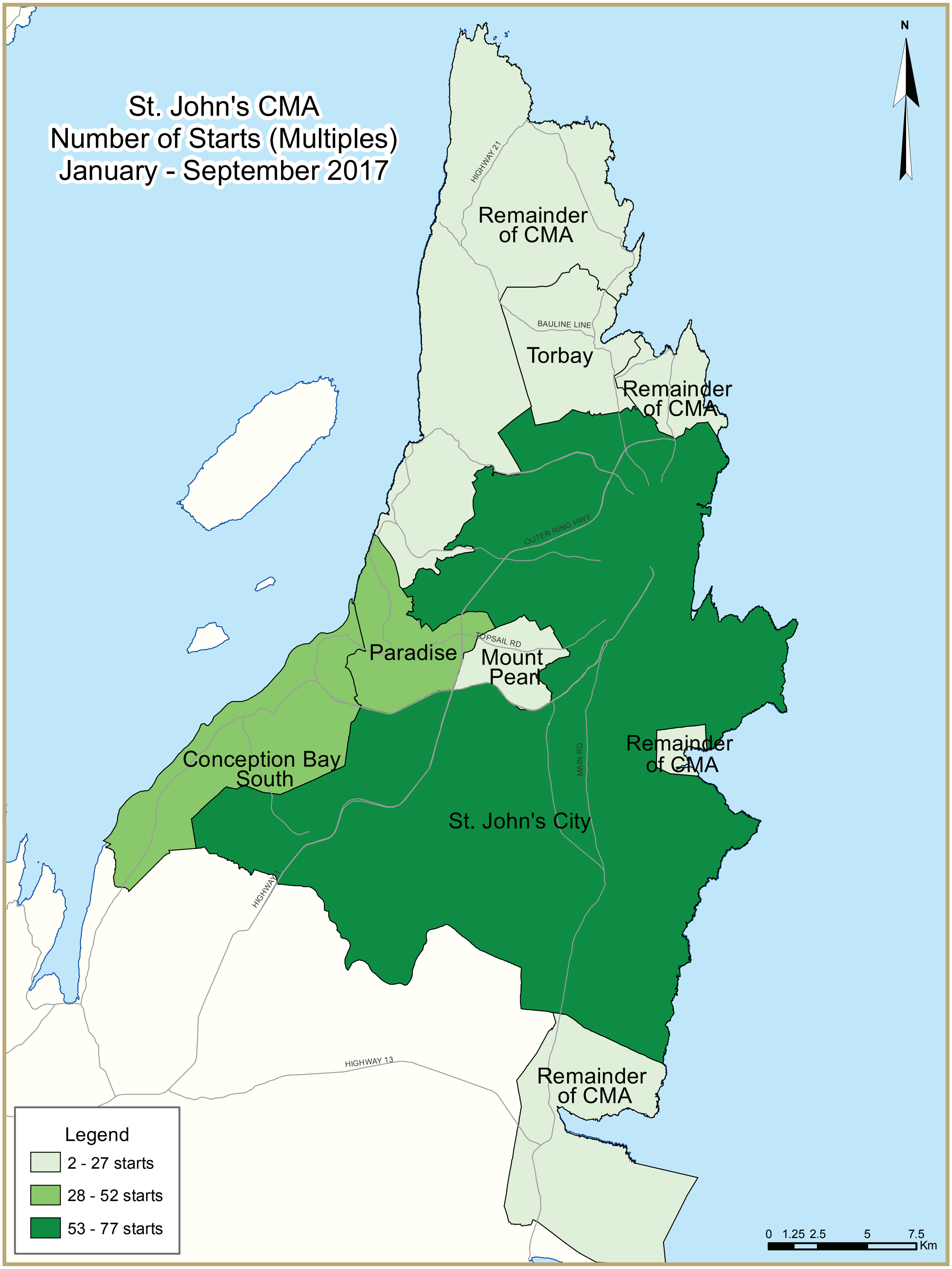
SUBSCRIBE NOW!

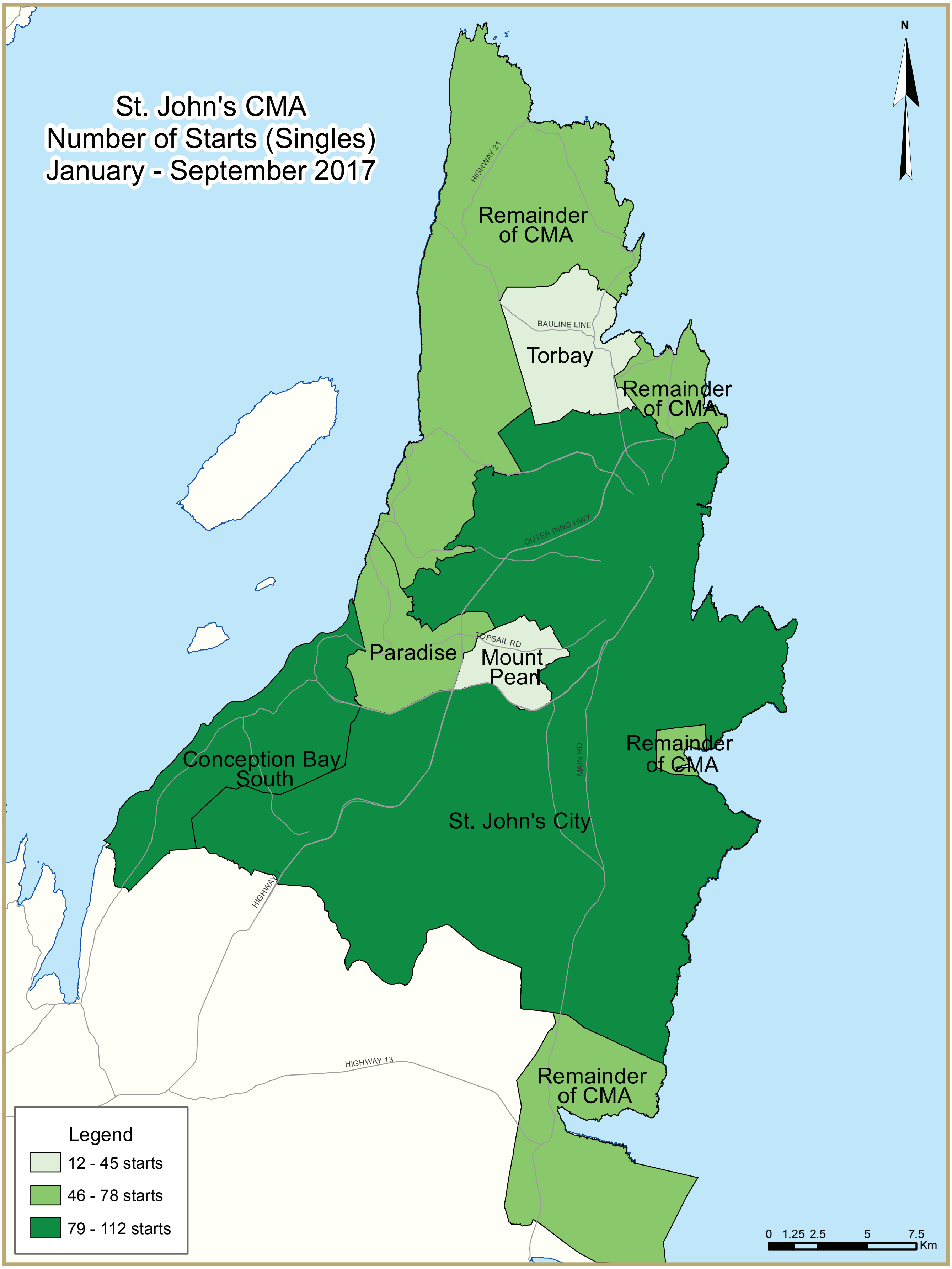
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available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

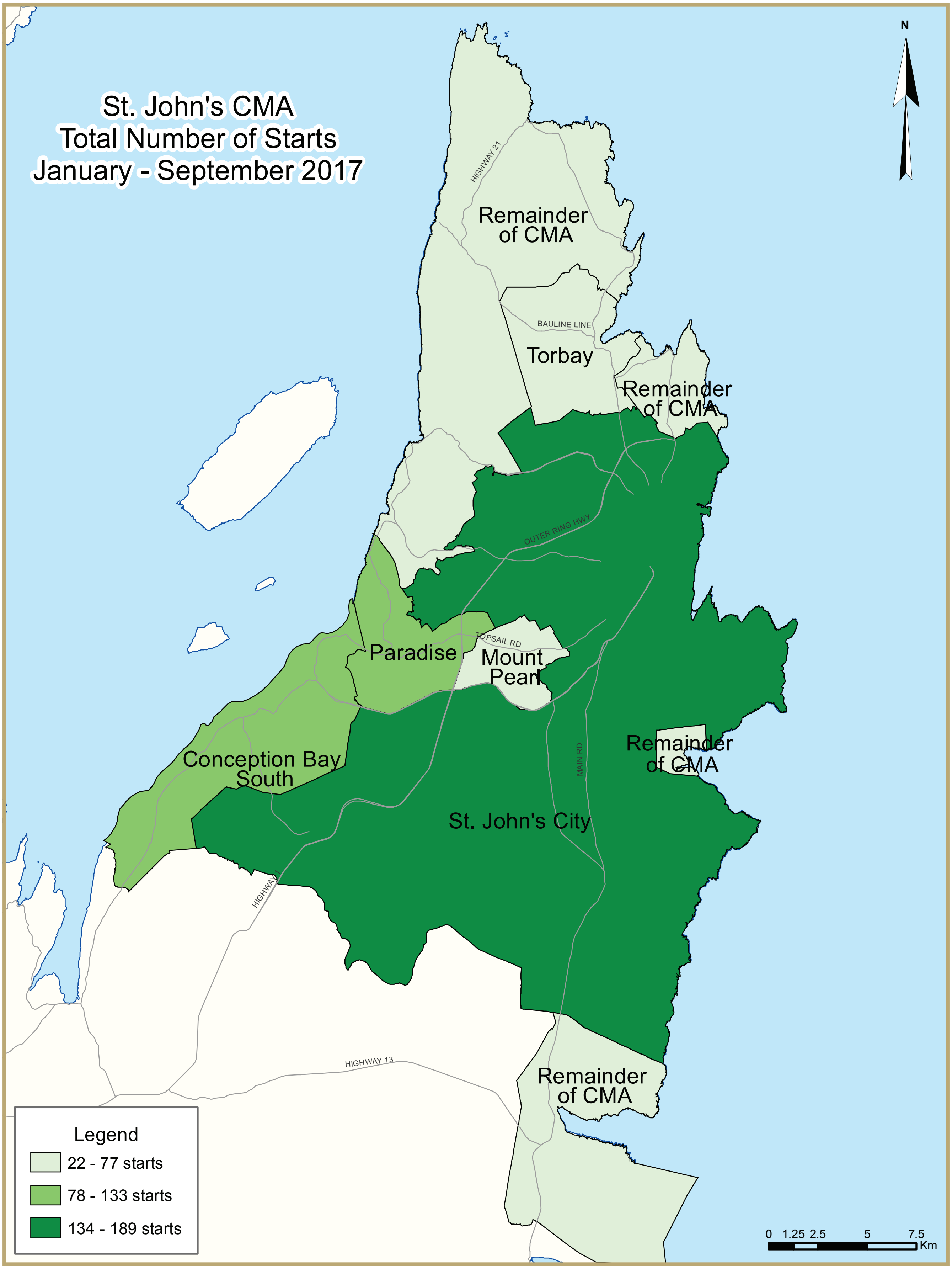

St. John's CMA
Number of Starts (Multiples)
Third Quarter 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
1 - 15 starts
16 - 30 starts
31 - 45 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Singles)
Third 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
6 - 22 starts
23 - 38 starts
39 - 55 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Third 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
16 - 44 starts
45 - 72 starts
73 - 100 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - September 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
2 - 27 starts
28 - 52 starts
53 - 77 starts
0 1.25 2.5 5 7.5 Km


St. John's CMA
Number of Starts (Singles)
January - September 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
12 - 45 starts
46 - 78 starts
79 - 112 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
January - September 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
22 - 77 starts
78 - 133 starts
134 - 189 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)

Third Quarter 2017

St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	729	625	715	439	463	476	434	454
Multiples	256	208	720	336	180	236	292	322
Total	985	833	1,435	775	643	712	726	776
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	404	636	193	176	-8.8%	450	323	-28.2%
Multiples	232	540	65	103	58.5%	132	166	25.8%
Total	636	1,176	258	279	8.1%	582	489	-16.0%

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 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									
Q3 2017	176	20	30	0	7	24	10	12	279
Q3 2016	193	36	8	0	0	0	0	21	258
% Change	-8.8	-44.4	**	n/a	n/a	n/a	n/a	-42.9	8.1
Year-to-date 2017	323	38	50	0	7	24	10	37	489
Year-to-date 2016	450	64	21	0	0	12	0	35	582
% Change	-28.2	-40.6	138.1	n/a	n/a	100.0	n/a	5.7	-16.0
UNDER CONSTRUCTION									
Q3 2017	446	65	66	0	7	24	10	63	681
Q3 2016	584	68	38	0	4	8	0	66	768
% Change	-23.6	-4.4	73.7	n/a	75.0	200.0	n/a	-4.5	-11.3
COMPLETIONS									
Q3 2017	151	30	17	0	0	4	10	16	228
Q3 2016	205	4	0	0	7	4	0	26	246
% Change	-26.3	**	n/a	n/a	-100.0	0.0	n/a	-38.5	-7.3
Year-to-date 2017	424	48	35	0	4	8	20	40	579
Year-to-date 2016	585	21	0	0	12	12	1	209	840
% Change	-27.5	128.6	n/a	n/a	-66.7	-33.3	**	-80.9	-31.1
COMPLETED & NOT ABSORBED									
Q3 2017	81	18	3	0	9	17	n/a	n/a	128
Q3 2016	66	0	0	0	13	16	n/a	n/a	95
% Change	22.7	n/a	n/a	n/a	-30.8	6.3	n/a	n/a	34.7
ABSORBED									
Q3 2017	144	19	21	0	1	3	n/a	n/a	188
Q3 2016	203	4	0	0	4	4	n/a	n/a	215
% Change	-29.1	**	n/a	n/a	-75.0	-25.0	n/a	n/a	-12.6
Year-to-date 2017	407	36	32	0	6	7	n/a	n/a	488
Year-to-date 2016	576	21	3	0	5	17	n/a	n/a	622
% Change	-29.3	71.4	**	n/a	20.0	-58.8	n/a	n/a	-21.5

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									
St. John's City									
Q3 2017	55	4	13	0	0	15	10	3	100
Q3 2016	70	11	8	0	0	0	0	15	104
Conception Bay South									
Q3 2017	46	6	4	0	0	0	0	4	60
Q3 2016	29	0	0	0	0	0	0	0	29
Mount Pearl									
Q3 2017	6	6	4	0	0	0	0	0	16
Q3 2016	16	10	0	0	0	0	0	2	28
Paradise									
Q3 2017	31	4	9	0	7	0	0	4	55
Q3 2016	25	15	0	0	0	0	0	1	41
Torbay									
Q3 2017	7	0	0	0	0	9	0	0	16
Q3 2016	12	0	0	0	0	0	0	3	15
Remainder of the CMA									
Q3 2017	31	0	0	0	0	0	0	1	32
Q3 2016	41	0	0	0	0	0	0	0	41
St. John's CMA									
Q3 2017	176	20	30	0	7	24	10	12	279
Q3 2016	193	36	8	0	0	0	0	21	258
UNDER CONSTRUCTION									
St. John's City									
Q3 2017	164	27	35	0	0	15	10	38	289
Q3 2016	197	13	19	0	4	8	0	29	270
Conception Bay South									
Q3 2017	95	18	7	0	0	0	0	10	130
Q3 2016	125	0	19	0	0	0	0	10	154
Mount Pearl									
Q3 2017	21	8	9	0	0	0	0	2	40
Q3 2016	38	12	0	0	0	0	0	2	52
Paradise									
Q3 2017	65	12	15	0	7	0	0	11	110
Q3 2016	77	43	0	0	0	0	0	9	129
Torbay									
Q3 2017	14	0	0	0	0	9	0	0	23
Q3 2016	20	0	0	0	0	0	0	4	24
Remainder of the CMA									
Q3 2017	87	0	0	0	0	0	0	2	89
Q3 2016	127	0	0	0	0	0	0	12	139
St. John's CMA									
Q3 2017	446	65	66	0	7	24	10	63	681
Q3 2016	584	68	38	0	4	8	0	66	768

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									
St. John's City									
Q3 2017	54	8	0	0	0	4	0	10	76
Q3 2016	59	0	0	0	7	4	0	15	85
Conception Bay South									
Q3 2017	31	6	9	0	0	0	10	1	57
Q3 2016	41	0	0	0	0	0	0	0	41
Mount Pearl									
Q3 2017	5	4	8	0	0	0	0	0	17
Q3 2016	24	0	0	0	0	0	0	0	24
Paradise									
Q3 2017	25	12	0	0	0	0	0	4	41
Q3 2016	29	4	0	0	0	0	0	4	37
Torbay									
Q3 2017	10	0	0	0	0	0	0	1	11
Q3 2016	17	0	0	0	0	0	0	7	24
Remainder of the CMA									
Q3 2017	26	0	0	0	0	0	0	0	26
Q3 2016	35	0	0	0	0	0	0	0	35
St. John's CMA									
Q3 2017	151	30	17	0	0	4	10	16	228
Q3 2016	205	4	0	0	7	4	0	26	246
COMPLETED & NOT ABSORBED									
St. John's City									
Q3 2017	29	4	3	0	4	17	n/a	n/a	57
Q3 2016	29	0	0	0	7	16	n/a	n/a	52
Conception Bay South									
Q3 2017	16	8	0	0	5	0	n/a	n/a	29
Q3 2016	12	0	0	0	5	0	n/a	n/a	17
Mount Pearl									
Q3 2017	6	2	0	0	0	0	n/a	n/a	8
Q3 2016	5	0	0	0	1	0	n/a	n/a	6
Paradise									
Q3 2017	14	4	0	0	0	0	n/a	n/a	18
Q3 2016	6	0	0	0	0	0	n/a	n/a	6
Torbay									
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CMA									
Q3 2017	14	0	0	0	0	0	n/a	n/a	14
Q3 2016	12	0	0	0	0	0	n/a	n/a	12
St. John's CMA									
Q3 2017	81	18	3	0	9	17	n/a	n/a	128
Q3 2016	66	0	0	0	13	16	n/a	n/a	95

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									
St. John's City									
Q3 2017	53	5	4	0	1	3	n/a	n/a	66
Q3 2016	59	0	0	0	3	4	n/a	n/a	66
Conception Bay South									
Q3 2017	24	0	9	0	0	0	n/a	n/a	33
Q3 2016	40	0	0	0	1	0	n/a	n/a	41
Mount Pearl									
Q3 2017	8	2	8	0	0	0	n/a	n/a	18
Q3 2016	23	0	0	0	0	0	n/a	n/a	23
Paradise									
Q3 2017	23	12	0	0	0	0	n/a	n/a	35
Q3 2016	30	4	0	0	0	0	n/a	n/a	34
Torbay									
Q3 2017	10	0	0	0	0	0	n/a	n/a	10
Q3 2016	16	0	0	0	0	0	n/a	n/a	16
Remainder of the CMA									
Q3 2017	26	0	0	0	0	0	n/a	n/a	26
Q3 2016	35	0	0	0	0	0	n/a	n/a	35
St. John's CMA									
Q3 2017	144	19	21	0	1	3	n/a	n/a	188
Q3 2016	203	4	0	0	4	4	n/a	n/a	215

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 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
St. John's City	55	70	4	11	23	8	18	15	100	104	-3.8
Conception Bay South	46	29	6	0	4	0	4	0	60	29	106.9
Mount Pearl	6	16	6	10	4	0	0	2	16	28	-42.9
Paradise	31	25	4	15	16	0	4	1	55	41	34.1
Torbay	7	12	0	0	0	0	9	3	16	15	6.7
Remainder of the CMA	31	41	0	0	0	0	1	0	32	41	-22.0
St. John's CMA	176	193	20	36	47	8	36	21	279	258	8.1

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
St. John's City	112	145	10	11	37	11	30	34	189	201	-6.0
Conception Bay South	82	95	16	0	4	10	10	0	112	105	6.7
Mount Pearl	12	31	8	10	4	0	0	2	24	43	-44.2
Paradise	55	66	4	43	22	0	10	7	91	116	-21.6
Torbay	13	23	0	0	0	0	9	4	22	27	-18.5
Remainder of the CMA	49	90	0	0	0	0	2	0	51	90	-43.3
St. John's CMA	323	450	38	64	67	21	61	47	489	582	-16.0

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
St. John's City	13	8	10	0	15	0	3	15
Conception Bay South	4	0	0	0	0	0	4	0
Mount Pearl	4	0	0	0	0	0	0	2
Paradise	16	0	0	0	0	0	4	1
Torbay	0	0	0	0	9	0	0	3
Remainder of the CMA	0	0	0	0	0	0	1	0
St. John's CMA	37	8	10	0	24	0	12	21

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
St. John's City	27	11	10	0	15	12	15	22
Conception Bay South	4	10	0	0	0	0	10	0
Mount Pearl	4	0	0	0	0	0	0	2
Paradise	22	0	0	0	0	0	10	7
Torbay	0	0	0	0	9	0	0	4
Remainder of the CMA	0	0	0	0	0	0	2	0
St. John's CMA	57	21	10	0	24	12	37	35

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
St. John's City	72	89	15	0	13	15	100	104
Conception Bay South	56	29	0	0	4	0	60	29
Mount Pearl	16	26	0	0	0	2	16	28
Paradise	44	40	7	0	4	1	55	41
Torbay	7	12	9	0	0	3	16	15
Remainder of the CMA	31	41	0	0	1	0	32	41
St. John's CMA	226	237	31	0	22	21	279	258

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
St. John's City	149	167	15	12	25	22	189	201
Conception Bay South	102	105	0	0	10	0	112	105
Mount Pearl	24	41	0	0	0	2	24	43
Paradise	74	109	7	0	10	7	91	116
Torbay	13	23	9	0	0	4	22	27
Remainder of the CMA	49	90	0	0	2	0	51	90
St. John's CMA	411	535	31	12	47	35	489	582

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
St. John's City	54	59	8	0	0	7	14	19	76	85	-10.6
Conception Bay South	31	41	6	0	19	0	1	0	57	41	39.0
Mount Pearl	5	24	4	0	8	0	0	0	17	24	-29.2
Paradise	25	29	12	4	0	0	4	4	41	37	10.8
Torbay	10	17	0	0	0	0	1	7	11	24	-54.2
Remainder of the CMA	26	35	0	0	0	0	0	0	26	35	-25.7
St. John's CMA	151	205	30	4	27	7	20	30	228	246	-7.3

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
St. John's City	131	169	8	6	14	7	30	174	183	356	-48.6
Conception Bay South	96	129	8	1	29	5	1	2	134	137	-2.2
Mount Pearl	26	45	10	0	16	0	0	0	52	45	15.6
Paradise	66	101	22	14	0	0	13	35	101	150	-32.7
Torbay	23	39	0	0	0	0	3	8	26	47	-44.7
Remainder of the CMA	82	103	0	0	0	0	1	2	83	105	-21.0
St. John's CMA	424	586	48	21	59	12	48	221	579	840	-31.1

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
St. John's City	0	7	0	0	4	4	10	15
Conception Bay South	9	0	10	0	0	0	1	0
Mount Pearl	8	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	4	4
Torbay	0	0	0	0	0	0	1	7
Remainder of the CMA	0	0	0	0	0	0	0	0
St. John's CMA	17	7	10	0	4	4	16	26

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
St. John's City	14	7	0	0	8	12	22	162
Conception Bay South	9	5	20	0	0	0	1	2
Mount Pearl	16	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	13	35
Torbay	0	0	0	0	0	0	3	8
Remainder of the CMA	0	0	0	0	0	0	1	2
St. John's CMA	39	12	20	0	8	12	40	209

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
St. John's City	62	59	4	11	10	15	76	85
Conception Bay South	46	41	0	0	11	0	57	41
Mount Pearl	17	24	0	0	0	0	17	24
Paradise	37	33	0	0	4	4	41	37
Torbay	10	17	0	0	1	7	11	24
Remainder of the CMA	26	35	0	0	0	0	26	35
St. John's CMA	198	209	4	11	26	26	228	246

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
St. John's City	149	174	12	19	22	163	183	356
Conception Bay South	113	130	0	5	21	2	134	137
Mount Pearl	52	45	0	0	0	0	52	45
Paradise	88	115	0	0	13	35	101	150
Torbay	23	39	0	0	3	8	26	47
Remainder of the CMA	82	103	0	0	1	2	83	105
St. John's CMA	507	606	12	24	60	210	579	840

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2017													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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													
Q3 2017	0	0.0	2	3.8	7	13.5	20	38.5	23	44.2	52	390,000	433,032
Q3 2016	1	1.7	0	0.0	8	13.6	21	35.6	29	49.2	59	400,000	436,255
Year-to-date 2017	1	0.8	2	1.7	18	15.0	47	39.2	52	43.3	120	385,000	430,140
Year-to-date 2016	2	1.2	3	1.8	15	9.0	52	31.3	94	56.6	166	410,000	437,255
Conception Bay South													
Q3 2017	0	0.0	11	45.8	8	33.3	3	12.5	2	8.3	24	300,000	311,328
Q3 2016	2	5.0	16	40.0	8	20.0	9	22.5	5	12.5	40	300,000	346,499
Year-to-date 2017	8	8.6	36	38.7	24	25.8	11	11.8	14	15.1	93	300,000	324,110
Year-to-date 2016	7	5.6	49	39.5	34	27.4	17	13.7	17	13.7	124	300,000	331,327
Mount Pearl													
Q3 2017	0	0.0	1	12.5	3	37.5	3	37.5	1	12.5	8	-	323,425
Q3 2016	0	0.0	9	39.1	5	21.7	4	17.4	5	21.7	23	295,000	372,129
Year-to-date 2017	0	0.0	7	23.3	15	50.0	6	20.0	2	6.7	30	-	333,976
Year-to-date 2016	0	0.0	11	25.0	18	40.9	7	15.9	8	18.2	44	295,000	365,527
Paradise													
Q3 2017	0	0.0	4	17.4	6	26.1	4	17.4	9	39.1	23	395,000	377,290
Q3 2016	0	0.0	2	6.7	9	30.0	8	26.7	11	36.7	30	360,000	415,435
Year-to-date 2017	0	0.0	7	11.9	19	32.2	17	28.8	16	27.1	59	360,000	383,906
Year-to-date 2016	0	0.0	5	5.0	23	22.8	30	29.7	43	42.6	101	370,000	416,219
Torbay													
Q3 2017	0	0.0	0	0.0	1	10.0	1	10.0	8	80.0	10	-	488,267
Q3 2016	0	0.0	0	0.0	1	6.3	2	12.5	13	81.3	16	-	420,833
Year-to-date 2017	0	0.0	0	0.0	2	8.7	5	21.7	16	69.6	23	-	488,267
Year-to-date 2016	0	0.0	0	0.0	3	8.1	2	5.4	32	86.5	37	-	540,699
Remainder of the CMA													
Q3 2017	0	0.0	3	11.5	4	15.4	4	15.4	15	57.7	26	-	672,190
Q3 2016	0	0.0	2	5.7	2	5.7	6	17.1	25	71.4	35	-	615,600
Year-to-date 2017	1	1.3	5	6.3	11	13.8	19	23.8	44	55.0	80	-	514,519
Year-to-date 2016	0	0.0	10	9.6	6	5.8	22	21.2	66	63.5	104	-	493,549
St. John's CMA													
Q3 2017	0	0.0	21	14.7	29	20.3	35	24.5	58	40.6	143	375,000	422,887
Q3 2016	3	1.5	29	14.3	33	16.3	50	24.6	88	43.3	203	380,000	428,388
Year-to-date 2017	10	2.5	57	14.1	89	22.0	105	25.9	144	35.6	405	365,000	405,935
Year-to-date 2016	9	1.6	78	13.5	99	17.2	130	22.6	260	45.1	576	385,000	421,836

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
St. John's City	433,032	436,255	-0.7	430,140	437,255	-1.6
Conception Bay South	311,328	346,499	-10.2	324,110	331,327	-2.2
Mount Pearl	323,425	372,129	-13.1	333,976	365,527	-8.6
Paradise	377,290	415,435	-9.2	383,906	416,219	-7.8
Torbay	488,267	420,833	16.0	488,267	540,699	-9.7
Remainder of the CMA	672,190	615,600	9.2	514,519	493,549	4.2
St. John's CMA	422,887	428,388	-1.3	405,935	421,836	-3.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for St. John's

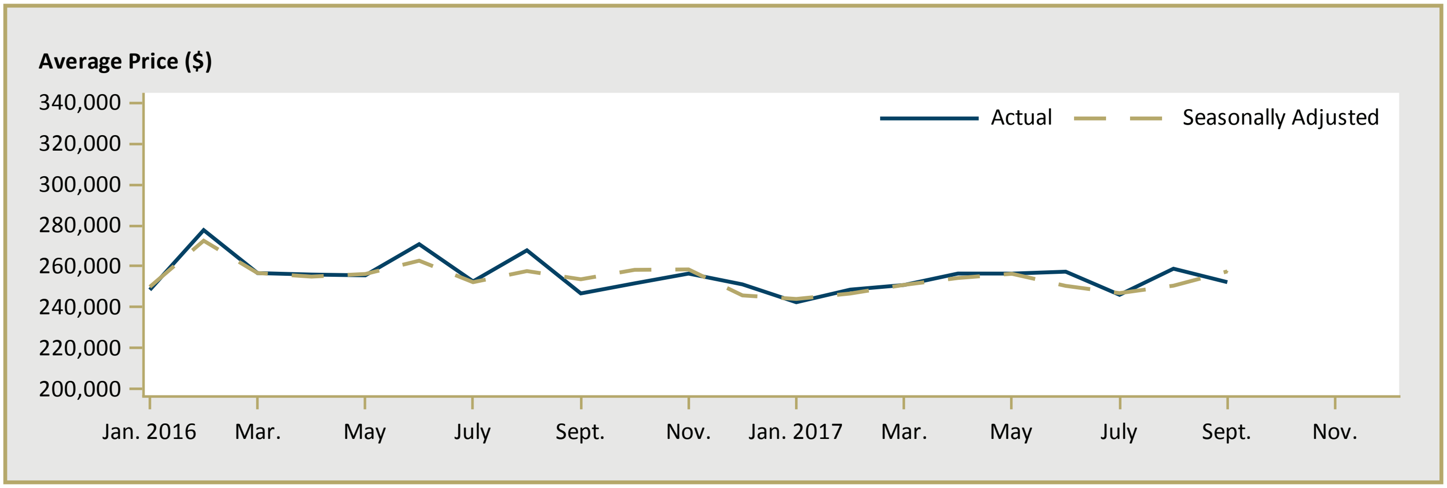


Figure 5.2: MLS® Residential Sales for St. John's

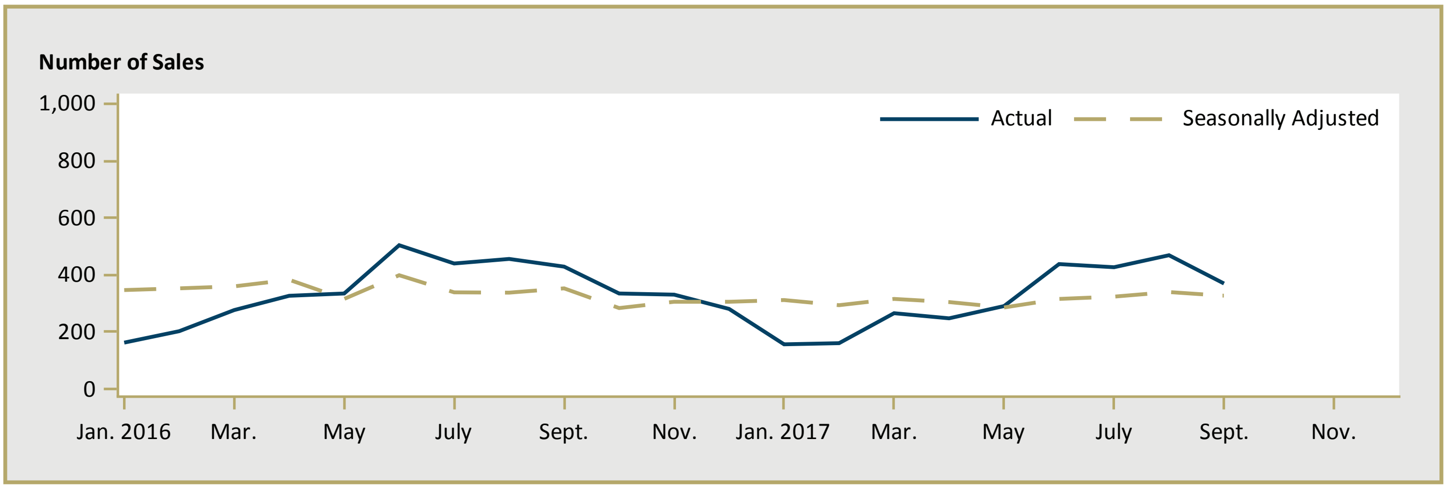
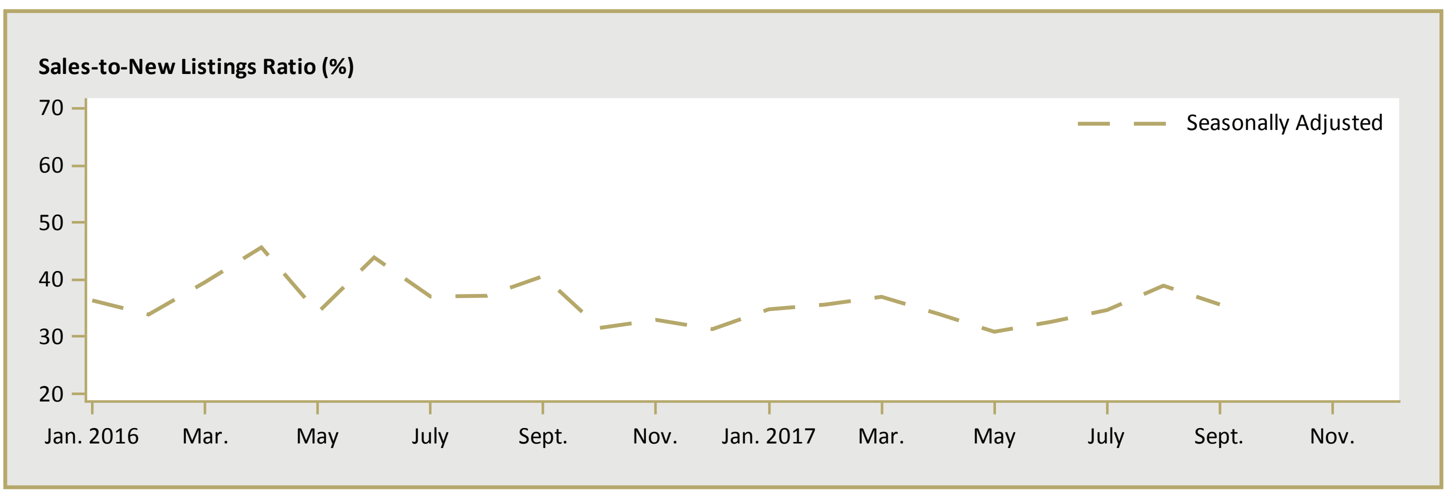


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for St. John's



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third 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	99.4	134.8	110.0	7.9	64.9	982
	July	573	3.14	4.84	99.4	135.2	109.1	8.4	64.6	981
	August	573	3.14	4.84	98.9	135.1	109.0	8.4	64.4	979
	September	575	3.09	4.89		136.1	107.1	8.9	63.7	970
	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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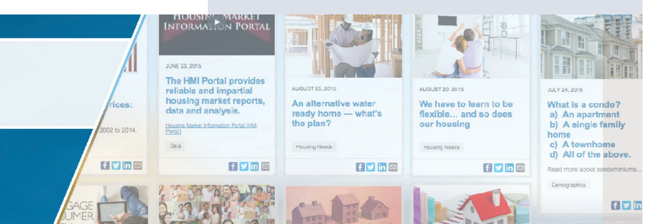

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