

HOUSING NOW TABLES

Hamilton and Brantford CMAs

Date Released: September 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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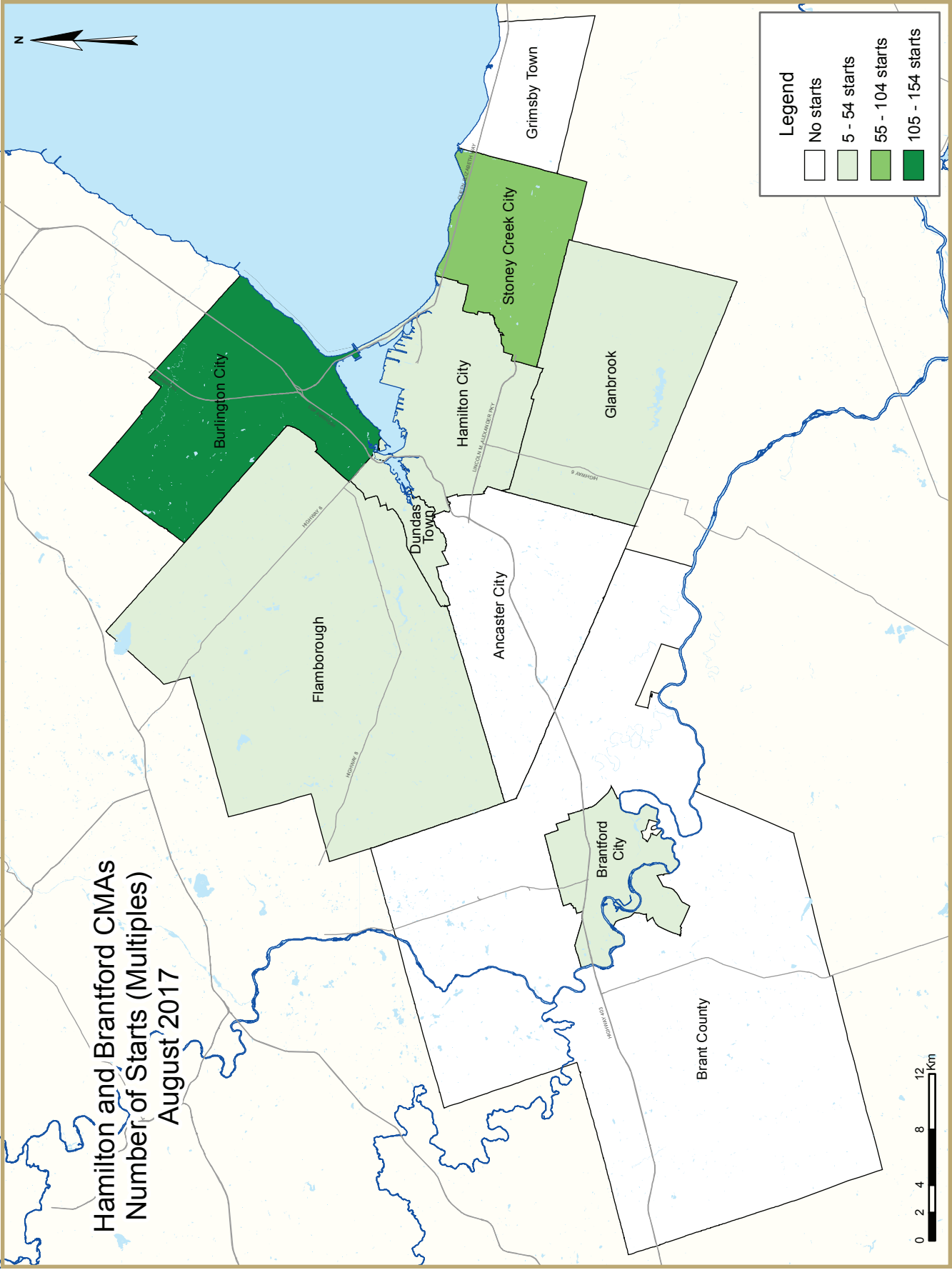
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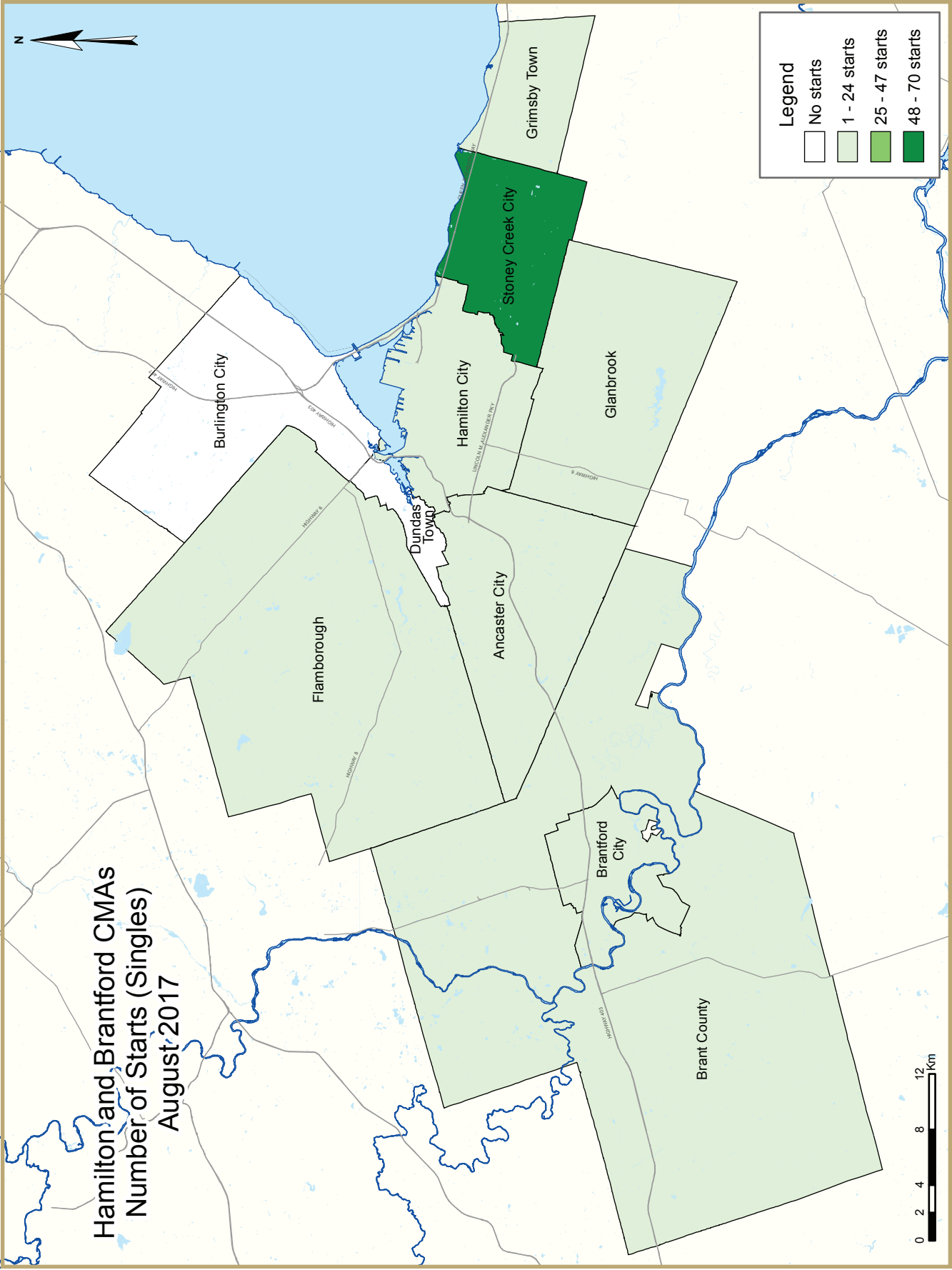
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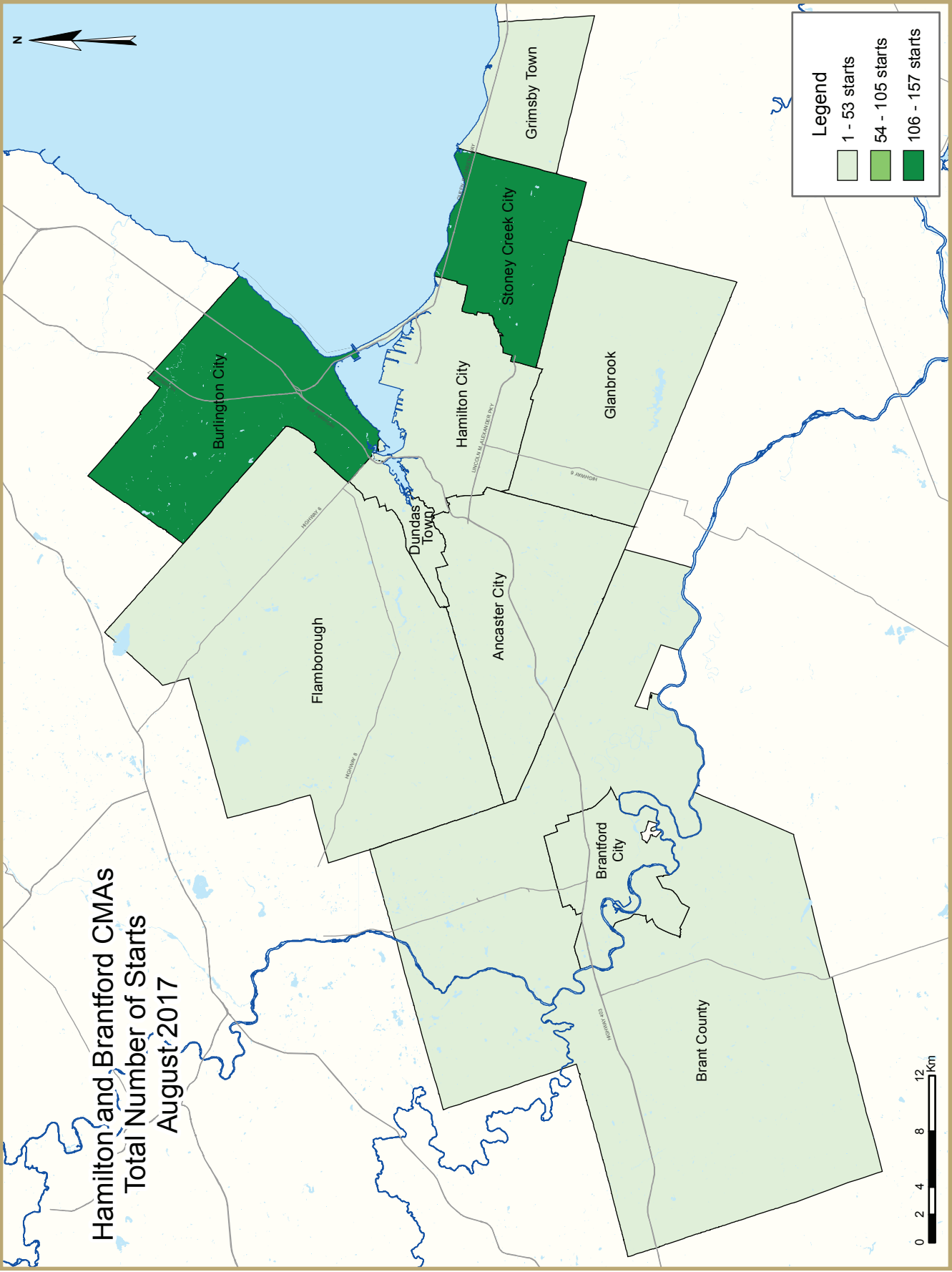
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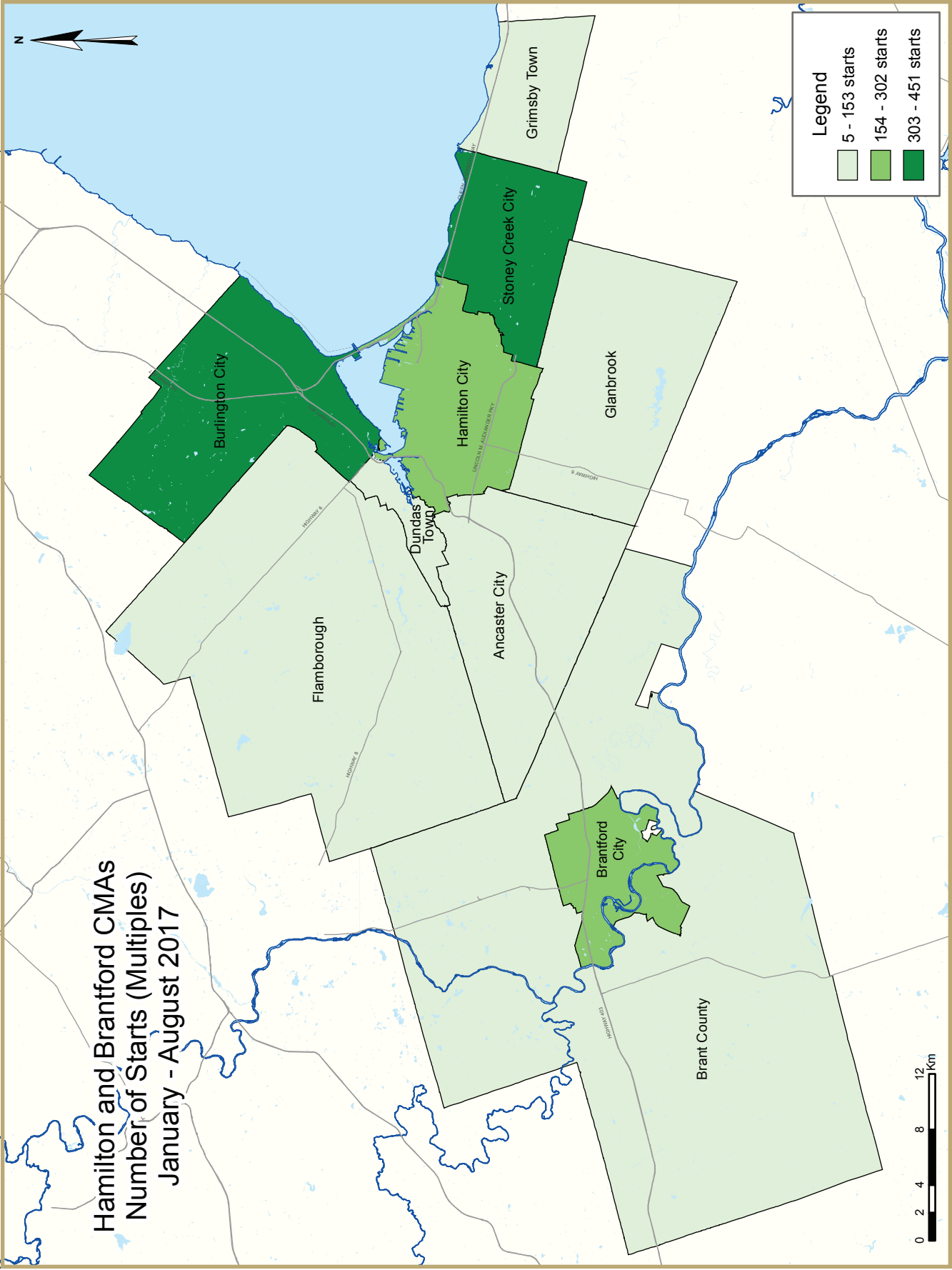
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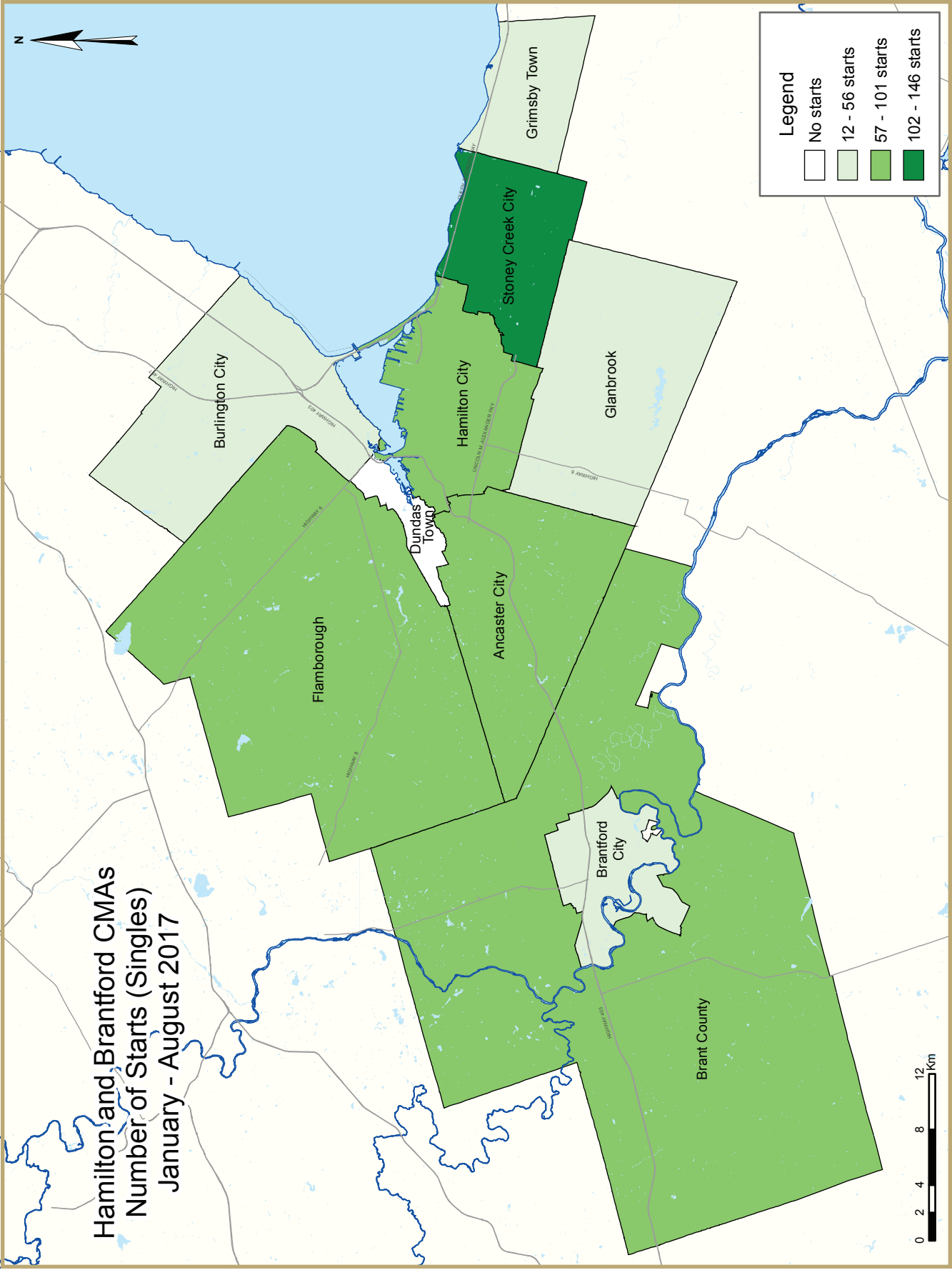
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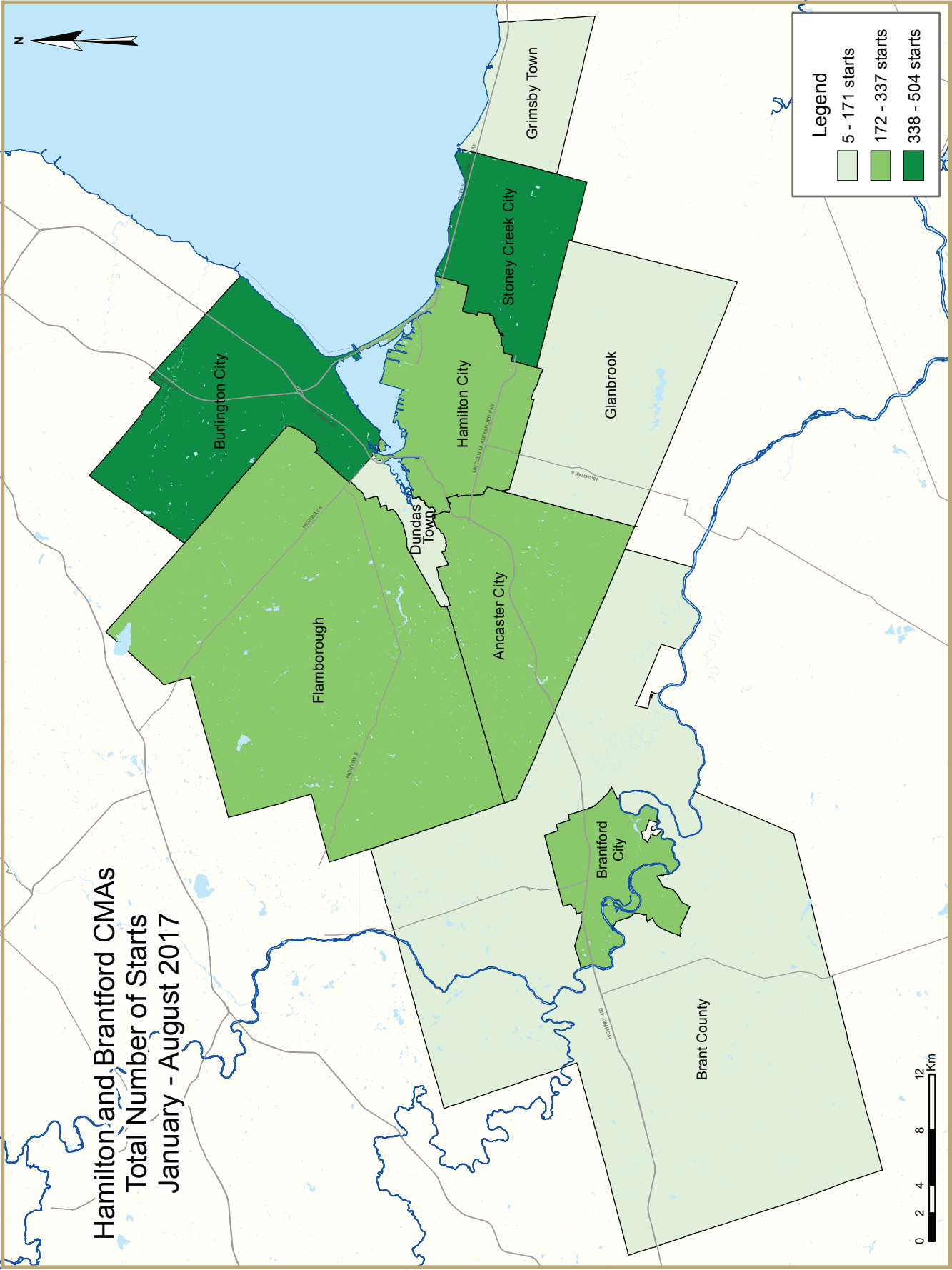












Hamilton and Brantford CMAs
Total Number of Starts
January - August 2017

HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
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- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)		
August 2017		
Hamilton CMA¹	July 2017	August 2017
Trend ²	2,587	2,536
SAAR	2,950	4,687
	August 2016	August 2017
Actual		
August - Single-Detached	50	99
August - Multiples	129	292
August - Total	179	391
January to August - Single-Detached	519	465
January to August - Multiples	1,407	1,387
January to August - Total	1,926	1,852

Table 1b: Housing Starts (SAAR and Trend)		
August 2017		
Brantford CMA¹	July 2017	August 2017
Trend ²	579	629
SAAR	1,095	502
	August 2016	August 2017
Actual		
August - Single-Detached	18	15
August - Multiples	6	29
August - Total	24	44
January to August - Single-Detached	168	113
January to August - Multiples	46	231
January to August - Total	214	344

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.1a: Housing Activity Summary of Hamilton CMA
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2017	99	2	136	0	0	154	0	0	391
August 2016	50	2	27	0	0	0	0	100	179
% Change	98.0	0.0	**	n/a	n/a	n/a	n/a	-100.0	118.4
Year-to-date 2017	465	72	527	0	0	788	0	0	1,852
Year-to-date 2016	519	110	647	0	0	422	0	228	1,926
% Change	-10.4	-34.5	-18.5	n/a	n/a	86.7	n/a	-100.0	-3.8
UNDER CONSTRUCTION									
August 2017	445	30	716	0	23	2,026	54	100	3,394
August 2016	550	80	700	4	19	996	120	275	2,744
% Change	-19.1	-62.5	2.3	-100.0	21.1	103.4	-55.0	-63.6	23.7
COMPLETIONS									
August 2017	77	22	78	0	6	0	0	0	183
August 2016	42	12	30	0	0	0	0	155	239
% Change	83.3	83.3	160.0	n/a	n/a	n/a	n/a	-100.0	-23.4
Year-to-date 2017	640	72	522	0	19	380	0	36	1,669
Year-to-date 2016	565	48	328	0	10	22	14	246	1,233
% Change	13.3	50.0	59.1	n/a	90.0	**	-100.0	-85.4	35.4
COMPLETED & NOT ABSORBED									
August 2017	80	23	175	0	2	6	n/a	n/a	286
August 2016	74	26	146	0	17	3	n/a	n/a	266
% Change	8.1	-11.5	19.9	n/a	-88.2	100.0	n/a	n/a	7.5
ABSORBED									
August 2017	89	27	82	0	21	0	n/a	n/a	219
August 2016	54	10	55	0	0	0	n/a	n/a	119
% Change	64.8	170.0	49.1	n/a	n/a	n/a	n/a	n/a	84.0
Year-to-date 2017	627	84	583	0	25	377	n/a	n/a	1,696
Year-to-date 2016	600	23	319	1	29	22	n/a	n/a	994
% Change	4.5	**	82.8	-100.0	-13.8	**	n/a	n/a	70.6

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2017	15	2	27	0	0	0	0	0	44
August 2016	18	6	0	0	0	0	0	0	24
% Change	-16.7	-66.7	n/a	n/a	n/a	n/a	n/a	n/a	83.3
Year-to-date 2017	113	4	165	0	5	0	0	57	344
Year-to-date 2016	168	10	18	0	6	12	0	0	214
% Change	-32.7	-60.0	**	n/a	-16.7	-100.0	n/a	n/a	60.7
UNDER CONSTRUCTION									
August 2017	109	4	171	0	5	0	8	57	354
August 2016	152	14	63	0	25	164	8	0	426
% Change	-28.3	-71.4	171.4	n/a	-80.0	-100.0	0.0	n/a	-16.9
COMPLETIONS									
August 2017	12	0	7	0	0	0	0	0	19
August 2016	8	2	0	0	7	0	0	0	17
% Change	50.0	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	11.8
Year-to-date 2017	82	12	88	0	10	0	0	159	351
Year-to-date 2016	129	8	95	0	12	0	0	0	244
% Change	-36.4	50.0	-7.4	n/a	-16.7	n/a	n/a	n/a	43.9
COMPLETED & NOT ABSORBED									
August 2017	8	1	5	0	4	0	n/a	n/a	18
August 2016	14	8	8	0	6	0	n/a	n/a	36
% Change	-42.9	-87.5	-37.5	n/a	-33.3	n/a	n/a	n/a	-50.0
ABSORBED									
August 2017	13	5	13	0	1	0	n/a	n/a	32
August 2016	11	0	3	0	6	0	n/a	n/a	20
% Change	18.2	n/a	**	n/a	-83.3	n/a	n/a	n/a	60.0
Year-to-date 2017	95	18	90	0	10	0	n/a	n/a	213
Year-to-date 2016	150	6	96	0	16	0	n/a	n/a	268
% Change	-36.7	200.0	-6.3	n/a	-37.5	n/a	n/a	n/a	-20.5

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	98	2	136	0	0	0	0	0	236
August 2016	45	2	27	0	0	0	0	100	174
Former Hamilton City									
August 2017	8	2	8	0	0	0	0	0	18
August 2016	13	2	0	0	0	0	0	100	115
Stoney Creek City									
August 2017	70	0	87	0	0	0	0	0	157
August 2016	7	0	0	0	0	0	0	0	7
Ancaster City									
August 2017	10	0	0	0	0	0	0	0	10
August 2016	5	0	0	0	0	0	0	0	5
Dundas Town									
August 2017	0	0	5	0	0	0	0	0	5
August 2016	0	0	0	0	0	0	0	0	0
Flamborough									
August 2017	9	0	10	0	0	0	0	0	19
August 2016	8	0	17	0	0	0	0	0	25
Glanbrook									
August 2017	1	0	26	0	0	0	0	0	27
August 2016	12	0	10	0	0	0	0	0	22
City of Burlington									
August 2017	0	0	0	0	0	154	0	0	154
August 2016	2	0	0	0	0	0	0	0	2
Grimsby									
August 2017	1	0	0	0	0	0	0	0	1
August 2016	3	0	0	0	0	0	0	0	3
Hamilton CMA									
August 2017	99	2	136	0	0	154	0	0	391
August 2016	50	2	27	0	0	0	0	100	179
Brant City									
August 2017	6	0	0	0	0	0	0	0	6
August 2016	17	0	0	0	0	0	0	0	17
Brantford City									
August 2017	9	2	27	0	0	0	0	0	38
August 2016	1	6	0	0	0	0	0	0	7
Brantford CMA									
August 2017	15	2	27	0	0	0	0	0	44
August 2016	18	6	0	0	0	0	0	0	24

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	376	28	560	0	0	339	54	100	1,457
August 2016	473	78	605	0	6	191	120	275	1,748
Former Hamilton City									
August 2017	52	8	138	0	0	102	54	100	454
August 2016	80	8	80	0	0	191	120	147	626
Stoney Creek City									
August 2017	159	0	155	0	0	237	0	0	551
August 2016	109	70	67	0	6	0	0	128	380
Ancaster City									
August 2017	66	20	80	0	0	0	0	0	166
August 2016	39	0	80	0	0	0	0	0	119
Dundas Town									
August 2017	0	0	5	0	0	0	0	0	5
August 2016	4	0	0	0	0	0	0	0	4
Flamborough									
August 2017	86	0	118	0	0	0	0	0	204
August 2016	150	0	143	0	0	0	0	0	293
Glanbrook									
August 2017	13	0	64	0	0	0	0	0	77
August 2016	91	0	235	0	0	0	0	0	326
City of Burlington									
August 2017	62	2	0	0	0	1,264	0	0	1,328
August 2016	65	0	12	4	13	685	0	0	779
Grimsby									
August 2017	7	0	156	0	23	423	0	0	609
August 2016	12	2	83	0	0	120	0	0	217
Hamilton CMA									
August 2017	445	30	716	0	23	2,026	54	100	3,394
August 2016	550	80	700	4	19	996	120	275	2,744
Brant City									
August 2017	83	0	12	0	0	0	8	0	103
August 2016	60	8	30	0	0	0	8	0	106
Brantford City									
August 2017	26	4	159	0	5	0	0	57	251
August 2016	92	6	33	0	25	164	0	0	320
Brantford CMA									
August 2017	109	4	171	0	5	0	8	57	354
August 2016	152	14	63	0	25	164	8	0	426

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	63	22	78	0	6	0	0	0	169
August 2016	39	8	30	0	0	0	0	0	77
Former Hamilton City									
August 2017	15	2	21	0	0	0	0	0	38
August 2016	3	0	6	0	0	0	0	0	9
Stoney Creek City									
August 2017	6	0	0	0	6	0	0	0	12
August 2016	3	6	6	0	0	0	0	0	15
Ancaster City									
August 2017	2	20	0	0	0	0	0	0	22
August 2016	5	0	0	0	0	0	0	0	5
Dundas Town									
August 2017	1	0	0	0	0	0	0	0	1
August 2016	1	2	0	0	0	0	0	0	3
Flamborough									
August 2017	33	0	51	0	0	0	0	0	84
August 2016	19	0	0	0	0	0	0	0	19
Glanbrook									
August 2017	6	0	6	0	0	0	0	0	12
August 2016	8	0	18	0	0	0	0	0	26
City of Burlington									
August 2017	12	0	0	0	0	0	0	0	12
August 2016	2	4	0	0	0	0	0	155	161
Grimsby									
August 2017	2	0	0	0	0	0	0	0	2
August 2016	1	0	0	0	0	0	0	0	1
Hamilton CMA									
August 2017	77	22	78	0	6	0	0	0	183
August 2016	42	12	30	0	0	0	0	155	239
Brant City									
August 2017	8	0	0	0	0	0	0	0	8
August 2016	5	0	0	0	0	0	0	0	5
Brantford City									
August 2017	4	0	7	0	0	0	0	0	11
August 2016	3	2	0	0	7	0	0	0	12
Brantford CMA									
August 2017	12	0	7	0	0	0	0	0	19
August 2016	8	2	0	0	7	0	0	0	17

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	75	22	175	0	2	6	n/a	n/a	280
August 2016	68	25	124	0	17	3	n/a	n/a	237
Former Hamilton City									
August 2017	7	0	25	0	0	3	n/a	n/a	35
August 2016	8	0	7	0	0	0	n/a	n/a	15
Stoney Creek City									
August 2017	11	19	49	0	0	0	n/a	n/a	79
August 2016	21	25	38	0	15	0	n/a	n/a	99
Ancaster City									
August 2017	2	3	4	0	0	0	n/a	n/a	9
August 2016	7	0	9	0	0	0	n/a	n/a	16
Dundas Town									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
August 2017	36	0	64	0	0	3	n/a	n/a	103
August 2016	6	0	14	0	0	3	n/a	n/a	23
Glanbrook									
August 2017	19	0	33	0	2	0	n/a	n/a	54
August 2016	26	0	56	0	2	0	n/a	n/a	84
City of Burlington									
August 2017	2	1	0	0	0	0	n/a	n/a	3
August 2016	0	1	0	0	0	0	n/a	n/a	1
Grimsby									
August 2017	3	0	0	0	0	0	n/a	n/a	3
August 2016	6	0	22	0	0	0	n/a	n/a	28
Hamilton CMA									
August 2017	80	23	175	0	2	6	n/a	n/a	286
August 2016	74	26	146	0	17	3	n/a	n/a	266
Brant City									
August 2017	3	1	0	0	0	0	n/a	n/a	4
August 2016	5	4	0	0	1	0	n/a	n/a	10
Brantford City									
August 2017	5	0	5	0	4	0	n/a	n/a	14
August 2016	9	4	8	0	5	0	n/a	n/a	26
Brantford CMA									
August 2017	8	1	5	0	4	0	n/a	n/a	18
August 2016	14	8	8	0	6	0	n/a	n/a	36

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	74	27	75	0	21	0	n/a	n/a	197
August 2016	42	6	55	0	0	0	n/a	n/a	103
Former Hamilton City									
August 2017	11	2	9	0	0	0	n/a	n/a	22
August 2016	3	0	3	0	0	0	n/a	n/a	6
Stoney Creek City									
August 2017	26	2	2	0	21	0	n/a	n/a	51
August 2016	7	4	26	0	0	0	n/a	n/a	37
Ancaster City									
August 2017	4	23	0	0	0	0	n/a	n/a	27
August 2016	5	0	0	0	0	0	n/a	n/a	5
Dundas Town									
August 2017	1	0	0	0	0	0	n/a	n/a	1
August 2016	1	2	0	0	0	0	n/a	n/a	3
Flamborough									
August 2017	23	0	50	0	0	0	n/a	n/a	73
August 2016	13	0	0	0	0	0	n/a	n/a	13
Glanbrook									
August 2017	9	0	14	0	0	0	n/a	n/a	23
August 2016	13	0	26	0	0	0	n/a	n/a	39
City of Burlington									
August 2017	13	0	0	0	0	0	n/a	n/a	13
August 2016	8	4	0	0	0	0	n/a	n/a	12
Grimsby									
August 2017	2	0	7	0	0	0	n/a	n/a	9
August 2016	4	0	0	0	0	0	n/a	n/a	4
Hamilton CMA									
August 2017	89	27	82	0	21	0	n/a	n/a	219
August 2016	54	10	55	0	0	0	n/a	n/a	119
Brant City									
August 2017	9	5	0	0	0	0	n/a	n/a	14
August 2016	8	0	0	0	0	0	n/a	n/a	8
Brantford City									
August 2017	4	0	13	0	1	0	n/a	n/a	18
August 2016	3	0	3	0	6	0	n/a	n/a	12
Brantford CMA									
August 2017	13	5	13	0	1	0	n/a	n/a	32
August 2016	11	0	3	0	6	0	n/a	n/a	20

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
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Hamilton CMA	99	50	2	2	136	27	154	100	391	179	118.4
City of Hamilton	98	45	2	2	136	27	0	100	236	174	35.6
Former Hamilton City	8	13	2	2	8	0	0	100	18	115	-84.3
Stoney Creek City	70	7	0	0	87	0	0	0	157	7	**
Ancaster City	10	5	0	0	0	0	0	0	10	5	100.0
Dundas Town	0	0	0	0	5	0	0	0	5	0	n/a
Flamborough	9	8	0	0	10	17	0	0	19	25	-24.0
Glanbrook	1	12	0	0	26	10	0	0	27	22	22.7
City of Burlington	0	2	0	0	0	0	154	0	154	2	**
Grimsby	1	3	0	0	0	0	0	0	1	3	-66.7
Brantford CMA	15	18	2	6	27	0	0	0	44	24	83.3
Brant City	6	17	0	0	0	0	0	0	6	17	-64.7
Brantford City	9	1	2	6	27	0	0	0	38	7	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	465	519	72	110	527	647	788	650	1,852	1,926	-3.8
City of Hamilton	400	483	70	110	437	647	339	228	1,246	1,468	-15.1
Former Hamilton City	59	70	10	8	69	72	102	100	240	250	-4.0
Stoney Creek City	146	111	0	102	109	104	237	128	492	445	10.6
Ancaster City	67	37	60	0	80	80	0	0	207	117	76.9
Dundas Town	0	4	0	0	5	0	0	0	5	4	25.0
Flamborough	93	170	0	0	113	143	0	0	206	313	-34.2
Glanbrook	35	91	0	0	61	248	0	0	96	339	-71.7
City of Burlington	53	28	2	0	0	0	449	302	504	330	52.7
Grimsby	12	8	0	0	90	0	0	120	102	128	-20.3
Brantford CMA	113	168	4	10	170	24	57	12	344	214	60.7
Brant City	83	78	0	2	9	0	0	0	92	80	15.0
Brantford City	30	90	4	8	161	24	57	12	252	134	88.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Hamilton CMA	136	27	0	0	154	0	0	100
City of Hamilton	136	27	0	0	0	0	0	100
Former Hamilton City	8	0	0	0	0	0	0	100
Stoney Creek City	87	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	5	0	0	0	0	0	0	0
Flamborough	10	17	0	0	0	0	0	0
Glanbrook	26	10	0	0	0	0	0	0
City of Burlington	0	0	0	0	154	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	27	0	0	0	0	0	0	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	27	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	527	647	0	0	788	422	0	228
City of Hamilton	437	647	0	0	339	0	0	228
Former Hamilton City	69	72	0	0	102	0	0	100
Stoney Creek City	109	104	0	0	237	0	0	128
Ancaster City	80	80	0	0	0	0	0	0
Dundas Town	5	0	0	0	0	0	0	0
Flamborough	113	143	0	0	0	0	0	0
Glanbrook	61	248	0	0	0	0	0	0
City of Burlington	0	0	0	0	449	302	0	0
Grimsby	90	0	0	0	0	120	0	0
Brantford CMA	170	24	0	0	0	12	57	0
Brant City	9	0	0	0	0	0	0	0
Brantford City	161	24	0	0	0	12	57	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Hamilton CMA	237	79	154	0	0	100	391	179
City of Hamilton	236	74	0	0	0	100	236	174
Former Hamilton City	18	15	0	0	0	100	18	115
Stoney Creek City	157	7	0	0	0	0	157	7
Ancaster City	10	5	0	0	0	0	10	5
Dundas Town	5	0	0	0	0	0	5	0
Flamborough	19	25	0	0	0	0	19	25
Glanbrook	27	22	0	0	0	0	27	22
City of Burlington	0	2	154	0	0	0	154	2
Grimsby	1	3	0	0	0	0	1	3
Brantford CMA	44	24	0	0	0	0	44	24
Brant City	6	17	0	0	0	0	6	17
Brantford City	38	7	0	0	0	0	38	7

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	1,064	1,276	788	422	0	228	1,852	1,926
City of Hamilton	907	1,240	339	0	0	228	1,246	1,468
Former Hamilton City	138	150	102	0	0	100	240	250
Stoney Creek City	255	317	237	0	0	128	492	445
Ancaster City	207	117	0	0	0	0	207	117
Dundas Town	5	4	0	0	0	0	5	4
Flamborough	206	313	0	0	0	0	206	313
Glanbrook	96	339	0	0	0	0	96	339
City of Burlington	55	28	449	302	0	0	504	330
Grimsby	102	8	0	120	0	0	102	128
Brantford CMA	282	196	5	18	57	0	344	214
Brant City	92	80	0	0	0	0	92	80
Brantford City	190	116	5	18	57	0	252	134

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Hamilton CMA	77	42	22	12	84	30	0	155	183	239	-23.4
City of Hamilton	63	39	22	8	84	30	0	0	169	77	119.5
Former Hamilton City	15	3	2	0	21	6	0	0	38	9	**
Stoney Creek City	6	3	0	6	6	6	0	0	12	15	-20.0
Ancaster City	2	5	20	0	0	0	0	0	22	5	**
Dundas Town	1	1	0	2	0	0	0	0	1	3	-66.7
Flamborough	33	19	0	0	51	0	0	0	84	19	**
Glanbrook	6	8	0	0	6	18	0	0	12	26	-53.8
City of Burlington	12	2	0	4	0	0	0	155	12	161	-92.5
Grimsby	2	1	0	0	0	0	0	0	2	1	100.0
Brantford CMA	12	8	0	2	7	7	0	0	19	17	11.8
Brant City	8	5	0	0	0	0	0	0	8	5	60.0
Brantford City	4	3	0	2	7	7	0	0	11	12	-8.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	640	565	72	48	541	352	416	268	1,669	1,233	35.4
City of Hamilton	573	503	72	44	528	342	194	91	1,367	980	39.5
Former Hamilton City	88	70	6	8	48	27	66	91	208	196	6.1
Stoney Creek City	55	67	26	32	57	124	128	0	266	223	19.3
Ancaster City	45	44	40	0	64	40	0	0	149	84	77.4
Dundas Town	6	5	0	2	0	0	0	0	6	7	-14.3
Flamborough	273	33	0	0	162	21	0	0	435	54	**
Glanbrook	106	284	0	2	197	130	0	0	303	416	-27.2
City of Burlington	52	33	0	4	13	10	222	177	287	224	28.1
Grimsby	15	29	0	0	0	0	0	0	15	29	-48.3
Brantford CMA	82	129	12	8	98	107	159	0	351	244	43.9
Brant City	58	61	2	6	6	11	0	0	66	78	-15.4
Brantford City	24	68	10	2	92	96	159	0	285	166	71.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Hamilton CMA	84	30	0	0	0	0	0	155
City of Hamilton	84	30	0	0	0	0	0	0
Former Hamilton City	21	6	0	0	0	0	0	0
Stoney Creek City	6	6	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	51	0	0	0	0	0	0	0
Glanbrook	6	18	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	155
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	7	7	0	0	0	0	0	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	7	7	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	541	338	0	14	380	22	36	246
City of Hamilton	528	328	0	14	158	0	36	91
Former Hamilton City	48	27	0	0	30	0	36	91
Stoney Creek City	57	110	0	14	128	0	0	0
Ancaster City	64	40	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	162	21	0	0	0	0	0	0
Glanbrook	197	130	0	0	0	0	0	0
City of Burlington	13	10	0	0	222	22	0	155
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	98	107	0	0	0	0	159	0
Brant City	6	11	0	0	0	0	0	0
Brantford City	92	96	0	0	0	0	159	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Hamilton CMA	177	84	6	0	0	155	183	239
City of Hamilton	163	77	6	0	0	0	169	77
Former Hamilton City	38	9	0	0	0	0	38	9
Stoney Creek City	6	15	6	0	0	0	12	15
Ancaster City	22	5	0	0	0	0	22	5
Dundas Town	1	3	0	0	0	0	1	3
Flamborough	84	19	0	0	0	0	84	19
Glanbrook	12	26	0	0	0	0	12	26
City of Burlington	12	6	0	0	0	155	12	161
Grimsby	2	1	0	0	0	0	2	1
Brantford CMA	19	10	0	7	0	0	19	17
Brant City	8	5	0	0	0	0	8	5
Brantford City	11	5	0	7	0	0	11	12

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Hamilton CMA	1,234	941	399	32	36	260	1,669	1,233
City of Hamilton	1,167	875	164	0	36	105	1,367	980
Former Hamilton City	142	105	30	0	36	91	208	196
Stoney Creek City	132	209	134	0	0	14	266	223
Ancaster City	149	84	0	0	0	0	149	84
Dundas Town	6	7	0	0	0	0	6	7
Flamborough	435	54	0	0	0	0	435	54
Glanbrook	303	416	0	0	0	0	303	416
City of Burlington	52	37	235	32	0	155	287	224
Grimsby	15	29	0	0	0	0	15	29
Brantford CMA	182	232	10	12	159	0	351	244
Brant City	66	78	0	0	0	0	66	78
Brantford City	116	154	10	12	159	0	285	166

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 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													
August 2017	14	19.2	22	30.1	10	13.7	15	20.5	12	16.4	73	420,000	434,166
August 2016	2	4.8	9	21.4	10	23.8	9	21.4	12	28.6	42	450,000	487,870
Year-to-date 2017	82	14.6	107	19.0	87	15.5	141	25.0	146	25.9	563	450,000	469,854
Year-to-date 2016	83	15.7	94	17.7	105	19.8	108	20.4	140	26.4	530	450,000	469,825
Former Hamilton City													
August 2017	6	54.5	2	18.2	1	9.1	2	18.2	0	0.0	11	-	-
August 2016	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2017	11	12.4	8	9.0	9	10.1	30	33.7	31	34.8	89	-	520,429
Year-to-date 2016	13	16.5	8	10.1	13	16.5	25	31.6	20	25.3	79	-	449,229
Stoney Creek City													
August 2017	1	3.8	4	15.4	7	26.9	8	30.8	6	23.1	26	-	-
August 2016	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	-	-
Year-to-date 2017	3	3.8	7	8.9	12	15.2	24	30.4	33	41.8	79	-	511,870
Year-to-date 2016	4	5.6	8	11.1	10	13.9	12	16.7	38	52.8	72	-	520,429
Ancaster City													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
Year-to-date 2017	0	0.0	1	2.1	1	2.1	5	10.6	40	85.1	47	-	672,750
Year-to-date 2016	2	4.2	2	4.2	7	14.6	5	10.4	32	66.7	48	-	535,299
Dundas Town													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	1	16.7	0	0.0	3	50.0	2	33.3	6	-	-
Year-to-date 2016	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	-	-
Flamborough													
August 2017	6	26.1	11	47.8	1	4.3	4	17.4	1	4.3	23	-	-
August 2016	1	7.7	6	46.2	3	23.1	3	23.1	0	0.0	13	-	412,792
Year-to-date 2017	52	21.5	61	25.2	42	17.4	60	24.8	27	11.2	242	-	412,766
Year-to-date 2016	2	7.1	6	21.4	4	14.3	4	14.3	12	42.9	28	-	412,792
Glanbrook													
August 2017	1	11.1	5	55.6	1	11.1	1	11.1	1	11.1	9	-	424,731
August 2016	0	0.0	2	15.4	5	38.5	5	38.5	1	7.7	13	-	458,414
Year-to-date 2017	16	16.0	29	29.0	23	23.0	19	19.0	13	13.0	100	-	431,700
Year-to-date 2016	62	20.8	69	23.2	70	23.5	62	20.8	35	11.7	298	450,000	439,304
City of Burlington													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	51	100.0	51	-	2,226,250
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	40	100.0	40	-	1,561,700
Grimsby													
August 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
August 2016	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	544,723
Year-to-date 2017	0	0.0	3	25.0	0	0.0	2	16.7	7	58.3	12	-	-
Year-to-date 2016	1	3.3	3	10.0	2	6.7	7	23.3	17	56.7	30	-	582,038

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
August 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													
August 2017	14	15.9	22	25.0	10	11.4	16	18.2	26	29.5	88	450,000	706,735
August 2016	2	3.7	9	16.7	10	18.5	11	20.4	22	40.7	54	485,000	553,582
Year-to-date 2017	82	13.1	110	17.6	87	13.9	143	22.8	204	32.6	626	480,000	636,793
Year-to-date 2016	84	14.0	97	16.2	107	17.8	115	19.2	197	32.8	600	460,000	534,145

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
August 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 City													
August 2017	2	22.2	2	22.2	1	11.1	0	0.0	4	44.4	9	-	473,470
August 2016	0	0.0	2	25.0	1	12.5	2	25.0	3	37.5	8	-	-
Year-to-date 2017	15	26.3	8	14.0	3	5.3	6	10.5	25	43.9	57	-	471,459
Year-to-date 2016	7	10.4	12	17.9	10	14.9	8	11.9	30	44.8	67	-	493,353
Brantford City													
August 2017	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	566,017
August 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	2	5.3	2	5.3	4	10.5	6	15.8	24	63.2	38	-	541,543
Year-to-date 2016	21	25.6	35	42.7	12	14.6	7	8.5	7	8.5	82	-	382,780
Brantford CMA													
August 2017	2	15.4	3	23.1	1	7.7	0	0.0	7	53.8	13	520,000	501,946
August 2016	0	0.0	5	45.5	1	9.1	2	18.2	3	27.3	11	445,000	461,002
Year-to-date 2017	17	17.9	10	10.5	7	7.4	12	12.6	49	51.6	95	500,000	504,734
Year-to-date 2016	28	18.8	47	31.5	22	14.8	15	10.1	37	24.8	149	400,000	434,534

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2017	Aug 2016	% Change	YTD 2017	YTD 2016	% Change
Hamilton CMA	706,735	553,582	27.7	636,793	534,145	19.2
City of Hamilton	434,166	487,870	-11.0	469,854	469,825	0.0
Former Hamilton City	-	-	n/a	520,429	449,229	15.8
Stoney Creek City	-	-	n/a	511,870	520,429	-1.6
Ancaster City	-	-	n/a	672,750	535,299	25.7
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	-	412,792	n/a	412,766	412,792	0.0
Glanbrook	424,731	458,414	-7.3	431,700	439,304	-1.7
City of Burlington	-	-	n/a	2,226,250	1,561,700	42.6
Grimsby	-	544,723	n/a	-	582,038	n/a
Brantford CMA	501,946	461,002	8.9	504,734	434,534	16.2
Brant City	473,470	-	n/a	471,459	493,353	-4.4
Brantford City	566,017	-	n/a	541,543	382,780	41.5

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Hamilton

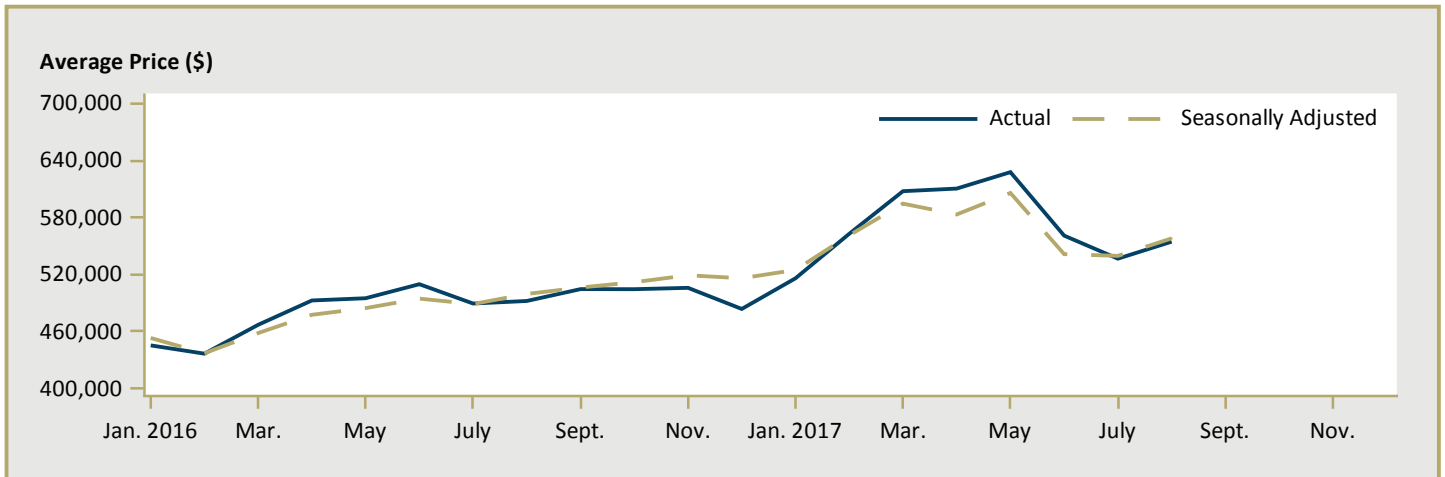


Figure 5.2a: MLS® Residential Sales for Hamilton

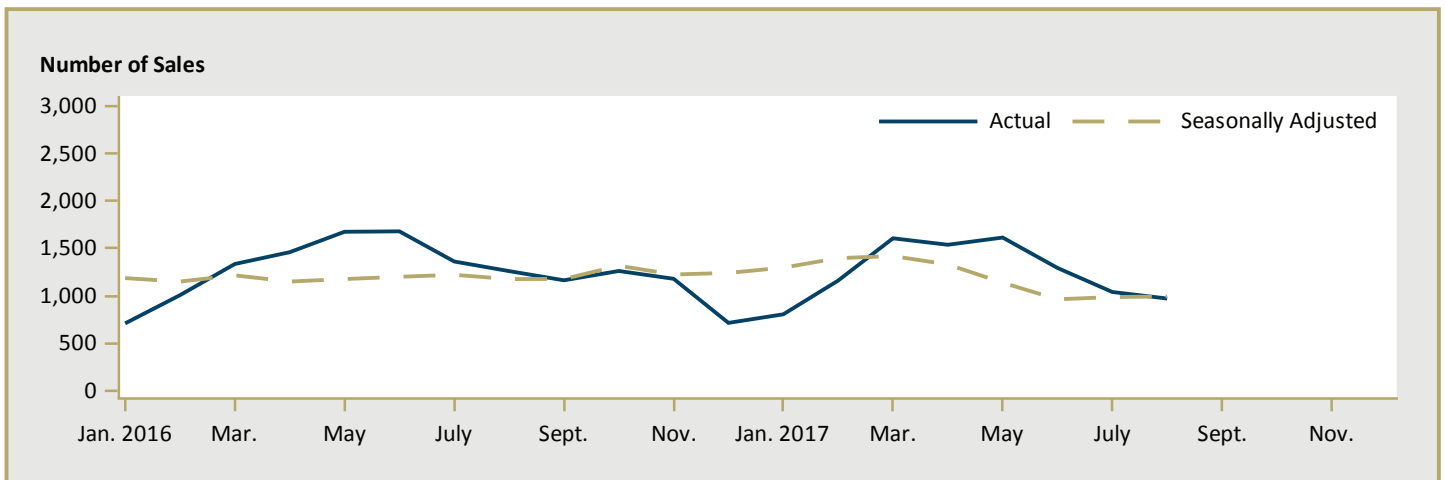
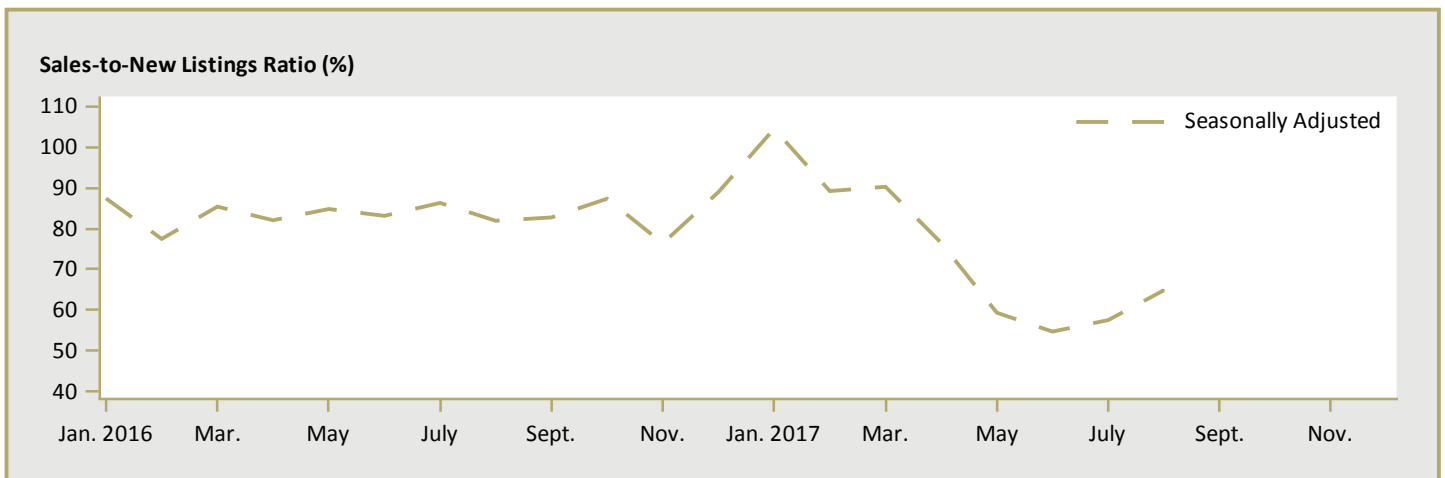


Figure 5.3a: MLS® Residential Sales-to- New Listings Ratio for Hamilton



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

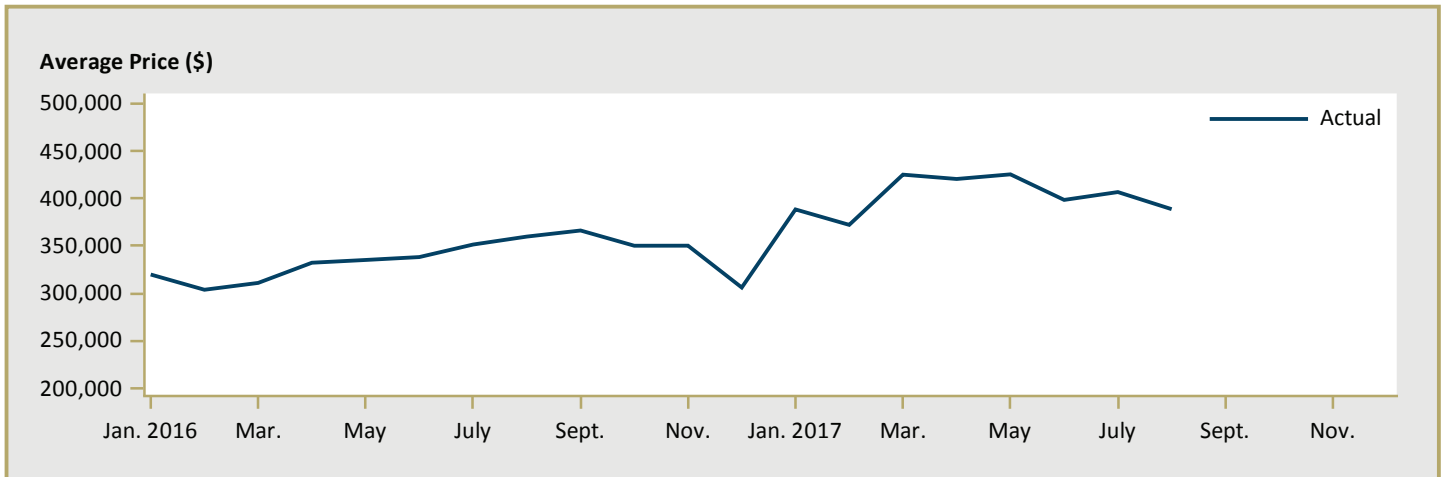


Figure 5.2b: MLS® Residential Sales for Brantford

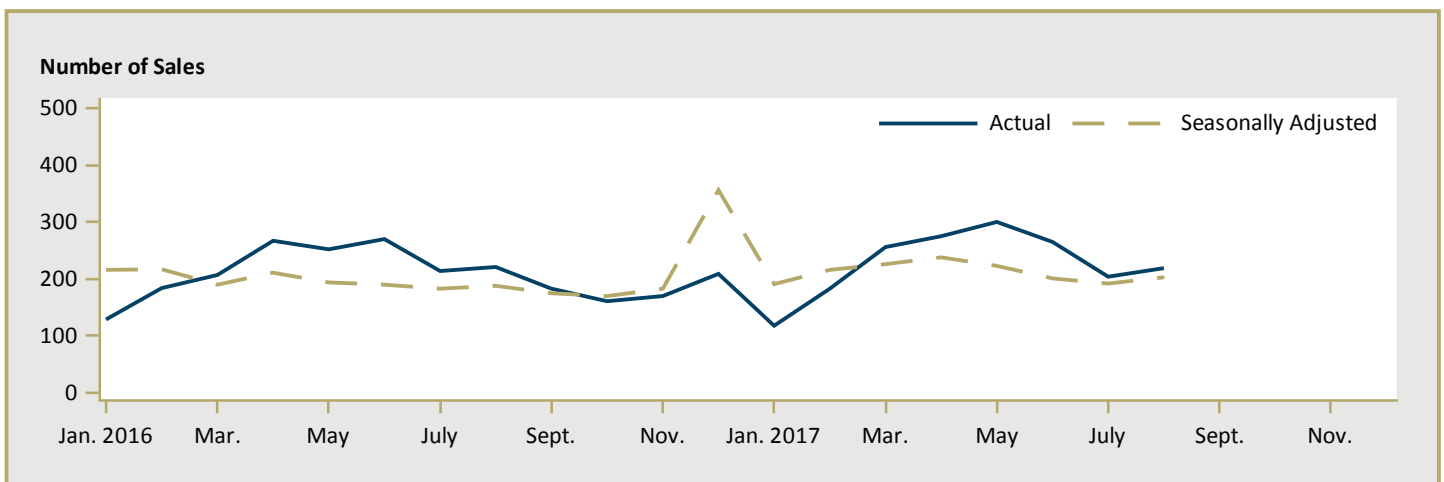
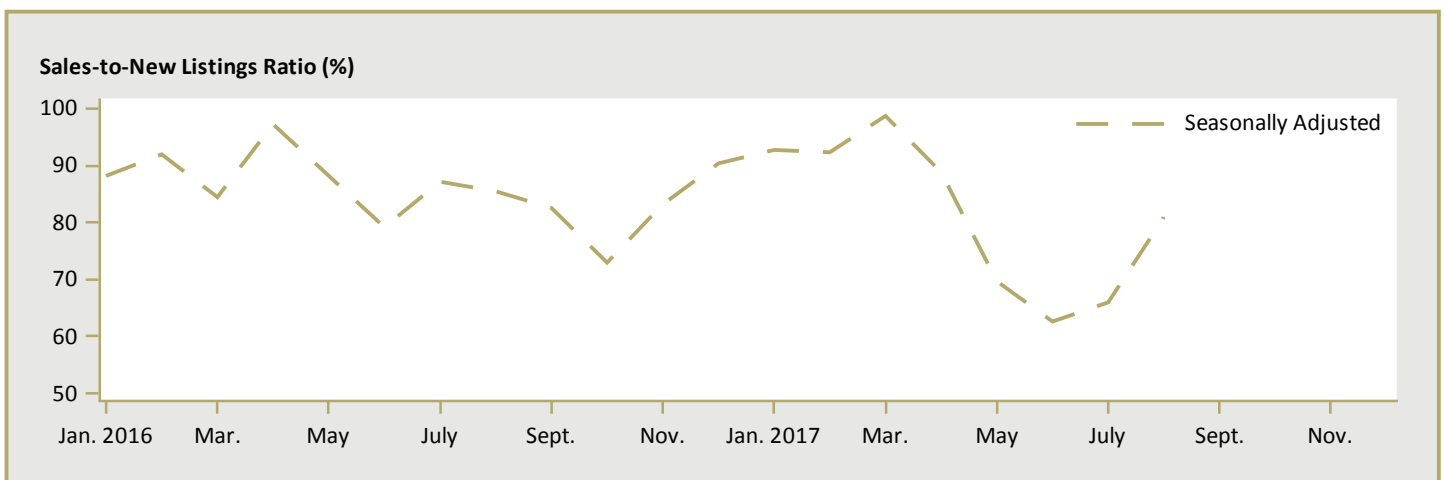


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Brantford



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**August 2017**

		Interest Rates			NHPI, Total, Hamilton CMA 2016.12 =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	97.4	127.8	381.8	6.5	63.2	971
	February	561	3.14	4.64	97.9	128.2	382.8	6.2	63.1	986
	March	561	3.14	4.64	97.9	129.0	383.8	6.0	63.1	985
	April	561	3.14	4.64	97.9	129.6	387.9	5.5	63.4	977
	May	561	3.14	4.64	98.1	130.1	383.5	5.9	62.8	954
	June	561	3.14	4.64	98.1	130.4	382.3	6.1	62.7	949
	July	567	3.14	4.74	98.8	130.3	379.5	6.2	62.3	946
	August	567	3.14	4.74	99.0	129.9	380.4	6.3	62.4	950
	September	561	3.14	4.64	99.0	130.1	383.9	6.3	62.9	954
	October	561	3.14	4.64	99.0	130.6	387.4	6.3	63.4	961
	November	561	3.14	4.64	99.7	130.2	393.9	6.2	64.3	973
	December	561	3.14	4.64	100.0	130.0	398.6	5.8	64.8	976
2017	January	561	3.14	4.64	100.6	130.8	398.5	5.9	64.7	972
	February	561	3.14	4.64	101.6	131.2	397.5	5.9	64.6	970
	March	561	3.14	4.64	101.6	131.4	399.7	5.9	64.9	964
	April	561	3.14	4.64	101.6	132.0	407.7	5.4	65.7	956
	May	561	3.14	4.64	101.6	131.9	413.3	5.2	66.4	949
	June	561	3.14	4.64	101.6	132.1	415.0	5.2	66.6	934
	July	573	3.14	4.84	103.1	131.9	418.9	5.4	67.2	932
	August	573	3.14	4.84		131.8	426.0	4.6	67.8	934
	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**August 2017**

		Interest Rates			NHPI, Total, Ontario CMA 2016.12 =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	94.2	127.8	67.9	5.8	64.2	874
	February	561	3.14	4.64	94.6	128.2	68.5	5.8	64.7	873
	March	561	3.14	4.64	94.8	129.0	68.2	7.0	65.2	867
	April	561	3.14	4.64	95.3	129.6	68.4	7.2	65.5	869
	May	561	3.14	4.64	96.6	130.1	69.1	7.5	66.2	869
	June	561	3.14	4.64	97.0	130.4	69.5	6.5	65.8	874
	July	567	3.14	4.74	97.8	130.3	69.9	5.5	65.5	867
	August	567	3.14	4.74	98.2	129.9	69.5	6.1	65.4	870
	September	561	3.14	4.64	98.5	130.1	69.2	6.1	65.0	865
	October	561	3.14	4.64	99.5	130.6	69.7	6.2	65.5	880
	November	561	3.14	4.64	99.9	130.2	71.5	4.8	66.2	882
	December	561	3.14	4.64	100.0	130.0	73.6	4.7	67.9	890
2017	January	561	3.14	4.64	100.3	130.8	74.9	4.2	68.7	884
	February	561	3.14	4.64	101.1	131.2	74.8	4.2	68.6	891
	March	561	3.14	4.64	101.4	131.4	74.5	4.7	68.5	892
	April	561	3.14	4.64	103.0	132.0	73.0	4.7	67.1	899
	May	561	3.14	4.64	103.8	131.9	71.1	5.1	65.4	905
	June	561	3.14	4.64	103.9	132.1	69.0	4.6	63.2	903
	July	573	3.14	4.84	104.1	131.9	68.2	5.0	62.7	899
	August	573	3.14	4.84		131.8	69.7	5.3	64.2	889
	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 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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