

HOUSING NOW TABLES

Barrie CMA

Date Released: Fourth Quarter 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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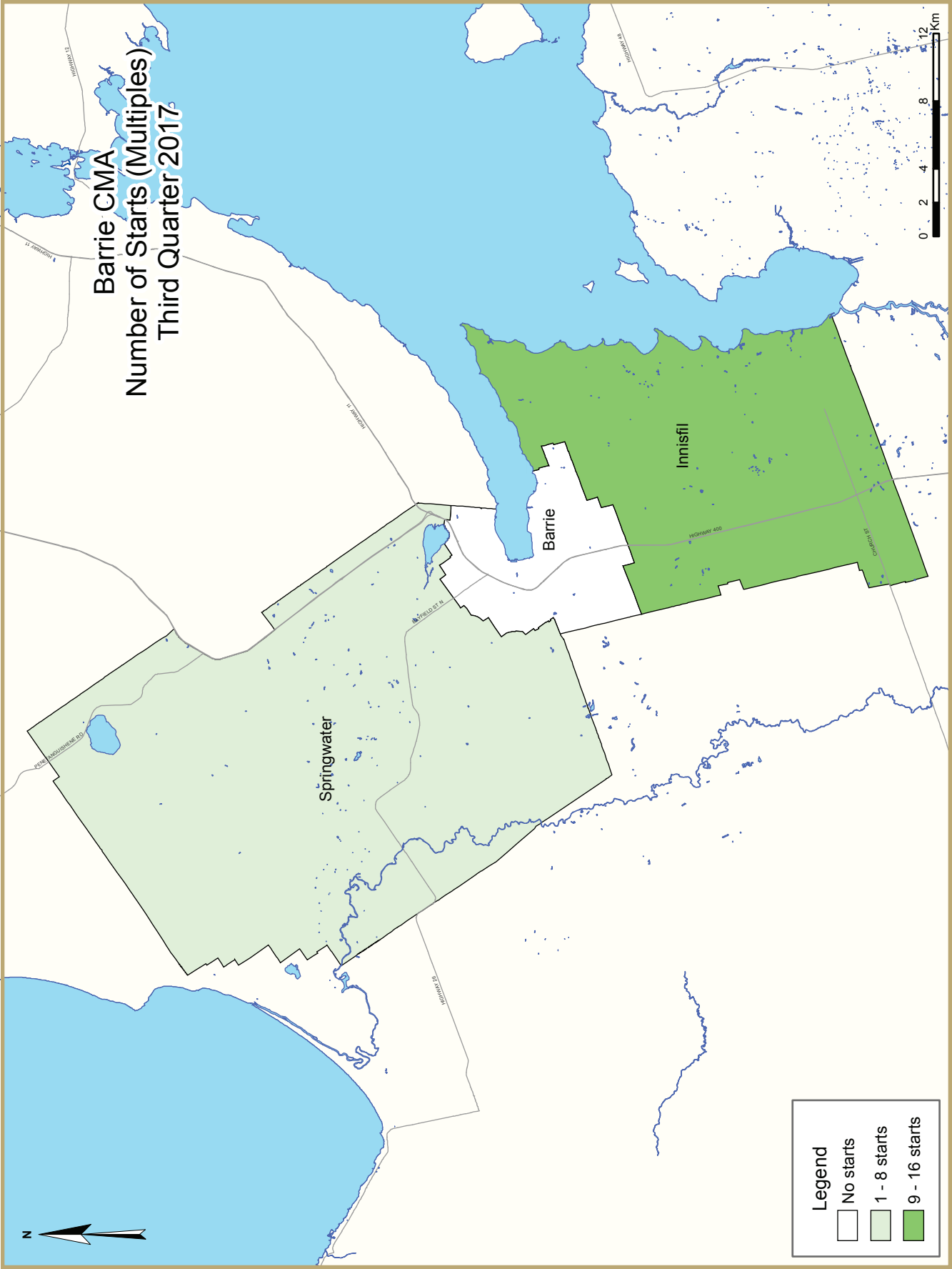
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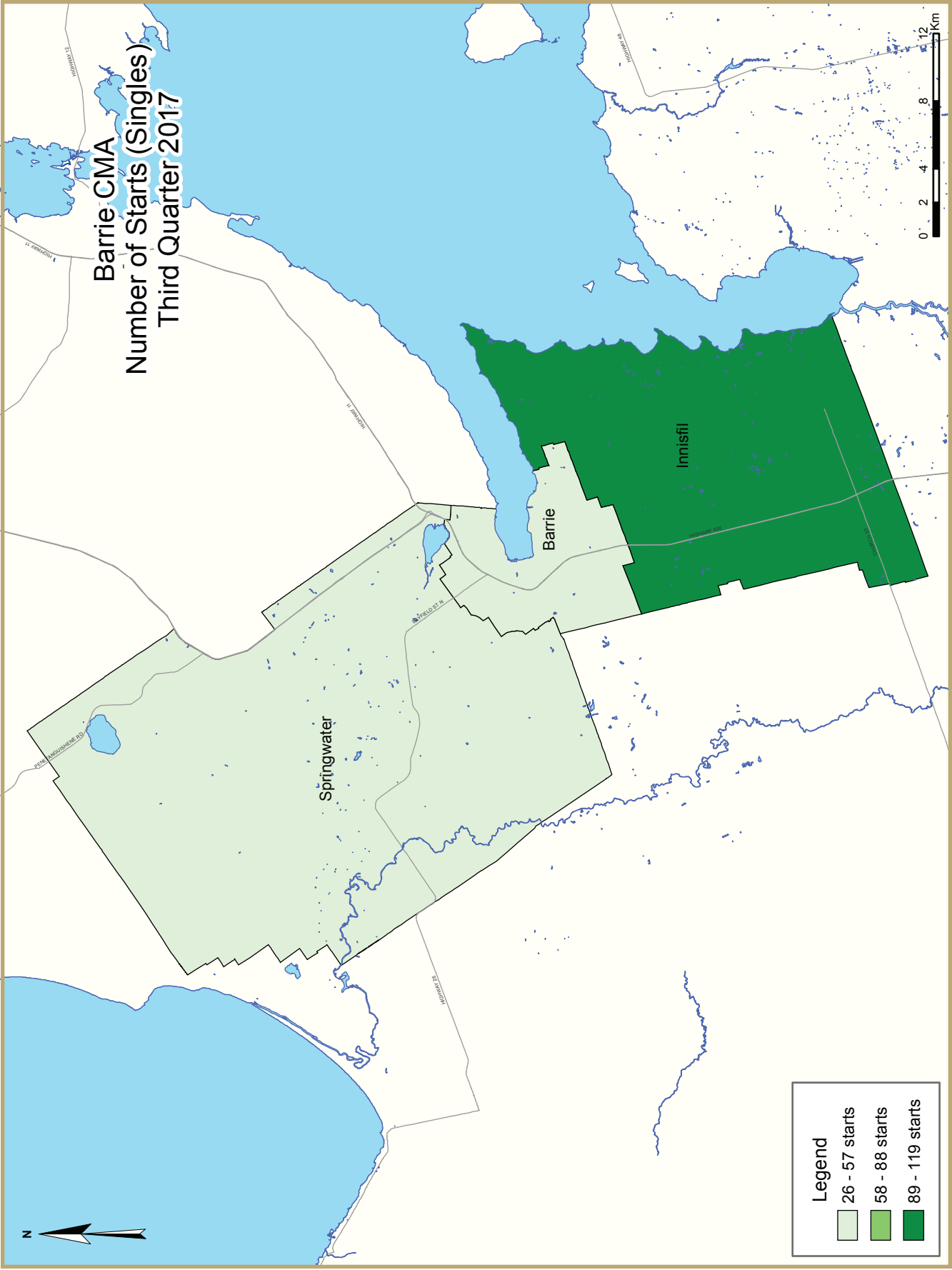
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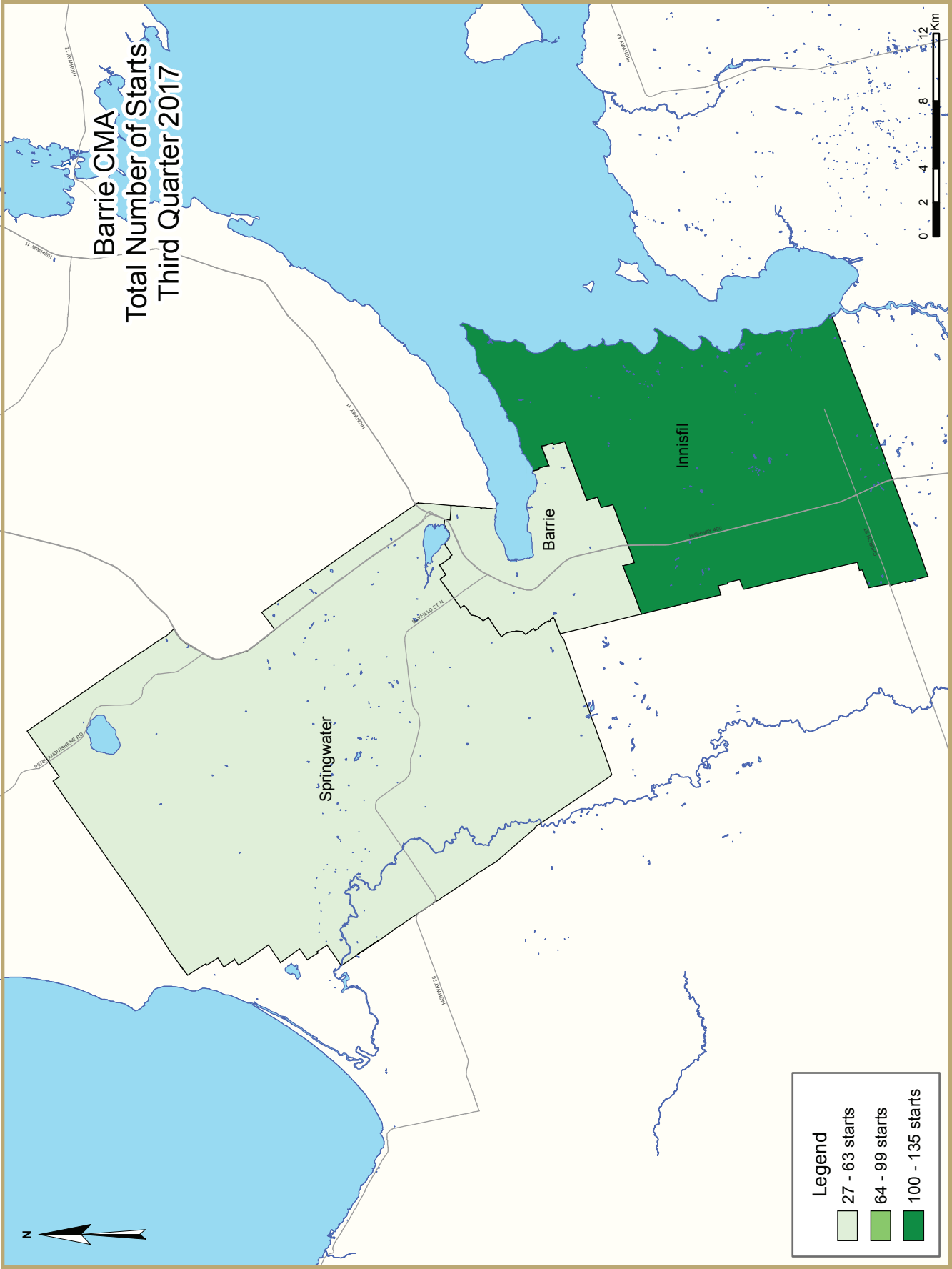
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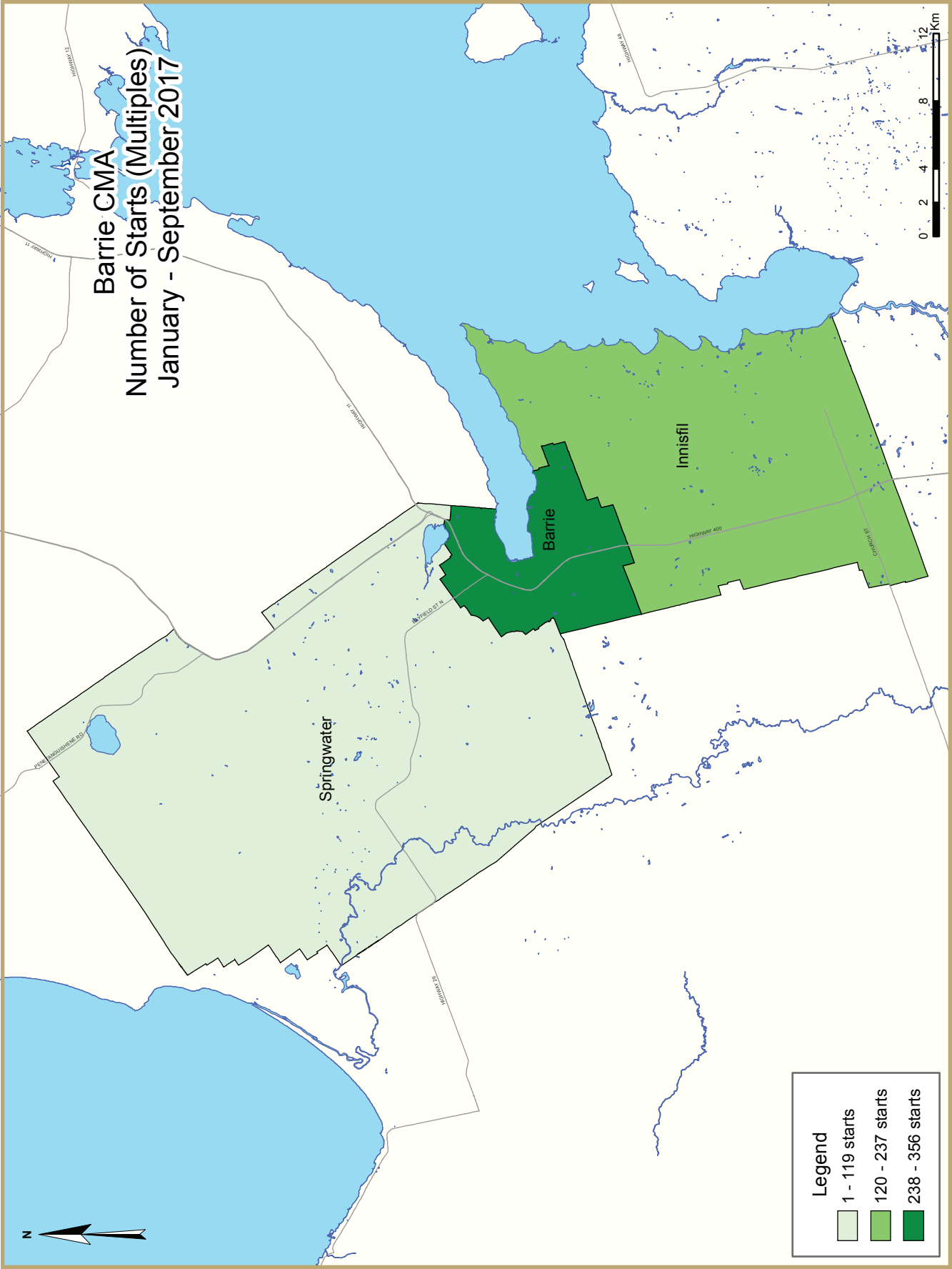
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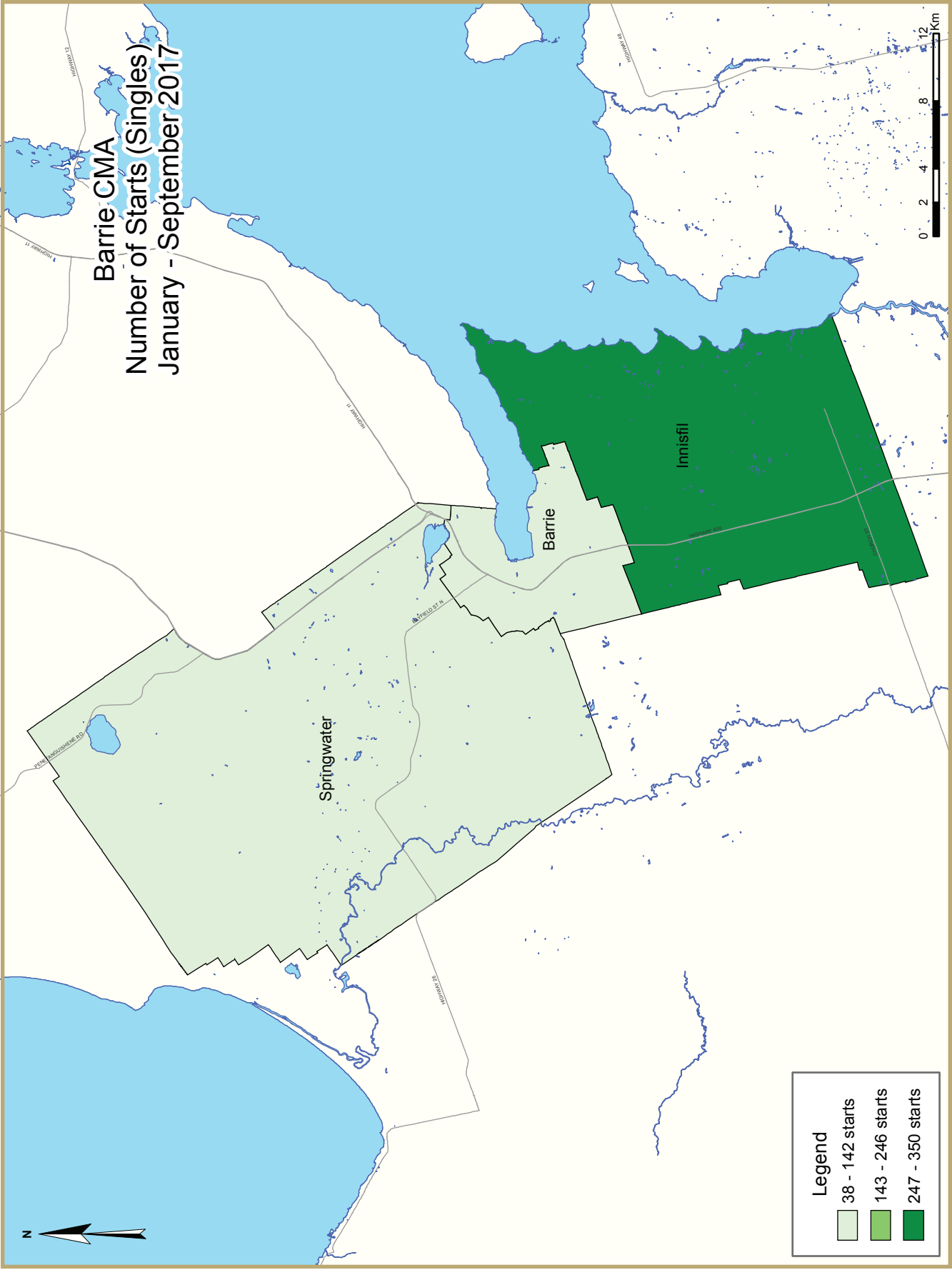
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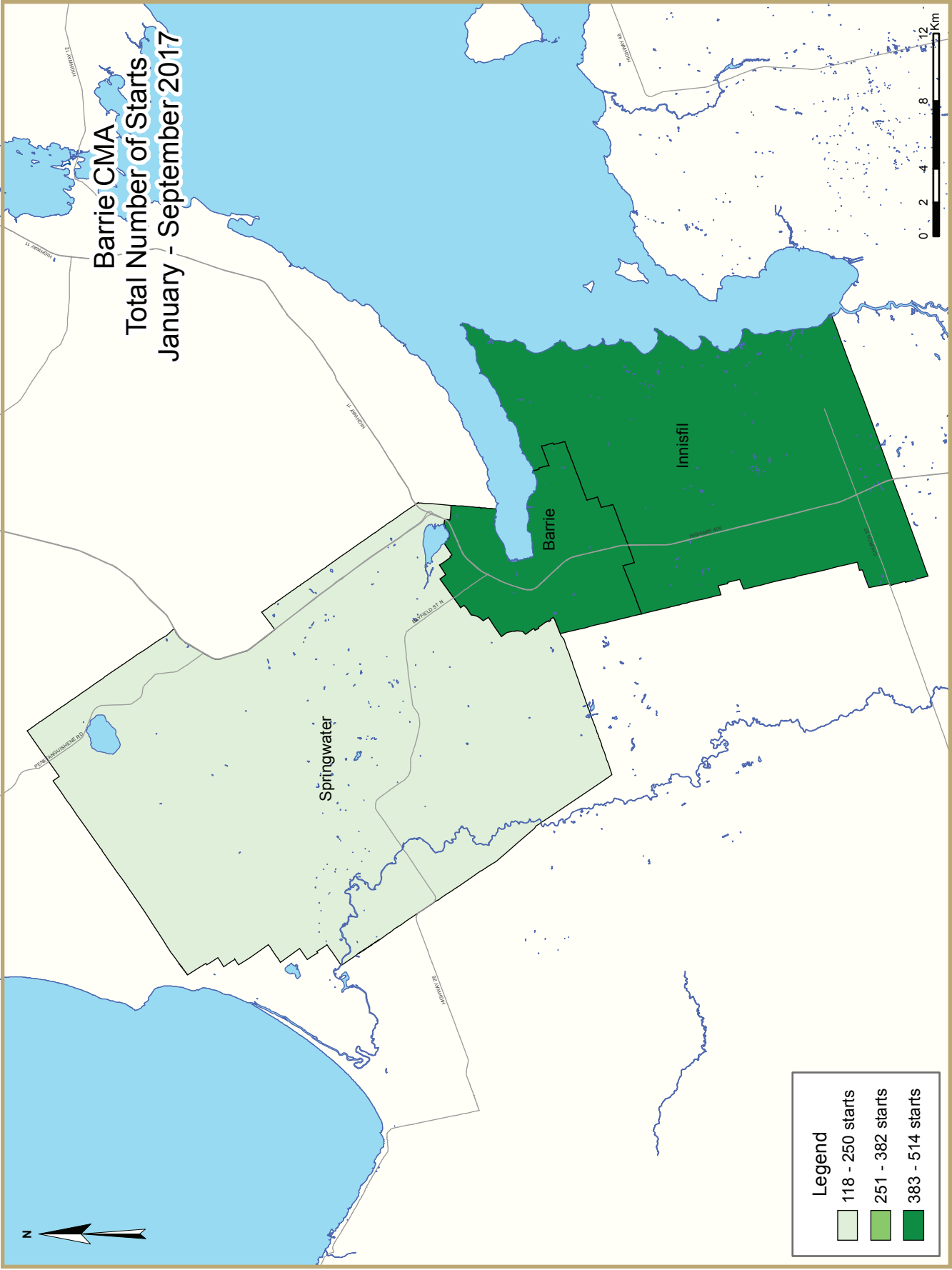












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SYMBOLS

- 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)								
Third Quarter 2017								
Barrie CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	695	686	723	432	496	862	541	573
Multiples	321	1,037	12	-	192	956	678	464
Total	1,016	1,723	735	432	688	1,818	1,219	1,037
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	729	829	215	174	-19.1%	536	505	-5.8%
Multiples	860	72	502	17	-96.6%	975	521	-46.6%
Total	1,589	901	717	191	-73.4%	1,511	1,026	-32.1%

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 1.1: Housing Activity Summary of Barrie CMA
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	174	0	16	0	0	0	0	1	191
Q3 2016	215	4	81	0	0	413	0	4	717
% Change	-19.1	-100.0	-80.2	n/a	n/a	-100.0	n/a	-75.0	-73.4
Year-to-date 2017	505	14	152	0	148	204	0	3	1,026
Year-to-date 2016	536	10	182	0	0	779	0	4	1,511
% Change	-5.8	40.0	-16.5	n/a	n/a	-73.8	n/a	-25.0	-32.1
UNDER CONSTRUCTION									
Q3 2017	534	22	265	0	125	687	0	1	1,634
Q3 2016	541	12	185	0	55	949	0	32	1,774
% Change	-1.3	83.3	43.2	n/a	127.3	-27.6	n/a	-96.9	-7.9
COMPLETIONS									
Q3 2017	154	0	27	0	63	314	2	4	564
Q3 2016	152	0	0	0	0	16	0	76	244
% Change	1.3	n/a	n/a	n/a	n/a	**	n/a	-94.7	131.1
Year-to-date 2017	498	0	58	0	63	412	2	34	1,067
Year-to-date 2016	472	6	20	0	0	64	14	76	652
% Change	5.5	-100.0	190.0	n/a	n/a	**	-85.7	-55.3	63.7
COMPLETED & NOT ABSORBED									
Q3 2017	25	0	4	0	0	0	n/a	n/a	29
Q3 2016	29	2	0	0	0	3	n/a	n/a	34
% Change	-13.8	-100.0	n/a	n/a	n/a	-100.0	n/a	n/a	-14.7
ABSORBED									
Q3 2017	156	2	24	0	63	314	n/a	n/a	559
Q3 2016	155	0	0	0	1	17	n/a	n/a	173
% Change	0.6	n/a	n/a	n/a	**	**	n/a	n/a	**
Year-to-date 2017	501	2	51	0	63	412	n/a	n/a	1,029
Year-to-date 2016	475	6	24	0	3	67	n/a	n/a	575
% Change	5.5	-66.7	112.5	n/a	**	**	n/a	n/a	79.0

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			
STARTS									
Barrie City									
Q3 2017	29	0	0	0	0	0	0	0	29
Q3 2016	35	4	3	0	0	144	0	0	186
Innisfil Town									
Q3 2017	119	0	16	0	0	0	0	0	135
Q3 2016	123	0	77	0	0	269	0	0	469
Springwater Town									
Q3 2017	26	0	0	0	0	0	0	1	27
Q3 2016	57	0	1	0	0	0	0	4	62
Barrie CMA									
Q3 2017	174	0	16	0	0	0	0	1	191
Q3 2016	215	4	81	0	0	413	0	4	717
UNDER CONSTRUCTION									
Barrie City									
Q3 2017	39	10	0	0	115	364	0	0	528
Q3 2016	70	12	24	0	55	440	0	28	629
Innisfil Town									
Q3 2017	385	12	265	0	10	323	0	0	995
Q3 2016	245	0	160	0	0	509	0	0	914
Springwater Town									
Q3 2017	110	0	0	0	0	0	0	1	111
Q3 2016	226	0	1	0	0	0	0	4	231
Barrie CMA									
Q3 2017	534	22	265	0	125	687	0	1	1,634
Q3 2016	541	12	185	0	55	949	0	32	1,774
COMPLETIONS									
Barrie City									
Q3 2017	2	0	3	0	63	110	2	4	184
Q3 2016	16	0	0	0	0	16	0	76	108
Innisfil Town									
Q3 2017	97	0	24	0	0	204	0	0	325
Q3 2016	50	0	0	0	0	0	0	0	50
Springwater Town									
Q3 2017	55	0	0	0	0	0	0	0	55
Q3 2016	86	0	0	0	0	0	0	0	86
Barrie CMA									
Q3 2017	154	0	27	0	63	314	2	4	564
Q3 2016	152	0	0	0	0	16	0	76	244

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			
COMPLETED & NOT ABSORBED									
Barrie City									
Q3 2017	1	0	4	0	0	0	n/a	n/a	5
Q3 2016	3	2	0	0	0	0	n/a	n/a	5
Innisfil Town									
Q3 2017	16	0	0	0	0	0	n/a	n/a	16
Q3 2016	17	0	0	0	0	0	n/a	n/a	17
Springwater Town									
Q3 2017	8	0	0	0	0	0	n/a	n/a	8
Q3 2016	9	0	0	0	0	3	n/a	n/a	12
Barrie CMA									
Q3 2017	25	0	4	0	0	0	n/a	n/a	29
Q3 2016	29	2	0	0	0	3	n/a	n/a	34
ABSORBED									
Barrie City									
Q3 2017	3	2	0	0	63	110	n/a	n/a	178
Q3 2016	16	0	0	0	1	16	n/a	n/a	33
Innisfil Town									
Q3 2017	99	0	24	0	0	204	n/a	n/a	327
Q3 2016	54	0	0	0	0	0	n/a	n/a	54
Springwater Town									
Q3 2017	54	0	0	0	0	0	n/a	n/a	54
Q3 2016	85	0	0	0	0	1	n/a	n/a	86
Barrie CMA									
Q3 2017	156	2	24	0	63	314	n/a	n/a	559
Q3 2016	155	0	0	0	1	17	n/a	n/a	173

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

**Table 1.3: History of Housing Starts of Barrie CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980

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
Barrie City	29	35	0	4	0	3	0	144	29	186	-84.4
Innisfil Town	119	123	0	0	16	77	0	269	135	469	-71.2
Springwater Town	26	57	0	0	0	0	1	5	27	62	-56.5
Barrie CMA	174	215	0	4	16	80	1	418	191	717	-73.4

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
Barrie City	38	81	2	10	148	13	206	270	394	374	5.3
Innisfil Town	350	234	12	0	152	168	0	509	514	911	-43.6
Springwater Town	117	221	0	0	0	0	1	5	118	226	-47.8
Barrie CMA	505	536	14	10	300	181	207	784	1,026	1,511	-32.1

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
Barrie City	0	3	0	0	0	144	0	0
Innisfil Town	16	77	0	0	0	269	0	0
Springwater Town	0	0	0	0	0	1	1	4
Barrie CMA	16	80	0	0	0	414	1	4

**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
Barrie City	148	13	0	0	204	270	2	0
Innisfil Town	152	168	0	0	0	509	0	0
Springwater Town	0	0	0	0	0	1	1	4
Barrie CMA	300	181	0	0	204	780	3	4

**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
Barrie City	29	42	0	144	0	0	29	186
Innisfil Town	135	200	0	269	0	0	135	469
Springwater Town	26	58	0	0	1	4	27	62
Barrie CMA	190	300	0	413	1	4	191	717

**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
Barrie City	40	104	352	270	2	0	394	374
Innisfil Town	514	402	0	509	0	0	514	911
Springwater Town	117	222	0	0	1	4	118	226
Barrie CMA	671	728	352	779	3	4	1,026	1,511

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
Barrie City	2	16	2	0	66	0	114	92	184	108	70.4
Innisfil Town	97	50	0	0	24	0	204	0	325	50	**
Springwater Town	55	86	0	0	0	0	0	0	55	86	-36.0
Barrie CMA	154	152	2	0	90	0	318	92	564	244	131.1

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
Barrie City	58	57	2	10	79	10	238	140	377	217	73.7
Innisfil Town	245	236	0	0	42	20	204	0	491	256	91.8
Springwater Town	195	179	0	0	0	0	4	0	199	179	11.2
Barrie CMA	498	472	2	10	121	30	446	140	1,067	652	63.7

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
Barrie City	66	0	0	0	110	16	4	76
Innisfil Town	24	0	0	0	204	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	90	0	0	0	314	16	4	76

**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
Barrie City	79	0	0	10	208	64	30	76
Innisfil Town	42	20	0	0	204	0	0	0
Springwater Town	0	0	0	0	0	0	4	0
Barrie CMA	121	20	0	10	412	64	34	76

**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
Barrie City	5	16	173	16	6	76	184	108
Innisfil Town	121	50	204	0	0	0	325	50
Springwater Town	55	86	0	0	0	0	55	86
Barrie CMA	181	152	377	16	6	76	564	244

**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
Barrie City	74	63	271	64	32	90	377	217
Innisfil Town	287	256	204	0	0	0	491	256
Springwater Town	195	179	0	0	4	0	199	179
Barrie CMA	556	498	475	64	36	90	1,067	652

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 (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q3 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q3 2016	0	0.0	1	7.1	10	71.4	3	21.4	0	0.0	14	-	426,735
Year-to-date 2017	7	12.7	1	1.8	12	21.8	8	14.5	27	49.1	55	530,000	500,184
Year-to-date 2016	0	0.0	11	20.4	27	50.0	8	14.8	8	14.8	54	435,000	458,886
Innisfil Town													
Q3 2017	0	0.0	1	1.1	9	9.9	4	4.4	77	84.6	91	650,000	638,663
Q3 2016	2	5.0	0	0.0	0	0.0	3	7.5	35	87.5	40	-	672,997
Year-to-date 2017	1	0.5	8	3.7	16	7.4	8	3.7	183	84.7	216	650,000	636,421
Year-to-date 2016	8	4.0	17	8.5	20	10.0	55	27.5	100	50.0	200	500,000	539,655
Springwater Town													
Q3 2017	2	4.5	2	4.5	2	4.5	4	9.1	34	77.3	44	530,000	604,473
Q3 2016	10	13.9	6	8.3	7	9.7	8	11.1	41	56.9	72	532,500	535,646
Year-to-date 2017	4	2.5	12	7.5	12	7.5	16	10.0	116	72.5	160	560,000	594,977
Year-to-date 2016	17	11.6	10	6.8	14	9.5	15	10.2	91	61.9	147	540,000	570,260
Barrie CMA													
Q3 2017	2	1.5	3	2.2	12	8.8	9	6.6	111	81.0	137	645,000	638,194
Q3 2016	12	9.5	7	5.6	17	13.5	14	11.1	76	60.3	126	555,000	566,322
Year-to-date 2017	12	2.8	21	4.9	40	9.3	32	7.4	326	75.6	431	605,000	607,921
Year-to-date 2016	25	6.2	38	9.5	61	15.2	78	19.5	199	49.6	401	500,000	544,977

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
Barrie City	-	426,735	n/a	500,184	458,886	9.0
Innisfil Town	638,663	672,997	-5.1	636,421	539,655	17.9
Springwater Town	604,473	535,646	12.8	594,977	570,260	4.3
Barrie CMA	638,194	566,322	12.7	607,921	544,977	11.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

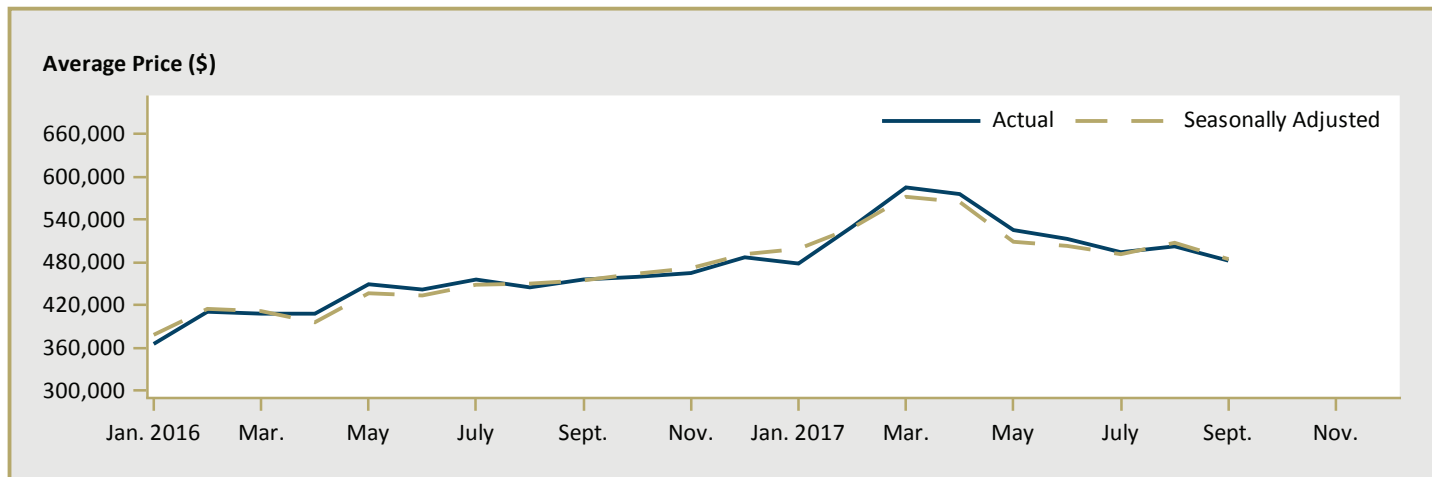


Figure 5.2: MLS® Residential Sales for Barrie

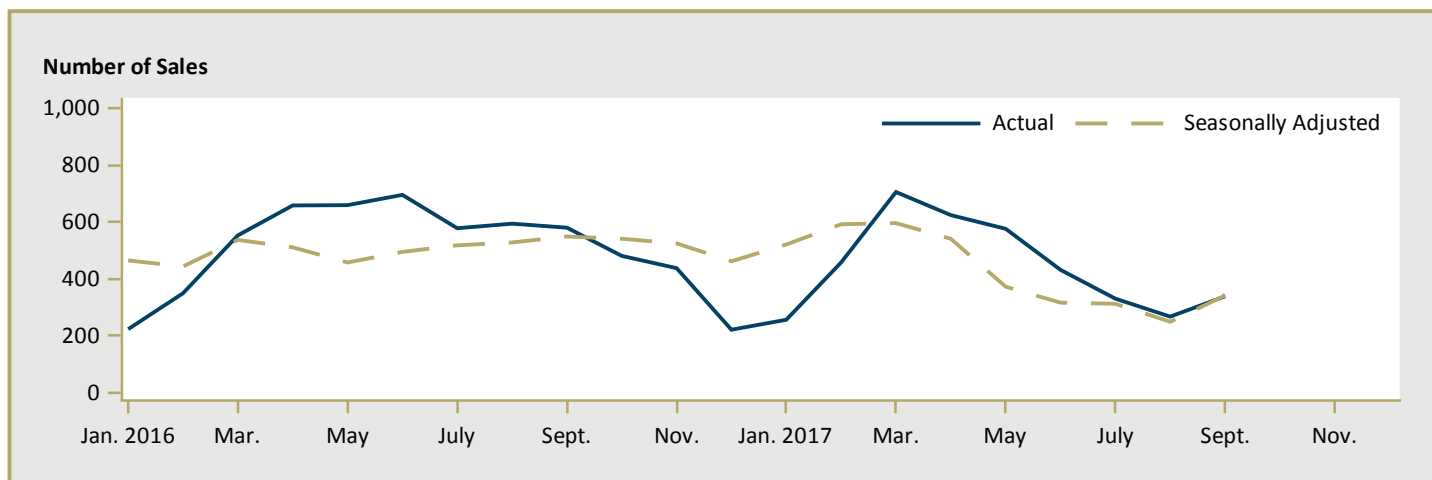
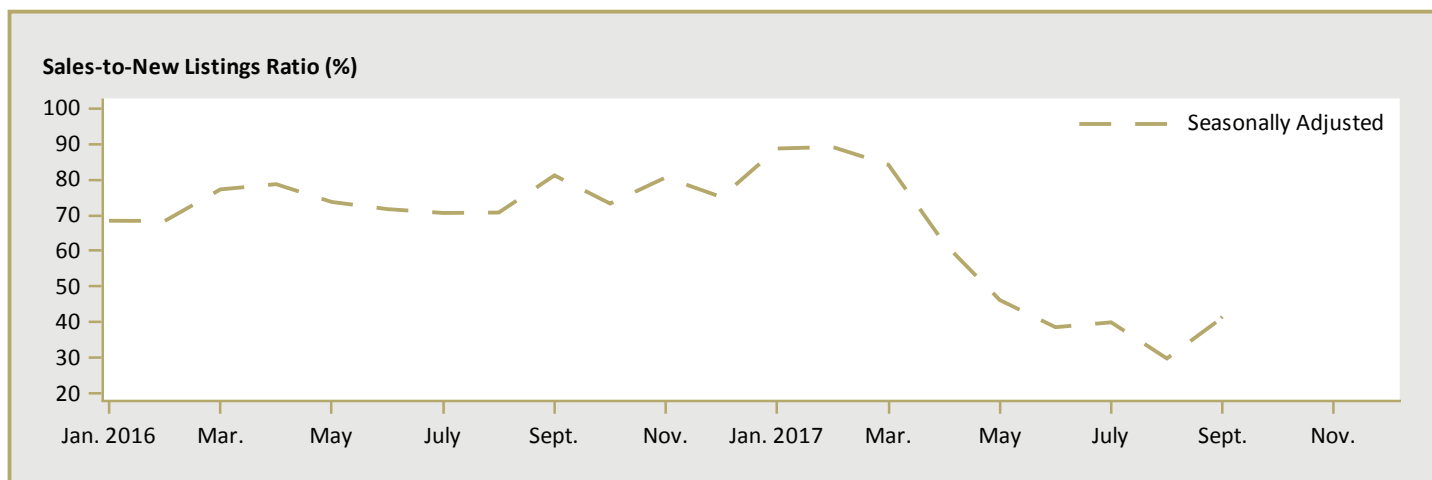


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



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, (Ontario) 2016.12 =100	CPI, 2002 =100 (Ontario)	Barrie 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	94.2	127.8	107.3	6.4	68.0	920
	February	561	3.14	4.64	94.6	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64	94.8	129.0	109.6	7.6	70.2	927
	April	561	3.14	4.64	95.3	129.6	108.0	8.0	69.3	921
	May	561	3.14	4.64	96.6	130.1	106.1	7.9	67.9	909
	June	561	3.14	4.64	97.0	130.4	103.5	7.6	66.1	890
	July	567	3.14	4.74	97.8	130.3	102.0	7.9	65.2	890
	August	567	3.14	4.74	98.2	129.9	101.6	8.7	65.3	886
	September	561	3.14	4.64	98.5	130.1	101.4	8.5	65.0	903
	October	561	3.14	4.64	99.5	130.6	100.6	8.5	64.4	900
	November	561	3.14	4.64	99.9	130.2	101.5	7.9	64.4	924
	December	561	3.14	4.64	100.0	130.0	102.2	7.4	64.5	946
2017	January	561	3.14	4.64	100.3	130.8	103.9	7.5	65.5	960
	February	561	3.14	4.64	101.1	131.2	106.7	7.2	67.0	973
	March	561	3.14	4.64	101.4	131.4	109.8	6.8	68.5	979
	April	561	3.14	4.64	103.0	132.0	113.0	5.8	69.7	981
	May	561	3.14	4.64	103.8	131.9	113.7	5.4	69.8	974
	June	561	3.14	4.64	103.9	132.1	115.0	5.7	70.6	953
	July	573	3.14	4.84	104.1	131.9	116.0	6.3	71.6	934
	August	573	3.14	4.84	104.2	131.8	117.1	6.6	72.4	893
	September	575	3.09	4.89		132.3	117.8	6.0	72.3	884
	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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