

HOUSING NOW TABLES

Hamilton and Brantford CMAs

Date Released: February 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.

SUBSCRIBE NOW!

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

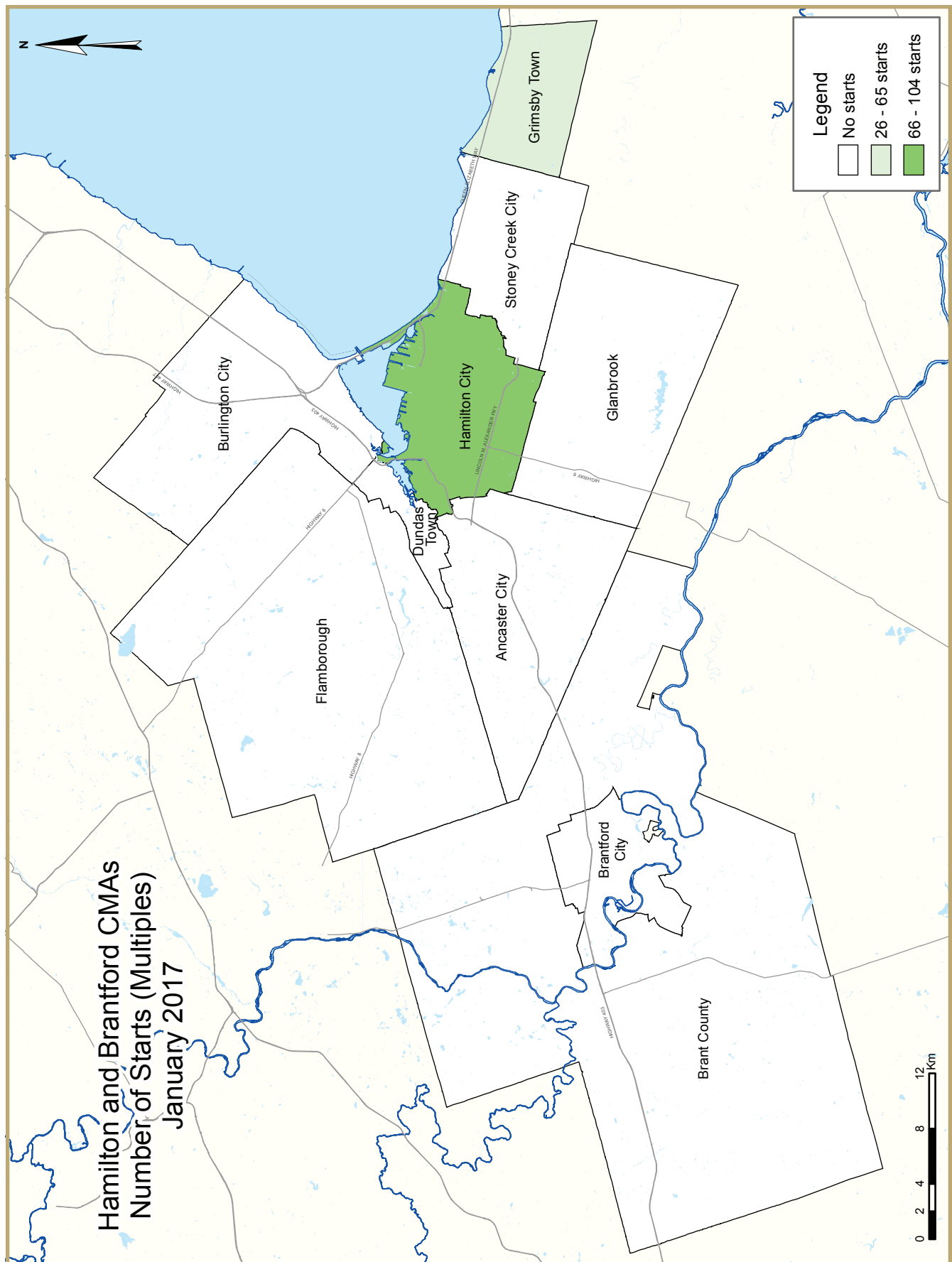
Housing Observer Online

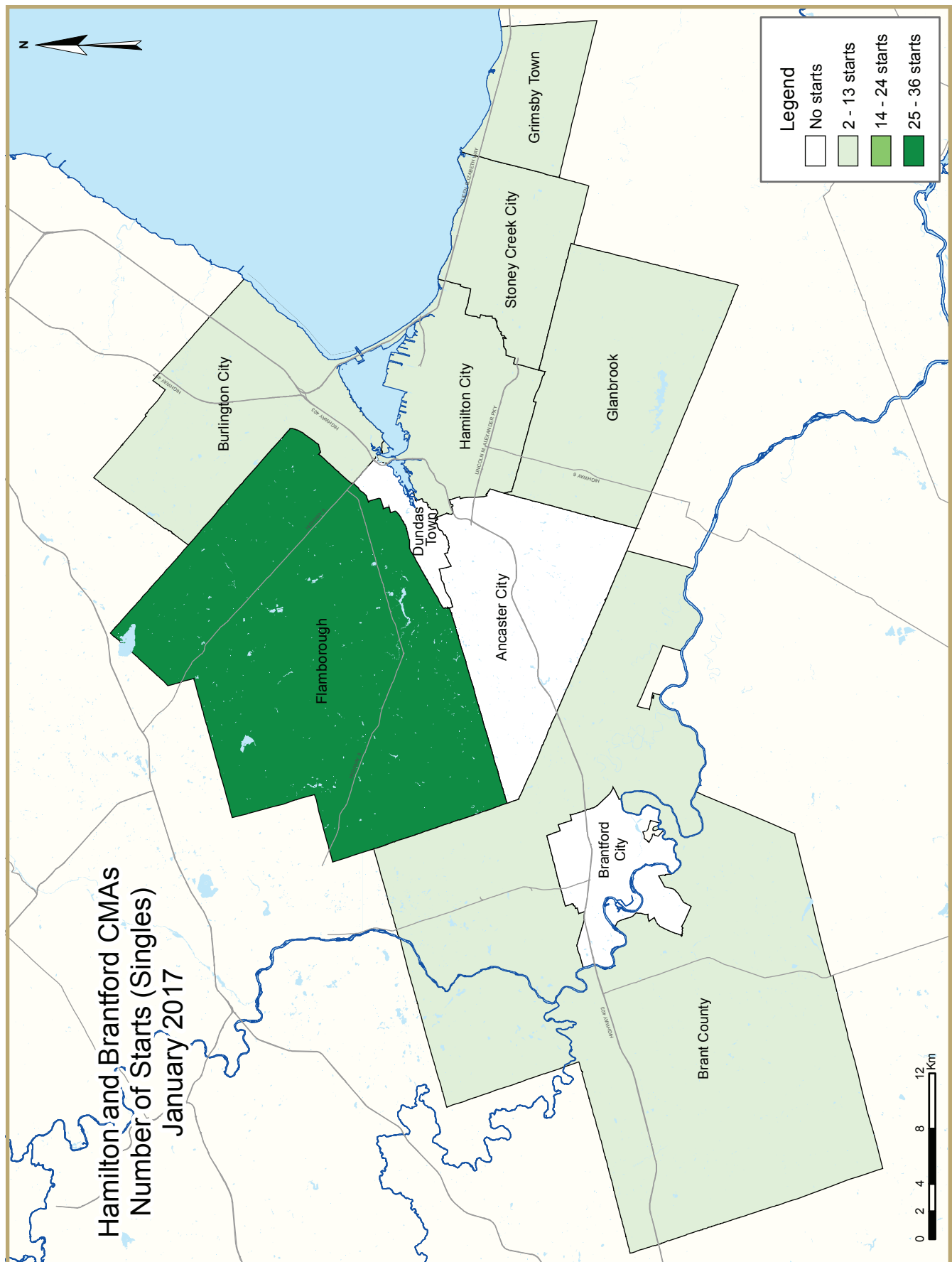
Featuring quick reads and videos on...

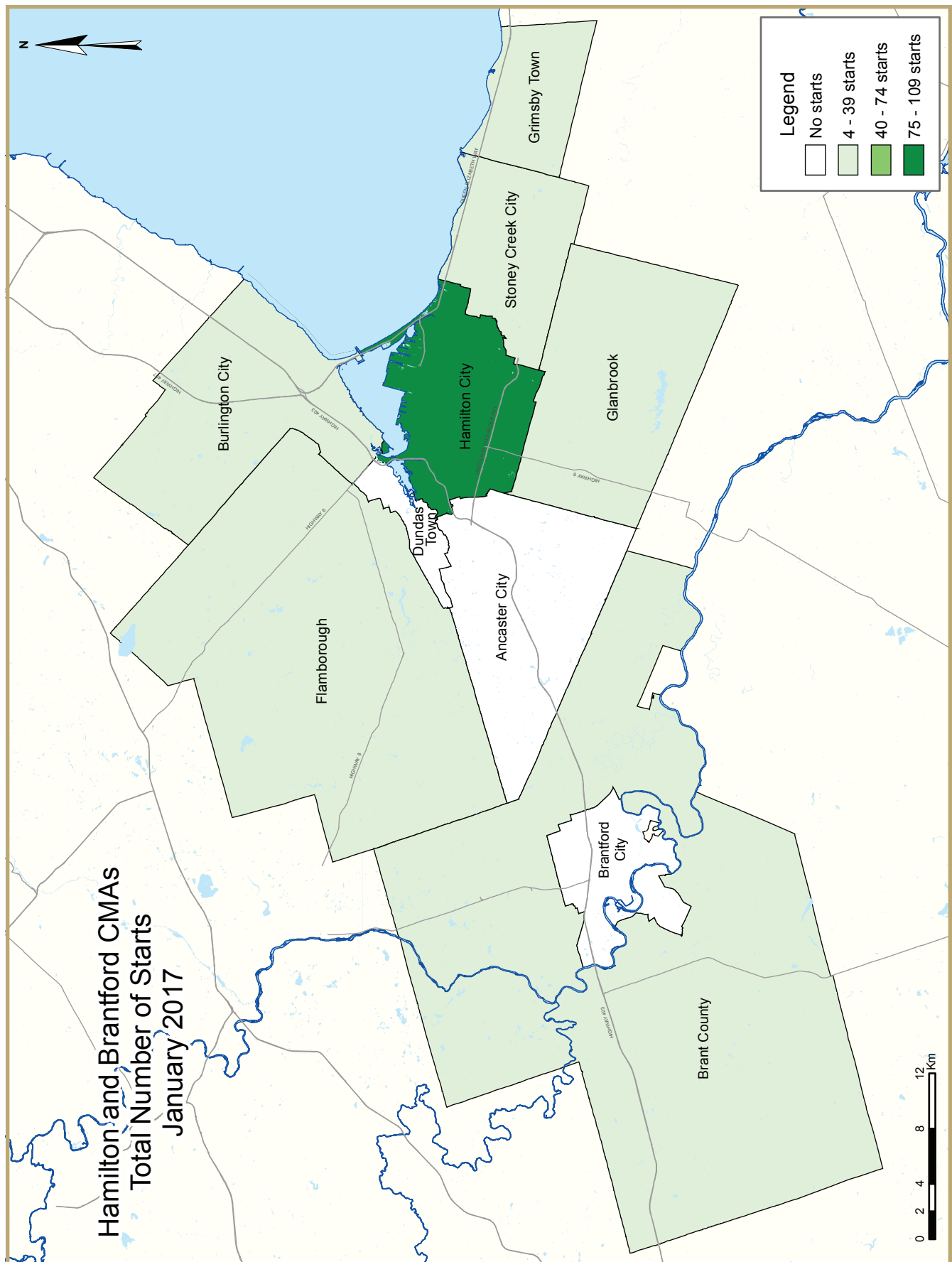
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

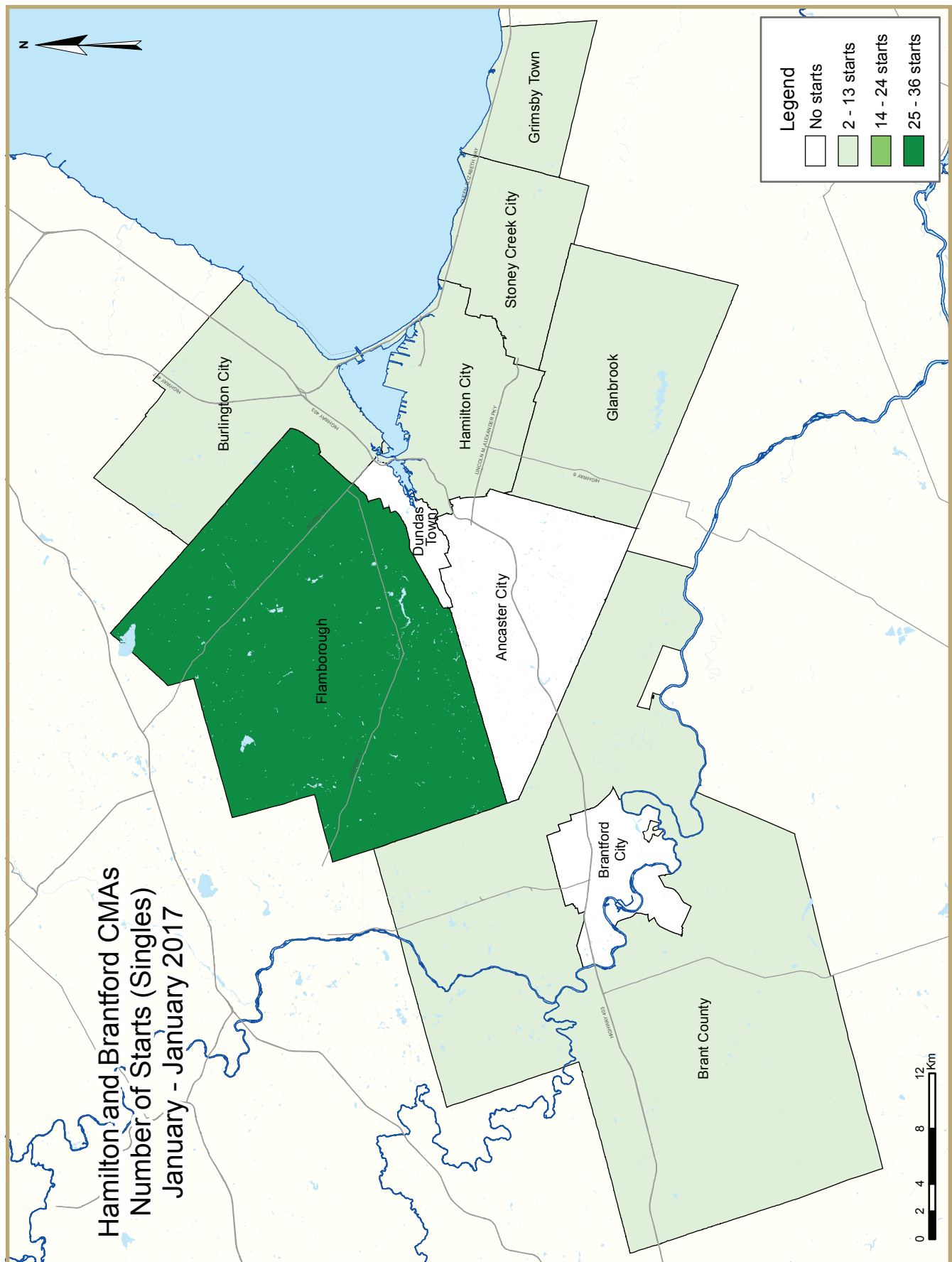
Subscribe today to stay in the know!
www.cmhc.ca/observer

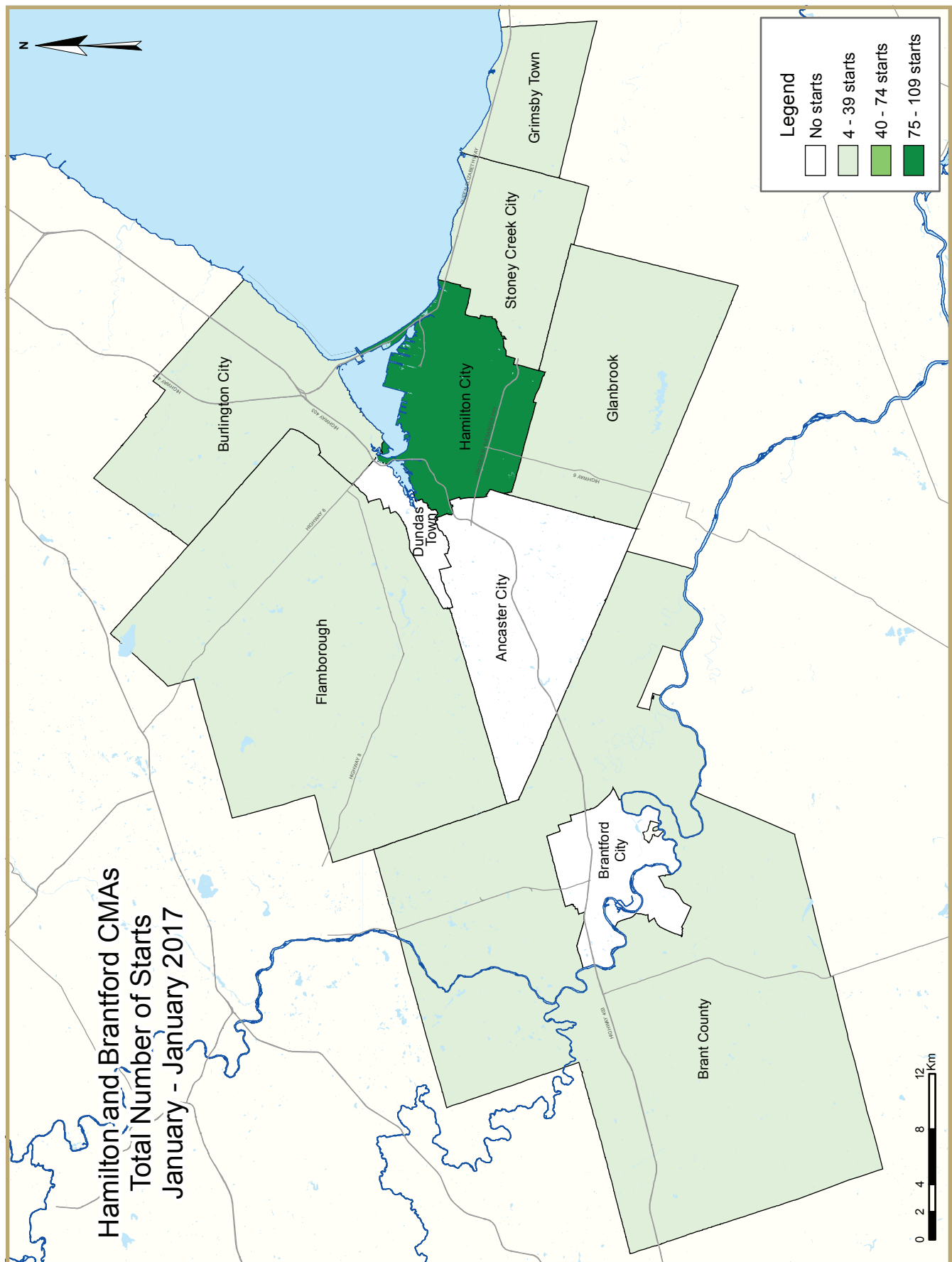












HOUSING NOW REPORT TABLES

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
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- 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
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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 1a: Housing Starts (SAAR and Trend)		
January 2017		
Hamilton CMA ¹	December 2016	January 2017
Trend ²	3,833	3,617
SAAR	9,543	2,978
	January 2016	January 2017
Actual		
January - Single-Detached	39	67
January - Multiples	90	130
January - Total	129	197
January to January - Single-Detached	39	67
January to January - Multiples	90	130
January to January - Total	129	197

Table 1b: Housing Starts (SAAR and Trend)		
January 2017		
Brantford CMA ¹	December 2016	January 2017
Trend ²	339	290
SAAR	224	111
	January 2016	January 2017
Actual		
January - Single-Detached	8	5
January - Multiples	2	-
January - Total	10	5
January to January - Single-Detached	8	5
January to January - Multiples	2	-
January to January - Total	10	5

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2017	67	2	26	0	0	102	0	0	197
January 2016	39	14	76	0	0	0	0	0	129
% Change	71.8	-85.7	-65.8	n/a	n/a	n/a	n/a	n/a	52.7
Year-to-date 2017	67	2	26	0	0	102	0	0	197
Year-to-date 2016	39	14	76	0	0	0	0	0	129
% Change	71.8	-85.7	-65.8	n/a	n/a	n/a	n/a	n/a	52.7
UNDER CONSTRUCTION									
January 2017	619	28	684	0	42	1,370	90	228	3,061
January 2016	516	32	429	4	37	584	146	275	2,023
% Change	20.0	-12.5	59.4	-100.0	13.5	134.6	-38.4	-17.1	51.3
COMPLETIONS									
January 2017	68	4	69	0	0	222	0	0	363
January 2016	120	0	28	0	0	0	0	0	148
% Change	-43.3	n/a	146.4	n/a	n/a	n/a	n/a	n/a	145.3
Year-to-date 2017	68	4	69	0	0	222	0	0	363
Year-to-date 2016	120	0	28	0	0	0	0	0	148
% Change	-43.3	n/a	146.4	n/a	n/a	n/a	n/a	n/a	145.3
COMPLETED & NOT ABSORBED									
January 2017	73	33	232	0	19	3	n/a	n/a	360
January 2016	115	1	137	0	22	3	n/a	n/a	278
% Change	-36.5	**	69.3	n/a	-13.6	0.0	n/a	n/a	29.5
ABSORBED									
January 2017	64	6	73	0	2	222	n/a	n/a	367
January 2016	114	0	28	1	14	0	n/a	n/a	157
% Change	-43.9	n/a	160.7	-100.0	-85.7	n/a	n/a	n/a	133.8
Year-to-date 2017	64	6	73	0	2	222	n/a	n/a	367
Year-to-date 2016	114	0	28	1	14	0	n/a	n/a	157
% Change	-43.9	n/a	160.7	-100.0	-85.7	n/a	n/a	n/a	133.8

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

Table 1.1b: Housing Activity Summary of Brantford CMA
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2017	5	0	0	0	0	0	0	0	5
January 2016	8	2	0	0	0	0	0	0	10
% Change	-37.5	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-50.0
Year-to-date 2017	5	0	0	0	0	0	0	0	5
Year-to-date 2016	8	2	0	0	0	0	0	0	10
% Change	-37.5	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-50.0
UNDER CONSTRUCTION									
January 2017	67	8	102	0	19	0	8	8	212
January 2016	112	10	126	0	31	152	8	0	439
% Change	-40.2	-20.0	-19.0	n/a	-38.7	-100.0	0.0	n/a	-51.7
COMPLETIONS									
January 2017	16	4	0	0	6	0	0	151	177
January 2016	13	4	14	0	0	0	0	0	31
% Change	23.1	0.0	-100.0	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2017	16	4	0	0	6	0	0	151	177
Year-to-date 2016	13	4	14	0	0	0	0	0	31
% Change	23.1	0.0	-100.0	n/a	n/a	n/a	n/a	n/a	**
COMPLETED & NOT ABSORBED									
January 2017	24	11	2	0	8	0	n/a	n/a	45
January 2016	29	7	17	0	10	0	n/a	n/a	63
% Change	-17.2	57.1	-88.2	n/a	-20.0	n/a	n/a	n/a	-28.6
ABSORBED									
January 2017	13	0	5	0	2	0	n/a	n/a	20
January 2016	19	3	6	0	0	0	n/a	n/a	28
% Change	-31.6	-100.0	-16.7	n/a	n/a	n/a	n/a	n/a	-28.6
Year-to-date 2017	13	0	5	0	2	0	n/a	n/a	20
Year-to-date 2016	19	3	6	0	0	0	n/a	n/a	28
% Change	-31.6	-100.0	-16.7	n/a	n/a	n/a	n/a	n/a	-28.6

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

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
January 2017	58	2	0	0	0	102	0	0	162
January 2016	35	14	76	0	0	0	0	0	125
Former Hamilton City									
January 2017	5	2	0	0	0	102	0	0	109
January 2016	8	0	0	0	0	0	0	0	8
Stoney Creek City									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	13	14	25	0	0	0	0	0	52
Ancaster City									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Dundas Town									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Flamborough									
January 2017	36	0	0	0	0	0	0	0	36
January 2016	3	0	0	0	0	0	0	0	3
Glanbrook									
January 2017	13	0	0	0	0	0	0	0	13
January 2016	11	0	51	0	0	0	0	0	62
City of Burlington									
January 2017	7	0	0	0	0	0	0	0	7
January 2016	2	0	0	0	0	0	0	0	2
Grimsby									
January 2017	2	0	26	0	0	0	0	0	28
January 2016	2	0	0	0	0	0	0	0	2
Hamilton CMA									
January 2017	67	2	26	0	0	102	0	0	197
January 2016	39	14	76	0	0	0	0	0	129
Brant County									
January 2017	5	0	0	0	0	0	0	0	5
January 2016	7	0	0	0	0	0	0	0	7
Brantford City									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	1	2	0	0	0	0	0	0	3
Brantford CMA									
January 2017	5	0	0	0	0	0	0	0	5
January 2016	8	2	0	0	0	0	0	0	10

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

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
January 2017	553	28	592	0	6	132	90	228	1,629
January 2016	414	26	334	0	6	197	146	120	1,243
Former Hamilton City									
January 2017	76	4	117	0	0	132	90	100	519
January 2016	66	8	35	0	0	197	132	120	558
Stoney Creek City									
January 2017	63	24	97	0	6	0	0	128	318
January 2016	55	14	98	0	6	0	14	0	187
Ancaster City									
January 2017	41	0	64	0	0	0	0	0	105
January 2016	27	0	40	0	0	0	0	0	67
Dundas Town									
January 2017	4	0	0	0	0	0	0	0	4
January 2016	5	2	0	0	0	0	0	0	7
Flamborough									
January 2017	283	0	174	0	0	0	0	0	457
January 2016	16	0	14	0	0	0	0	0	30
Glanbrook									
January 2017	86	0	140	0	0	0	0	0	226
January 2016	245	2	147	0	0	0	0	0	394
City of Burlington									
January 2017	55	0	0	0	13	815	0	0	883
January 2016	67	4	12	4	31	387	0	155	660
Grimsby									
January 2017	11	0	92	0	23	423	0	0	549
January 2016	35	2	83	0	0	0	0	0	120
Hamilton CMA									
January 2017	619	28	684	0	42	1,370	90	228	3,061
January 2016	516	32	429	4	37	584	146	275	2,023
Brant County									
January 2017	58	2	9	0	0	0	8	0	77
January 2016	41	8	34	0	0	0	8	0	91
Brantford City									
January 2017	9	6	93	0	19	0	0	8	135
January 2016	71	2	92	0	31	152	0	0	348
Brantford CMA									
January 2017	67	8	102	0	19	0	8	8	212
January 2016	112	10	126	0	31	152	8	0	439

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

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
January 2017	54	4	69	0	0	0	0	0	127
January 2016	115	0	28	0	0	0	0	0	143
Former Hamilton City									
January 2017	10	2	0	0	0	0	0	0	12
January 2016	22	0	0	0	0	0	0	0	22
Stoney Creek City									
January 2017	9	2	0	0	0	0	0	0	11
January 2016	23	0	0	0	0	0	0	0	23
Ancaster City									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	19	0	0	0	0	0	0	0	19
Dundas Town									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	0	0	0	0	0	0	0	0	0
Flamborough									
January 2017	19	0	6	0	0	0	0	0	25
January 2016	0	0	7	0	0	0	0	0	7
Glanbrook									
January 2017	11	0	63	0	0	0	0	0	74
January 2016	51	0	21	0	0	0	0	0	72
City of Burlington									
January 2017	13	0	0	0	0	222	0	0	235
January 2016	5	0	0	0	0	0	0	0	5
Grimsby									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	0	0	0	0	0	0	0	0	0
Hamilton CMA									
January 2017	68	4	69	0	0	222	0	0	363
January 2016	120	0	28	0	0	0	0	0	148
Brant County									
January 2017	5	0	0	0	0	0	0	0	5
January 2016	12	4	7	0	0	0	0	0	23
Brantford City									
January 2017	11	4	0	0	6	0	0	151	172
January 2016	1	0	7	0	0	0	0	0	8
Brantford CMA									
January 2017	16	4	0	0	6	0	0	151	177
January 2016	13	4	14	0	0	0	0	0	31

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
City of Hamilton									
January 2017	71	32	210	0	19	3	n/a	n/a	335
January 2016	102	0	115	0	22	3	n/a	n/a	242
Former Hamilton City									
January 2017	11	0	33	0	2	0	n/a	n/a	46
January 2016	18	0	11	0	0	0	n/a	n/a	29
Stoney Creek City									
January 2017	33	32	27	0	15	0	n/a	n/a	107
January 2016	27	0	49	0	15	0	n/a	n/a	91
Ancaster City									
January 2017	5	0	9	0	0	0	n/a	n/a	14
January 2016	12	0	6	0	0	0	n/a	n/a	18
Dundas Town									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
January 2017	7	0	48	0	0	3	n/a	n/a	58
January 2016	1	0	9	0	0	3	n/a	n/a	13
Glanbrook									
January 2017	15	0	93	0	2	0	n/a	n/a	110
January 2016	44	0	40	0	7	0	n/a	n/a	91
City of Burlington									
January 2017	1	1	0	0	0	0	n/a	n/a	2
January 2016	7	1	0	0	0	0	n/a	n/a	8
Grimsby									
January 2017	1	0	22	0	0	0	n/a	n/a	23
January 2016	6	0	22	0	0	0	n/a	n/a	28
Hamilton CMA									
January 2017	73	33	232	0	19	3	n/a	n/a	360
January 2016	115	1	137	0	22	3	n/a	n/a	278
Brant County									
January 2017	2	7	0	0	0	0	n/a	n/a	9
January 2016	10	5	1	0	1	0	n/a	n/a	17
Brantford City									
January 2017	22	4	2	0	8	0	n/a	n/a	36
January 2016	19	2	16	0	9	0	n/a	n/a	46
Brantford CMA									
January 2017	24	11	2	0	8	0	n/a	n/a	45
January 2016	29	7	17	0	10	0	n/a	n/a	63

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

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
January 2017	50	5	73	0	2	0	n/a	n/a	130
January 2016	108	0	28	0	14	0	n/a	n/a	150
Former Hamilton City									
January 2017	8	2	2	0	2	0	n/a	n/a	14
January 2016	21	0	2	0	0	0	n/a	n/a	23
Stoney Creek City									
January 2017	11	3	0	0	0	0	n/a	n/a	14
January 2016	22	0	10	0	9	0	n/a	n/a	41
Ancaster City									
January 2017	3	0	6	0	0	0	n/a	n/a	9
January 2016	18	0	0	0	0	0	n/a	n/a	18
Dundas Town									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
January 2017	17	0	3	0	0	0	n/a	n/a	20
January 2016	0	0	8	0	0	0	n/a	n/a	8
Glanbrook									
January 2017	9	0	62	0	0	0	n/a	n/a	71
January 2016	47	0	8	0	5	0	n/a	n/a	60
City of Burlington									
January 2017	13	0	0	0	0	222	n/a	n/a	235
January 2016	6	0	0	0	0	0	n/a	n/a	6
Grimsby									
January 2017	1	1	0	0	0	0	n/a	n/a	2
January 2016	0	0	0	1	0	0	n/a	n/a	1
Hamilton CMA									
January 2017	64	6	73	0	2	222	n/a	n/a	367
January 2016	114	0	28	1	14	0	n/a	n/a	157
Brant County									
January 2017	5	0	2	0	0	0	n/a	n/a	7
January 2016	13	3	6	0	0	0	n/a	n/a	22
Brantford City									
January 2017	8	0	3	0	2	0	n/a	n/a	13
January 2016	6	0	0	0	0	0	n/a	n/a	6
Brantford CMA									
January 2017	13	0	5	0	2	0	n/a	n/a	20
January 2016	19	3	6	0	0	0	n/a	n/a	28

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

**Table 1.3a: History of Housing Starts of Hamilton 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	827	110	1,076	0	23	1,005	0	228	3,269
% Change	-25.9	**	109.3	-100.0	-47.7	187.1	-100.0	n/a	59.2
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Brantford 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	14	86	0	6	12	0	3	331
% Change	-20.5	-12.5	-53.3	-100.0	-68.4	-92.1	n/a	-98.0	-58.0
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Hamilton CMA	67	39	2	14	26	76	102	0	197	129	52.7
City of Hamilton	58	35	2	14	0	76	102	0	162	125	29.6
Former Hamilton City	5	8	2	0	0	0	102	0	109	8	**
Stoney Creek City	4	13	0	14	0	25	0	0	4	52	-92.3
Ancaster City	0	0	0	0	0	0	0	0	0	0	n/a
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	36	3	0	0	0	0	0	0	36	3	**
Glanbrook	13	11	0	0	0	51	0	0	13	62	-79.0
City of Burlington	7	2	0	0	0	0	0	0	7	2	**
Grimsby	2	2	0	0	26	0	0	0	28	2	**
Brantford CMA	5	8	0	2	0	0	0	0	5	10	-50.0
Brant County	5	7	0	0	0	0	0	0	5	7	-28.6
Brantford City	0	1	0	2	0	0	0	0	0	3	-100.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 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
Hamilton CMA	67	39	2	14	26	76	102	0	197	129	52.7
City of Hamilton	58	35	2	14	0	76	102	0	162	125	29.6
Former Hamilton City	5	8	2	0	0	0	102	0	109	8	**
Stoney Creek City	4	13	0	14	0	25	0	0	4	52	-92.3
Ancaster City	0	0	0	0	0	0	0	0	0	0	n/a
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	36	3	0	0	0	0	0	0	36	3	**
Glanbrook	13	11	0	0	0	51	0	0	13	62	-79.0
City of Burlington	7	2	0	0	0	0	0	0	7	2	**
Grimsby	2	2	0	0	26	0	0	0	28	2	**
Brantford CMA	5	8	0	2	0	0	0	0	5	10	-50.0
Brant County	5	7	0	0	0	0	0	0	5	7	-28.6
Brantford City	0	1	0	2	0	0	0	0	0	3	-100.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Hamilton CMA	26	76	0	0	102	0	0	0
City of Hamilton	0	76	0	0	102	0	0	0
Former Hamilton City	0	0	0	0	102	0	0	0
Stoney Creek City	0	25	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	0	51	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	26	0	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 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
Hamilton CMA	26	76	0	0	102	0	0	0
City of Hamilton	0	76	0	0	102	0	0	0
Former Hamilton City	0	0	0	0	102	0	0	0
Stoney Creek City	0	25	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	0	51	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	26	0	0	0	0	0	0	0
Brantford CMA	0	0	0	0	0	0	0	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Hamilton CMA	95	129	102	0	0	0	197	129
City of Hamilton	60	125	102	0	0	0	162	125
Former Hamilton City	7	8	102	0	0	0	109	8
Stoney Creek City	4	52	0	0	0	0	4	52
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	36	3	0	0	0	0	36	3
Glanbrook	13	62	0	0	0	0	13	62
City of Burlington	7	2	0	0	0	0	7	2
Grimsby	28	2	0	0	0	0	28	2
Brantford CMA	5	10	0	0	0	0	5	10
Brant County	5	7	0	0	0	0	5	7
Brantford City	0	3	0	0	0	0	0	3

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	95	129	102	0	0	0	197	129
City of Hamilton	60	125	102	0	0	0	162	125
Former Hamilton City	7	8	102	0	0	0	109	8
Stoney Creek City	4	52	0	0	0	0	4	52
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	36	3	0	0	0	0	36	3
Glanbrook	13	62	0	0	0	0	13	62
City of Burlington	7	2	0	0	0	0	7	2
Grimsby	28	2	0	0	0	0	28	2
Brantford CMA	5	10	0	0	0	0	5	10
Brant County	5	7	0	0	0	0	5	7
Brantford City	0	3	0	0	0	0	0	3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Hamilton CMA	68	120	4	0	69	28	222	0	363	148	145.3
City of Hamilton	54	115	4	0	69	28	0	0	127	143	-11.2
Former Hamilton City	10	22	2	0	0	0	0	0	12	22	-45.5
Stoney Creek City	9	23	2	0	0	0	0	0	11	23	-52.2
Ancaster City	3	19	0	0	0	0	0	0	3	19	-84.2
Dundas Town	2	0	0	0	0	0	0	0	2	0	n/a
Flamborough	19	0	0	0	6	7	0	0	25	7	**
Glanbrook	11	51	0	0	63	21	0	0	74	72	2.8
City of Burlington	13	5	0	0	0	0	222	0	235	5	**
Grimsby	1	0	0	0	0	0	0	0	1	0	n/a
Brantford CMA	16	13	4	4	6	14	151	0	177	31	**
Brant County	5	12	0	4	0	7	0	0	5	23	-78.3
Brantford City	11	1	4	0	6	7	151	0	172	8	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 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
Hamilton CMA	68	120	4	0	69	28	222	0	363	148	145.3
City of Hamilton	54	115	4	0	69	28	0	0	127	143	-11.2
Former Hamilton City	10	22	2	0	0	0	0	0	12	22	-45.5
Stoney Creek City	9	23	2	0	0	0	0	0	11	23	-52.2
Ancaster City	3	19	0	0	0	0	0	0	3	19	-84.2
Dundas Town	2	0	0	0	0	0	0	0	2	0	n/a
Flamborough	19	0	0	0	6	7	0	0	25	7	**
Glanbrook	11	51	0	0	63	21	0	0	74	72	2.8
City of Burlington	13	5	0	0	0	0	222	0	235	5	**
Grimsby	1	0	0	0	0	0	0	0	1	0	n/a
Brantford CMA	16	13	4	4	6	14	151	0	177	31	**
Brant County	5	12	0	4	0	7	0	0	5	23	-78.3
Brantford City	11	1	4	0	6	7	151	0	172	8	**

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Hamilton CMA	69	28	0	0	222	0	0	0
City of Hamilton	69	28	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	6	7	0	0	0	0	0	0
Glanbrook	63	21	0	0	0	0	0	0
City of Burlington	0	0	0	0	222	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	6	14	0	0	0	0	151	0
Brant County	0	7	0	0	0	0	0	0
Brantford City	6	7	0	0	0	0	151	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 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
Hamilton CMA	69	28	0	0	222	0	0	0
City of Hamilton	69	28	0	0	0	0	0	0
Former Hamilton City	0	0	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	6	7	0	0	0	0	0	0
Glanbrook	63	21	0	0	0	0	0	0
City of Burlington	0	0	0	0	222	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	6	14	0	0	0	0	151	0
Brant County	0	7	0	0	0	0	0	0
Brantford City	6	7	0	0	0	0	151	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Hamilton CMA	141	148	222	0	0	0	363	148
City of Hamilton	127	143	0	0	0	0	127	143
Former Hamilton City	12	22	0	0	0	0	12	22
Stoney Creek City	11	23	0	0	0	0	11	23
Ancaster City	3	19	0	0	0	0	3	19
Dundas Town	2	0	0	0	0	0	2	0
Flamborough	25	7	0	0	0	0	25	7
Glanbrook	74	72	0	0	0	0	74	72
City of Burlington	13	5	222	0	0	0	235	5
Grimsby	1	0	0	0	0	0	1	0
Brantford CMA	20	31	6	0	151	0	177	31
Brant County	5	23	0	0	0	0	5	23
Brantford City	15	8	6	0	151	0	172	8

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	141	148	222	0	0	0	363	148
City of Hamilton	127	143	0	0	0	0	127	143
Former Hamilton City	12	22	0	0	0	0	12	22
Stoney Creek City	11	23	0	0	0	0	11	23
Ancaster City	3	19	0	0	0	0	3	19
Dundas Town	2	0	0	0	0	0	2	0
Flamborough	25	7	0	0	0	0	25	7
Glanbrook	74	72	0	0	0	0	74	72
City of Burlington	13	5	222	0	0	0	235	5
Grimsby	1	0	0	0	0	0	1	0
Brantford CMA	20	31	6	0	151	0	177	31
Brant County	5	23	0	0	0	0	5	23
Brantford City	15	8	6	0	151	0	172	8

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range**January 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 (%)			
City of Hamilton													
January 2017	6	12.0	8	16.0	5	10.0	13	26.0	18	36.0	50	490,000	508,774
January 2016	18	16.7	17	15.7	24	22.2	18	16.7	31	28.7	108	-	466,879
Year-to-date 2017	6	12.0	8	16.0	5	10.0	13	26.0	18	36.0	50	490,000	508,774
Year-to-date 2016	18	16.7	17	15.7	24	22.2	18	16.7	31	28.7	108	-	466,879
Former Hamilton City													
January 2017	2	25.0	1	12.5	1	12.5	2	25.0	2	25.0	8	-	-
January 2016	4	19.0	3	14.3	2	9.5	9	42.9	3	14.3	21	-	449,229
Year-to-date 2017	2	25.0	1	12.5	1	12.5	2	25.0	2	25.0	8	-	-
Year-to-date 2016	4	19.0	3	14.3	2	9.5	9	42.9	3	14.3	21	-	449,229
Stoney Creek City													
January 2017	1	9.1	0	0.0	1	9.1	3	27.3	6	54.5	11	-	-
January 2016	2	9.1	0	0.0	4	18.2	2	9.1	14	63.6	22	-	-
Year-to-date 2017	1	9.1	0	0.0	1	9.1	3	27.3	6	54.5	11	-	-
Year-to-date 2016	2	9.1	0	0.0	4	18.2	2	9.1	14	63.6	22	-	-
Ancaster City													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
January 2016	1	5.6	2	11.1	5	27.8	0	0.0	10	55.6	18	-	544,609
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	1	5.6	2	11.1	5	27.8	0	0.0	10	55.6	18	-	544,609
Dundas Town													
January 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
January 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	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Flamborough													
January 2017	2	11.8	4	23.5	3	17.6	3	17.6	5	29.4	17	-	441,992
January 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	11.8	4	23.5	3	17.6	3	17.6	5	29.4	17	-	441,992
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Glanbrook													
January 2017	1	11.1	3	33.3	0	0.0	3	33.3	2	22.2	9	-	-
January 2016	11	23.4	12	25.5	13	27.7	7	14.9	4	8.5	47	-	402,141
Year-to-date 2017	1	11.1	3	33.3	0	0.0	3	33.3	2	22.2	9	-	-
Year-to-date 2016	11	23.4	12	25.5	13	27.7	7	14.9	4	8.5	47	-	402,141
City of Burlington													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Grimsby													
January 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
January 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range January 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 (%)			
Hamilton CMA													
January 2017	6	9.4	8	12.5	5	7.8	14	21.9	31	48.4	64	500,000	936,167
January 2016	18	15.7	18	15.7	24	20.9	18	15.7	37	32.2	115	450,000	492,039
Year-to-date 2017	6	9.4	8	12.5	5	7.8	14	21.9	31	48.4	64	500,000	936,167
Year-to-date 2016	18	15.7	18	15.7	24	20.9	18	15.7	37	32.2	115	450,000	492,039

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
January 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 (%)			
Brant County													
January 2017	1	20.0	1	20.0	0	0.0	1	20.0	2	40.0	5	-	472,400
January 2016	1	7.7	4	30.8	1	7.7	1	7.7	6	46.2	13	-	522,615
Year-to-date 2017	1	20.0	1	20.0	0	0.0	1	20.0	2	40.0	5	-	472,400
Year-to-date 2016	1	7.7	4	30.8	1	7.7	1	7.7	6	46.2	13	-	522,615
Brantford City													
January 2017	0	0.0	0	0.0	4	50.0	1	12.5	3	37.5	8	-	478,275
January 2016	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	-	367,000
Year-to-date 2017	0	0.0	0	0.0	4	50.0	1	12.5	3	37.5	8	-	478,275
Year-to-date 2016	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	-	367,000
Brantford CMA													
January 2017	1	7.7	1	7.7	4	30.8	2	15.4	5	38.5	13	470,000	476,015
January 2016	3	15.8	7	36.8	1	5.3	2	10.5	6	31.6	19	390,000	473,474
Year-to-date 2017	1	7.7	1	7.7	4	30.8	2	15.4	5	38.5	13	470,000	476,015
Year-to-date 2016	3	15.8	7	36.8	1	5.3	2	10.5	6	31.6	19	390,000	473,474

Source: CMHC (Market Absorption Survey)

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

Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Hamilton CMA	936,167	492,039	90.3	936,167	492,039	90.3
City of Hamilton	508,774	466,879	9.0	508,774	466,879	9.0
Former Hamilton City	-	449,229	n/a	-	449,229	n/a
Stoney Creek City	-	-	n/a	-	-	n/a
Ancaster City	-	544,609	n/a	-	544,609	n/a
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	441,992	-	n/a	441,992	-	n/a
Glanbrook	-	402,141	n/a	-	402,141	n/a
City of Burlington	-	-	n/a	-	-	n/a
Grimsby	-	-	n/a	-	-	n/a
Brantford CMA	476,015	473,474	0.5	476,015	473,474	0.5
Brant County	472,400	522,615	-9.6	472,400	522,615	-9.6
Brantford City	478,275	367,000	30.3	478,275	367,000	30.3

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Hamilton

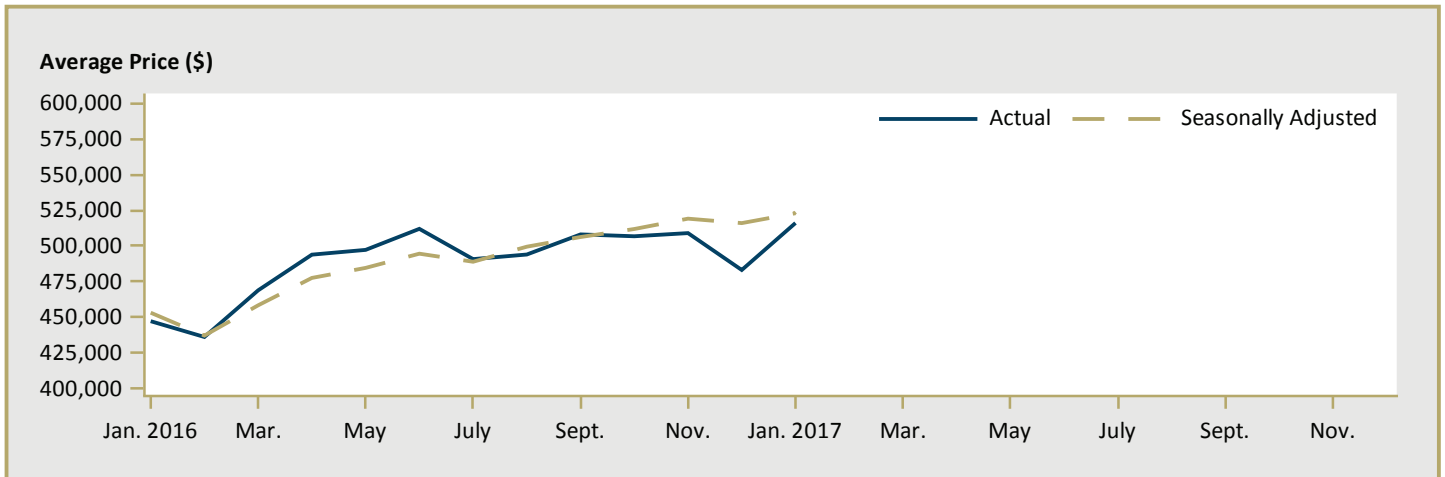


Figure 5.2a: MLS® Residential Sales for Hamilton

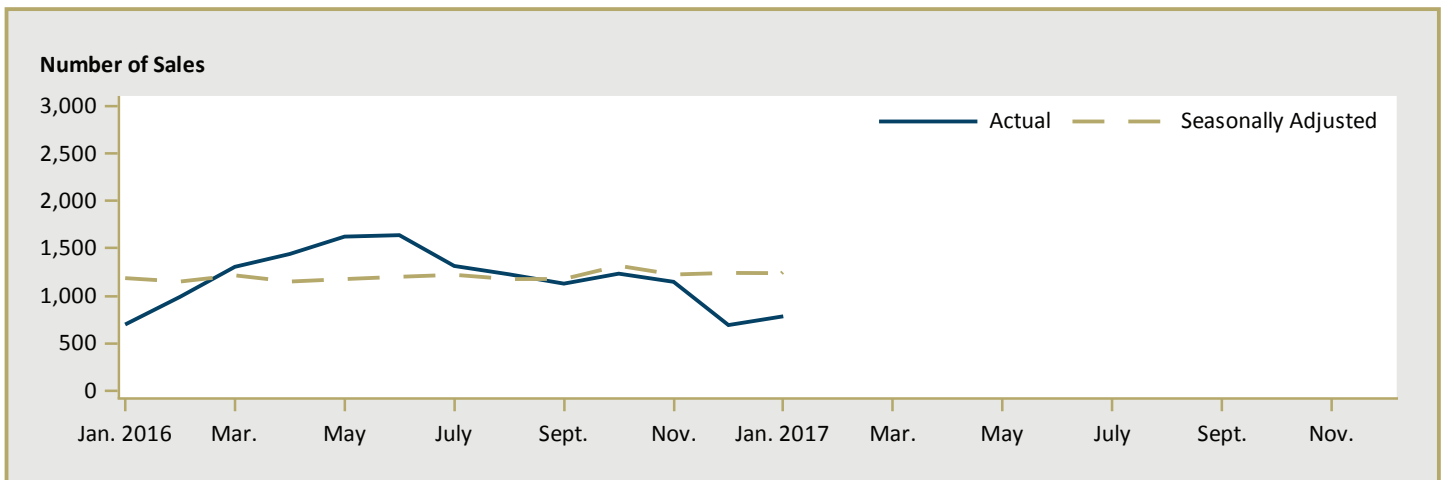
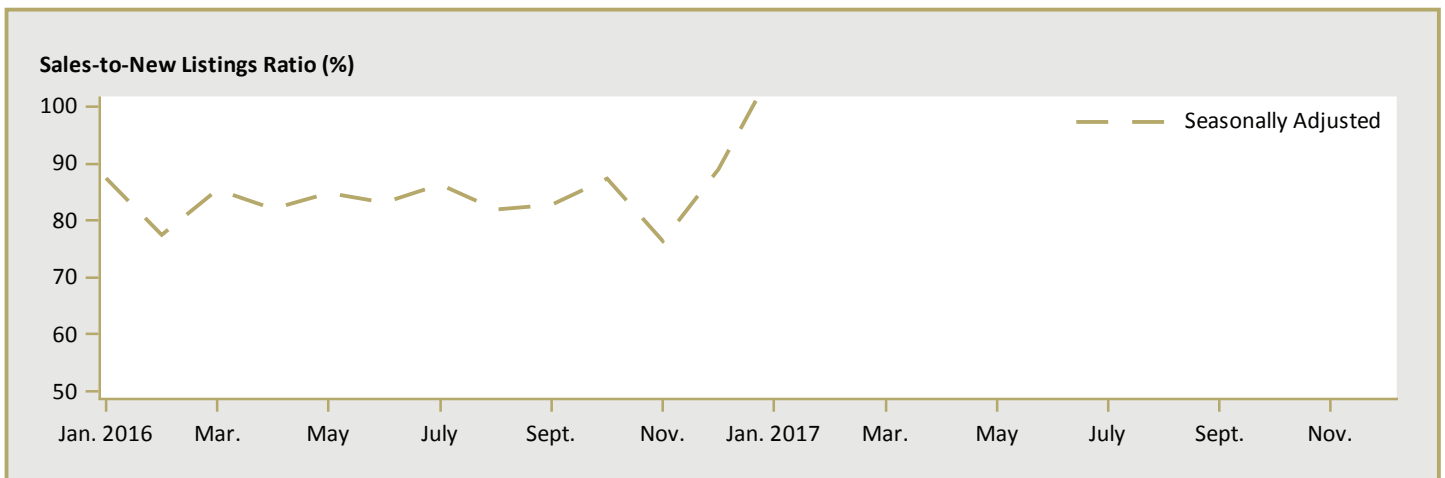


Figure 5.3a: MLS® Residential Sales-to- New Listings Ratio for Hamilton



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

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Brantford

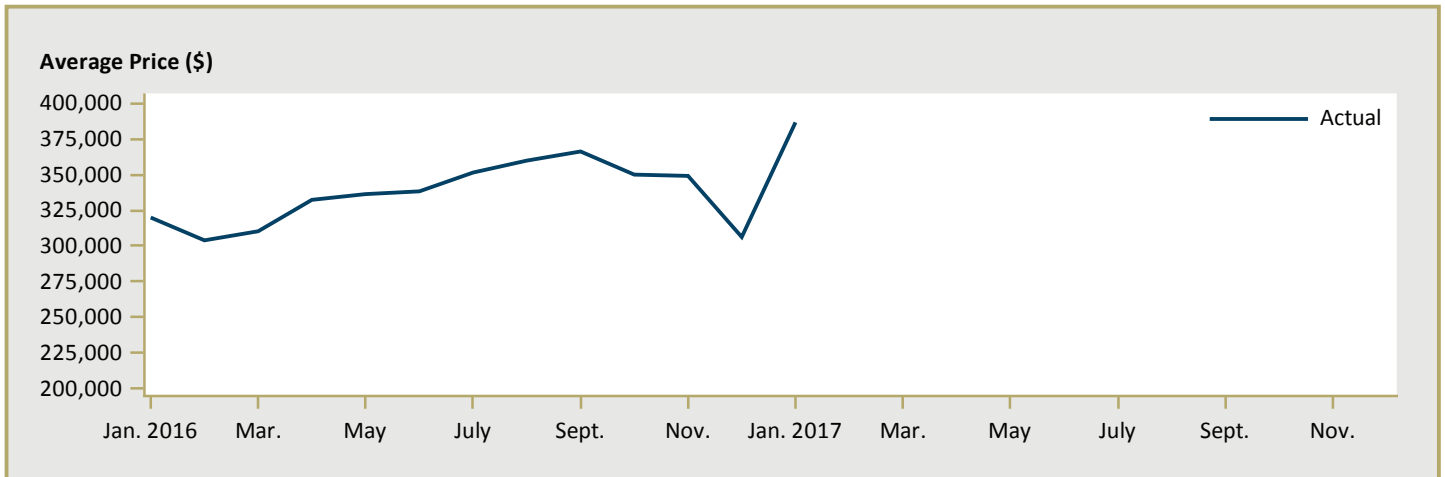


Figure 5.2b: MLS® Residential Sales for Brantford

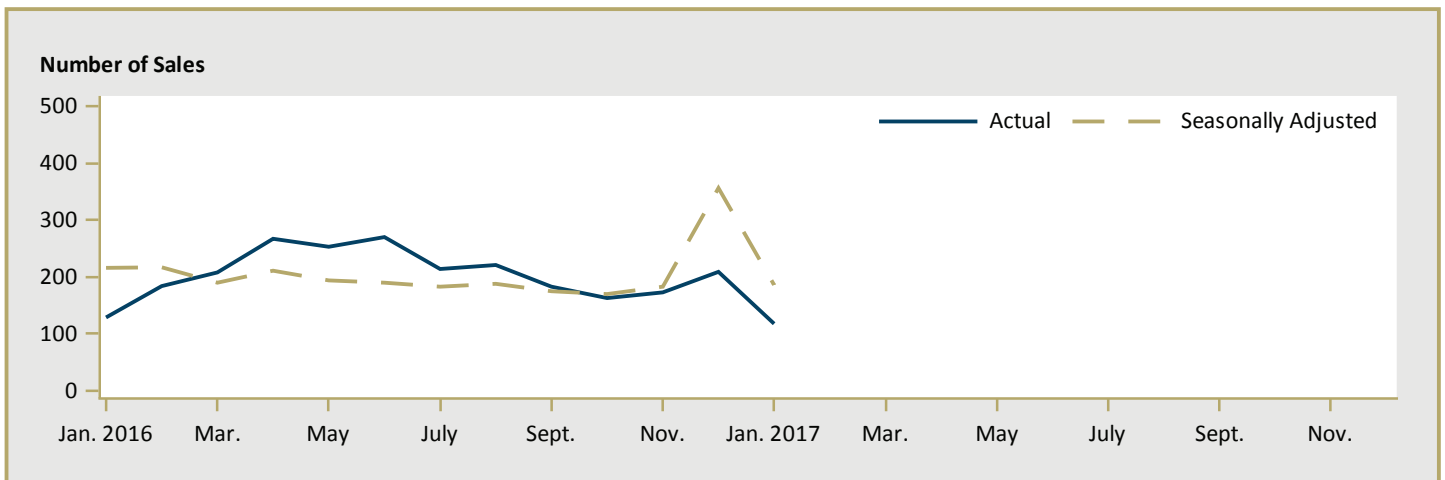
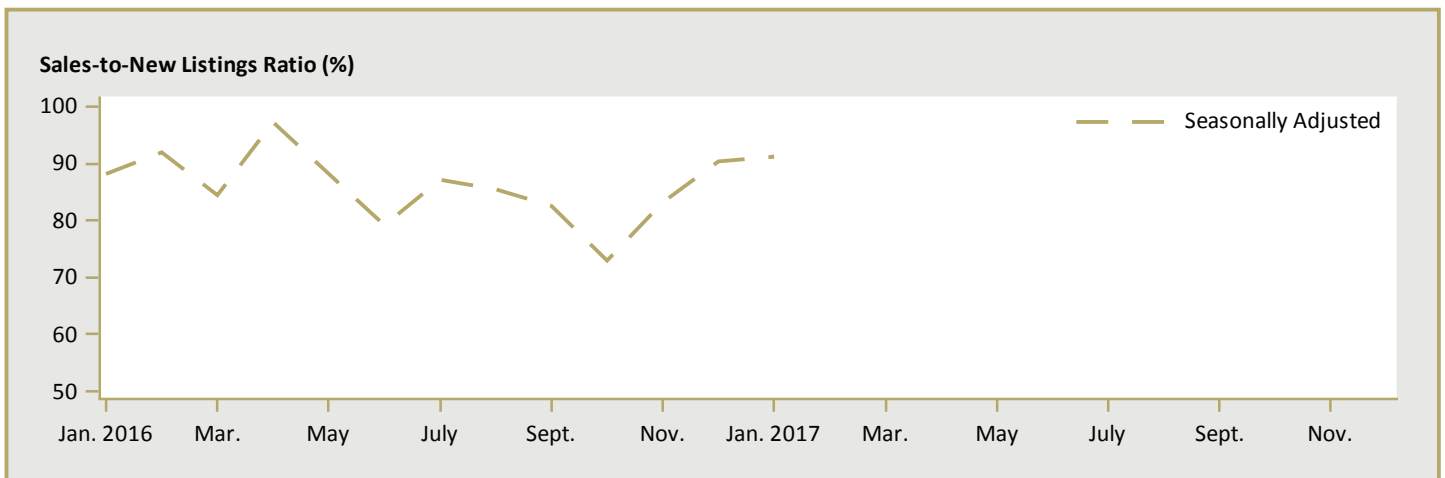


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Brantford



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.

Table 6a: Economic Indicators
January 2017

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton 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	116.7	127.8	381.8	6.5	63.2	971
	February	561	3.14	4.64	117.3	128.2	382.8	6.2	63.1	986
	March	561	3.14	4.64	117.3	129.0	383.8	6.0	63.1	985
	April	561	3.14	4.64	117.3	129.6	387.9	5.5	63.4	977
	May	561	3.14	4.64	117.5	130.1	383.5	5.9	62.8	954
	June	561	3.14	4.64	117.5	130.4	382.3	6.1	62.7	949
	July	567	3.14	4.74	118.3	130.3	379.5	6.2	62.3	946
	August	567	3.14	4.74	118.6	129.9	380.4	6.3	62.4	950
	September	561	3.14	4.64	118.6	130.1	383.9	6.3	62.9	954
	October	561	3.14	4.64	118.6	130.6	387.4	6.3	63.4	961
	November	561	3.14	4.64	119.4	130.2	393.9	6.2	64.3	973
	December	561	3.14	4.64	119.8	130.0	398.6	5.8	64.8	976
2017	January	561	3.14	4.64		130.8	398.5	5.9	64.7	972
	February									
	March									
	April									
	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)

Table 6b: Economic Indicators
January 2017

		Interest Rates			NHPI, Total, Ontario CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford 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	123.7	127.8	67.9	5.8	64.2	874
	February	561	3.14	4.64	124.2	128.2	68.5	5.8	64.7	873
	March	561	3.14	4.64	124.5	129.0	68.2	7.0	65.2	867
	April	561	3.14	4.64	125.1	129.6	68.4	7.2	65.5	869
	May	561	3.14	4.64	126.9	130.1	69.1	7.5	66.2	869
	June	561	3.14	4.64	127.4	130.4	69.5	6.5	65.8	874
	July	567	3.14	4.74	128.4	130.3	69.9	5.5	65.5	867
	August	567	3.14	4.74	129.0	129.9	69.5	6.1	65.4	870
	September	561	3.14	4.64	129.4	130.1	69.2	6.1	65.0	865
	October	561	3.14	4.64	130.7	130.6	69.7	6.2	65.5	880
	November	561	3.14	4.64	131.2	130.2	71.5	4.8	66.2	882
	December	561	3.14	4.64	131.3	130.0	73.6	4.7	67.9	890
2017	January	561	3.14	4.64		130.8	74.9	4.2	68.7	884
	February									
	March									
	April									
	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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

