

HOUSING NOW TABLES

Saint John, Moncton CMAs and Fredericton CA

Date Released: Fourth Quarter 2017



Housing market intelligence you can count on

Publication Update!

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

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

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

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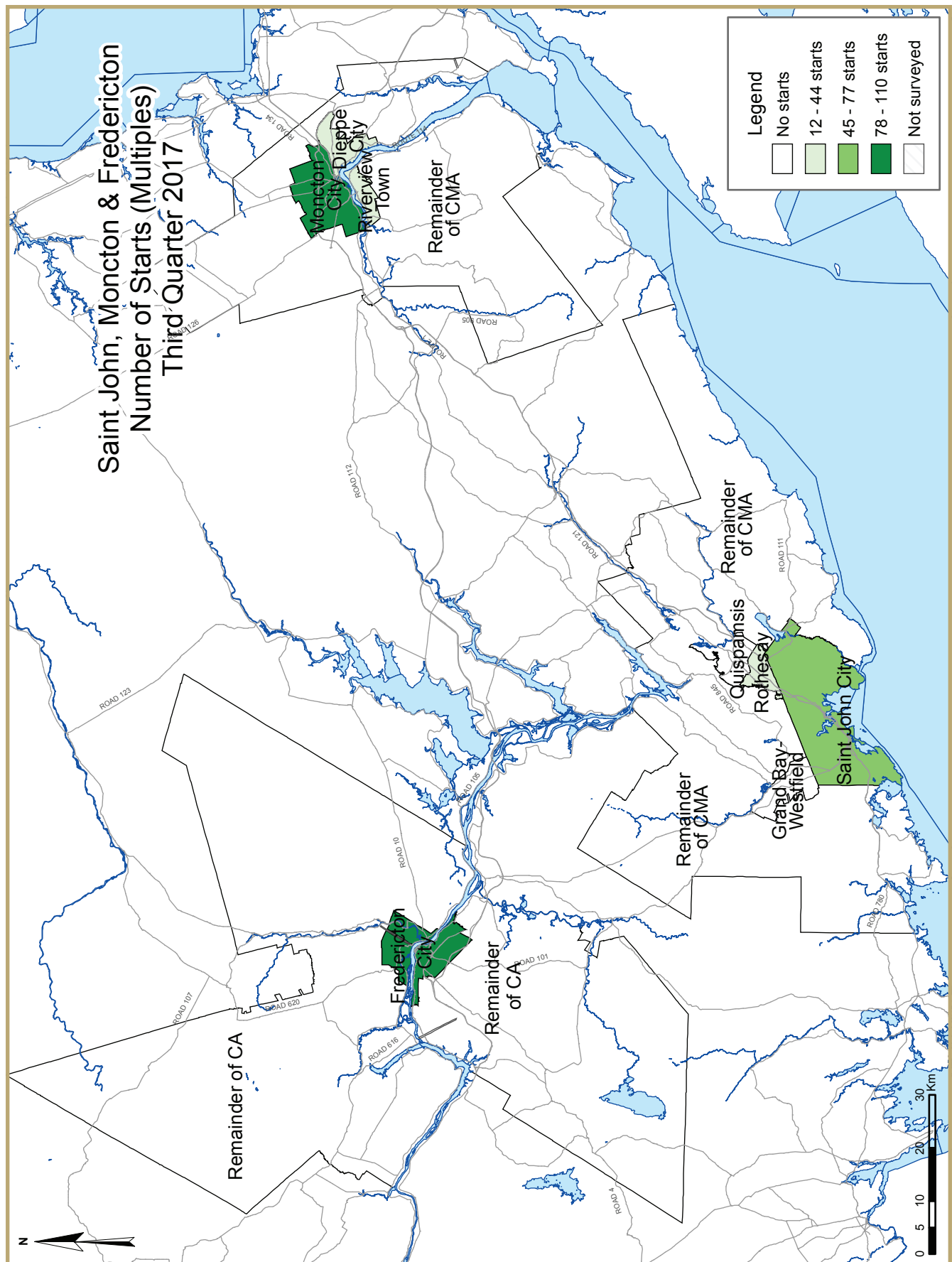
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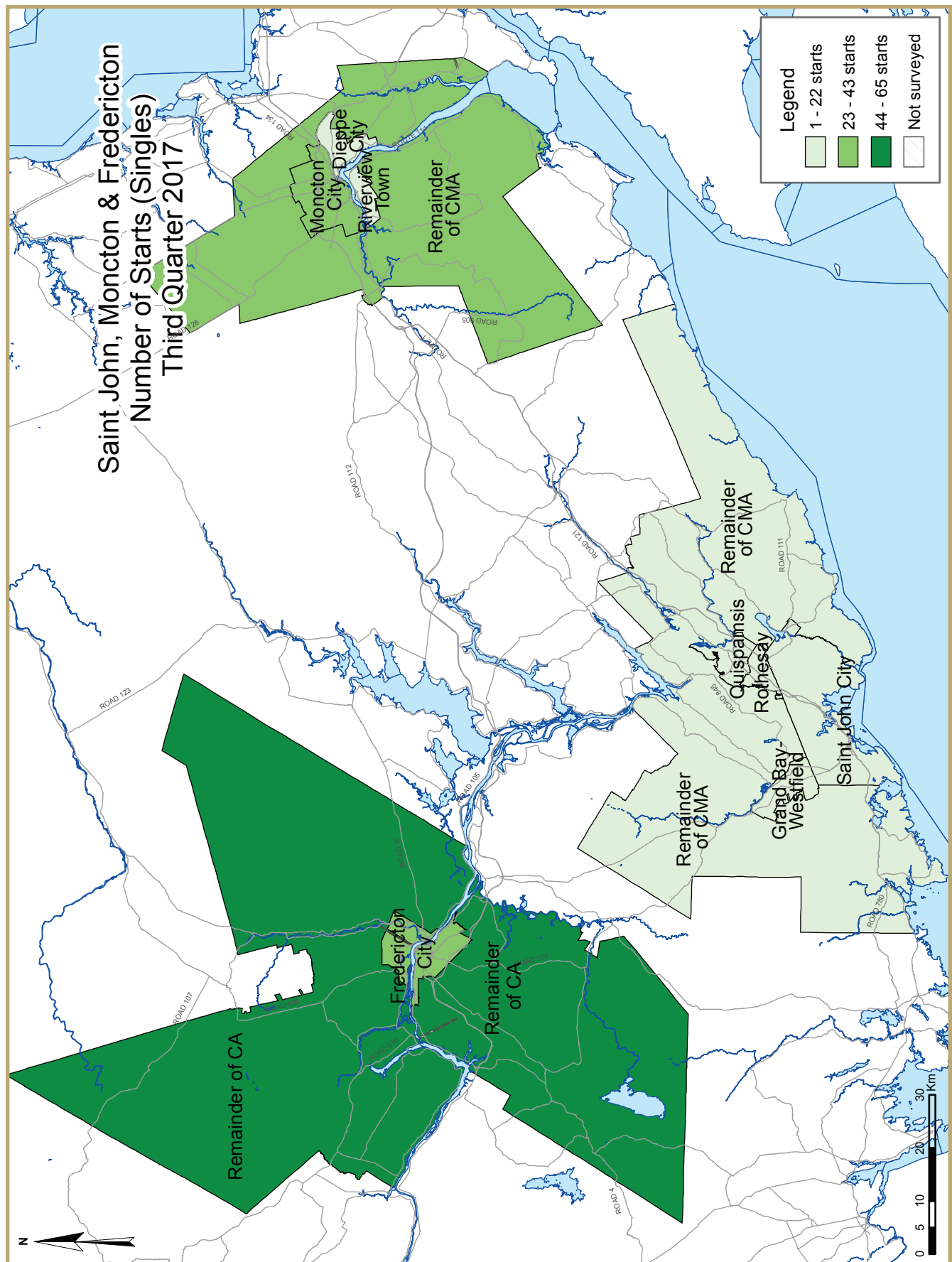
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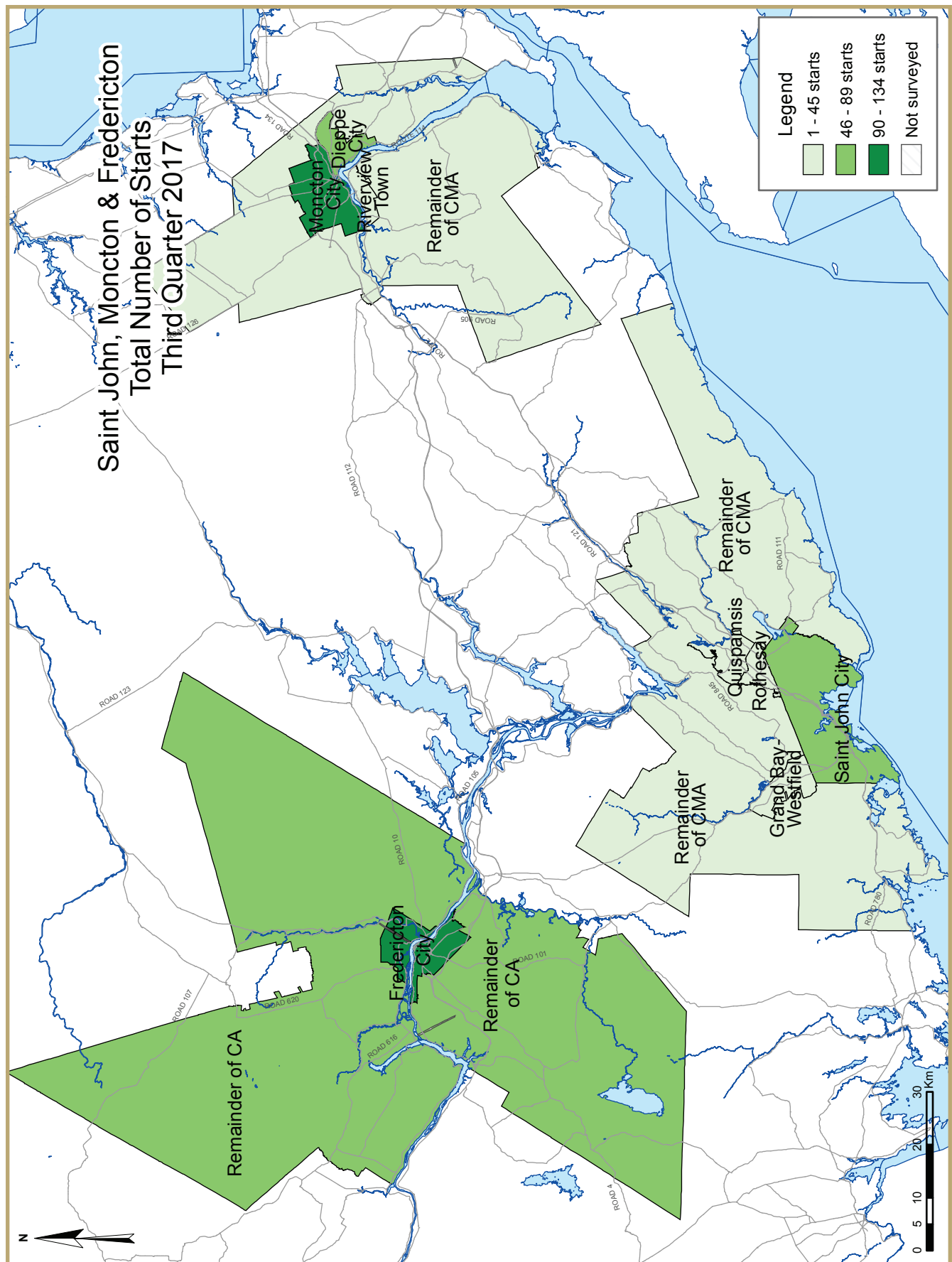
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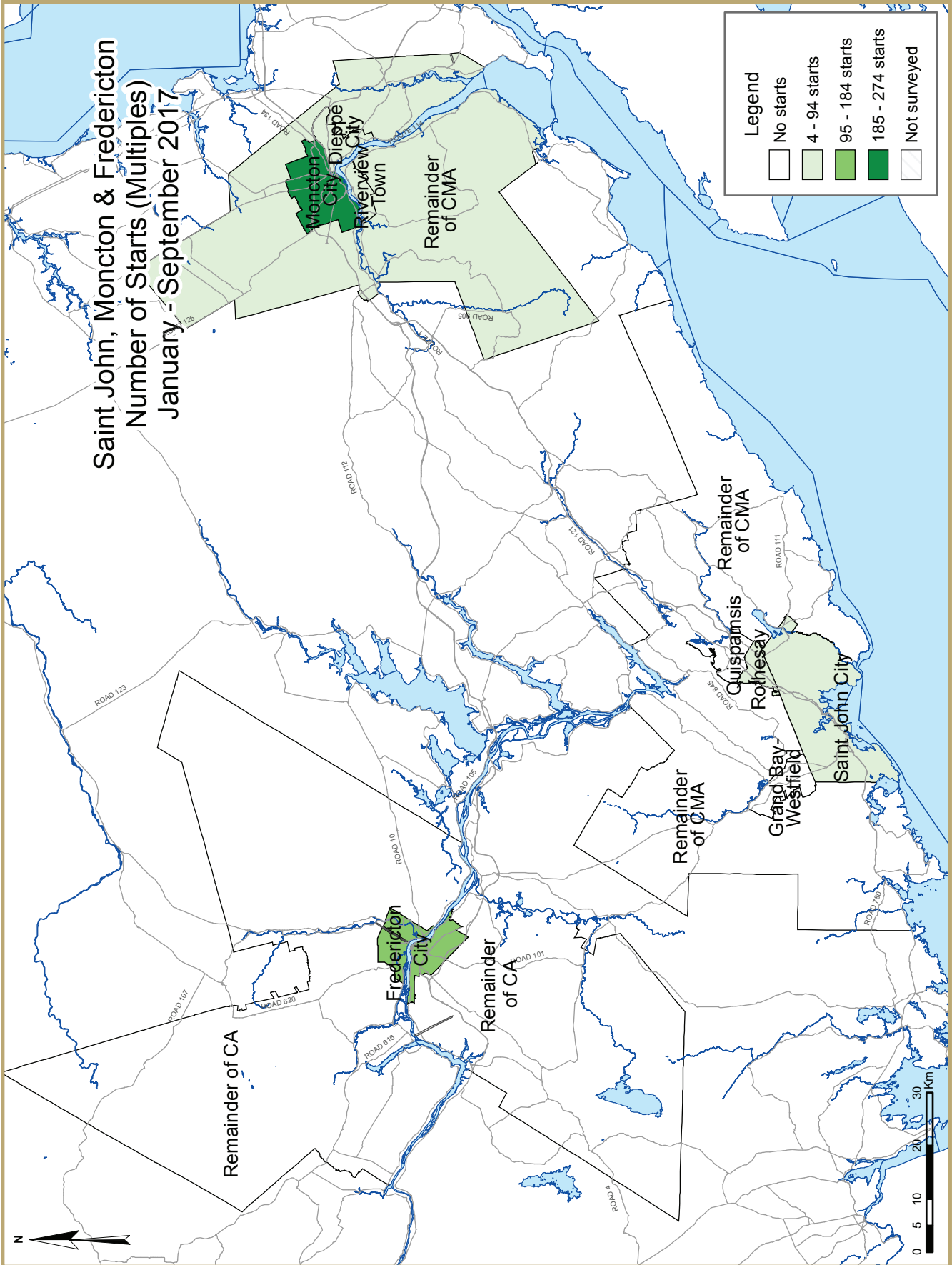
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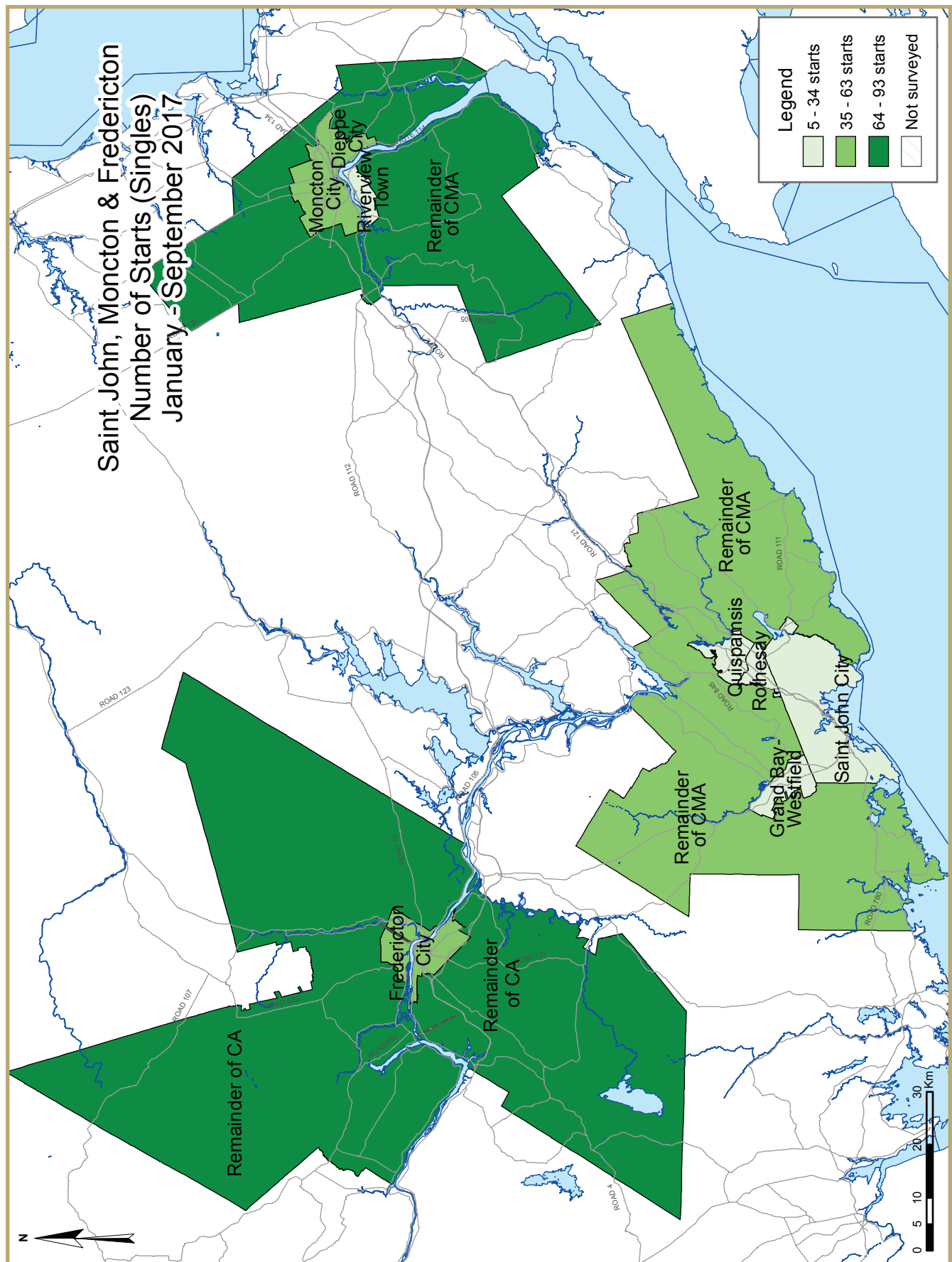
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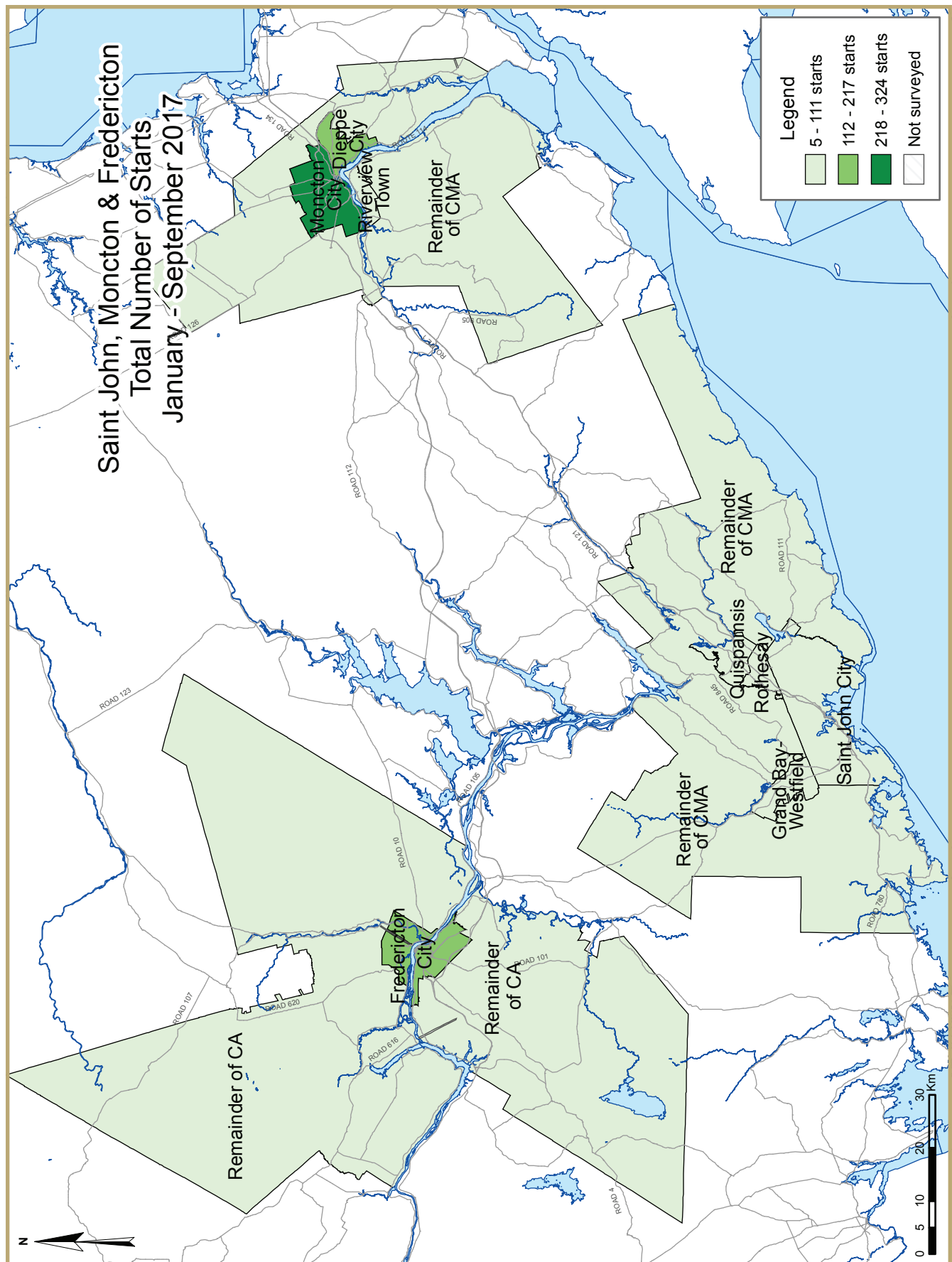












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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
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- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
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- 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								
Saint John CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	130	131	165	154	128	123	137	145
Multiples	95	20	-	-	-	18	6	-
Total	225	151	165	154	128	141	143	145
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	163	132	48	46	-4.2%	61	57	-6.6%
Multiples	-	-	3	-	-100.0%	3	-	-100.0%
Total	163	132	51	46	-9.8%	64	57	-10.9%

Table 1: Housing Starts (SAAR and Trend)								
Second Quarter 2017								
Moncton CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	243	240	208	253	281	169	177	188
Multiples	349	383	120	1,080	360	306	454	498
Total	592	623	328	1,333	641	475	631	686
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	90	284	89	78	-12.4%	103	84	-18.4%
Multiples	479	448	70	130	85.7%	72	249	245.8%
Total	569	732	159	208	30.8%	175	333	90.3%

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

Detailed data available upon request

**Table 1.1a: Housing Activity Summary of Saint John 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	61	3	0	0	0	0	3	61	128
Q3 2016	38	4	3	0	0	0	1	0	46
% Change	60.5	-25.0	-100.0	n/a	n/a	n/a	200.0	n/a	178.3
Year-to-date 2017	114	3	0	0	0	0	7	61	185
Year-to-date 2016	93	6	3	0	0	0	7	1	110
% Change	22.6	-50.0	-100.0	n/a	n/a	n/a	0.0	**	68.2
UNDER CONSTRUCTION									
Q3 2017	105	7	9	0	0	0	2	64	187
Q3 2016	95	10	9	0	0	0	4	7	125
% Change	10.5	-30.0	0.0	n/a	n/a	n/a	-50.0	**	49.6
COMPLETIONS									
Q3 2017	36	0	6	0	0	0	4	6	52
Q3 2016	32	2	4	0	0	0	4	75	117
% Change	12.5	-100.0	50.0	n/a	n/a	n/a	0.0	-92.0	-55.6
Year-to-date 2017	93	4	6	0	0	0	5	8	116
Year-to-date 2016	94	12	11	0	0	0	7	139	263
% Change	-1.1	-66.7	-45.5	n/a	n/a	n/a	-28.6	-94.2	-55.9
COMPLETED & NOT ABSORBED									
Q3 2017	6	1	2	0	0	0	n/a	n/a	9
Q3 2016	7	0	3	0	0	2	n/a	n/a	12
% Change	-14.3	n/a	-33.3	n/a	n/a	-100.0	n/a	n/a	-25.0
ABSORBED									
Q3 2017	35	1	7	0	0	0	n/a	n/a	43
Q3 2016	32	0	4	0	0	0	n/a	n/a	36
% Change	9.4	n/a	75.0	n/a	n/a	n/a	n/a	n/a	19.4
Year-to-date 2017	94	3	7	0	0	2	n/a	n/a	106
Year-to-date 2016	93	12	8	0	0	0	n/a	n/a	113
% Change	1.1	-75.0	-12.5	n/a	n/a	n/a	n/a	n/a	-6.2

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

**Table 1.1b: Housing Activity Summary of Moncton 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	83	60	17	0	0	41	13	29	243
Q3 2016	69	38	44	1	0	0	8	158	318
% Change	20.3	57.9	-61.4	-100.0	n/a	n/a	62.5	-81.6	-23.6
Year-to-date 2017	159	128	29	0	0	41	21	198	576
Year-to-date 2016	158	80	48	2	0	0	21	184	493
% Change	0.6	60.0	-39.6	-100.0	n/a	n/a	0.0	7.6	16.8
UNDER CONSTRUCTION									
Q3 2017	155	120	66	0	0	41	10	353	745
Q3 2016	159	88	52	8	0	10	15	208	540
% Change	-2.5	36.4	26.9	-100.0	n/a	**	-33.3	69.7	38.0
COMPLETIONS									
Q3 2017	36	44	8	3	6	0	14	42	153
Q3 2016	55	40	31	1	6	0	14	24	171
% Change	-34.5	10.0	-74.2	200.0	0.0	n/a	0.0	75.0	-10.5
Year-to-date 2017	146	96	18	7	6	0	26	46	345
Year-to-date 2016	180	130	54	3	6	0	28	444	845
% Change	-18.9	-26.2	-66.7	133.3	0.0	n/a	-7.1	-89.6	-59.2
COMPLETED & NOT ABSORBED									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	17	18	9	0	4	5	n/a	n/a	53
% Change	-100.0	-100.0	-100.0	n/a	-100.0	-100.0	n/a	n/a	-100.0
ABSORBED									
Q3 2017	50	59	12	3	10	0	n/a	n/a	134
Q3 2016	39	34	25	1	1	16	n/a	n/a	116
% Change	28.2	73.5	-52.0	200.0	**	-100.0	n/a	n/a	15.5
Year-to-date 2017	162	101	23	7	10	5	n/a	n/a	308
Year-to-date 2016	163	128	49	3	2	16	n/a	n/a	361
% Change	-0.6	-21.1	-53.1	133.3	**	-68.8	n/a	n/a	-14.7

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

**Table 1.1c: Housing Activity Summary of Fredericton CA
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	86	4	0	0	0	0	28	67	185
Q3 2016	50	0	9	0	0	0	2	24	87
% Change	72.0	n/a	-100.0	n/a	n/a	n/a	**	179.2	112.6
Year-to-date 2017	128	4	26	0	0	0	33	67	258
Year-to-date 2016	96	2	29	0	0	48	15	60	252
% Change	33.3	100.0	-10.3	n/a	n/a	-100.0	120.0	11.7	2.4
UNDER CONSTRUCTION									
Q3 2017	123	10	26	0	0	0	54	221	434
Q3 2016	78	4	17	0	0	48	6	153	308
% Change	57.7	150.0	52.9	n/a	n/a	-100.0	**	44.4	40.9
COMPLETIONS									
Q3 2017	22	2	0	0	0	0	21	0	45
Q3 2016	37	4	4	0	0	0	9	84	138
% Change	-40.5	-50.0	-100.0	n/a	n/a	n/a	133.3	-100.0	-67.4
Year-to-date 2017	97	8	7	0	0	0	39	36	187
Year-to-date 2016	153	8	10	0	0	0	52	199	422
% Change	-36.6	0.0	-30.0	n/a	n/a	n/a	-25.0	-81.9	-55.7
COMPLETED & NOT ABSORBED									
Q3 2017	7	3	0	0	0	0	n/a	n/a	10
Q3 2016	14	4	6	0	0	51	n/a	n/a	75
% Change	-50.0	-25.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-86.7
ABSORBED									
Q3 2017	24	1	0	0	0	0	n/a	n/a	25
Q3 2016	43	5	10	0	1	0	n/a	n/a	59
% Change	-44.2	-80.0	-100.0	n/a	-100.0	n/a	n/a	n/a	-57.6
Year-to-date 2017	101	9	7	0	0	10	n/a	n/a	127
Year-to-date 2016	152	8	18	0	1	3	n/a	n/a	182
% Change	-33.6	12.5	-61.1	n/a	-100.0	**	n/a	n/a	-30.2

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									
Saint John City									
Q3 2017	19	3	0	0	0	0	1	47	70
Q3 2016	8	0	3	0	0	0	0	0	11
Grand Bay-Westfield									
Q3 2017	1	0	0	0	0	0	0	0	1
Q3 2016	4	0	0	0	0	0	0	0	4
Quispamsis									
Q3 2017	13	0	0	0	0	0	2	0	15
Q3 2016	12	4	0	0	0	0	1	0	17
Rothsay									
Q3 2017	13	0	0	0	0	0	0	14	27
Q3 2016	5	0	0	0	0	0	0	0	5
Remainder of Saint John CMA									
Q3 2017	15	0	0	0	0	0	0	0	15
Q3 2016	9	0	0	0	0	0	0	0	9
Saint John CMA									
Q3 2017	61	3	0	0	0	0	3	61	128
Q3 2016	38	4	3	0	0	0	1	0	46
Moncton City									
Q3 2017	21	26	14	0	0	41	3	29	134
Q3 2016	22	16	40	1	0	0	2	1	82
Dieppe City									
Q3 2017	19	22	3	0	0	0	3	0	47
Q3 2016	8	14	0	0	0	0	0	155	177
Riverview Town									
Q3 2017	5	12	0	0	0	0	6	0	23
Q3 2016	1	8	4	0	0	0	5	0	18
Remainder of Moncton CMA									
Q3 2017	38	0	0	0	0	0	1	0	39
Q3 2016	38	0	0	0	0	0	1	2	41
Moncton CMA									
Q3 2017	83	60	17	0	0	41	13	29	243
Q3 2016	69	38	44	1	0	0	8	158	318
Fredericton City									
Q3 2017	26	4	0	0	0	0	23	67	120
Q3 2016	19	0	9	0	0	0	1	24	55
Remainder of Fredericton CA									
Q3 2017	60	0	0	0	0	0	5	0	65
Q3 2016	31	0	0	0	0	0	1	0	32
Fredericton CA									
Q3 2017	86	4	0	0	0	0	28	67	185
Q3 2016	50	0	9	0	0	0	2	24	87

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Saint John City									
Q3 2017	24	7	9	0	0	0	1	50	91
Q3 2016	30	6	9	0	0	0	3	7	55
Grand Bay-Westfield									
Q3 2017	3	0	0	0	0	0	0	0	3
Q3 2016	8	0	0	0	0	0	0	0	8
Quispamsis									
Q3 2017	25	0	0	0	0	0	1	0	26
Q3 2016	24	4	0	0	0	0	1	0	29
Rothsay									
Q3 2017	18	0	0	0	0	0	0	14	32
Q3 2016	13	0	0	0	0	0	0	0	13
Remainder of Saint John CMA									
Q3 2017	35	0	0	0	0	0	0	0	35
Q3 2016	20	0	0	0	0	0	0	0	20
Saint John CMA									
Q3 2017	105	7	9	0	0	0	2	64	187
Q3 2016	95	10	9	0	0	0	4	7	125
Moncton City									
Q3 2017	41	64	51	0	0	41	2	149	348
Q3 2016	48	56	40	8	0	10	4	26	192
Dieppe City									
Q3 2017	31	30	11	0	0	0	3	204	279
Q3 2016	16	22	4	0	0	0	4	156	202
Riverview Town									
Q3 2017	9	26	0	0	0	0	4	0	39
Q3 2016	12	10	8	0	0	0	6	24	60
Remainder of Moncton CMA									
Q3 2017	74	0	4	0	0	0	1	0	79
Q3 2016	83	0	0	0	0	0	1	2	86
Moncton CMA									
Q3 2017	155	120	66	0	0	41	10	353	745
Q3 2016	159	88	52	8	0	10	15	208	540
Fredericton City									
Q3 2017	46	10	26	0	0	0	51	221	354
Q3 2016	42	4	17	0	0	48	5	153	271
Remainder of Fredericton CA									
Q3 2017	77	0	0	0	0	0	3	0	80
Q3 2016	36	0	0	0	0	0	1	0	37
Fredericton CA									
Q3 2017	123	10	26	0	0	0	54	221	434
Q3 2016	78	4	17	0	0	48	6	153	308

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									
Saint John City									
Q3 2017	10	0	6	0	0	0	0	6	22
Q3 2016	3	2	0	0	0	0	2	42	49
Grand Bay-Westfield									
Q3 2017	4	0	0	0	0	0	0	0	4
Q3 2016	1	0	0	0	0	0	0	0	1
Quispamsis									
Q3 2017	8	0	0	0	0	0	4	0	12
Q3 2016	10	0	0	0	0	0	2	0	12
Rothsay									
Q3 2017	7	0	0	0	0	0	0	0	7
Q3 2016	9	0	4	0	0	0	0	33	46
Remainder of Saint John CMA									
Q3 2017	7	0	0	0	0	0	0	0	7
Q3 2016	9	0	0	0	0	0	0	0	9
Saint John CMA									
Q3 2017	36	0	6	0	0	0	4	6	52
Q3 2016	32	2	4	0	0	0	4	75	117
Moncton City									
Q3 2017	19	32	8	3	0	0	6	10	78
Q3 2016	16	22	7	1	0	0	6	0	52
Dieppe City									
Q3 2017	6	10	0	0	0	0	2	32	50
Q3 2016	15	12	20	0	0	0	0	0	47
Riverview Town									
Q3 2017	2	2	0	0	6	0	5	0	15
Q3 2016	11	4	4	0	6	0	4	24	53
Remainder of Moncton CMA									
Q3 2017	9	0	0	0	0	0	1	0	10
Q3 2016	13	2	0	0	0	0	4	0	19
Moncton CMA									
Q3 2017	36	44	8	3	6	0	14	42	153
Q3 2016	55	40	31	1	6	0	14	24	171
Fredericton City									
Q3 2017	5	2	0	0	0	0	18	0	25
Q3 2016	11	2	4	0	0	0	9	84	110
Remainder of Fredericton CA									
Q3 2017	17	0	0	0	0	0	3	0	20
Q3 2016	26	2	0	0	0	0	0	0	28
Fredericton CA									
Q3 2017	22	2	0	0	0	0	21	0	45
Q3 2016	37	4	4	0	0	0	9	84	138

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	
COMPLETED & NOT ABSORBED									
Saint John City									
Q3 2017	5	1	2	0	0	0	n/a	n/a	8
Q3 2016	2	0	3	0	0	2	n/a	n/a	7
Grand Bay-Westfield									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Quispamsis									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Rothesay									
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Remainder of Saint John CMA									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Saint John CMA									
Q3 2017	6	1	2	0	0	0	n/a	n/a	9
Q3 2016	7	0	3	0	0	2	n/a	n/a	12
Moncton City									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	6	9	0	0	0	5	n/a	n/a	20
Dieppe City									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	3	6	7	0	4	0	n/a	n/a	20
Riverview Town									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	8	2	2	0	0	0	n/a	n/a	12
Remainder of Moncton CMA									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	1	0	0	0	0	n/a	n/a	1
Moncton CMA									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	17	18	9	0	4	5	n/a	n/a	53
Fredericton City									
Q3 2017	6	3	0	0	0	0	n/a	n/a	9
Q3 2016	10	4	6	0	0	51	n/a	n/a	71
Remainder of Fredericton CA									
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Q3 2016	4	0	0	0	0	0	n/a	n/a	4
Fredericton CA									
Q3 2017	7	3	0	0	0	0	n/a	n/a	10
Q3 2016	14	4	6	0	0	51	n/a	n/a	75

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Saint John City									
Q3 2017	9	0	7	0	0	0	n/a	n/a	16
Q3 2016	4	0	0	0	0	0	n/a	n/a	4
Grand Bay-Westfield									
Q3 2017	4	0	0	0	0	0	n/a	n/a	4
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Quispamsis									
Q3 2017	8	1	0	0	0	0	n/a	n/a	9
Q3 2016	10	0	0	0	0	0	n/a	n/a	10
Rothsay									
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Q3 2016	10	0	4	0	0	0	n/a	n/a	14
Remainder of Saint John CMA									
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Q3 2016	7	0	0	0	0	0	n/a	n/a	7
Saint John CMA									
Q3 2017	35	1	7	0	0	0	n/a	n/a	43
Q3 2016	32	0	4	0	0	0	n/a	n/a	36
Moncton City									
Q3 2017	23	38	8	3	0	0	n/a	n/a	72
Q3 2016	10	21	7	1	0	15	n/a	n/a	54
Dieppe City									
Q3 2017	8	16	3	0	4	0	n/a	n/a	31
Q3 2016	12	10	16	0	1	0	n/a	n/a	39
Riverview Town									
Q3 2017	9	5	1	0	6	0	n/a	n/a	21
Q3 2016	4	2	2	0	0	1	n/a	n/a	9
Remainder of Moncton CMA									
Q3 2017	10	0	0	0	0	0	n/a	n/a	10
Q3 2016	13	1	0	0	0	0	n/a	n/a	14
Moncton CMA									
Q3 2017	50	59	12	3	10	0	n/a	n/a	134
Q3 2016	39	34	25	1	1	16	n/a	n/a	116
Fredericton City									
Q3 2017	7	1	0	0	0	0	n/a	n/a	8
Q3 2016	15	3	10	0	1	0	n/a	n/a	29
Remainder of Fredericton CA									
Q3 2017	17	0	0	0	0	0	n/a	n/a	17
Q3 2016	28	2	0	0	0	0	n/a	n/a	30
Fredericton CA									
Q3 2017	24	1	0	0	0	0	n/a	n/a	25
Q3 2016	43	5	10	0	1	0	n/a	n/a	59

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

**Table 1.3a: History of Housing Starts of Saint John 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	124	6	9	0	0	0	7	5	151
% Change	0.8	-33.3	-35.7	n/a	n/a	n/a	0.0	-93.1	-32.9
2015	123	9	14	0	0	0	7	72	225
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
2014	121	20	10	0	0	0	6	79	236
% Change	-10.4	-23.1	-33.3	n/a	n/a	n/a	20.0	-16.8	-14.5
2013	135	26	15	0	0	0	5	95	276
% Change	-27.4	44.4	15.4	n/a	n/a	n/a	25.0	-29.1	-22.3
2012	186	18	13	0	0	0	4	134	355
% Change	-14.3	-47.1	-50.0	n/a	-100.0	n/a	33.3	71.8	-1.7
2011	217	34	26	0	3	0	3	78	361
% Change	-36.2	70.0	-39.5	n/a	n/a	-100.0	-62.5	-51.6	-44.7
2010	340	20	43	0	0	81	8	161	653
% Change	-7.9	-63.0	-8.5	n/a	-100.0	**	n/a	1.9	-0.9
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832
% Change	18.0	87.0	-1.1	n/a	-100.0	n/a	n/a	18.8	21.1
2007	412	46	88	0	3	0	0	138	687

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Moncton 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	210	106	55	2	6	32	28	184	623
% Change	1.4	-13.1	-14.1	-81.8	n/a	**	12.0	52.1	5.2
2015	207	122	64	11	0	10	25	121	592
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
2014	252	212	43	0	11	0	10	324	852
% Change	7.2	-1.9	30.3	n/a	37.5	n/a	-56.5	-18.2	-6.5
2013	235	216	33	0	8	0	23	396	911
% Change	-30.5	-39.7	-47.6	n/a	**	n/a	-11.5	-22.4	-29.8
2012	338	358	63	0	2	0	26	510	1,297
% Change	-8.2	5.9	3.3	n/a	-50.0	-100.0	0.0	43.3	8.6
2011	368	338	61	0	4	41	26	356	1,194
% Change	-18.0	-13.3	-10.3	n/a	-80.0	n/a	4.0	-20.5	-14.7
2010	449	390	68	0	20	0	25	448	1,400
% Change	15.4	15.4	58.1	n/a	-25.9	-100.0	-44.4	**	43.9
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359
% Change	-12.5	6.2	-22.9	n/a	180.0	-92.5	-46.2	16.3	-4.6
2007	615	420	48	0	10	40	52	240	1,425

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts of Fredericton CA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	139	12	65	0	0	48	18	95	383
% Change	-16.8	-14.3	**	n/a	n/a	n/a	-59.1	-24.0	1.9
2015	167	14	6	0	0	0	44	125	376
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
2014	255	18	3	0	0	12	13	86	398
% Change	-15.6	-10.0	-90.3	n/a	-100.0	n/a	-50.0	-69.2	-40.9
2013	302	20	31	0	15	0	26	279	673
% Change	-14.2	-23.1	-36.7	n/a	n/a	n/a	73.3	45.3	6.2
2012	352	26	49	0	0	0	15	192	634
% Change	7.6	-7.1	-50.0	n/a	n/a	-100.0	25.0	-14.7	-13.2
2011	327	28	98	0	0	40	12	225	730
% Change	-3.8	55.6	36.1	n/a	-100.0	-13.0	-60.0	25.7	5.2
2010	340	18	72	0	9	46	30	179	694
% Change	-7.4	12.5	80.0	n/a	28.6	-52.6	-53.8	9.8	-8.1
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698
% Change	9.4	12.5	51.1	n/a	-38.1	-10.0	-16.4	31.3	9.7
2007	392	16	45	0	21	40	55	67	636

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
Saint John CMA	64	39	3	4	0	3	61	0	128	46	178.3
Saint John City	20	8	3	0	0	3	47	0	70	11	**
Grand Bay-Westfield	1	4	0	0	0	0	0	0	1	4	-75.0
Quispamsis	15	13	0	4	0	0	0	0	15	17	-11.8
Rothsay	13	5	0	0	0	0	14	0	27	5	**
Remainder of CMA	15	9	0	0	0	0	0	0	15	9	66.7
Moncton CMA	96	78	60	38	17	44	70	158	243	318	-23.6
Moncton City	24	25	26	16	14	40	70	1	134	82	63.4
Dieppe City	22	8	22	14	3	0	0	155	47	177	-73.4
Riverview Town	11	6	12	8	0	4	0	0	23	18	27.8
Remainder of Moncton CMA	39	39	0	0	0	0	0	2	39	41	-4.9
Fredericton CA	94	52	4	0	20	9	67	26	185	87	112.6
Fredericton City	29	20	4	0	20	9	67	26	120	55	118.2
Remainder of Fredericton CA	65	32	0	0	0	0	0	0	65	32	103.1

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
Saint John CMA	121	100	3	6	0	3	61	1	185	110	68.2
Saint John City	28	30	3	2	0	3	47	1	78	36	116.7
Grand Bay-Westfield	5	5	0	0	0	0	0	0	5	5	0.0
Quispamsis	32	28	0	4	0	0	0	0	32	32	0.0
Rothsay	20	18	0	0	0	0	14	0	34	18	88.9
Remainder of CMA	36	19	0	0	0	0	0	0	36	19	89.5
Moncton CMA	180	181	128	80	29	48	239	184	576	493	16.8
Moncton City	50	53	70	46	14	40	190	2	324	141	129.8
Dieppe City	36	20	32	24	11	4	49	156	128	204	-37.3
Riverview Town	20	19	26	10	0	4	0	24	46	57	-19.3
Remainder of Moncton CMA	74	89	0	0	4	0	0	2	78	91	-14.3
Fredericton CA	141	106	4	2	46	34	67	110	258	252	2.4
Fredericton City	48	50	4	2	46	34	67	110	165	196	-15.8
Remainder of Fredericton CA	93	56	0	0	0	0	0	0	93	56	66.1

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
Saint John CMA	0	3	0	0	0	0	61	0
Saint John City	0	3	0	0	0	0	47	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothsay	0	0	0	0	0	0	14	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	17	44	0	0	41	0	29	158
Moncton City	14	40	0	0	41	0	29	1
Dieppe City	3	0	0	0	0	0	0	155
Riverview Town	0	4	0	0	0	0	0	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	2
Fredericton CA	0	9	20	0	0	0	67	24
Fredericton City	0	9	20	0	0	0	67	24
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

**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
Saint John CMA	0	3	0	0	0	0	61	1
Saint John City	0	3	0	0	0	0	47	1
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothsay	0	0	0	0	0	0	14	0
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	29	48	0	0	41	0	198	184
Moncton City	14	40	0	0	41	0	149	2
Dieppe City	11	4	0	0	0	0	49	156
Riverview Town	0	4	0	0	0	0	0	24
Remainder of Moncton CMA	4	0	0	0	0	0	0	2
Fredericton CA	26	29	20	5	0	48	67	60
Fredericton City	26	29	20	5	0	48	67	60
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

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
Saint John CMA	64	45	0	0	64	1	128	46
Saint John City	22	11	0	0	48	0	70	11
Grand Bay-Westfield	1	4	0	0	0	0	1	4
Quispamsis	13	16	0	0	2	1	15	17
Rothsay	13	5	0	0	14	0	27	5
Remainder of CMA	15	9	0	0	0	0	15	9
Moncton CMA	160	151	41	1	42	166	243	318
Moncton City	61	78	41	1	32	3	134	82
Dieppe City	44	22	0	0	3	155	47	177
Riverview Town	17	13	0	0	6	5	23	18
Remainder of Moncton CMA	38	38	0	0	1	3	39	41
Fredericton CA	90	59	0	0	95	26	185	87
Fredericton City	30	28	0	0	90	25	120	55
Remainder of Fredericton CA	60	31	0	0	5	1	65	32

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
Saint John CMA	117	102	0	0	68	8	185	110
Saint John City	30	31	0	0	48	5	78	36
Grand Bay-Westfield	5	5	0	0	0	0	5	5
Quispamsis	26	29	0	0	6	3	32	32
Rothsay	20	18	0	0	14	0	34	18
Remainder of CMA	36	19	0	0	0	0	36	19
Moncton CMA	316	286	41	2	219	205	576	493
Moncton City	128	131	41	2	155	8	324	141
Dieppe City	75	45	0	0	53	159	128	204
Riverview Town	36	26	0	0	10	31	46	57
Remainder of Moncton CMA	77	84	0	0	1	7	78	91
Fredericton CA	158	127	0	48	100	75	258	252
Fredericton City	74	75	0	48	91	71	165	196
Remainder of Fredericton CA	84	52	0	0	9	4	93	56

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
Saint John CMA	40	36	0	2	6	4	6	75	52	117	-55.6
Saint John City	10	5	0	2	6	0	6	42	22	49	-55.1
Grand Bay-Westfield	4	1	0	0	0	0	0	0	4	1	***
Quispamsis	12	12	0	0	0	0	0	0	12	12	0.0
Rothsay	7	9	0	0	0	4	0	33	7	46	-84.8
Remainder of CMA	7	9	0	0	0	0	0	0	7	9	-22.2
Moncton CMA	53	70	44	40	14	37	42	24	153	171	-10.5
Moncton City	28	23	32	22	8	7	10	0	78	52	50.0
Dieppe City	8	15	10	12	0	20	32	0	50	47	6.4
Riverview Town	7	15	2	4	6	10	0	24	15	53	-71.7
Remainder of Moncton CMA	10	17	0	2	0	0	0	0	10	19	-47.4
Fredericton CA	29	38	2	4	14	12	0	84	45	138	-67.4
Fredericton City	9	12	2	2	14	12	0	84	25	110	-77.3
Remainder of Fredericton CA	20	26	0	2	0	0	0	0	20	28	-28.6

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
Saint John CMA	98	99	4	14	6	11	8	139	116	263	-55.9
Saint John City	22	14	2	10	6	4	7	104	37	132	-72.0
Grand Bay-Westfield	8	5	0	0	0	3	0	0	8	8	0.0
Quispamsis	30	39	2	2	0	0	1	2	33	43	-23.3
Rothsay	18	18	0	0	0	4	0	33	18	55	-67.3
Remainder of CMA	20	23	0	2	0	0	0	0	20	25	-20.0
Moncton CMA	179	211	96	130	24	60	46	444	345	845	-59.2
Moncton City	62	62	62	82	10	12	12	355	146	511	-71.4
Dieppe City	24	38	24	28	4	34	32	48	84	148	-43.2
Riverview Town	20	23	10	18	10	10	0	40	40	91	-56.0
Remainder of Moncton CMA	73	88	0	2	0	4	2	1	75	95	-21.1
Fredericton CA	109	164	8	8	30	51	40	199	187	422	-55.7
Fredericton City	42	63	6	6	30	51	40	199	118	319	-63.0
Remainder of Fredericton CA	67	101	2	2	0	0	0	0	69	103	-33.0

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
Saint John CMA	6	4	0	0	0	0	6	75
Saint John City	6	0	0	0	0	0	6	42
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothsay	0	4	0	0	0	0	0	33
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	14	37	0	0	0	0	42	24
Moncton City	8	7	0	0	0	0	10	0
Dieppe City	0	20	0	0	0	0	32	0
Riverview Town	6	10	0	0	0	0	0	24
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
Fredericton CA	0	4	14	8	0	0	0	84
Fredericton City	0	4	14	8	0	0	0	84
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

**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
Saint John CMA	6	11	0	0	0	0	8	139
Saint John City	6	4	0	0	0	0	7	104
Grand Bay-Westfield	0	3	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	1	2
Rothsay	0	4	0	0	0	0	0	33
Remainder of CMA	0	0	0	0	0	0	0	0
Moncton CMA	24	60	0	0	0	0	46	444
Moncton City	10	12	0	0	0	0	12	355
Dieppe City	4	34	0	0	0	0	32	48
Riverview Town	10	10	0	0	0	0	0	40
Remainder of Moncton CMA	0	4	0	0	0	0	2	1
Fredericton CA	3	10	27	41	4	0	36	199
Fredericton City	3	10	27	41	4	0	36	199
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

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
Saint John CMA	42	38	0	0	10	79	52	117
Saint John City	16	5	0	0	6	44	22	49
Grand Bay-Westfield	4	1	0	0	0	0	4	1
Quispamsis	8	10	0	0	4	2	12	12
Rothsay	7	13	0	0	0	33	7	46
Remainder of CMA	7	9	0	0	0	0	7	9
Moncton CMA	88	126	9	7	56	38	153	171
Moncton City	59	45	3	1	16	6	78	52
Dieppe City	16	47	0	0	34	0	50	47
Riverview Town	4	19	6	6	5	28	15	53
Remainder of Moncton CMA	9	15	0	0	1	4	10	19
Fredericton CA	24	45	0	0	21	93	45	138
Fredericton City	7	17	0	0	18	93	25	110
Remainder of Fredericton CA	17	28	0	0	3	0	20	28

**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
Saint John CMA	103	117	0	0	13	146	116	263
Saint John City	30	23	0	0	7	109	37	132
Grand Bay-Westfield	8	8	0	0	0	0	8	8
Quispamsis	27	39	0	0	6	4	33	43
Rothsay	18	22	0	0	0	33	18	55
Remainder of CMA	20	25	0	0	0	0	20	25
Moncton CMA	260	364	13	9	72	472	345	845
Moncton City	119	145	7	3	20	363	146	511
Dieppe City	47	92	0	0	37	56	84	148
Riverview Town	23	39	6	6	11	46	40	91
Remainder of Moncton CMA	71	88	0	0	4	7	75	95
Fredericton CA	112	171	0	0	75	251	187	422
Fredericton City	50	69	0	0	68	250	118	319
Remainder of Fredericton CA	62	102	0	0	7	1	69	103

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q3 2017	3	12.5	2	8.3	2	8.3	8	33.3	9	37.5	24	-	374,196
Q3 2016	1	4.2	2	8.3	3	12.5	7	29.2	11	45.8	24	325,000	409,173
Year-to-date 2017	3	5.0	4	6.7	5	8.3	24	40.0	24	40.0	60	335,000	394,887
Year-to-date 2016	2	3.2	4	6.3	6	9.5	18	28.6	33	52.4	63	307,500	396,120
Moncton CMA													
Q3 2017	2	3.8	2	3.8	3	5.7	26	49.1	20	37.7	53	302,500	344,465
Q3 2016	0	0.0	3	7.5	5	12.5	16	40.0	16	40.0	40	330,000	343,955
Year-to-date 2017	3	1.8	4	2.4	9	5.3	88	52.1	65	38.5	169	305,000	340,894
Year-to-date 2016	3	1.8	11	6.6	30	18.1	52	31.3	70	42.2	166	345,000	332,691
Fredericton CA													
Q3 2017	2	8.3	5	20.8	8	33.3	6	25.0	3	12.5	24	220,000	278,543
Q3 2016	6	14.0	9	20.9	3	7.0	15	34.9	10	23.3	43	235,000	297,975
Year-to-date 2017	8	7.9	11	10.9	18	17.8	34	33.7	30	29.7	101	262,500	301,976
Year-to-date 2016	10	6.6	22	14.5	20	13.2	63	41.4	37	24.3	152	270,000	302,598

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
Saint John CMA	374,196	409,173	-8.5	394,887	396,120	-0.3
Moncton CMA	344,465	343,955	0.1	340,894	332,691	2.5
Fredericton CA	278,543	297,975	-6.5	301,976	302,598	-0.2

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Saint John

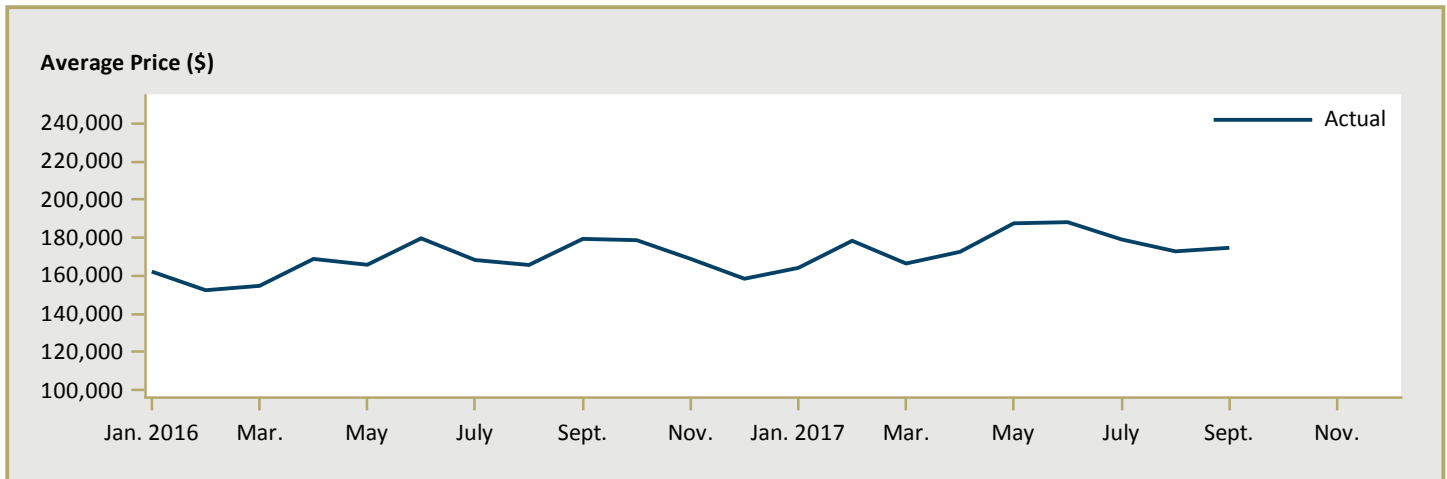


Figure 5.2a: MLS® Residential Sales for Saint John

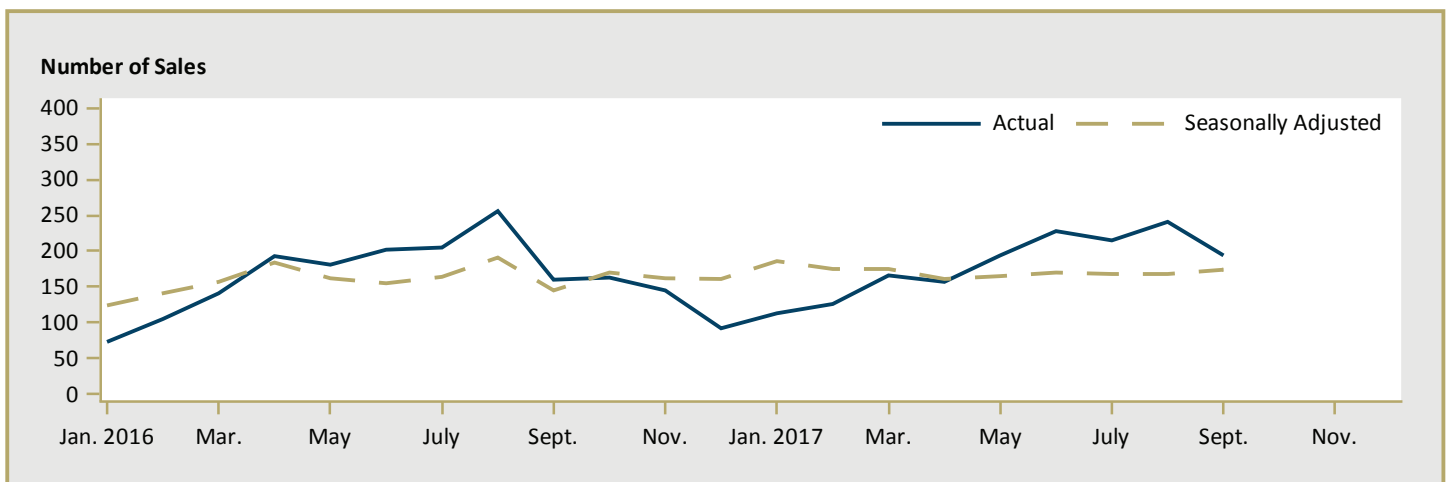
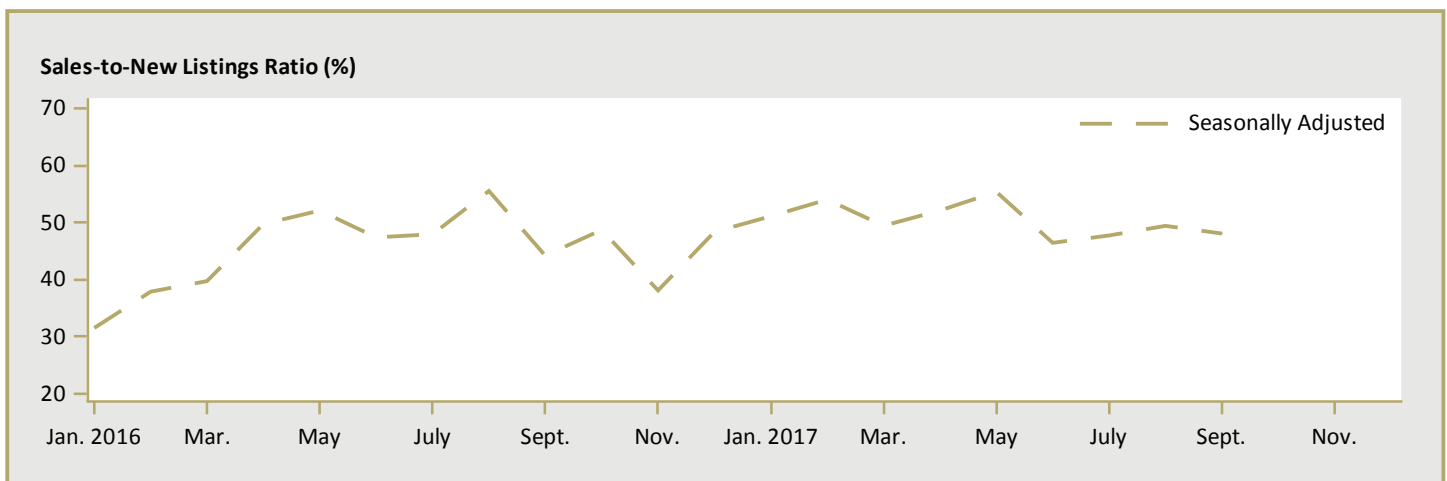


Figure 5.3a: MLS® Residential Sales-to- New Listings Ratio for Saint John



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

Source: CREA / Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

Figure 5.1b: MLS® Residential Average Price for Moncton

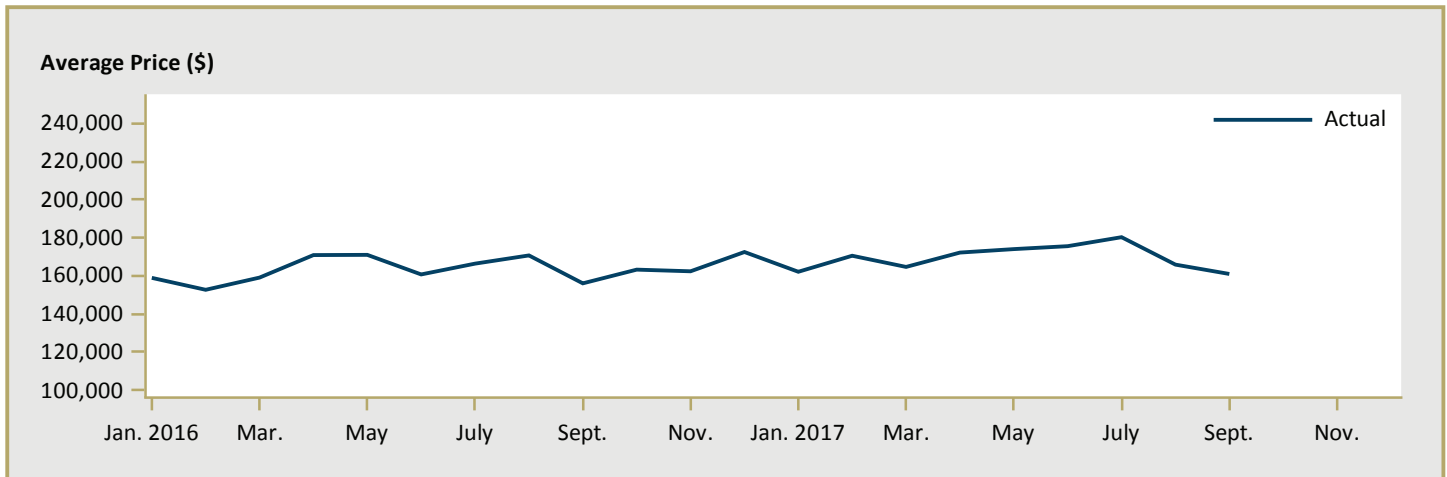


Figure 5.2b: MLS® Residential Sales for Moncton

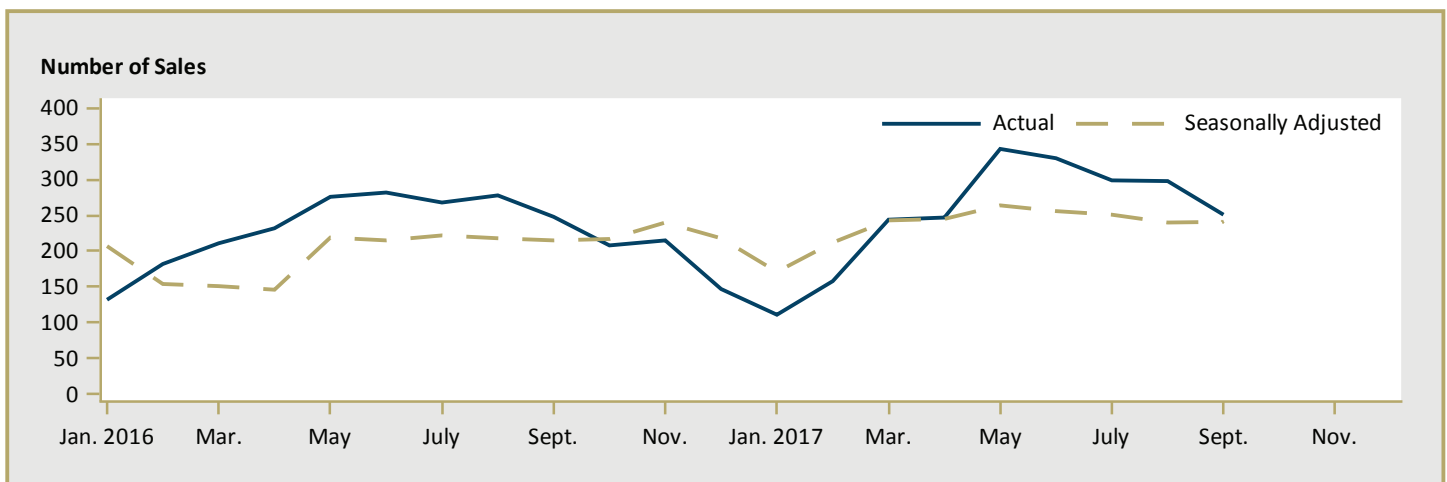
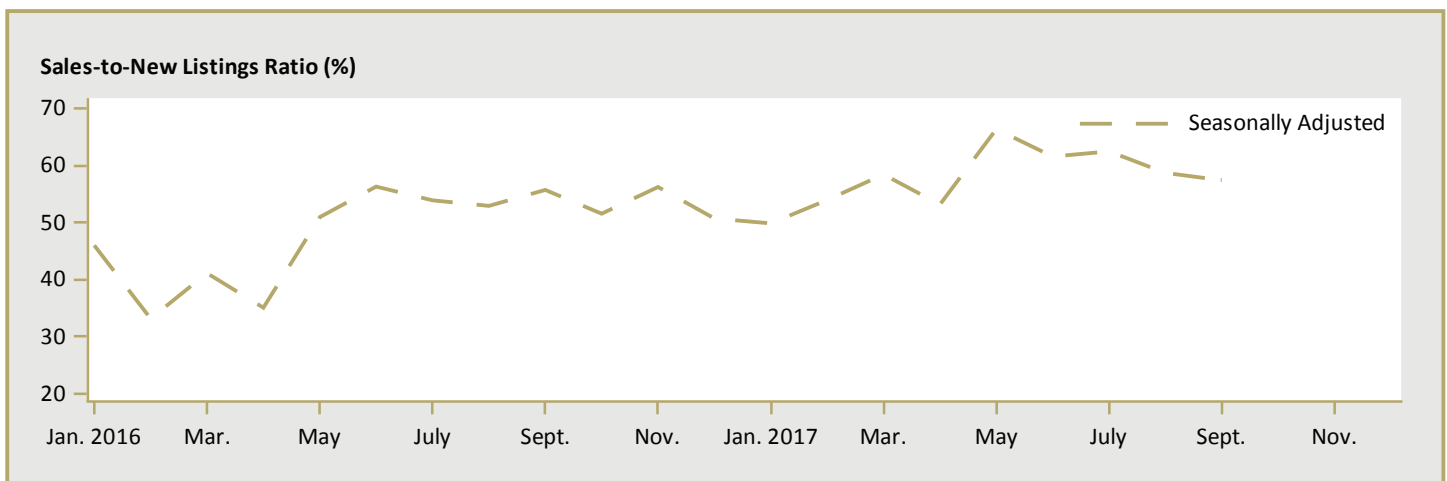


Figure 5.3b: MLS® Residential Sales-to- New Listings Ratio for Moncton



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Source: CREA / Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

Figure 5.1c: MLS® Residential Average Price for Fredericton

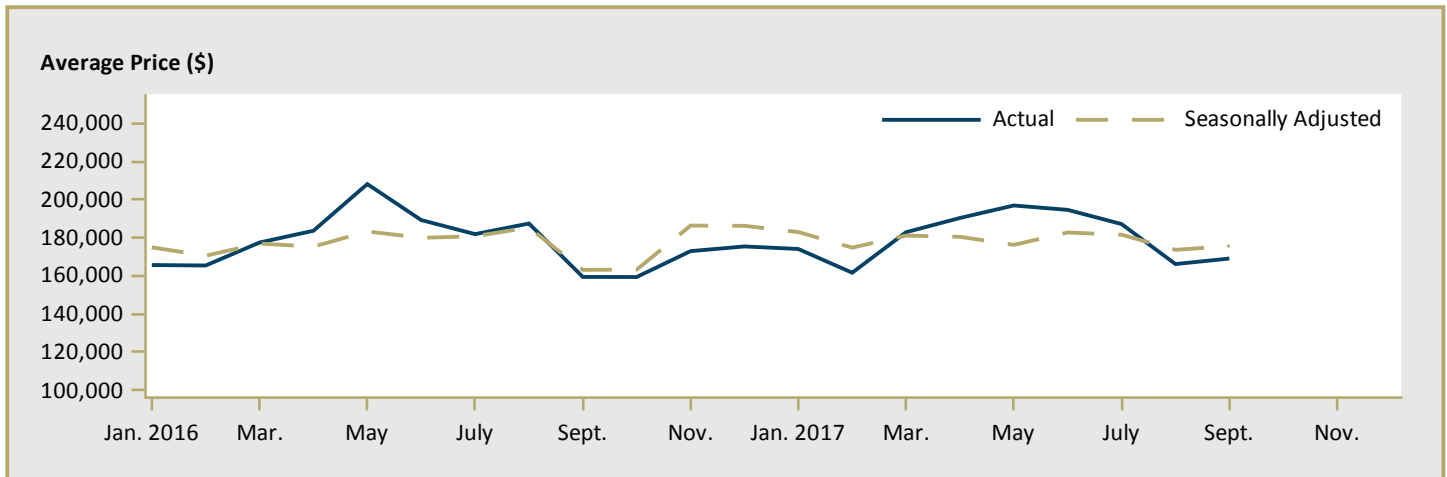


Figure 5.2c: MLS® Residential Sales for Fredericton

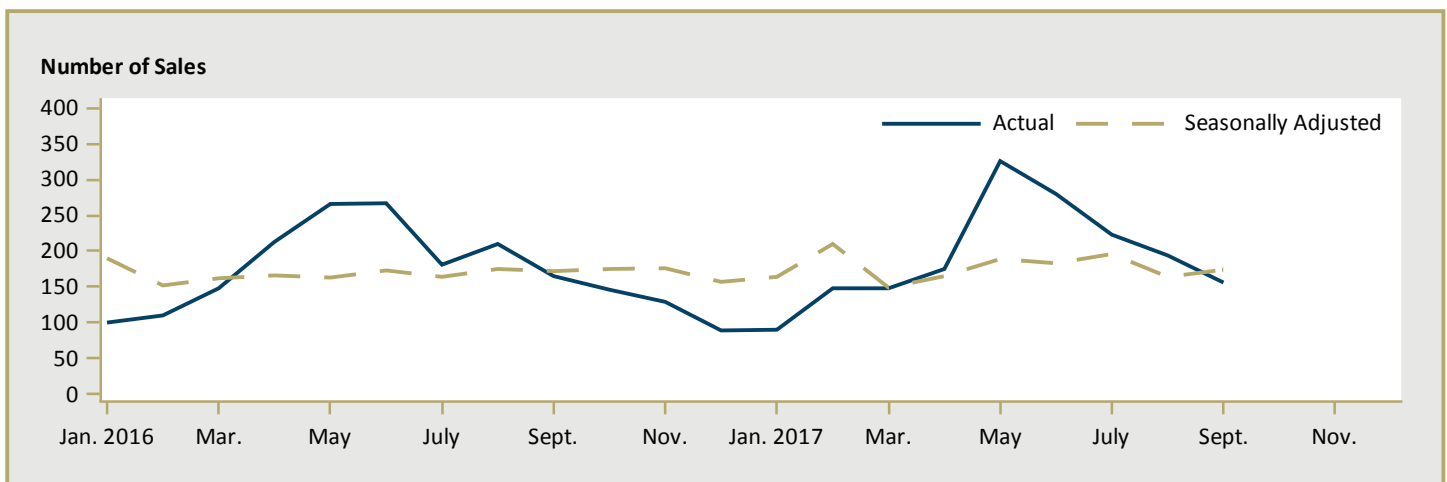
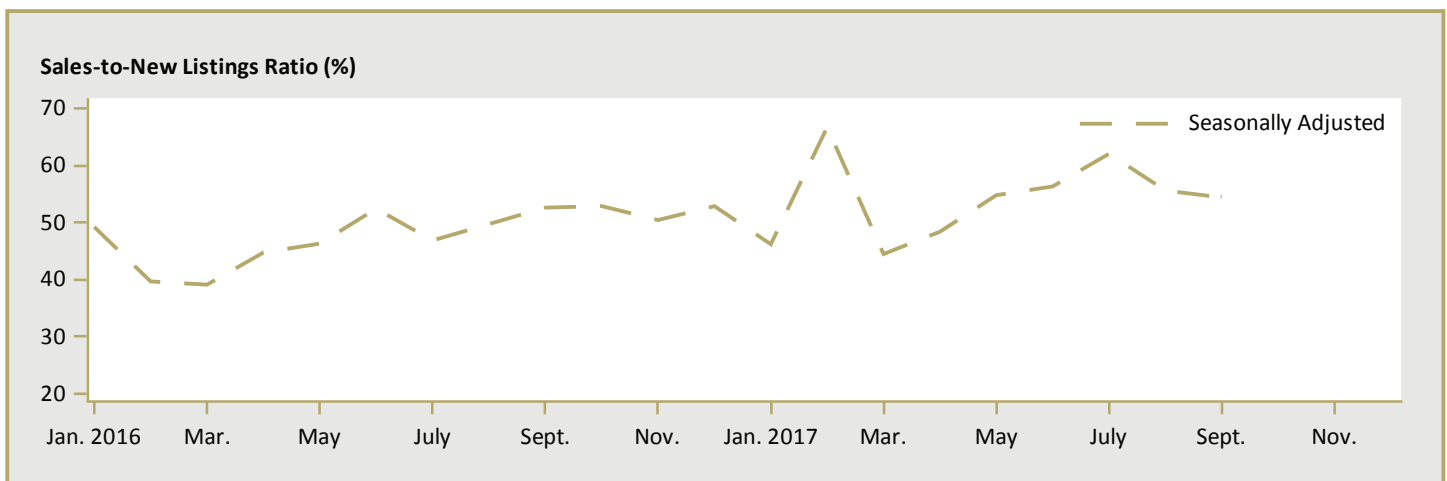


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for Fredericton



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2017

		Interest Rates			NHPI, Total, Saint John CMA 2016.12 =100	CPI, 2002 =100	Saint John 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	98.3	125.9	62.1	8.1	64.0	832
	February	561	3.14	4.64	98.3	126.3	62.2	8.3	64.3	831
	March	561	3.14	4.64	98.3	126.8	62.5	8.4	64.7	828
	April	561	3.14	4.64	98.3	127.6	62.6	8.3	64.8	826
	May	561	3.14	4.64	98.3	127.9	62.8	8.2	64.8	825
	June	561	3.14	4.64	98.3	128.3	62.9	7.9	64.7	822
	July	567	3.14	4.74	98.3	129.2	63.2	7.6	64.8	826
	August	567	3.14	4.74	98.4	128.9	62.8	7.8	64.5	844
	September	561	3.14	4.64	99.7	129.3	63.3	7.6	64.9	865
	October	561	3.14	4.64	100.0	129.2	63.6	7.7	65.3	895
	November	561	3.14	4.64	100.0	128.8	64.7	7.7	66.5	898
	December	561	3.14	4.64	100.0	128.2	65.7	8.1	67.8	897
2017	January	561	3.14	4.64	100.2	130.0	66.6	7.8	68.5	880
	February	561	3.14	4.64	100.1	129.9	66.7	7.9	68.7	866
	March	561	3.14	4.64	100.1	130.4	67.1	6.7	68.2	857
	April	561	3.14	4.64	100.1	131.1	66.5	6.2	67.2	851
	May	561	3.14	4.64	100.1	131.0	66.1	5.6	66.4	856
	June	561	3.14	4.64	100.1	131.0	65.1	6.3	65.9	863
	July	573	3.14	4.84	100.5	131.1	65.6	6.2	66.3	861
	August	573	3.14	4.84	100.5	131.2	66.2	5.8	66.5	856
	September	575	3.09	4.89		131.5	65.8	5.7	66.2	862
	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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