

HOUSING NOW TABLES

Victoria CMA

Date Released: May 2017



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Publication Update!

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

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

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

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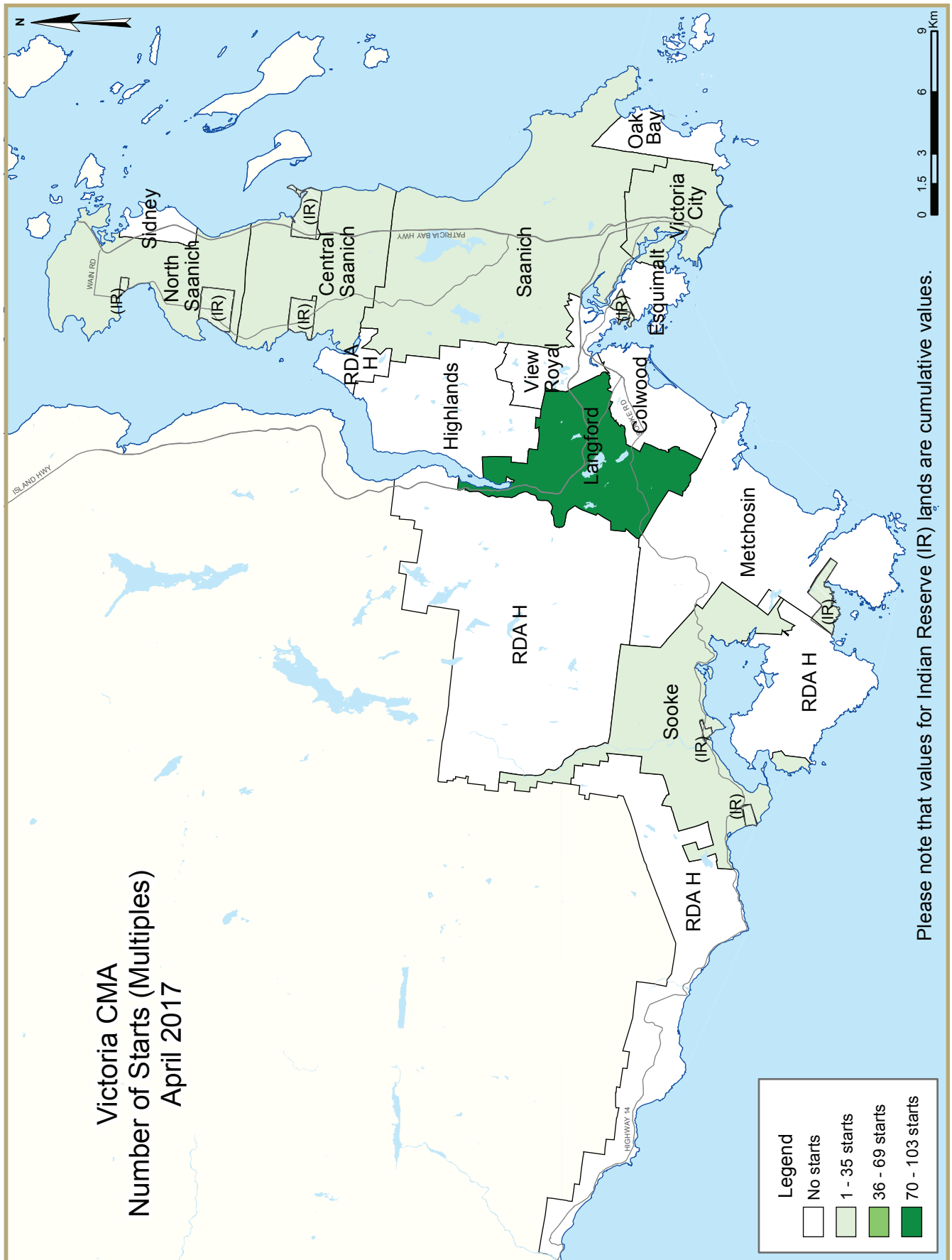
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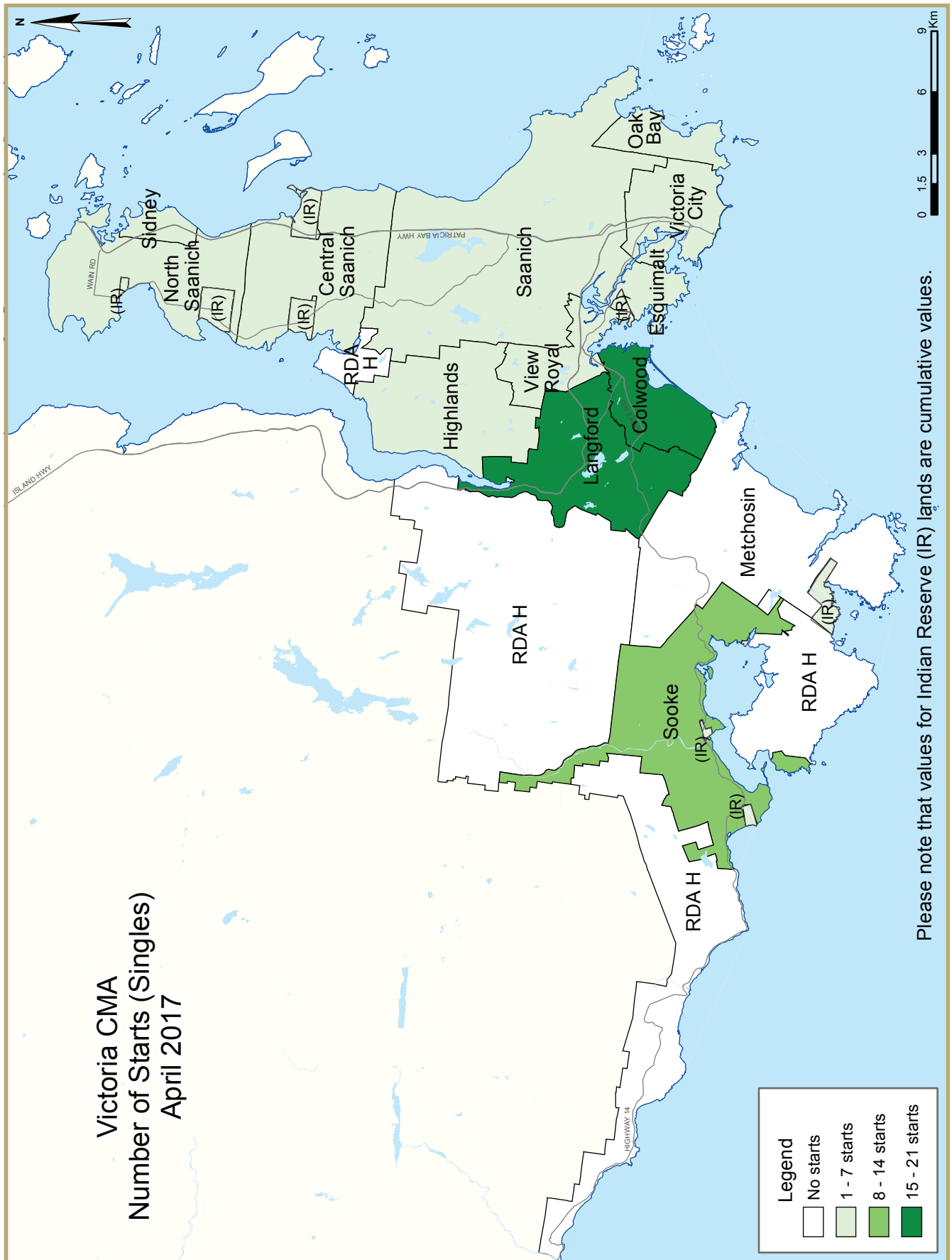
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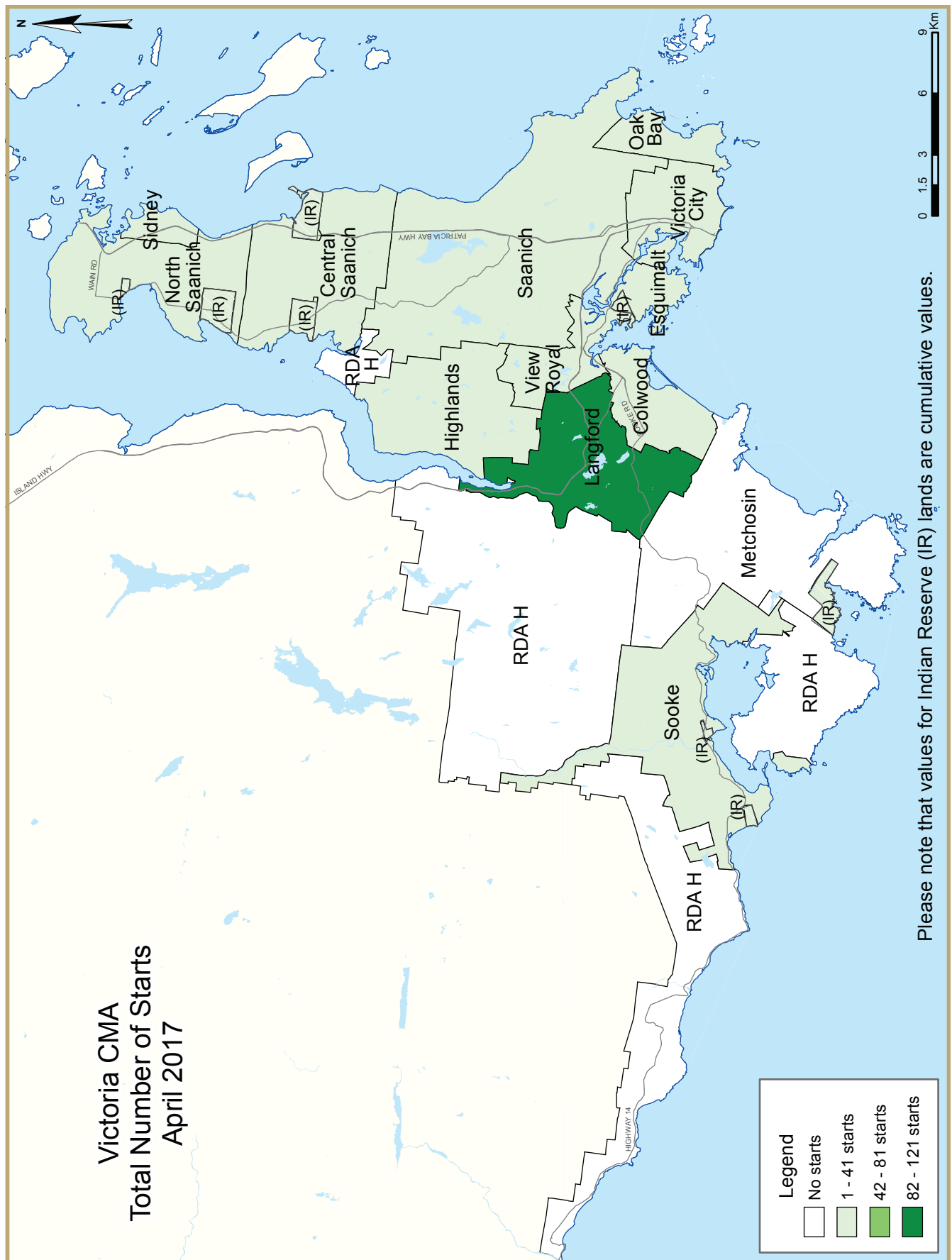
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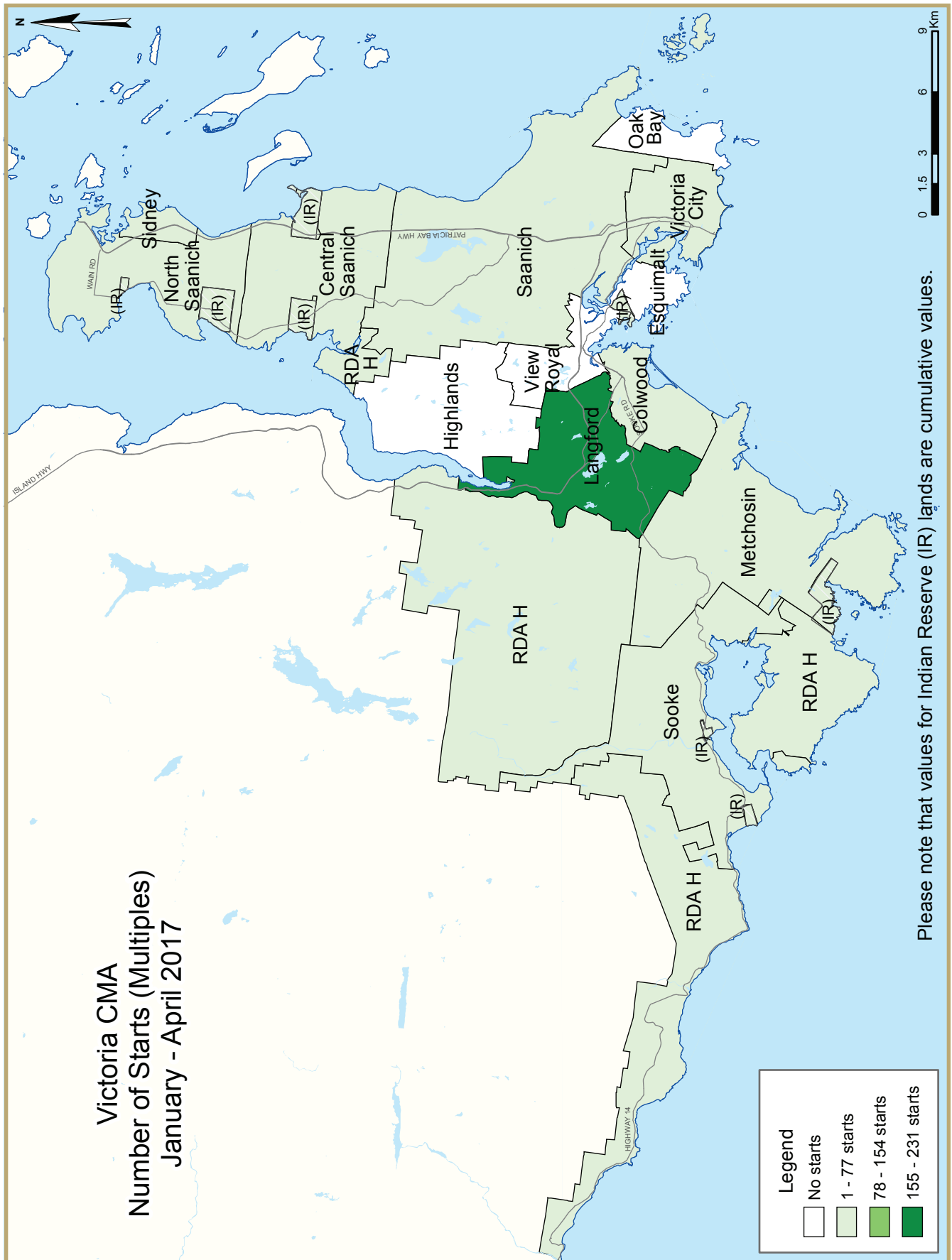
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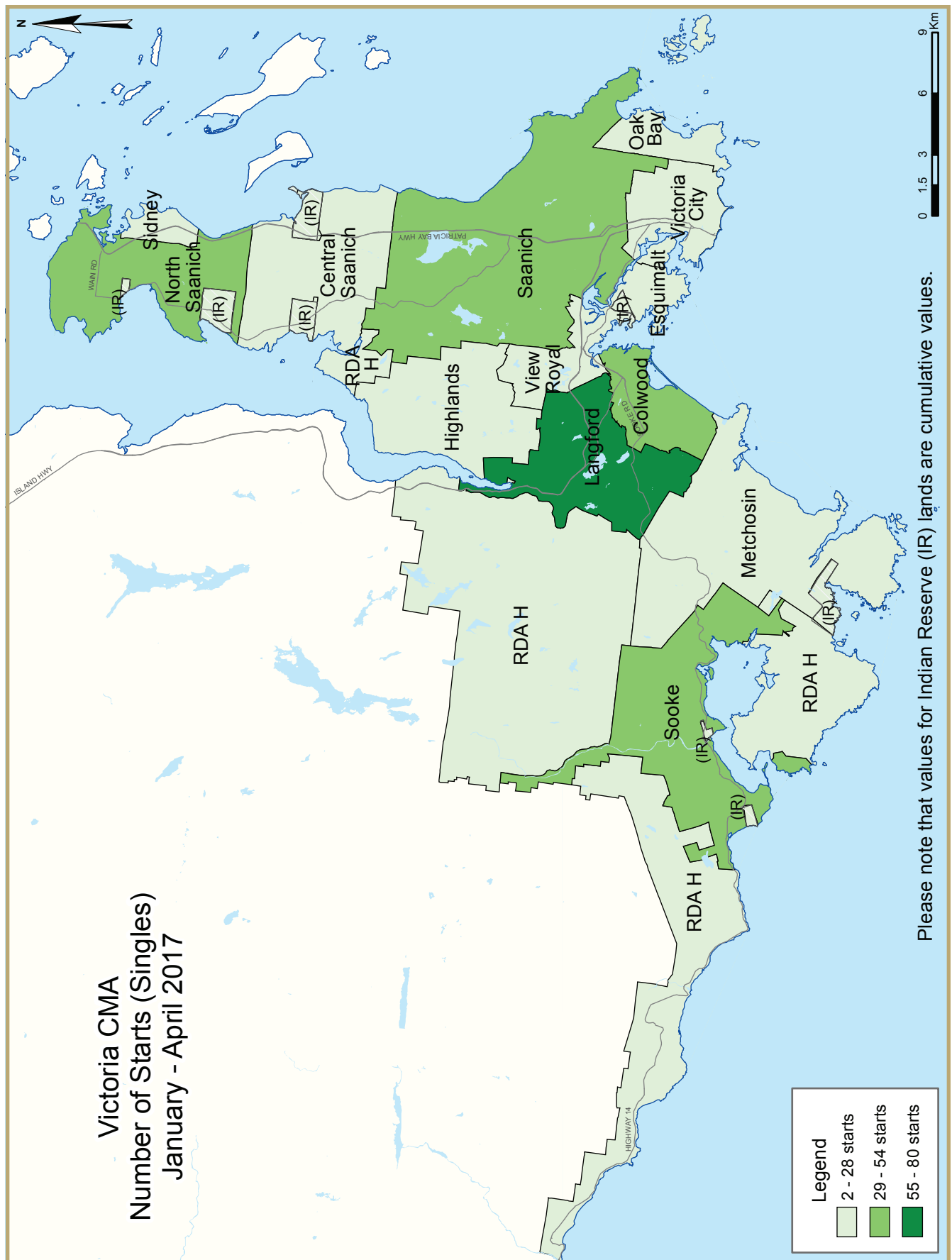
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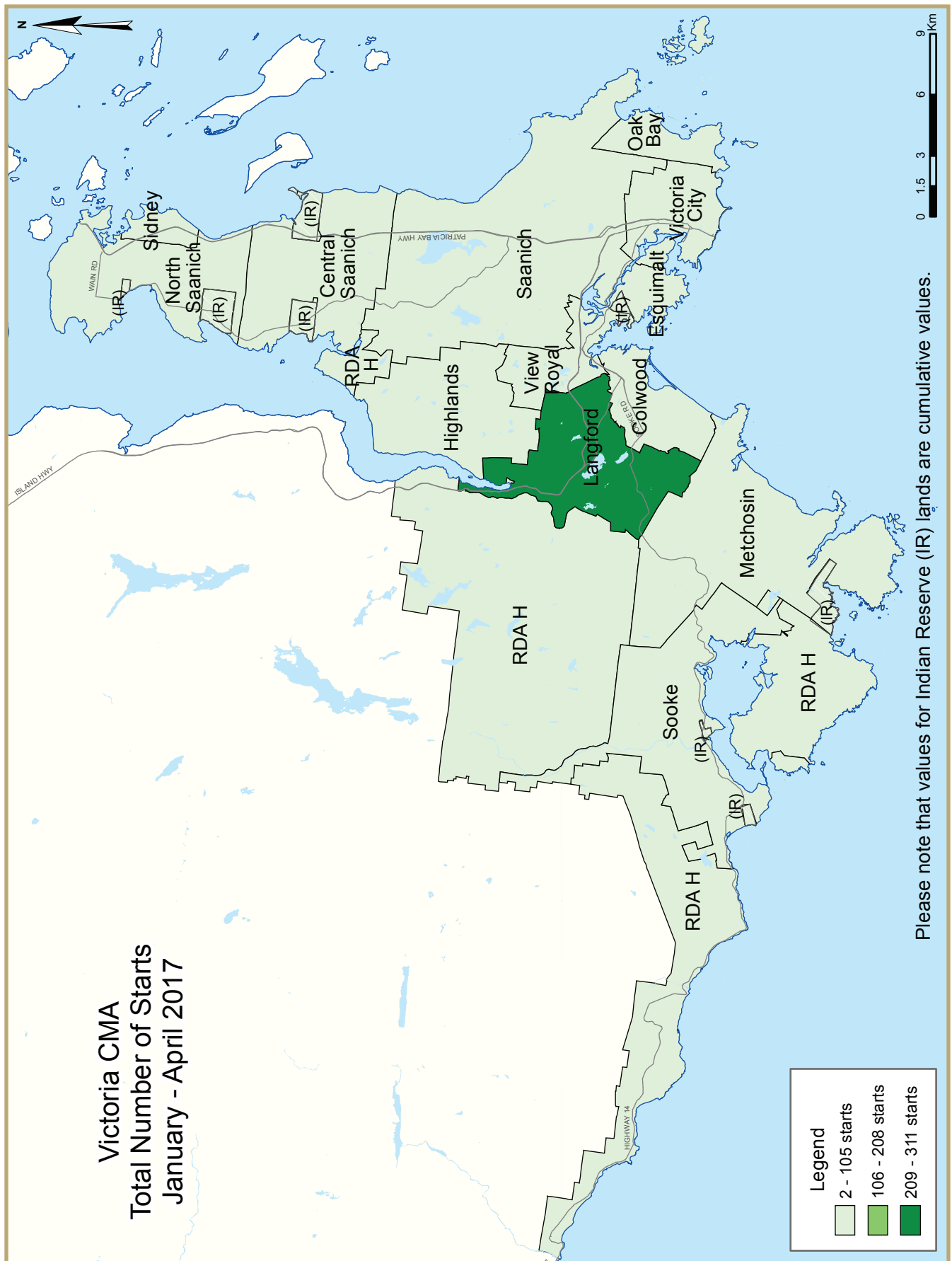












HOUSING NOW REPORT TABLES

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- 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
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

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- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 5 MLS® Residential Activity
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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)		
April 2017		
Victoria CMA ¹	March 2017	April 2017
Trend ²	2,443	2,441
SAAR	2,009	2,517
	April 2016	April 2017
Actual		
April - Single-Detached	65	85
April - Multiples	227	130
April - Total	292	215
January to April - Single-Detached	283	313
January to April - Multiples	602	447
January to April - Total	885	760

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table I.1: Housing Activity Summary of Victoria CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	81	2	0	3	19	6	8	96	215
April 2016	63	6	0	1	9	79	9	125	292
% Change	28.6	-66.7	n/a	200.0	111.1	-92.4	-11.1	-23.2	-26.4
Year-to-date 2017	297	14	0	8	57	119	38	227	760
Year-to-date 2016	275	26	0	1	32	122	15	414	885
% Change	8.0	-46.2	n/a	**	78.1	-2.5	153.3	-45.2	-14.1
UNDER CONSTRUCTION									
April 2017	684	52	1	18	160	760	69	1,131	2,875
April 2016	570	42	0	5	107	411	22	968	2,125
% Change	20.0	23.8	n/a	**	49.5	84.9	**	16.8	35.3
COMPLETIONS									
April 2017	64	6	0	0	18	135	4	27	254
April 2016	64	2	0	0	4	0	1	12	83
% Change	0.0	200.0	n/a	n/a	**	n/a	**	125.0	**
Year-to-date 2017	248	32	0	0	49	135	14	249	727
Year-to-date 2016	178	23	0	3	45	147	2	50	448
% Change	39.3	39.1	n/a	-100.0	8.9	-8.2	**	**	62.3
COMPLETED & NOT ABSORBED									
April 2017	14	0	0	1	6	16	n/a	n/a	37
April 2016	23	5	0	0	14	101	n/a	n/a	143
% Change	-39.1	-100.0	n/a	n/a	-57.1	-84.2	n/a	n/a	-74.1
ABSORBED									
April 2017	61	9	0	0	18	135	n/a	n/a	223
April 2016	66	4	0	0	18	11	n/a	n/a	99
% Change	-7.6	125.0	n/a	n/a	0.0	**	n/a	n/a	125.3
Year-to-date 2017	254	33	0	0	54	143	n/a	n/a	484
Year-to-date 2016	189	26	0	3	75	195	n/a	n/a	488
% Change	34.4	26.9	n/a	-100.0	-28.0	-26.7	n/a	n/a	-0.8

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

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Victoria City									
April 2017	5	0	0	0	0	6	0	2	13
April 2016	1	2	0	0	0	79	0	108	190
Oak Bay									
April 2017	5	0	0	0	0	0	0	0	5
April 2016	3	0	0	0	0	0	0	0	3
Esquimalt									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	0	0	0	0	0	0	0	0	0
Saanich									
April 2017	7	0	0	0	0	0	0	1	8
April 2016	7	0	0	0	0	0	8	4	19
Central Saanich									
April 2017	2	2	0	0	0	0	0	1	5
April 2016	3	0	0	0	0	0	0	0	3
North Saanich									
April 2017	6	0	0	0	0	0	0	1	7
April 2016	4	0	0	0	0	0	0	0	4
Sidney									
April 2017	3	0	0	0	0	0	0	0	3
April 2016	3	2	0	0	0	0	0	0	5
View Royal									
April 2017	3	0	0	0	0	0	0	0	3
April 2016	0	0	0	0	0	0	0	0	0
Reg. Dist. Area H									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	4	0	0	0	0	0	0	0	4
Highlands									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	3	0	0	0	0	0	0	0	3
Langford									
April 2017	18	0	0	0	19	0	0	84	121
April 2016	21	2	0	1	5	0	0	9	38
Colwood									
April 2017	21	0	0	0	0	0	0	0	21
April 2016	5	0	0	0	0	0	0	0	5
Metchosin									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	1	0	0	0	0	0	0	0	1
Sooke									
April 2017	9	0	0	3	0	0	0	7	19
April 2016	8	0	0	0	4	0	0	4	16
First Nations									
April 2017	0	0	0	0	0	0	8	0	8
April 2016	0	0	0	0	0	0	1	0	1
Victoria CMA									
April 2017	81	2	0	3	19	6	8	96	215
April 2016	63	6	0	1	9	79	9	125	292

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

Table 1.2: Housing Activity Summary by Submarket
April 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									
Victoria City									
April 2017	36	6	0	2	8	327	0	650	1,029
April 2016	21	10	0	0	12	195	1	524	763
Oak Bay									
April 2017	39	0	0	0	0	0	0	0	39
April 2016	32	0	0	0	0	0	0	0	32
Esquimalt									
April 2017	5	0	0	1	6	0	0	0	12
April 2016	8	2	0	0	0	0	0	1	11
Saanich									
April 2017	114	0	1	0	9	237	0	58	419
April 2016	92	2	0	3	0	57	9	122	285
Central Saanich									
April 2017	15	8	0	0	0	0	0	54	77
April 2016	19	2	0	0	0	0	0	58	79
North Saanich									
April 2017	49	2	0	8	3	0	1	15	78
April 2016	20	0	0	0	0	0	0	0	20
Sidney									
April 2017	23	14	0	1	2	42	0	6	88
April 2016	33	12	0	0	0	49	1	3	98
View Royal									
April 2017	20	12	0	0	0	0	0	0	32
April 2016	5	0	0	0	26	43	0	1	75
Reg. Dist. Area H									
April 2017	21	0	0	0	0	0	0	2	23
April 2016	24	0	0	0	0	0	0	1	25
Highlands									
April 2017	22	0	0	0	0	0	0	0	22
April 2016	16	0	0	0	0	0	0	0	16
Langford									
April 2017	171	10	0	0	112	114	0	321	728
April 2016	206	14	0	1	58	55	1	246	581
Colwood									
April 2017	95	0	0	2	13	33	0	0	143
April 2016	44	0	0	1	0	12	0	2	59
Metchosin									
April 2017	9	0	0	0	0	0	0	1	10
April 2016	8	0	0	0	0	0	0	0	8
Sooke									
April 2017	65	0	0	4	7	7	0	24	107
April 2016	42	0	0	0	11	0	1	10	64
First Nations									
April 2017	0	0	0	0	0	0	68	0	68
April 2016	0	0	0	0	0	0	9	0	9
Victoria CMA									
April 2017	684	52	1	18	160	760	69	1,131	2,875
April 2016	570	42	0	5	107	411	22	968	2,125

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

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Victoria City									
April 2017	2	2	0	0	5	135	0	0	144
April 2016	3	0	0	0	4	0	0	1	8
Oak Bay									
April 2017	4	0	0	0	0	0	0	0	4
April 2016	3	0	0	0	0	0	0	0	3
Esquimalt									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Saanich									
April 2017	5	0	0	0	5	0	0	4	14
April 2016	4	0	0	0	0	0	0	1	5
Central Saanich									
April 2017	3	0	0	0	0	0	0	4	7
April 2016	2	0	0	0	0	0	0	1	3
North Saanich									
April 2017	2	0	0	0	0	0	0	0	2
April 2016	2	0	0	0	0	0	0	0	2
Sidney									
April 2017	5	0	0	0	0	0	0	0	5
April 2016	0	0	0	0	0	0	0	0	0
View Royal									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	1	0	0	0	0	0	0	0	1
Reg. Dist. Area H									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	2	0	0	0	0	0	1	0	3
Highlands									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	1	0	0	0	0	0	0	0	1
Langford									
April 2017	20	4	0	0	8	0	0	11	43
April 2016	35	2	0	0	0	0	0	9	46
Colwood									
April 2017	7	0	0	0	0	0	0	0	7
April 2016	5	0	0	0	0	0	0	0	5
Metchosin									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Sooke									
April 2017	16	0	0	0	0	0	0	8	24
April 2016	6	0	0	0	0	0	0	0	6
First Nations									
April 2017	0	0	0	0	0	0	4	0	4
April 2016	0	0	0	0	0	0	0	0	0
Victoria CMA									
April 2017	64	6	0	0	18	135	4	27	254
April 2016	64	2	0	0	4	0	1	12	83

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

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Victoria City									
April 2017	0	0	0	0	5	5	n/a	n/a	10
April 2016	0	0	0	0	7	33	n/a	n/a	40
Oak Bay									
April 2017	2	0	0	0	0	5	n/a	n/a	7
April 2016	0	0	0	0	0	7	n/a	n/a	7
Esquimalt									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Saanich									
April 2017	2	0	0	1	0	0	n/a	n/a	3
April 2016	0	0	0	0	0	6	n/a	n/a	6
Central Saanich									
April 2017	1	0	0	0	0	0	n/a	n/a	1
April 2016	1	1	0	0	0	0	n/a	n/a	2
North Saanich									
April 2017	1	0	0	0	0	0	n/a	n/a	1
April 2016	0	0	0	0	0	0	n/a	n/a	0
Sidney									
April 2017	3	0	0	0	0	0	n/a	n/a	3
April 2016	1	1	0	0	0	0	n/a	n/a	2
View Royal									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	1	10	n/a	n/a	11
Reg. Dist. Area H									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	2	0	0	0	0	0	n/a	n/a	2
Highlands									
April 2017	1	0	0	0	0	0	n/a	n/a	1
April 2016	0	0	0	0	0	0	n/a	n/a	0
Langford									
April 2017	3	0	0	0	1	0	n/a	n/a	4
April 2016	13	0	0	0	1	22	n/a	n/a	36
Colwood									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	1	1	0	0	0	17	n/a	n/a	19
Metchosin									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Sooke									
April 2017	1	0	0	0	0	6	n/a	n/a	7
April 2016	5	2	0	0	5	6	n/a	n/a	18
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
April 2017	14	0	0	1	6	16	n/a	n/a	37
April 2016	23	5	0	0	14	101	n/a	n/a	143

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

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Victoria City									
April 2017	2	2	0	0	4	133	n/a	n/a	141
April 2016	3	0	0	0	7	3	n/a	n/a	13
Oak Bay									
April 2017	4	0	0	0	0	2	n/a	n/a	6
April 2016	5	0	0	0	0	0	n/a	n/a	5
Esquimalt									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	2	0	0	0	0	n/a	n/a	2
Saanich									
April 2017	4	0	0	0	5	0	n/a	n/a	9
April 2016	4	0	0	0	0	2	n/a	n/a	6
Central Saanich									
April 2017	4	0	0	0	0	0	n/a	n/a	4
April 2016	2	0	0	0	0	0	n/a	n/a	2
North Saanich									
April 2017	2	0	0	0	0	0	n/a	n/a	2
April 2016	2	0	0	0	0	0	n/a	n/a	2
Sidney									
April 2017	2	0	0	0	0	0	n/a	n/a	2
April 2016	0	0	0	0	3	0	n/a	n/a	3
View Royal									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	1	0	0	0	2	0	n/a	n/a	3
Reg. Dist. Area H									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	5	0	0	0	0	0	n/a	n/a	5
Highlands									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	1	0	0	0	0	0	n/a	n/a	1
Langford									
April 2017	20	7	0	0	9	0	n/a	n/a	36
April 2016	33	2	0	0	0	3	n/a	n/a	38
Colwood									
April 2017	7	0	0	0	0	0	n/a	n/a	7
April 2016	4	0	0	0	0	3	n/a	n/a	7
Metchosin									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Sooke									
April 2017	16	0	0	0	0	0	n/a	n/a	16
April 2016	6	0	0	0	6	0	n/a	n/a	12
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Victoria CMA									
April 2017	61	9	0	0	18	135	n/a	n/a	223
April 2016	66	4	0	0	18	11	n/a	n/a	99

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

**Table 1.3: History of Housing Starts of Victoria 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	878	96	0	10	169	681	48	1,051	2,933
% Change	31.2	57.4	n/a	100.0	26.1	64.9	**	47.4	46.1
2015	669	61	0	5	134	413	13	713	2,008
% Change	33.3	13.0	n/a	-66.7	3.9	50.7	-61.8	132.2	52.7
2014	502	54	0	15	129	274	34	307	1,315
% Change	3.9	8.0	n/a	15.4	59.3	-61.5	47.8	-5.2	-22.0
2013	483	50	0	13	81	711	23	324	1,685
% Change	-9.7	-37.5	-100.0	**	-25.7	16.9	15.0	-4.7	-0.9
2012	535	80	7	1	109	608	20	340	1,700
% Change	-7.4	25.0	n/a	-92.9	-43.8	19.4	-51.2	40.5	3.5
2011	578	64	0	14	194	509	41	242	1,642
% Change	-28.8	-28.9	n/a	27.3	4.3	-36.5	-66.9	157.4	-22.5
2010	812	90	0	11	186	801	124	94	2,118
% Change	27.9	42.9	n/a	37.5	84.2	**	40.9	n/a	104.8
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905
% Change	-12.8	-27.7	n/a	-78.4	-24.4	-34.3	85.7	n/a	-26.1
2007	758	101	0	37	242	1,413	28	0	2,579

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Victoria City	5	1	0	2	0	0	8	187	13	190	-93.2
Oak Bay	5	3	0	0	0	0	0	0	5	3	66.7
Esquimalt	1	0	0	0	0	0	0	0	1	0	n/a
Saanich	7	7	0	0	0	8	1	4	8	19	-57.9
Central Saanich	2	3	2	0	0	0	1	0	5	3	66.7
North Saanich	6	4	0	0	0	0	1	0	7	4	75.0
Sidney	3	3	0	2	0	0	0	0	3	5	-40.0
View Royal	3	0	0	0	0	0	0	0	3	0	n/a
Reg. Dist. Area H	0	4	0	0	0	0	0	0	0	4	-100.0
Highlands	1	3	0	0	0	0	0	0	1	3	-66.7
Langford	18	22	0	2	19	5	84	9	121	38	**
Colwood	21	5	0	0	0	0	0	0	21	5	**
Metchosin	0	1	0	0	0	0	0	0	0	1	-100.0
Sooke	12	8	0	4	0	0	7	4	19	16	18.8
First Nations	1	1	0	0	7	0	0	0	8	1	**
Victoria CMA	85	65	2	10	26	13	102	204	215	292	-26.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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
Victoria City	12	8	0	6	0	4	45	192	57	210	-72.9
Oak Bay	12	13	0	0	0	0	0	0	12	13	-7.7
Esquimalt	3	2	0	0	0	0	0	0	3	2	50.0
Saanich	31	38	0	0	0	8	61	108	92	154	-40.3
Central Saanich	3	11	8	2	0	0	2	7	13	20	-35.0
North Saanich	33	9	0	0	0	0	9	0	42	9	**
Sidney	14	19	4	8	0	0	30	2	48	29	65.5
View Royal	15	2	0	2	0	8	0	0	15	12	25.0
Reg. Dist. Area H	2	9	0	0	0	0	1	1	3	10	-70.0
Highlands	2	12	0	0	0	0	0	0	2	12	-83.3
Langford	80	99	6	12	49	12	176	218	311	341	-8.8
Colwood	53	30	0	0	4	0	0	0	57	30	90.0
Metchosin	5	2	0	0	0	0	1	0	6	2	200.0
Sooke	41	24	0	4	0	0	21	8	62	36	72.2
First Nations	7	5	0	0	30	0	0	0	37	5	**
Victoria CMA	313	283	18	34	83	32	346	536	760	885	-14.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Victoria City	0	0	0	0	6	79	2	108
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	8	0	0	1	4
Central Saanich	0	0	0	0	0	0	1	0
North Saanich	0	0	0	0	0	0	1	0
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	19	5	0	0	0	0	84	9
Colwood	0	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	7	4
First Nations	0	0	7	0	0	0	0	0
Victoria CMA	19	5	7	8	6	79	96	125

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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
Victoria City	0	4	0	0	38	79	7	113
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	8	46	43	15	65
Central Saanich	0	0	0	0	0	0	2	7
North Saanich	0	0	0	0	0	0	9	0
Sidney	0	0	0	0	25	0	5	2
View Royal	0	8	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	1	1
Highlands	0	0	0	0	0	0	0	0
Langford	49	12	0	0	6	0	170	218
Colwood	4	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	1	0
Sooke	0	0	0	0	4	0	17	8
First Nations	0	0	30	0	0	0	0	0
Victoria CMA	53	24	30	8	119	122	227	414

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Victoria City	5	3	6	79	2	108	13	190
Oak Bay	5	3	0	0	0	0	5	3
Esquimalt	1	0	0	0	0	0	1	0
Saanich	7	7	0	0	1	12	8	19
Central Saanich	4	3	0	0	1	0	5	3
North Saanich	6	4	0	0	1	0	7	4
Sidney	3	5	0	0	0	0	3	5
View Royal	3	0	0	0	0	0	3	0
Reg. Dist. Area H	0	4	0	0	0	0	0	4
Highlands	1	3	0	0	0	0	1	3
Langford	18	23	19	6	84	9	121	38
Colwood	21	5	0	0	0	0	21	5
Metchosin	0	1	0	0	0	0	0	1
Sooke	9	8	3	4	7	4	19	16
First Nations	0	0	0	0	8	1	8	1
Victoria CMA	83	69	28	89	104	134	215	292

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Victoria City	12	12	38	85	7	113	57	210
Oak Bay	12	13	0	0	0	0	12	13
Esquimalt	3	2	0	0	0	0	3	2
Saanich	31	38	46	43	15	73	92	154
Central Saanich	11	13	0	0	2	7	13	20
North Saanich	28	9	4	0	10	0	42	9
Sidney	15	27	28	0	5	2	48	29
View Royal	15	2	0	10	0	0	15	12
Reg. Dist. Area H	2	8	0	0	1	2	3	10
Highlands	2	12	0	0	0	0	2	12
Langford	84	110	57	13	170	218	311	341
Colwood	53	30	4	0	0	0	57	30
Metchosin	5	2	0	0	1	0	6	2
Sooke	38	23	7	4	17	9	62	36
First Nations	0	0	0	0	37	5	37	5
Victoria CMA	311	301	184	155	265	429	760	885

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Victoria City	2	3	2	0	5	4	135	1	144	8	**
Oak Bay	4	3	0	0	0	0	0	0	4	3	33.3
Esquimalt	0	0	0	0	0	0	0	0	0	0	n/a
Saanich	5	4	0	0	5	0	4	1	14	5	180.0
Central Saanich	3	2	0	0	0	0	4	1	7	3	133.3
North Saanich	2	2	0	0	0	0	0	0	2	2	0.0
Sidney	5	0	0	0	0	0	0	0	5	0	n/a
View Royal	0	1	0	0	0	0	0	0	0	1	-100.0
Reg. Dist. Area H	0	3	0	0	0	0	0	0	0	3	-100.0
Highlands	0	1	0	0	0	0	0	0	0	1	-100.0
Langford	20	35	4	2	8	0	11	9	43	46	-6.5
Colwood	7	5	0	0	0	0	0	0	7	5	40.0
Metchosin	0	0	0	0	0	0	0	0	0	0	n/a
Sooke	16	6	0	0	0	0	8	0	24	6	**
First Nations	0	0	0	0	4	0	0	0	4	0	n/a
Victoria CMA	64	65	6	2	22	4	162	12	254	83	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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
Victoria City	10	7	4	4	5	10	151	73	170	94	80.9
Oak Bay	13	11	0	0	0	0	0	0	13	11	18.2
Esquimalt	2	1	0	0	0	0	1	0	3	1	200.0
Saanich	29	20	0	2	13	4	98	11	140	37	**
Central Saanich	5	9	0	8	0	0	4	6	9	23	-60.9
North Saanich	8	12	0	0	0	0	0	0	8	12	-33.3
Sidney	15	5	6	6	0	3	1	2	22	16	37.5
View Royal	5	1	4	2	3	11	0	0	12	14	-14.3
Reg. Dist. Area H	4	12	0	0	0	0	0	0	4	12	-66.7
Highlands	10	2	0	0	0	0	0	0	10	2	**
Langford	88	73	16	3	26	4	115	25	245	105	133.3
Colwood	23	9	0	2	0	7	0	46	23	64	-64.1
Metchosin	2	0	0	0	0	0	0	0	2	0	n/a
Sooke	36	21	12	2	0	0	14	34	62	57	8.8
First Nations	0	0	0	0	4	0	0	0	4	0	n/a
Victoria CMA	250	183	42	29	51	39	384	197	727	448	62.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Victoria City	5	4	0	0	135	0	0	1
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	5	0	0	0	0	0	4	1
Central Saanich	0	0	0	0	0	0	4	1
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	8	0	0	0	0	0	11	9
Colwood	0	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	8	0
First Nations	0	0	4	0	0	0	0	0
Victoria CMA	18	4	4	0	135	0	27	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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
Victoria City	5	10	0	0	135	71	16	2
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	1	0
Saanich	5	4	8	0	0	0	98	11
Central Saanich	0	0	0	0	0	0	4	6
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	3	0	0	0	0	1	2
View Royal	3	11	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	26	4	0	0	0	0	115	25
Colwood	0	7	0	0	0	44	0	2
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	32	14	2
First Nations	0	0	4	0	0	0	0	0
Victoria CMA	39	39	12	0	135	147	249	50

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Victoria City	4	3	140	4	0	1	144	8
Oak Bay	4	3	0	0	0	0	4	3
Esquimalt	0	0	0	0	0	0	0	0
Saanich	5	4	5	0	4	1	14	5
Central Saanich	3	2	0	0	4	1	7	3
North Saanich	2	2	0	0	0	0	2	2
Sidney	5	0	0	0	0	0	5	0
View Royal	0	1	0	0	0	0	0	1
Reg. Dist. Area H	0	2	0	0	0	1	0	3
Highlands	0	1	0	0	0	0	0	1
Langford	24	37	8	0	11	9	43	46
Colwood	7	5	0	0	0	0	7	5
Metchosin	0	0	0	0	0	0	0	0
Sooke	16	6	0	0	8	0	24	6
First Nations	0	0	0	0	4	0	4	0
Victoria CMA	70	66	153	4	31	13	254	83

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Victoria City	14	11	140	81	16	2	170	94
Oak Bay	13	11	0	0	0	0	13	11
Esquimalt	2	1	0	0	1	0	3	1
Saanich	29	21	5	5	106	11	140	37
Central Saanich	5	16	0	0	4	7	9	23
North Saanich	7	12	0	0	1	0	8	12
Sidney	21	7	0	7	1	2	22	16
View Royal	5	3	7	11	0	0	12	14
Reg. Dist. Area H	4	11	0	0	0	1	4	12
Highlands	10	2	0	0	0	0	10	2
Langford	104	76	26	4	115	25	245	105
Colwood	23	11	0	51	0	2	23	64
Metchosin	2	0	0	0	0	0	2	0
Sooke	41	19	6	36	15	2	62	57
First Nations	0	0	0	0	4	0	4	0
Victoria CMA	280	201	184	195	263	52	727	448

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$549,999		\$550,000 - \$699,999		\$700,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria City													
April 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
April 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	-	1,664,100
Year-to-date 2016	0	0.0	0	0.0	1	9.1	5	45.5	5	45.5	11	-	944,225
Oak Bay													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	2,199,750
April 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	1,702,460
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	2,287,350
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	-	1,939,894
Esquimalt													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Saanich													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	1,336,825
April 2016	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	818,748
Year-to-date 2017	0	0.0	0	0.0	0	0.0	9	31.0	20	69.0	29	1,245,000	1,260,038
Year-to-date 2016	0	0.0	0	0.0	3	13.6	12	54.5	7	31.8	22	-	1,174,852
Central Saanich													
April 2017	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	-	1,124,950
April 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	-	1,124,950
Year-to-date 2016	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	-	937,425
North Saanich													
April 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
April 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	2	28.6	4	57.1	1	14.3	7	-	-
Year-to-date 2016	0	0.0	2	15.4	3	23.1	5	38.5	3	23.1	13	-	887,720
Sidney													
April 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	7	53.8	4	30.8	2	15.4	13	-	704,433
Year-to-date 2016	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
View Royal													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	-	586,900
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Reg. Dist. Area H													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	407,380
Year-to-date 2017	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	-	-
Year-to-date 2016	3	25.0	4	33.3	2	16.7	2	16.7	1	8.3	12	-	641,318

Source: CMHC (Market Absorption Survey)

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

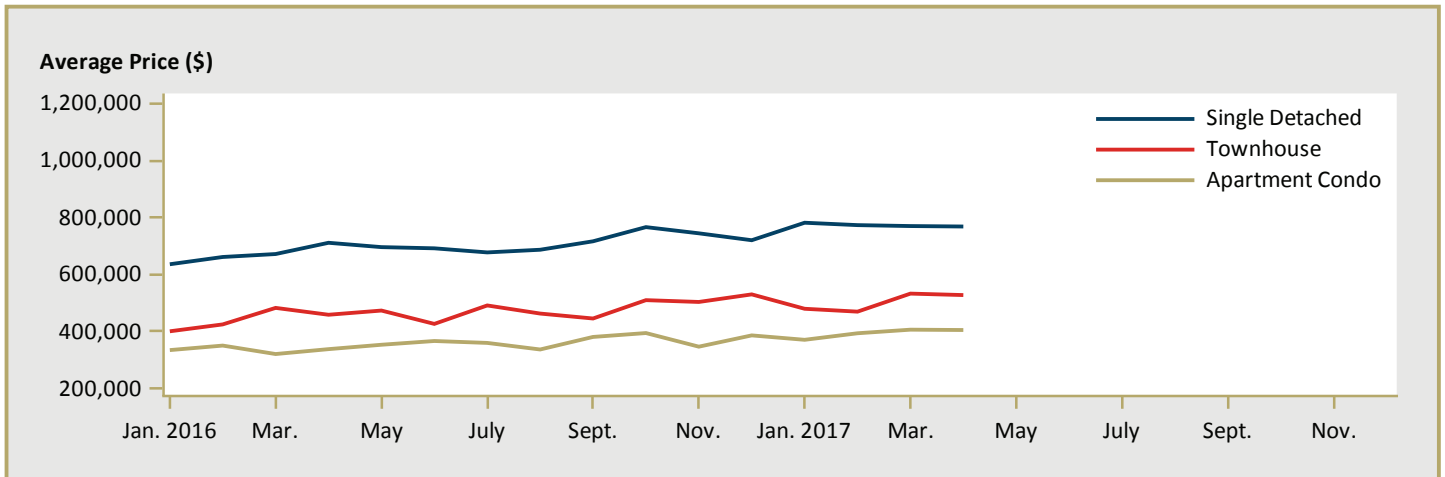
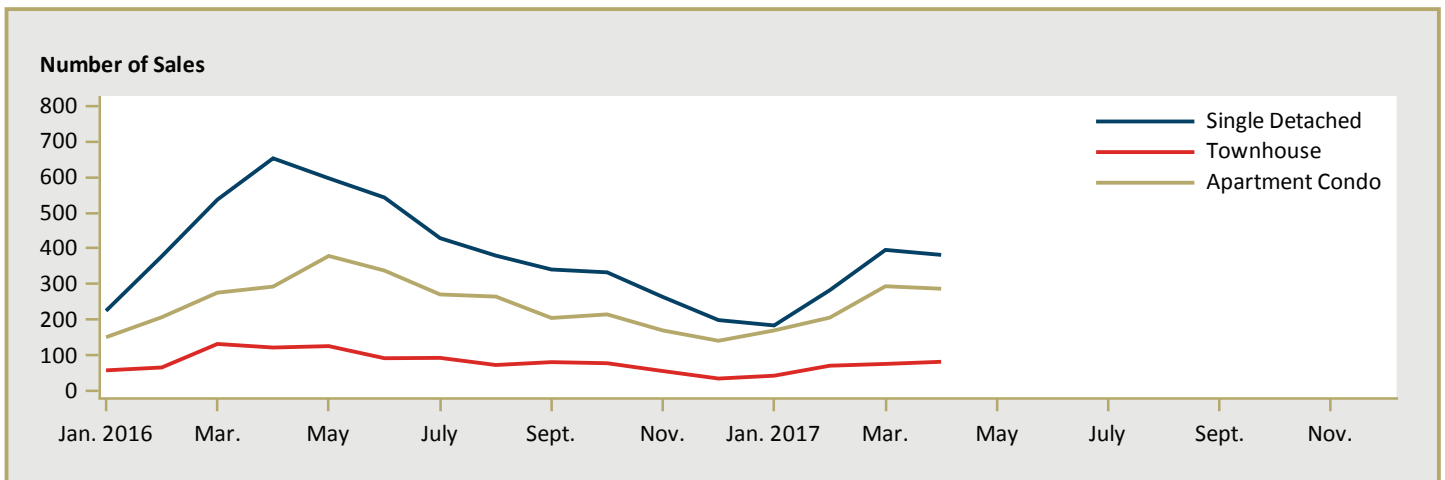
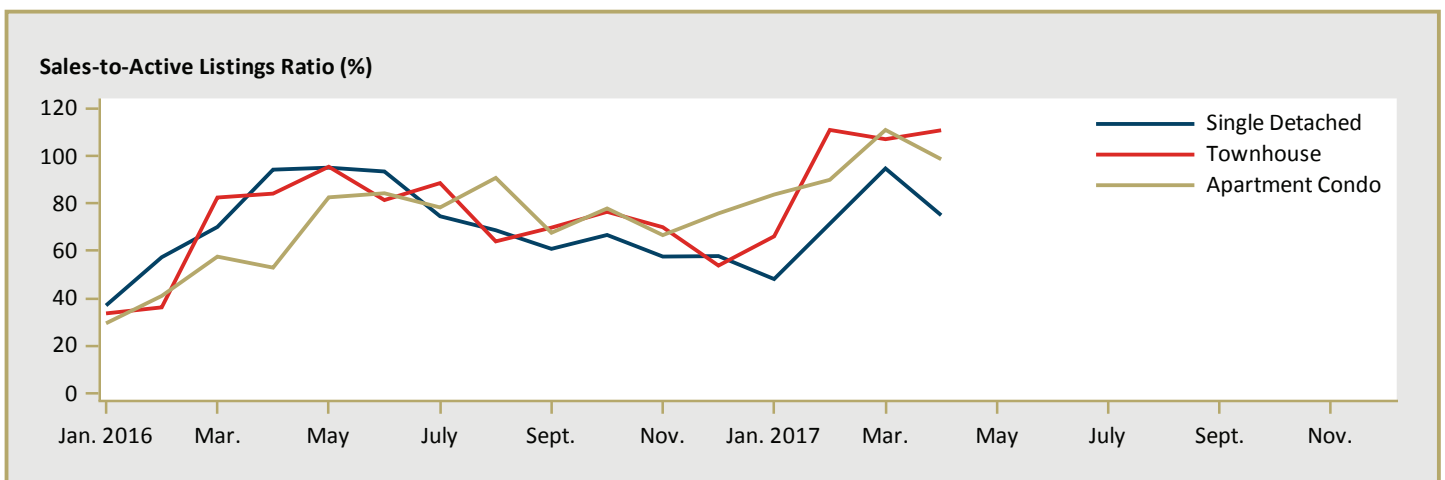
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$549,999		\$550,000 - \$699,999		\$700,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	9.1	0	0.0	10	90.9	0	0.0	11	-	839,925
Year-to-date 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Langford													
April 2017	0	0.0	1	5.0	9	45.0	9	45.0	1	5.0	20	702,500	720,813
April 2016	6	18.2	14	42.4	9	27.3	2	6.1	2	6.1	33	480,000	546,243
Year-to-date 2017	1	1.1	14	15.1	32	34.4	40	43.0	6	6.5	93	700,000	723,781
Year-to-date 2016	10	13.3	27	36.0	24	32.0	10	13.3	4	5.3	75	550,000	579,085
Colwood													
April 2017	0	0.0	0	0.0	5	71.4	1	14.3	1	14.3	7	-	744,857
April 2016	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	21	87.5	2	8.3	1	4.2	24	-	667,771
Year-to-date 2016	0	0.0	0	0.0	7	87.5	1	12.5	0	0.0	8	-	-
Metchosin													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Sooke													
April 2017	3	18.8	9	56.3	3	18.8	1	6.3	0	0.0	16	492,500	524,365
April 2016	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	421,922
Year-to-date 2017	5	13.5	22	59.5	9	24.3	1	2.7	0	0.0	37	497,500	521,395
Year-to-date 2016	3	14.3	14	66.7	3	14.3	1	4.8	0	0.0	21	-	482,547
First Nations													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Victoria CMA													
April 2017	3	4.9	10	16.4	20	32.8	16	26.2	12	19.7	61	700,000	854,356
April 2016	10	15.2	21	31.8	15	22.7	9	13.6	11	16.7	66	562,500	711,817
Year-to-date 2017	7	2.8	38	15.0	78	30.7	79	31.1	52	20.5	254	710,000	865,434
Year-to-date 2016	16	8.3	47	24.5	52	27.1	44	22.9	33	17.2	192	660,000	808,119

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2017

Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Victoria City	-	-	n/a	1,664,100	944,225	76.2
Oak Bay	2,199,750	1,702,460	29.2	2,287,350	1,939,894	17.9
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,336,825	818,748	63.3	1,260,038	1,174,852	7.3
Central Saanich	1,124,950	-	n/a	1,124,950	937,425	20.0
North Saanich	-	-	n/a	-	887,720	n/a
Sidney	-	-	n/a	704,433	-	n/a
View Royal	-	-	n/a	586,900	-	n/a
Reg. Dist. Area H	-	407,380	n/a	-	641,318	n/a
Highlands	-	-	n/a	839,925	-	n/a
Langford	720,813	546,243	32.0	723,781	579,085	25.0
Colwood	744,857	-	n/a	667,771	-	n/a
Metchosin	-	-	n/a	-	-	n/a
Sooke	524,365	421,922	24.3	521,395	482,547	8.1
First Nations	-	-	n/a	-	-	n/a
Victoria CMA	854,356	711,817	20.0	865,434	808,119	7.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Victoria

Figure 5.2: MLS® Residential Sales for Victoria

Figure 5.3: MLS® Residential Sales-to- Active Listings Ratio for Victoria


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

Source: Victoria Real Estate Board (VREB)

Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manufactured homes.

Table 6: Economic Indicators**April 2017**

		Interest Rates			NHPI, Total, Victoria CMA 2016.12 =100	CPI, 2002 =100	Victoria 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	95.2	118.9	182	5.8	63.3	896
	February	561	3.14	4.64	95.4	119.1	182	5.8	63.2	914
	March	561	3.14	4.64	95.4	120.0	181	6.0	63.0	920
	April	561	3.14	4.64	96.3	120.0	180	6.1	62.6	922
	May	561	3.14	4.64	97.3	121.0	181	5.6	62.5	920
	June	561	3.14	4.64	97.6	121.3	182	5.2	62.5	918
	July	567	3.14	4.74	98.4	121.7	184	4.7	62.8	912
	August	567	3.14	4.74	98.4	121.8	185	4.7	63.2	907
	September	561	3.14	4.64	98.9	121.5	187	4.7	63.7	908
	October	561	3.14	4.64	99.6	121.3	187	5.0	63.9	919
	November	561	3.14	4.64	100.0	120.9	188	5.0	64.0	916
	December	561	3.14	4.64	100.0	121.0	187	5.0	63.7	911
2017	January	561	3.14	4.64	100.4	121.6	187	4.6	63.5	897
	February	561	3.14	4.64	101.4	121.9	188	4.4	63.7	899
	March	561	3.14	4.64	101.4	122.6	190	3.8	63.9	902
	April	561	3.14	4.64		122.7	192	3.7	64.5	903
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of 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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