

# HOUSING NOW TABLES

Kitchener-Cambridge-Waterloo and Guelph CMAs

Date Released: Fourth Quarter 2017



*Housing market intelligence you can count on*

## Publication Update!

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

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

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

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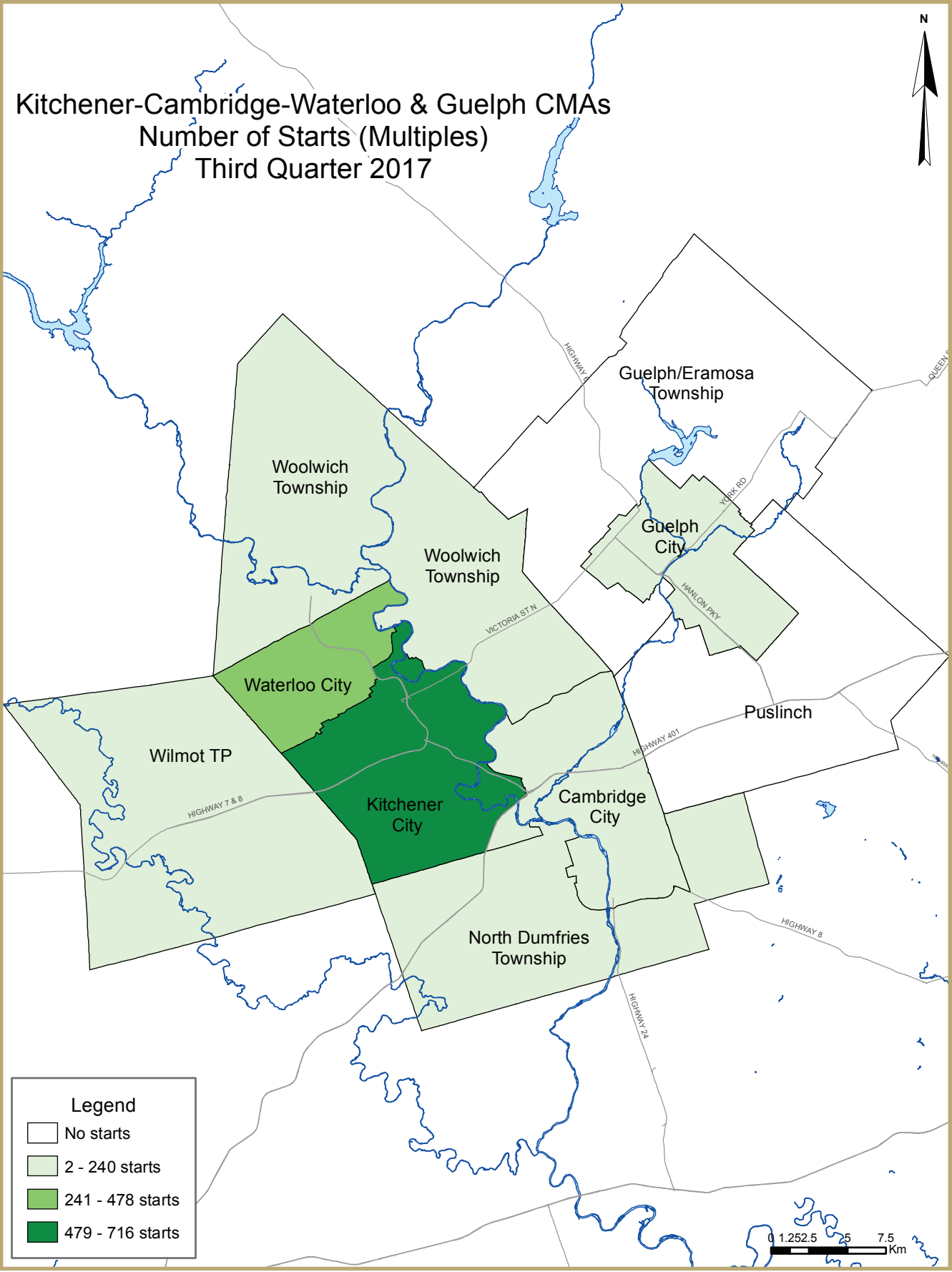
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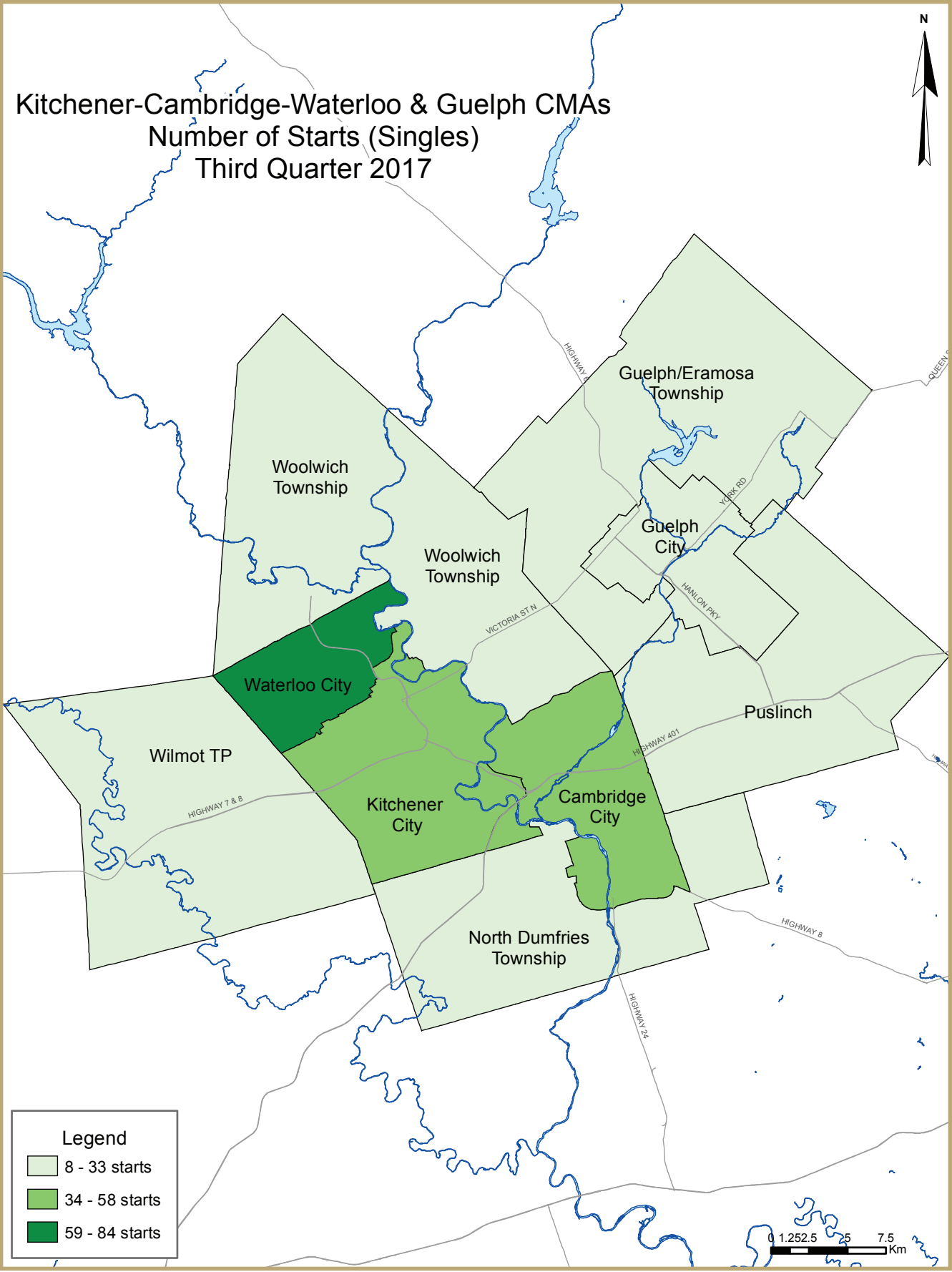
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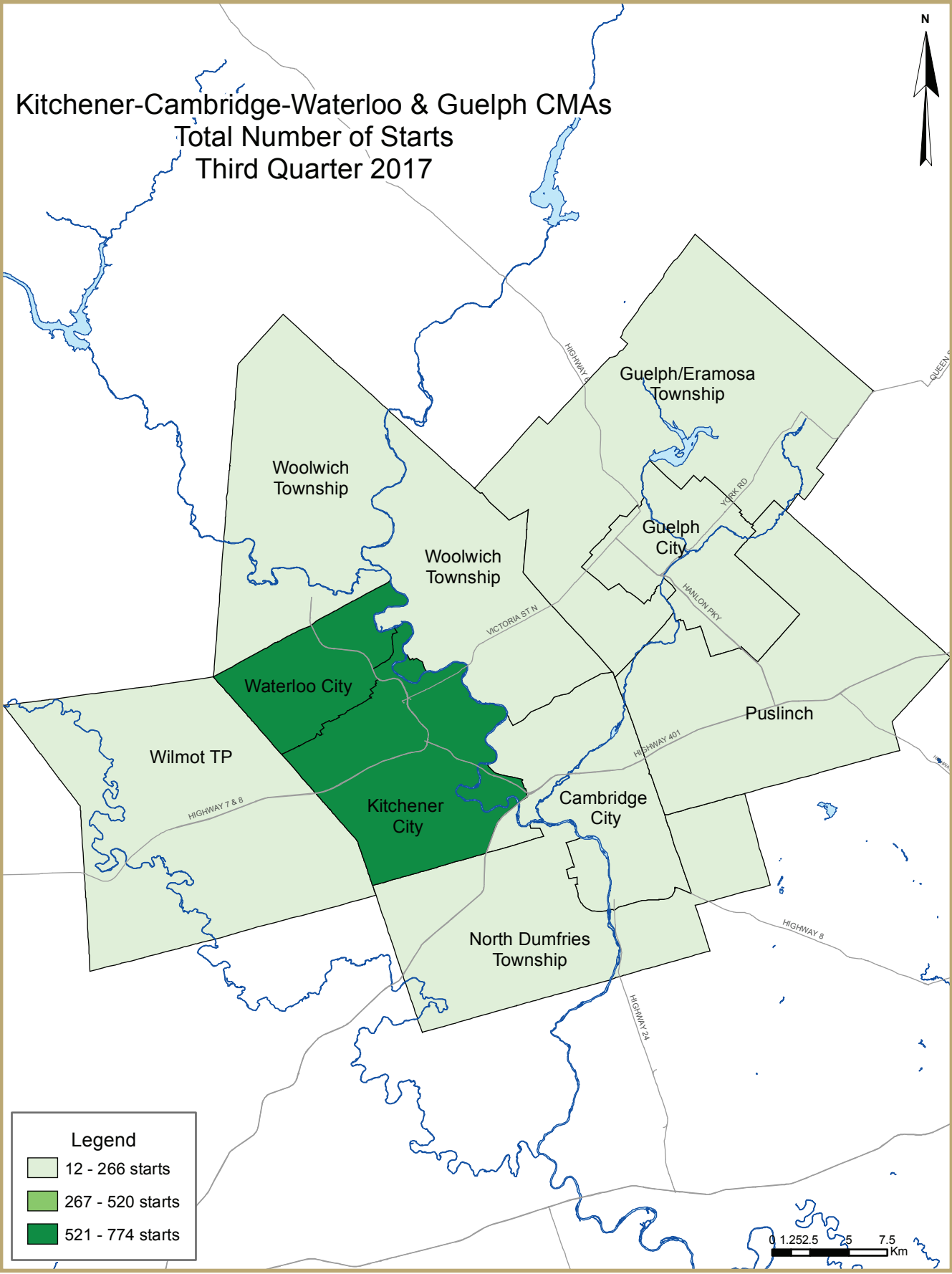
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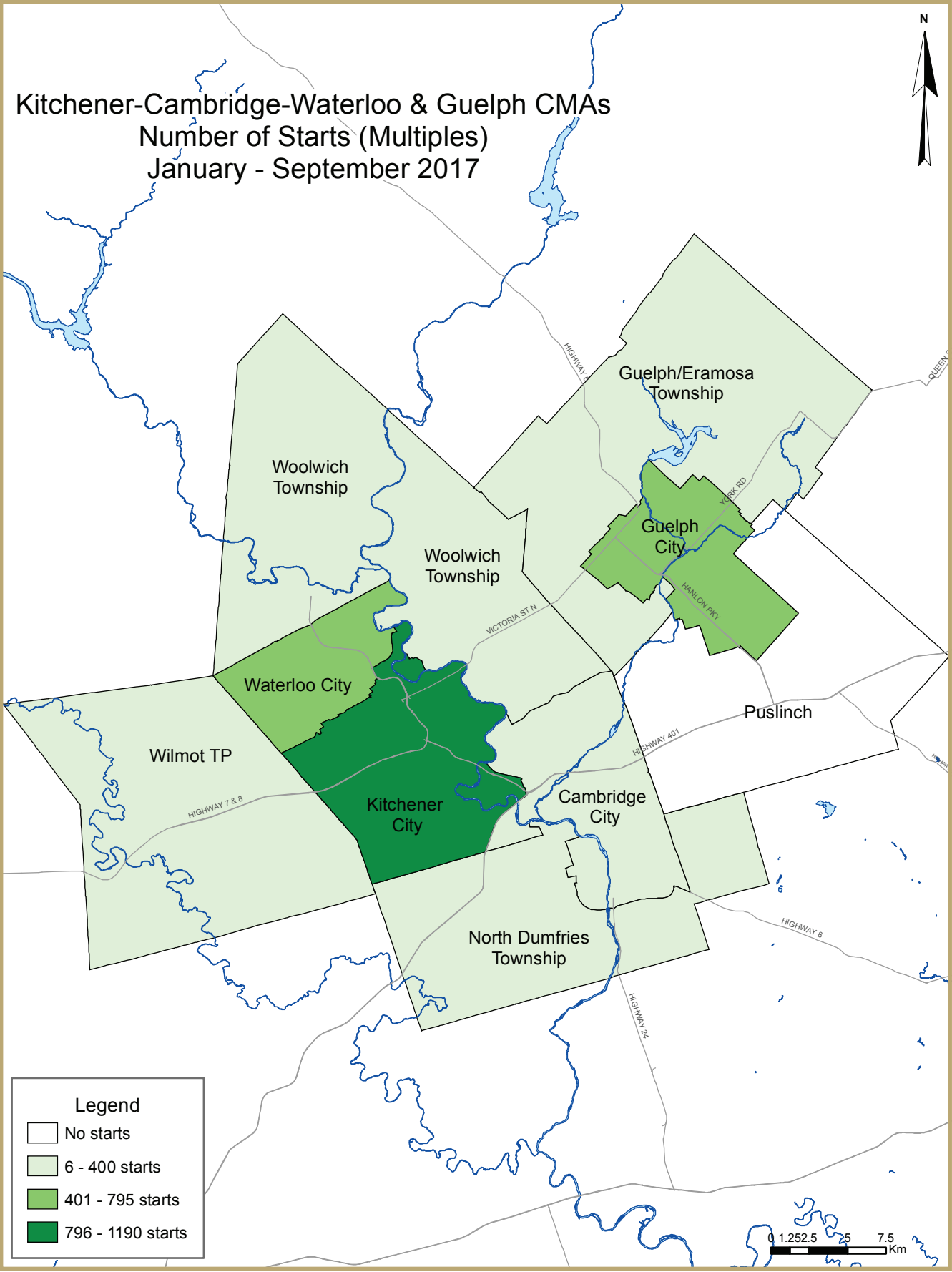
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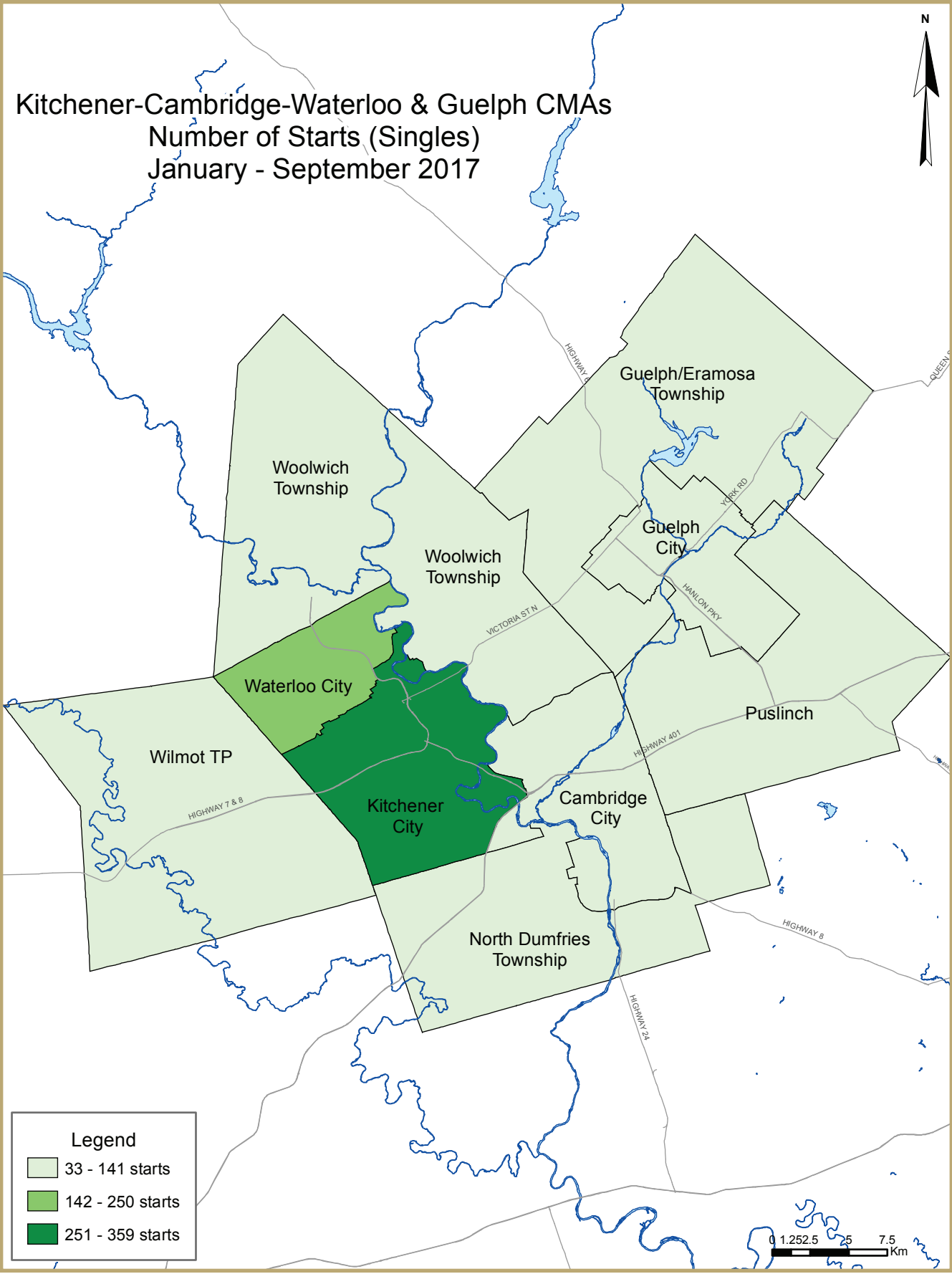


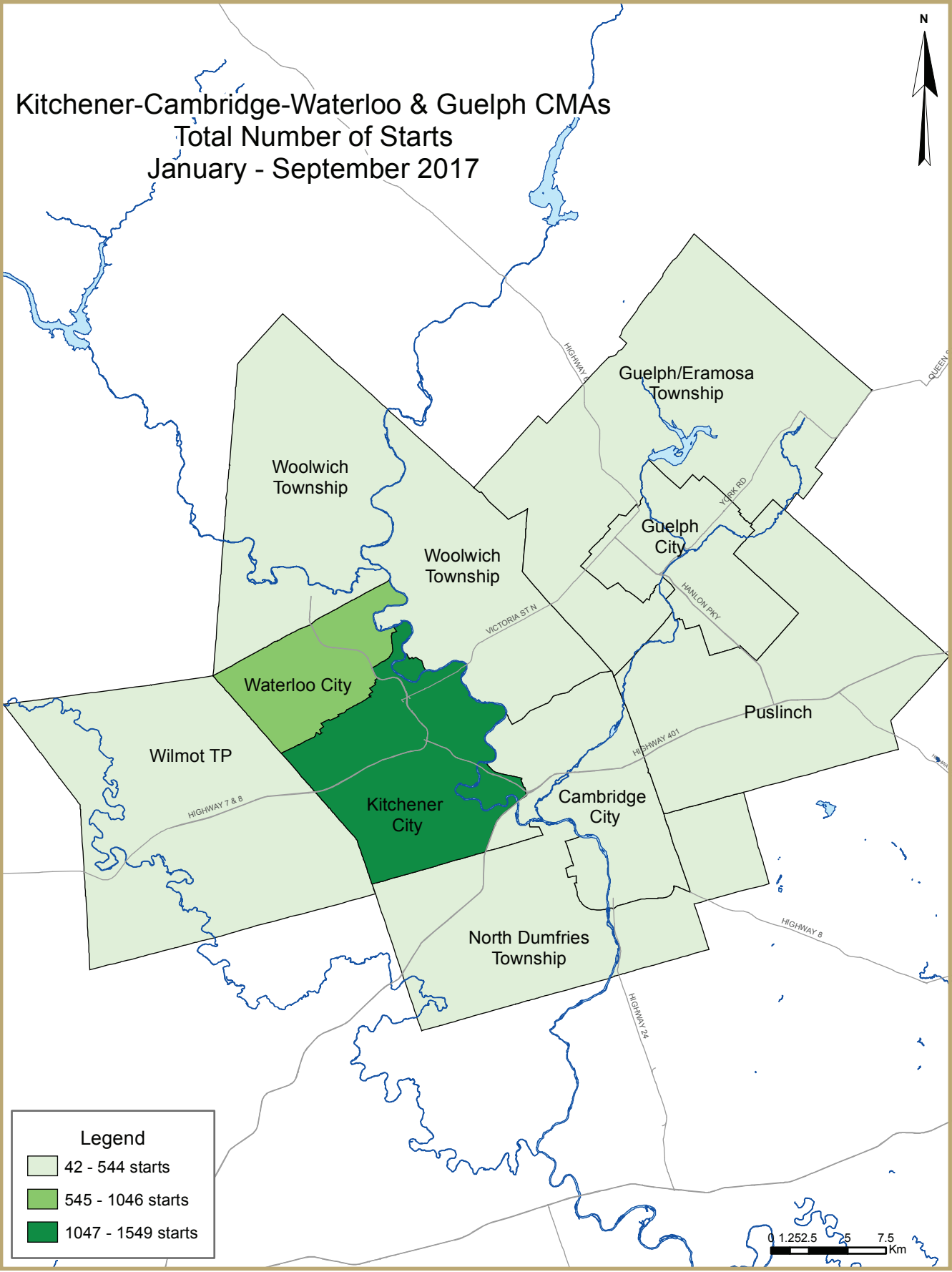














# HOUSING NOW REPORT TABLES

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

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- I.3 History of Housing Activity (once a year)
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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 1: Housing Starts (SAAR and Trend) Third Quarter 2017								
Kitchener CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	995	1,392	689	924	981	1,290	1,180	1,030
Multiples	2,217	2,682	3,588	6,516	4,620	1,600	2,572	3,248
Total	3,212	4,074	4,277	7,440	5,601	2,890	3,752	4,278
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	1,135	843	418	243	-41.9%	1,016	870	-14.4%
Multiples	1,592	3,894	963	1,227	27.4%	1,785	1,944	8.9%
Total	2,727	4,737	1,381	1,470	6.4%	2,801	2,814	0.5%

Table 1: Housing Starts (SAAR and Trend) Third Quarter 2017								
Guelph CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	343	249	144	171	180	245	231	213
Multiples	798	812	96	120	456	722	532	392
Total	1,141	1,061	240	291	636	967	763	605
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	247	174	74	53	-28.4%	184	177	-3.8%
Multiples	560	216	70	56	-20.0%	681	426	-37.4%
Total	807	390	144	109	-24.3%	865	603	-30.3%

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

**Table 1.1a: Housing Activity Summary of Kitchener-Cambridge-Waterloo CMA**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	243	24	99	0	178	729	0	197	1,470
Q3 2016	418	30	85	0	35	295	0	518	1,381
% Change	-41.9	-20.0	16.5	n/a	**	147.1	n/a	-62.0	6.4
Year-to-date 2017	870	40	186	0	343	889	0	486	2,814
Year-to-date 2016	1,016	54	191	0	109	606	0	825	2,801
% Change	-14.4	-25.9	-2.6	n/a	**	46.7	n/a	-41.1	0.5
UNDER CONSTRUCTION									
Q3 2017	578	34	145	0	331	1,395	0	1,725	4,208
Q3 2016	793	48	183	0	120	901	4	1,436	3,485
% Change	-27.1	-29.2	-20.8	n/a	175.8	54.8	-100.0	20.1	20.7
COMPLETIONS									
Q3 2017	490	16	94	0	73	44	6	293	1,016
Q3 2016	284	8	120	0	86	1,029	0	662	2,189
% Change	72.5	100.0	-21.7	n/a	-15.1	-95.7	n/a	-55.7	-53.6
Year-to-date 2017	1,196	48	194	0	218	264	6	416	2,342
Year-to-date 2016	717	28	354	0	152	1,435	0	1,036	3,722
% Change	66.8	71.4	-45.2	n/a	43.4	-81.6	n/a	-59.8	-37.1
COMPLETED & NOT ABSORBED									
Q3 2017	102	8	11	0	24	24	n/a	n/a	169
Q3 2016	58	2	15	0	14	88	n/a	n/a	177
% Change	75.9	**	-26.7	n/a	71.4	-72.7	n/a	n/a	-4.5
ABSORBED									
Q3 2017	461	14	82	0	58	81	n/a	n/a	696
Q3 2016	314	16	129	0	82	987	n/a	n/a	1,528
% Change	46.8	-12.5	-36.4	n/a	-29.3	-91.8	n/a	n/a	-54.5
Year-to-date 2017	1,148	42	185	0	204	325	n/a	n/a	1,904
Year-to-date 2016	735	30	371	0	149	1,395	n/a	n/a	2,680
% Change	56.2	40.0	-50.1	n/a	36.9	-76.7	n/a	n/a	-29.0

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

**Table I.1b: Housing Activity Summary of Guelph CMA**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2017	52	24	28	1	4	0	0	0	109
Q3 2016	66	10	15	8	30	15	0	0	144
% Change	-21.2	140.0	86.7	-87.5	-86.7	-100.0	n/a	n/a	-24.3
Year-to-date 2017	174	58	62	3	37	95	0	174	603
Year-to-date 2016	166	16	81	14	83	279	4	222	865
% Change	4.8	**	-23.5	-78.6	-55.4	-65.9	-100.0	-21.6	-30.3
UNDER CONSTRUCTION									
Q3 2017	100	48	96	5	34	404	0	333	1,020
Q3 2016	123	10	118	13	147	630	0	526	1,567
% Change	-18.7	**	-18.6	-61.5	-76.9	-35.9	n/a	-36.7	-34.9
COMPLETIONS									
Q3 2017	101	16	48	3	83	0	0	93	344
Q3 2016	52	8	59	3	53	12	0	8	195
% Change	94.2	100.0	-18.6	0.0	56.6	-100.0	n/a	**	76.4
Year-to-date 2017	203	40	99	11	142	208	2	274	979
Year-to-date 2016	170	22	157	5	95	22	0	77	548
% Change	19.4	81.8	-36.9	120.0	49.5	**	n/a	**	78.6
COMPLETED & NOT ABSORBED									
Q3 2017	21	3	18	0	20	1	n/a	n/a	63
Q3 2016	13	2	1	2	4	3	n/a	n/a	25
% Change	61.5	50.0	**	-100.0	**	-66.7	n/a	n/a	152.0
ABSORBED									
Q3 2017	92	13	30	3	67	0	n/a	n/a	205
Q3 2016	51	9	60	2	56	12	n/a	n/a	190
% Change	80.4	44.4	-50.0	50.0	19.6	-100.0	n/a	n/a	7.9
Year-to-date 2017	191	39	79	12	129	209	n/a	n/a	659
Year-to-date 2016	170	22	159	5	95	18	n/a	n/a	469
% Change	12.4	77.3	-50.3	140.0	35.8	**	n/a	n/a	40.5

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Kitchener City									
Q3 2017	58	6	83	0	143	287	0	197	774
Q3 2016	196	10	64	0	24	262	0	54	610
Cambridge City									
Q3 2017	49	0	0	0	35	0	0	0	84
Q3 2016	89	2	0	0	11	0	0	152	254
North Dumfries Township									
Q3 2017	8	0	5	0	0	0	0	0	13
Q3 2016	12	0	6	0	0	0	0	0	18
Waterloo City									
Q3 2017	84	8	0	0	0	442	0	0	534
Q3 2016	84	12	5	0	0	33	0	287	421
Woolwich Township									
Q3 2017	21	8	11	0	0	0	0	0	40
Q3 2016	37	6	10	0	0	0	0	25	78
Wilmot Township									
Q3 2017	23	2	0	0	0	0	0	0	25
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q3 2017	243	24	99	0	178	729	0	197	1,470
Q3 2016	418	30	85	0	35	295	0	518	1,381
Guelph City									
Q3 2017	28	24	28	1	4	0	0	0	85
Q3 2016	37	10	0	2	17	15	0	0	81
Guelph/Eramosa Township									
Q3 2017	12	0	0	0	0	0	0	0	12
Q3 2016	21	0	15	0	13	0	0	0	49
Puslinch Township									
Q3 2017	12	0	0	0	0	0	0	0	12
Q3 2016	8	0	0	6	0	0	0	0	14
Guelph CMA									
Q3 2017	52	24	28	1	4	0	0	0	109
Q3 2016	66	10	15	8	30	15	0	0	144

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

**Table 1.2: Housing Activity Summary by Submarket  
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Kitchener City									
Q3 2017	243	10	83	0	169	759	0	631	1,895
Q3 2016	397	18	132	0	56	501	0	384	1,488
Cambridge City									
Q3 2017	80	0	15	0	128	20	0	127	370
Q3 2016	201	2	0	0	33	76	0	303	615
North Dumfries Township									
Q3 2017	26	0	21	0	20	0	0	0	67
Q3 2016	18	0	10	0	8	0	0	0	36
Waterloo City									
Q3 2017	136	12	5	0	10	616	0	960	1,739
Q3 2016	127	12	19	0	23	324	4	717	1,226
Woolwich Township									
Q3 2017	48	10	21	0	0	0	0	7	86
Q3 2016	50	16	22	0	0	0	0	32	120
Wilmot Township									
Q3 2017	45	2	0	0	4	0	0	0	51
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q3 2017	578	34	145	0	331	1,395	0	1,725	4,208
Q3 2016	793	48	183	0	120	901	4	1,436	3,485
Guelph City									
Q3 2017	46	48	75	1	12	404	0	333	919
Q3 2016	67	10	103	2	109	630	0	526	1,447
Guelph/Eramosa Township									
Q3 2017	24	0	21	0	22	0	0	0	67
Q3 2016	40	0	15	0	38	0	0	0	93
Puslinch Township									
Q3 2017	30	0	0	4	0	0	0	0	34
Q3 2016	16	0	0	11	0	0	0	0	27
Guelph CMA									
Q3 2017	100	48	96	5	34	404	0	333	1,020
Q3 2016	123	10	118	13	147	630	0	526	1,567

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kitchener City									
Q3 2017	193	2	72	0	10	4	0	16	297
Q3 2016	158	2	94	0	51	262	0	15	582
Cambridge City									
Q3 2017	119	0	0	0	31	40	2	152	344
Q3 2016	43	0	13	0	30	108	0	0	194
North Dumfries Township									
Q3 2017	13	0	0	0	13	0	0	0	26
Q3 2016	3	0	0	0	0	0	0	0	3
Waterloo City									
Q3 2017	104	8	10	0	19	0	4	100	245
Q3 2016	72	2	7	0	5	659	0	647	1,392
Woolwich Township									
Q3 2017	29	4	12	0	0	0	0	25	70
Q3 2016	8	4	6	0	0	0	0	0	18
Wilmot Township									
Q3 2017	32	2	0	0	0	0	0	0	34
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q3 2017	490	16	94	0	73	44	6	293	1,016
Q3 2016	284	8	120	0	86	1,029	0	662	2,189
Guelph City									
Q3 2017	50	16	48	0	70	0	0	93	277
Q3 2016	31	8	59	0	44	12	0	8	162
Guelph/Eramosa Township									
Q3 2017	26	0	0	0	13	0	0	0	39
Q3 2016	14	0	0	0	9	0	0	0	23
Puslinch Township									
Q3 2017	25	0	0	3	0	0	0	0	28
Q3 2016	7	0	0	3	0	0	0	0	10
Guelph CMA									
Q3 2017	101	16	48	3	83	0	0	93	344
Q3 2016	52	8	59	3	53	12	0	8	195

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

**Table 1.2: Housing Activity Summary by Submarket  
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Kitchener City									
Q3 2017	19	0	6	0	6	0	n/a	n/a	31
Q3 2016	28	2	11	0	9	49	n/a	n/a	99
Cambridge City									
Q3 2017	41	0	0	0	4	0	n/a	n/a	45
Q3 2016	8	0	1	0	1	26	n/a	n/a	36
North Dumfries Township									
Q3 2017	5	0	0	0	0	0	n/a	n/a	5
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Waterloo City									
Q3 2017	21	6	0	0	14	24	n/a	n/a	65
Q3 2016	17	0	0	0	4	13	n/a	n/a	34
Woolwich Township									
Q3 2017	13	2	5	0	0	0	n/a	n/a	20
Q3 2016	4	0	3	0	0	0	n/a	n/a	7
Wilmot Township									
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q3 2017	102	8	11	0	24	24	n/a	n/a	169
Q3 2016	58	2	15	0	14	88	n/a	n/a	177
Guelph City									
Q3 2017	13	3	18	0	20	1	n/a	n/a	55
Q3 2016	8	2	1	0	2	3	n/a	n/a	16
Guelph/Eramosa Township									
Q3 2017	5	0	0	0	0	0	n/a	n/a	5
Q3 2016	5	0	0	0	2	0	n/a	n/a	7
Puslinch Township									
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Q3 2016	0	0	0	2	0	0	n/a	n/a	2
Guelph CMA									
Q3 2017	21	3	18	0	20	1	n/a	n/a	63
Q3 2016	13	2	1	2	4	3	n/a	n/a	25

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

**Table 1.2: Housing Activity Summary by Submarket  
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Kitchener City									
Q3 2017	198	6	64	0	10	24	n/a	n/a	302
Q3 2016	183	6	107	0	46	251	n/a	n/a	593
Cambridge City									
Q3 2017	87	0	0	0	30	44	n/a	n/a	161
Q3 2016	44	0	12	0	31	90	n/a	n/a	177
North Dumfries Township									
Q3 2017	11	0	0	0	13	0	n/a	n/a	24
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Waterloo City									
Q3 2017	111	4	10	0	5	13	n/a	n/a	143
Q3 2016	76	6	7	0	5	646	n/a	n/a	740
Woolwich Township									
Q3 2017	24	2	8	0	0	0	n/a	n/a	34
Q3 2016	8	4	3	0	0	0	n/a	n/a	15
Wilmot Township									
Q3 2017	30	2	0	0	0	0	n/a	n/a	32
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA									
Q3 2017	461	14	82	0	58	81	n/a	n/a	696
Q3 2016	314	16	129	0	82	987	n/a	n/a	1,528
Guelph City									
Q3 2017	45	13	30	0	54	0	n/a	n/a	142
Q3 2016	30	9	60	0	47	12	n/a	n/a	158
Guelph/Eramosa Township									
Q3 2017	24	0	0	0	13	0	n/a	n/a	37
Q3 2016	14	0	0	0	9	0	n/a	n/a	23
Puslinch Township									
Q3 2017	23	0	0	3	0	0	n/a	n/a	26
Q3 2016	7	0	0	2	0	0	n/a	n/a	9
Guelph CMA									
Q3 2017	92	13	30	3	67	0	n/a	n/a	205
Q3 2016	51	9	60	2	56	12	n/a	n/a	190

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

**Table 1.3a: History of Housing Starts  
Kitchener-Cambridge-Waterloo 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	1,392	66	217	0	242	633	0	1,524	4,074
% Change	39.9	83.3	-55.1	n/a	70.4	5.5	-100.0	61.3	26.8
2015	995	36	483	0	142	600	11	945	3,212
% Change	14.9	-10.0	39.2	-100.0	7.6	-69.4	-54.2	-12.4	-27.8
2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	25.7	42.9	99.4	100.0	-15.9	**	50.0	66.5	141.8
2013	689	28	174	1	157	127	16	648	1,840
% Change	-20.9	-30.0	-34.3	n/a	-1.9	-82.3	33.3	-22.5	-36.6
2012	871	40	265	0	160	716	12	836	2,900
% Change	-26.2	5.3	86.6	-100.0	11.1	55.3	n/a	-15.0	-1.8
2011	1,180	38	142	6	144	461	0	983	2,954
% Change	-5.8	-59.6	-48.7	200.0	-30.1	45.0	-100.0	51.7	4.9
2010	1,253	94	277	2	206	318	15	648	2,815
% Change	7.9	51.6	-8.0	n/a	-23.4	38.3	114.3	141.8	22.5
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634
% Change	24.7	-65.0	-30.5	n/a	**	-57.1	-87.9	-22.7	-3.9
2007	1,159	234	509	0	60	112	33	633	2,740

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts**  
**Guelph 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	226	36	148	19	111	295	4	222	1,061
% Change	-33.1	50.0	-30.8	**	-24.0	32.9	n/a	15.6	-7.0
2015	338	24	214	5	146	222	0	192	1,141
% Change	68.2	-55.6	72.6	66.7	**	-49.1	n/a	-8.1	7.2
2014	201	54	124	3	37	436	0	209	1,064
% Change	8.1	-34.1	**	-57.1	-78.2	7.1	-100.0	**	19.6
2013	186	82	9	7	170	407	5	24	890
% Change	-30.1	86.4	-87.7	-22.2	24.1	107.7	n/a	**	21.8
2012	266	44	73	9	137	196	0	6	731
% Change	4.7	-12.0	49.0	80.0	-2.8	13.3	-100.0	-92.9	-4.3
2011	254	50	49	5	141	173	8	84	764
% Change	-36.7	47.1	-59.8	0.0	-47.6	-8.0	n/a	**	-25.2
2010	401	34	122	5	269	188	0	2	1,021
% Change	34.6	-54.1	22.0	**	**	168.6	n/a	n/a	80.1
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087
% Change	-26.8	-24.1	-48.8	n/a	26.9	**	n/a	n/a	15.5
2007	575	58	248	0	26	34	0	0	941

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Third Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
<b>Kitchener-Cambridge-Waterloo</b>	243	418	24	30	263	120	940	813	1,470	1,381	6.4
Kitchener City	58	196	6	10	212	88	498	316	774	610	26.9
Cambridge City	49	89	0	2	35	11	0	152	84	254	-66.9
North Dumfries Township	8	12	0	0	5	6	0	0	13	18	-27.8
Waterloo City	84	84	8	12	0	5	442	320	534	421	26.8
Woolwich Township	21	37	8	6	11	10	0	25	40	78	-48.7
Wilmot Township	23	n/a	2	n/a	0	n/a	0	n/a	25	n/a	n/a
<b>Guelph CMA</b>	53	74	24	10	32	45	0	15	109	144	-24.3
Guelph City	29	39	24	10	32	17	0	15	85	81	4.9
Guelph/Eramosa Township	12	21	0	0	0	28	0	0	12	49	-75.5
Puslinch Township	12	14	0	0	0	0	0	0	12	14	-14.3

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
<b>Kitchener-Cambridge-Waterloo</b>	870	1,016	40	54	515	283	1,389	1,448	2,814	2,801	0.5
Kitchener City	359	552	12	22	292	196	886	646	1,549	1,416	9.4
Cambridge City	95	196	0	2	159	21	54	218	308	437	-29.5
North Dumfries Township	33	17	0	0	35	14	0	0	68	31	119.4
Waterloo City	216	195	18	14	14	30	442	552	690	791	-12.8
Woolwich Township	78	56	8	16	11	22	7	32	104	126	-17.5
Wilmot Township	89	n/a	2	n/a	4	n/a	0	n/a	95	n/a	n/a
<b>Guelph CMA</b>	177	184	58	16	97	164	271	501	603	865	-30.3
Guelph City	98	105	58	16	75	119	269	501	500	741	-32.5
Guelph/Eramosa Township	37	52	0	0	22	45	2	0	61	97	-37.1
Puslinch Township	42	27	0	0	0	0	0	0	42	27	55.6

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
<b>Kitchener-Cambridge-Waterloo</b>	263	120	0	0	743	295	197	518
Kitchener City	212	88	0	0	301	262	197	54
Cambridge City	35	11	0	0	0	0	0	152
North Dumfries Township	5	6	0	0	0	0	0	0
Waterloo City	0	5	0	0	442	33	0	287
Woolwich Township	11	10	0	0	0	0	0	25
Wilmot Township	0	n/a	0	n/a	0	n/a	0	n/a
<b>Guelph CMA</b>	32	45	0	0	0	15	0	0
Guelph City	32	17	0	0	0	15	0	0
Guelph/Eramosa Township	0	28	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
<b>Kitchener-Cambridge-Waterloo</b>	515	283	0	0	903	623	486	825
Kitchener City	292	196	0	0	441	416	445	230
Cambridge City	159	21	0	0	20	0	34	218
North Dumfries Township	35	14	0	0	0	0	0	0
Waterloo City	14	30	0	0	442	207	0	345
Woolwich Township	11	22	0	0	0	0	7	32
Wilmot Township	4	n/a	0	n/a	0	n/a	0	n/a
<b>Guelph CMA</b>	97	164	0	0	97	279	174	222
Guelph City	75	119	0	0	95	279	174	222
Guelph/Eramosa Township	22	45	0	0	2	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
<b>Kitchener-Cambridge-Waterloo</b>	366	533	907	330	197	518	1,470	1,381
Kitchener City	147	270	430	286	197	54	774	610
Cambridge City	49	91	35	11	0	152	84	254
North Dumfries Township	13	18	0	0	0	0	13	18
Waterloo City	92	101	442	33	0	287	534	421
Woolwich Township	40	53	0	0	0	25	40	78
Wilmot Township	25	n/a	0	n/a	0	n/a	25	n/a
<b>Guelph CMA</b>	104	91	5	53	0	0	109	144
Guelph City	80	47	5	34	0	0	85	81
Guelph/Eramosa Township	12	36	0	13	0	0	12	49
Puslinch Township	12	8	0	6	0	0	12	14

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
<b>Kitchener-Cambridge-Waterloo</b>	1,096	1,261	1,232	715	486	825	2,814	2,801
Kitchener City	516	716	588	470	445	230	1,549	1,416
Cambridge City	110	198	164	21	34	218	308	437
North Dumfries Township	48	27	20	4	0	0	68	31
Waterloo City	234	226	456	220	0	345	690	791
Woolwich Township	97	94	0	0	7	32	104	126
Wilmot Township	91	n/a	4	n/a	0	n/a	95	n/a
<b>Guelph CMA</b>	294	263	135	376	174	226	603	865
Guelph City	215	181	111	334	174	226	500	741
Guelph/Eramosa Township	39	67	22	30	0	0	61	97
Puslinch Township	40	15	2	12	0	0	42	27

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Third Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
<b>Kitchener-Cambridge-Waterloo</b>	490	284	18	8	157	202	351	1,695	1,016	2,189	-53.6
Kitchener City	193	158	2	2	68	141	34	281	297	582	-49.0
Cambridge City	119	43	2	0	31	43	192	108	344	194	77.3
North Dumfries Township	13	3	0	0	13	0	0	0	26	3	**
Waterloo City	104	72	8	2	33	12	100	1,306	245	1,392	-82.4
Woolwich Township	29	8	4	4	12	6	25	0	70	18	**
Wilmot Township	32	n/a	2	n/a	0	n/a	0	n/a	34	n/a	n/a
<b>Guelph CMA</b>	104	55	16	8	131	112	93	20	344	195	76.4
Guelph City	50	31	16	8	118	103	93	20	277	162	71.0
Guelph/Eramosa Township	26	14	0	0	13	9	0	0	39	23	69.6
Puslinch Township	28	10	0	0	0	0	0	0	28	10	180.0

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
<b>Kitchener-Cambridge-Waterloo</b>	1,196	717	50	28	396	486	700	2,491	2,342	3,722	-37.1
Kitchener City	513	447	18	8	264	358	207	1,018	1,002	1,831	-45.3
Cambridge City	239	85	2	0	42	88	228	108	511	281	81.9
North Dumfries Township	32	9	0	0	25	7	0	0	57	16	**
Waterloo City	242	155	22	10	53	27	238	1,365	555	1,557	-64.4
Woolwich Township	89	21	6	10	12	6	25	0	132	37	**
Wilmot Township	81	n/a	2	n/a	0	n/a	2	n/a	85	n/a	n/a
<b>Guelph CMA</b>	216	175	40	22	241	252	482	99	979	548	78.6
Guelph City	121	110	40	22	220	238	482	99	863	469	84.0
Guelph/Eramosa Township	50	41	0	0	21	14	0	0	71	55	29.1
Puslinch Township	45	24	0	0	0	0	0	0	45	24	87.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
<b>Kitchener-Cambridge-Waterloo</b>	153	202	4	0	58	1,033	293	662
Kitchener City	68	141	0	0	18	266	16	15
Cambridge City	31	43	0	0	40	108	152	0
North Dumfries Township	13	0	0	0	0	0	0	0
Waterloo City	29	12	4	0	0	659	100	647
Woolwich Township	12	6	0	0	0	0	25	0
Wilmot Township	0	n/a	0	n/a	0	n/a	0	n/a
<b>Guelph CMA</b>	131	112	0	0	0	12	93	8
Guelph City	118	103	0	0	0	12	93	8
Guelph/Eramosa Township	13	9	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
<b>Kitchener-Cambridge-Waterloo</b>	392	486	4	0	284	1,455	416	1,036
Kitchener City	264	358	0	0	176	688	31	330
Cambridge City	42	88	0	0	40	108	188	0
North Dumfries Township	25	7	0	0	0	0	0	0
Waterloo City	49	27	4	0	68	659	170	706
Woolwich Township	12	6	0	0	0	0	25	0
Wilmot Township	0	n/a	0	n/a	0	n/a	2	n/a
<b>Guelph CMA</b>	241	252	0	0	208	22	274	77
Guelph City	220	238	0	0	208	22	274	77
Guelph/Eramosa Township	21	14	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
<b>Kitchener-Cambridge-Waterloo</b>	600	412	117	1,115	299	662	1,016	2,189
Kitchener City	267	254	14	313	16	15	297	582
Cambridge City	119	56	71	138	154	0	344	194
North Dumfries Township	13	3	13	0	0	0	26	3
Waterloo City	122	81	19	664	104	647	245	1,392
Woolwich Township	45	18	0	0	25	0	70	18
Wilmot Township	34	n/a	0	n/a	0	n/a	34	n/a
<b>Guelph CMA</b>	165	119	86	68	93	8	344	195
Guelph City	114	98	70	56	93	8	277	162
Guelph/Eramosa Township	26	14	13	9	0	0	39	23
Puslinch Township	25	7	3	3	0	0	28	10

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
<b>Kitchener-Cambridge-Waterloo</b>	1,438	1,099	482	1,587	422	1,036	2,342	3,722
Kitchener City	695	760	276	741	31	330	1,002	1,831
Cambridge City	239	110	82	171	190	0	511	281
North Dumfries Township	36	9	21	7	0	0	57	16
Waterloo City	278	183	103	668	174	706	555	1,557
Woolwich Township	107	37	0	0	25	0	132	37
Wilmot Township	83	n/a	0	n/a	2	n/a	85	n/a
<b>Guelph CMA</b>	342	349	361	122	276	77	979	548
Guelph City	256	289	331	103	276	77	863	469
Guelph/Eramosa Township	50	41	21	14	0	0	71	55
Puslinch Township	36	19	9	5	0	0	45	24

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Kitchener City													
Q3 2017	1	0.5	18	9.1	45	22.7	36	18.2	98	49.5	198	500,000	520,265
Q3 2016	17	9.3	27	14.8	44	24.0	23	12.6	72	39.3	183	450,000	468,505
Year-to-date 2017	40	7.7	96	18.6	110	21.3	86	16.6	185	35.8	517	450,000	477,204
Year-to-date 2016	47	10.0	66	14.1	111	23.7	53	11.3	191	40.8	468	450,000	473,592
Cambridge City													
Q3 2017	1	1.2	0	0.0	2	2.3	9	10.5	74	86.0	86	557,500	554,075
Q3 2016	0	0.0	13	31.0	12	28.6	9	21.4	8	19.0	42	-	472,881
Year-to-date 2017	1	0.5	1	0.5	4	2.0	28	13.9	167	83.1	201	565,000	558,425
Year-to-date 2016	0	0.0	20	26.3	23	30.3	19	25.0	14	18.4	76	455,000	462,193
North Dumfries Township													
Q3 2017	0	0.0	0	0.0	4	36.4	1	9.1	6	54.5	11	-	490,014
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	4.3	4	17.4	2	8.7	16	69.6	23	-	490,014
Year-to-date 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Waterloo City													
Q3 2017	0	0.0	4	3.6	27	24.3	11	9.9	69	62.2	111	550,000	595,561
Q3 2016	0	0.0	5	6.6	14	18.4	10	13.2	47	61.8	76	567,500	595,716
Year-to-date 2017	1	0.4	8	3.4	51	21.4	34	14.3	144	60.5	238	535,000	588,199
Year-to-date 2016	0	0.0	8	5.2	26	16.9	20	13.0	100	64.9	154	567,500	615,568
Woolwich Township													
Q3 2017	0	0.0	1	4.5	0	0.0	2	9.1	19	86.4	22	-	546,588
Q3 2016	0	0.0	6	75.0	2	25.0	0	0.0	0	0.0	8	-	390,838
Year-to-date 2017	5	7.4	7	10.3	12	17.6	8	11.8	36	52.9	68	-	494,354
Year-to-date 2016	1	5.6	12	66.7	3	16.7	0	0.0	2	11.1	18	-	409,354
Wilmot Township													
Q3 2017	0	0.0	0	0.0	0	0.0	2	7.4	25	92.6	27	565,000	587,592
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	4.5	64	95.5	67	565,000	578,896
Year-to-date 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Kitchener-Cambridge-Waterloo CMA													
Q3 2017	2	0.4	23	5.1	78	17.1	61	13.4	291	64.0	455	540,000	550,987
Q3 2016	17	5.5	51	16.5	72	23.3	42	13.6	127	41.1	309	460,000	495,871
Year-to-date 2017	47	4.2	113	10.1	181	16.2	161	14.5	612	54.9	1,114	500,000	523,924
Year-to-date 2016	48	6.7	109	15.2	163	22.7	92	12.8	307	42.7	719	455,000	501,030

Source: CMHC (Market Absorption Survey)



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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$549,999		\$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Guelph City													
Q3 2017	0	0.0	0	0.0	1	2.4	2	4.8	39	92.9	42	600,000	686,758
Q3 2016	0	0.0	0	0.0	0	0.0	6	20.0	24	80.0	30	-	583,732
Year-to-date 2017	0	0.0	0	0.0	1	1.0	5	4.8	98	94.2	104	600,000	664,485
Year-to-date 2016	0	0.0	0	0.0	2	1.9	30	28.6	73	69.5	105	-	562,112
Guelph/Eramosa Township													
Q3 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	774,388
Q3 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	574,208
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	774,388
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	-	592,225
Puslinch Township													
Q3 2017	0	0.0	1	7.1	0	0.0	0	0.0	13	92.9	14	-	993,148
Q3 2016	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2017	0	0.0	1	4.8	0	0.0	0	0.0	20	95.2	21	-	993,148
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Guelph CMA													
Q3 2017	0	0.0	1	1.3	1	1.3	2	2.7	71	94.7	75	730,000	762,210
Q3 2016	0	0.0	0	0.0	0	0.0	6	12.2	43	87.8	49	570,000	697,704
Year-to-date 2017	0	0.0	1	0.6	1	0.6	5	3.1	156	95.7	163	640,000	718,937
Year-to-date 2016	0	0.0	0	0.0	2	1.3	30	19.6	121	79.1	153	565,000	639,878

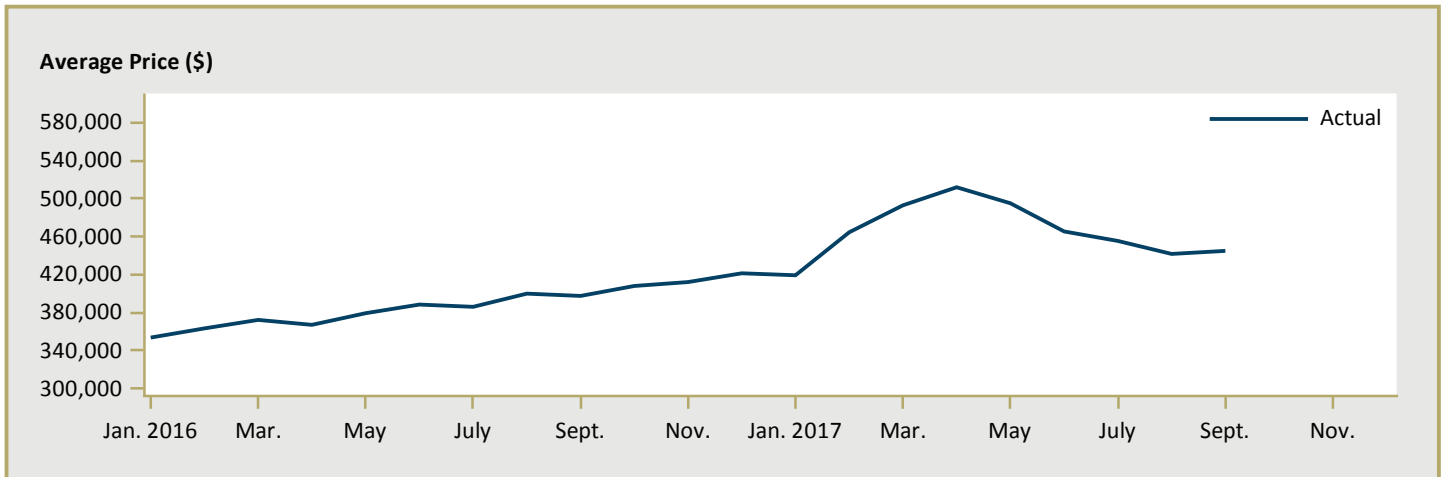
Source: CMHC (Market Absorption Survey)

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

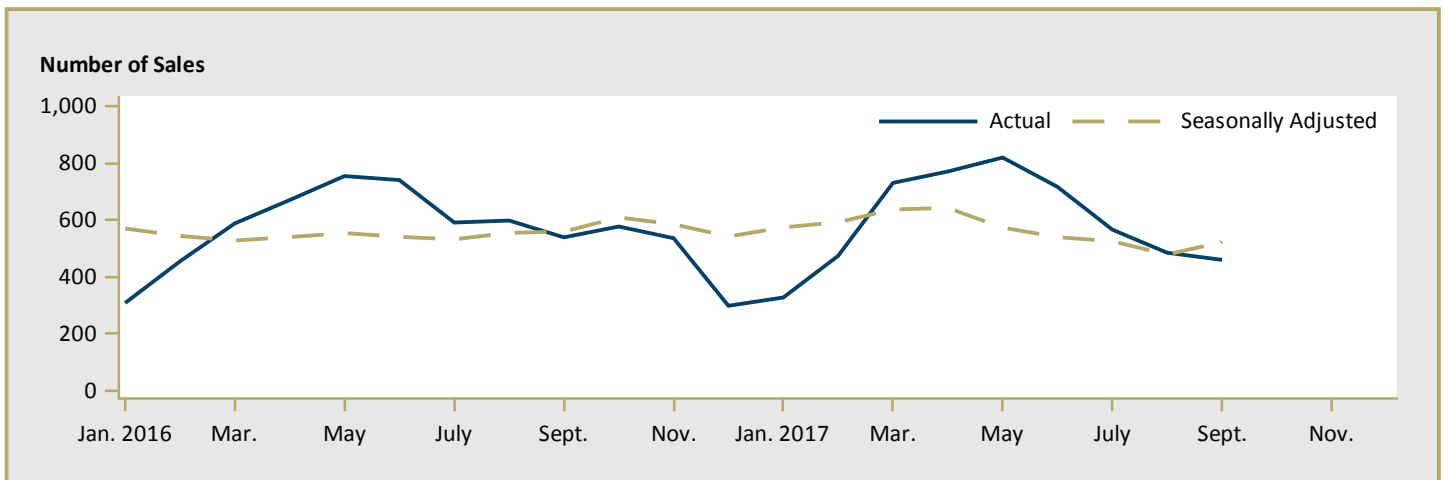
Submarket	Q3 2017	Q3 2016	% Change	YTD 2017	YTD 2016	% Change
<b>Kitchener-Cambridge-Waterloo</b>	550,987	495,871	11.1	523,924	501,030	4.6
Kitchener City	520,265	468,505	11.0	477,204	473,592	0.8
Cambridge City	554,075	472,881	17.2	558,425	462,193	20.8
North Dumfries Township	490,014	-	n/a	490,014	-	n/a
Waterloo City	595,561	595,716	0.0	588,199	615,568	-4.4
Woolwich Township	546,588	390,838	39.9	494,354	409,354	20.8
Wilmot Township	587,592	n/a	n/a	578,896	n/a	n/a
<b>Guelph CMA</b>	762,210	697,704	9.2	718,937	639,878	12.4
Guelph City	686,758	583,732	17.6	664,485	562,112	18.2
Guelph/Eramosa Township	774,388	574,208	34.9	774,388	592,225	30.8
Puslinch Township	993,148	-	n/a	993,148	-	n/a

Source: CMHC (Market Absorption Survey)

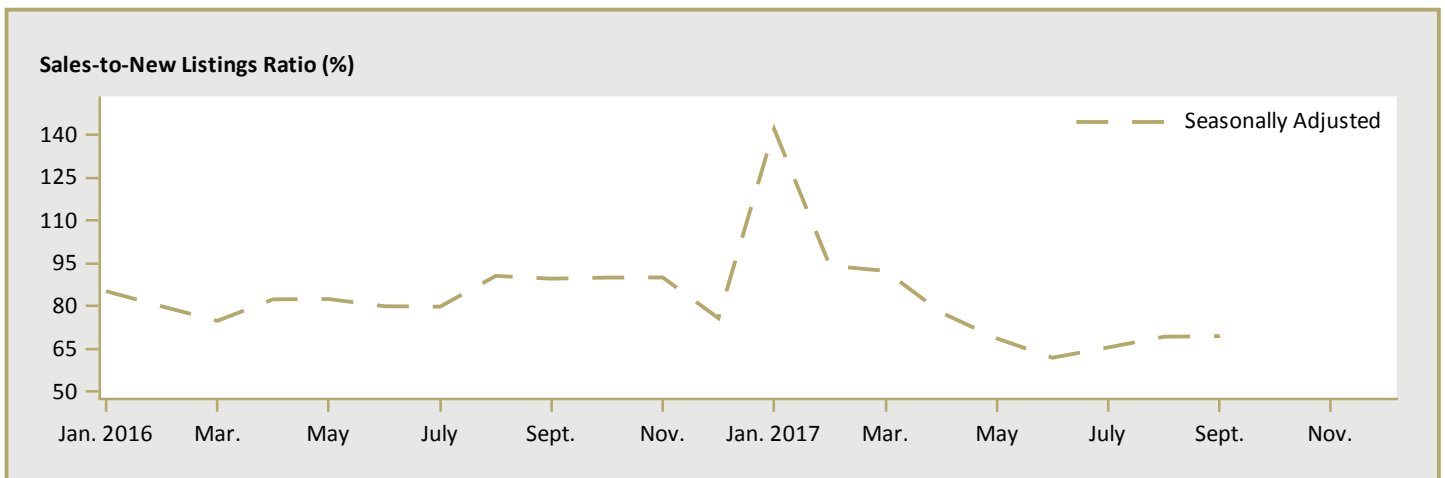
**Figure 5.1a: MLS® Residential Average Price for Kitchener**



**Figure 5.2a: MLS® Residential Sales for Kitchener**



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

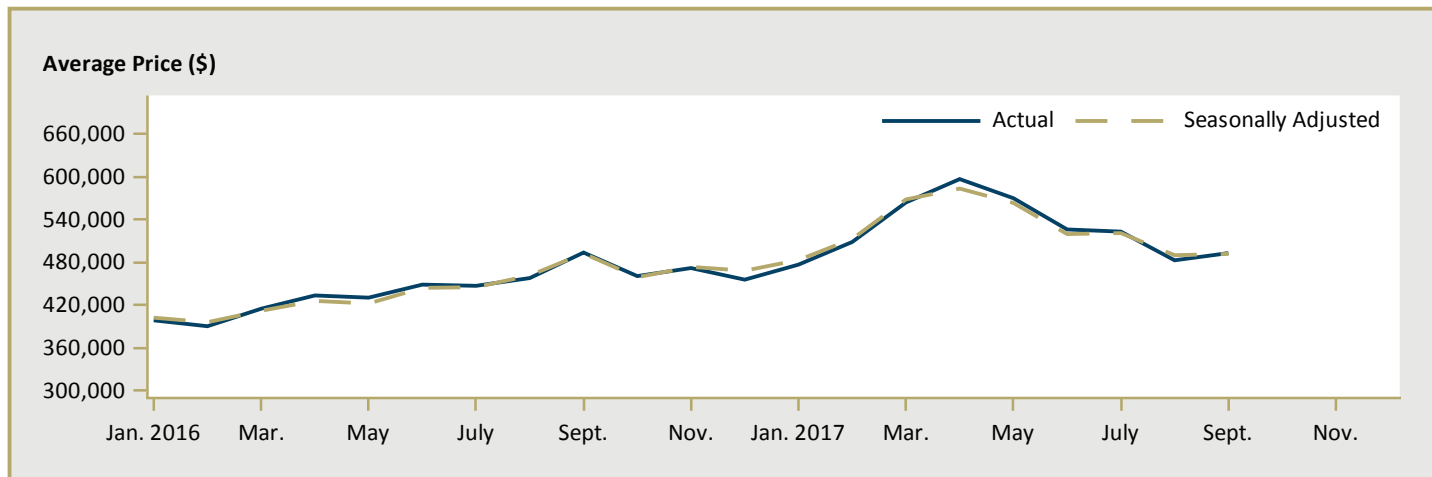


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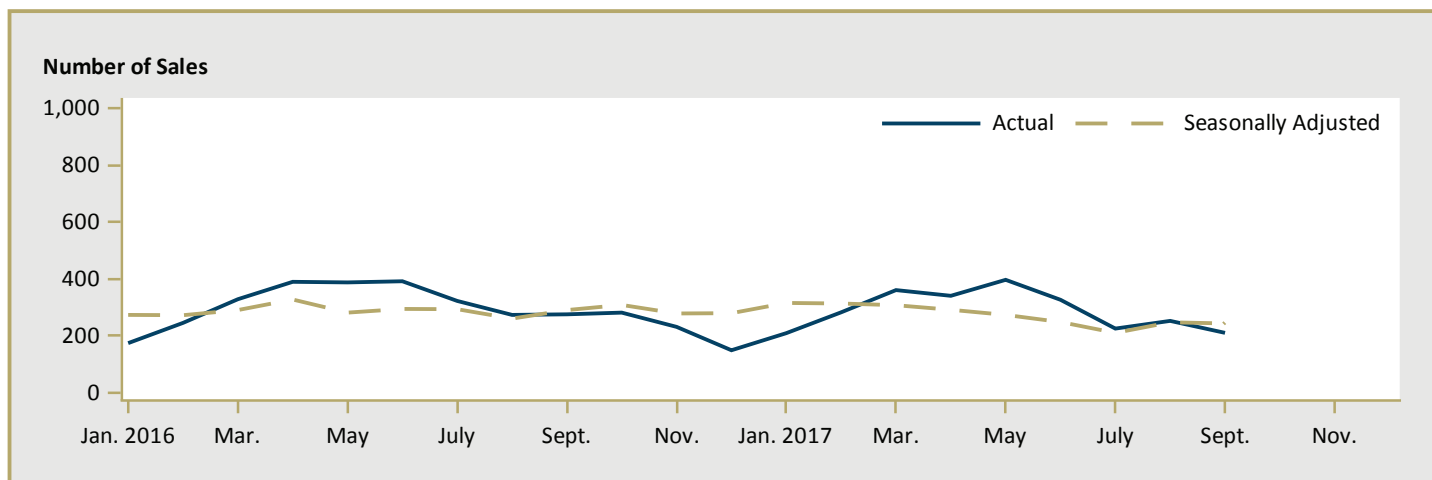
Source: CREA / Haver Analytics

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

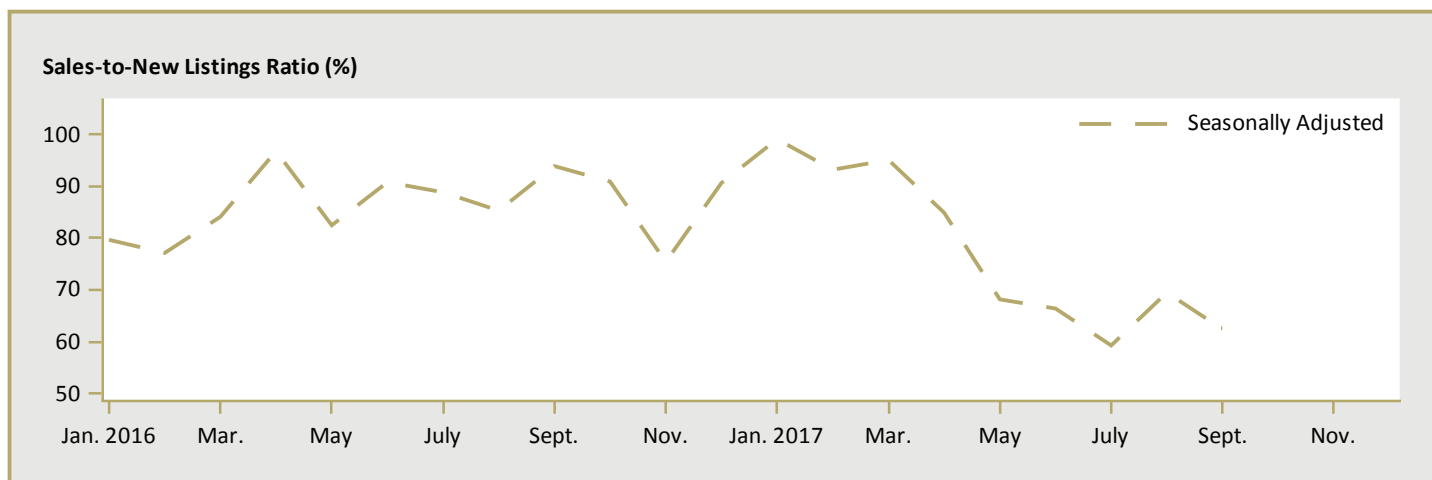
**Figure 5.1b: MLS® Residential Average Price for Guelph**



**Figure 5.2b: MLS® Residential Sales for Guelph**



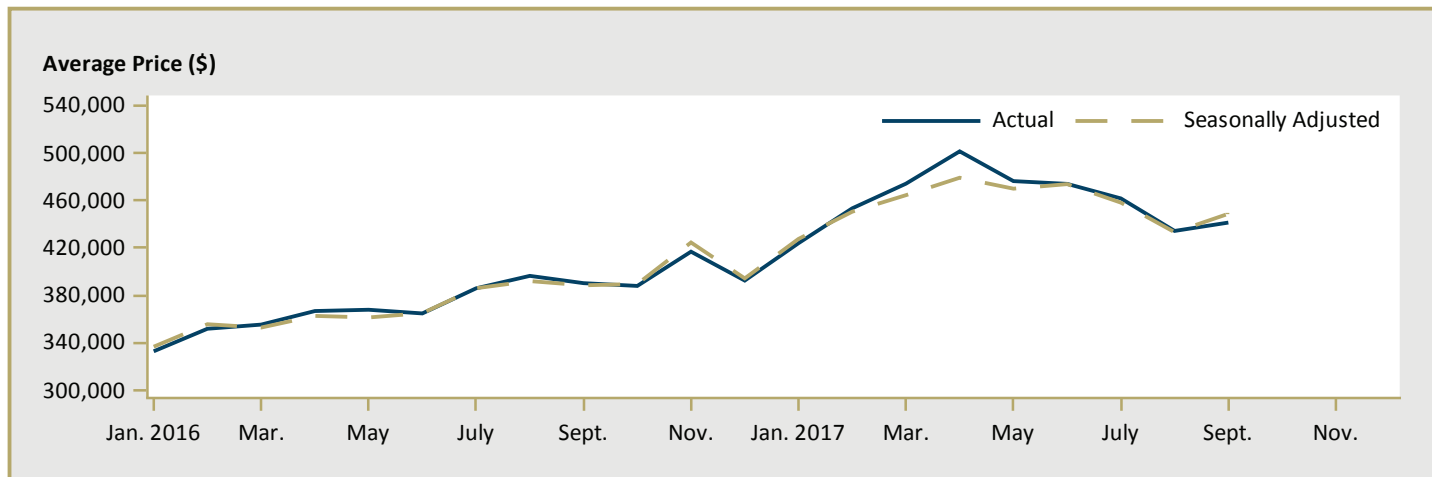
**Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Guelph**



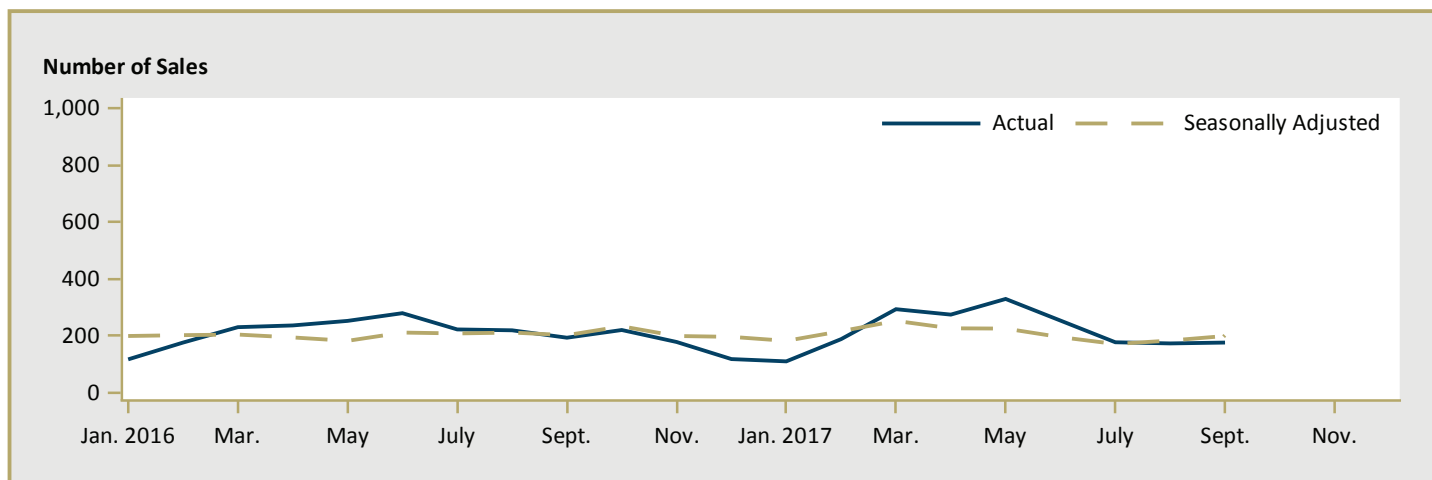
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Source: CREA / Haver Analytics

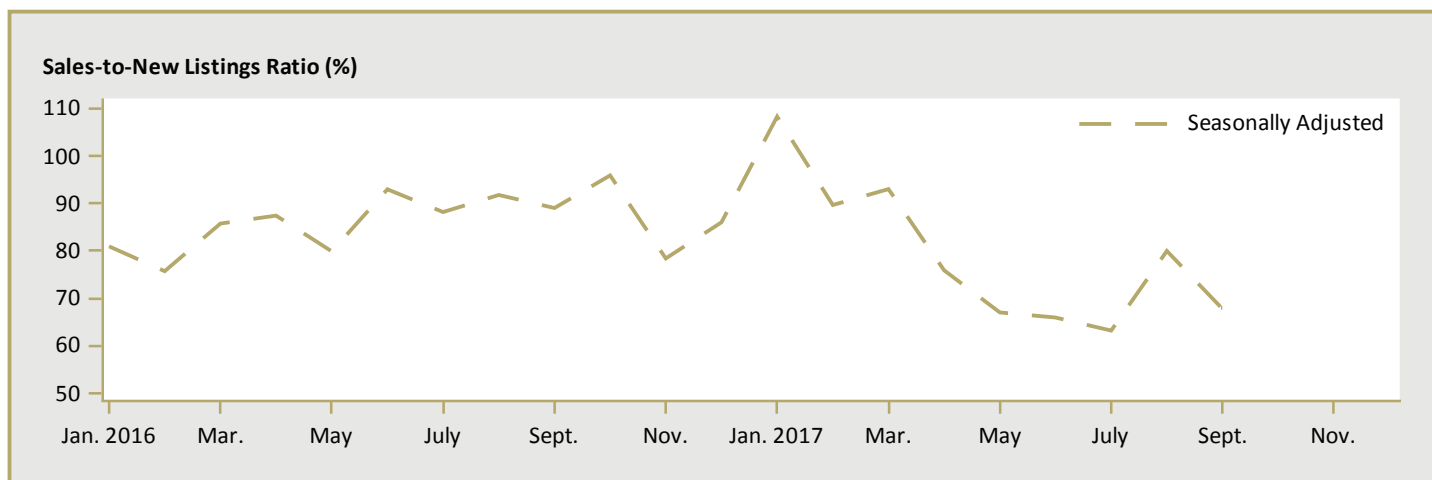
**Figure 5.1c: MLS® Residential Average Price for Cambridge**



**Figure 5.2c: MLS® Residential Sales for Cambridge**



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



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Source: CREA / Haver Analytics

**Table 6a: Economic Indicators**  
**Third Quarter 2017**

		Interest Rates			NHPI, Total, Kitchener- Cambridge- Waterloo CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Kitchener 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	96.0	127.8	280.7	6.4	70.8	950
	February	561	3.14	4.64	96.1	128.2	283.0	6.1	71.1	960
	March	561	3.14	4.64	96.2	129.0	285.0	5.9	71.4	954
	April	561	3.14	4.64	97.0	129.6	286.5	5.6	71.5	945
	May	561	3.14	4.64	97.3	130.1	285.6	5.6	71.2	947
	June	561	3.14	4.64	97.4	130.4	283.9	5.8	70.8	958
	July	567	3.14	4.74	97.5	130.3	282.3	5.8	70.4	973
	August	567	3.14	4.74	98.0	129.9	280.4	5.7	69.7	986
	September	561	3.14	4.64	98.0	130.1	279.5	5.2	69.0	1,009
	October	561	3.14	4.64	98.7	130.6	278.8	5.0	68.7	1,023
	November	561	3.14	4.64	99.2	130.2	278.0	5.0	68.4	1,024
	December	561	3.14	4.64	100.0	130.0	279.1	5.0	68.6	1,019
2017	January	561	3.14	4.64	101.0	130.8	278.8	5.2	68.6	1,019
	February	561	3.14	4.64	101.5	131.2	279.9	5.5	69.0	1,011
	March	561	3.14	4.64	101.7	131.4	281.3	5.6	69.4	1,002
	April	561	3.14	4.64	103.2	132.0	285.0	5.2	69.9	984
	May	561	3.14	4.64	103.6	131.9	288.1	5.3	70.7	980
	June	561	3.14	4.64	103.7	132.1	291.6	5.2	71.4	971
	July	573	3.14	4.84	103.7	131.9	294.4	4.8	71.7	965
	August	573	3.14	4.84	103.7	131.8	295.2	4.4	71.5	963
	September	575	3.09	4.89		132.3	293.2	4.5	70.9	965
	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**  
**Third Quarter 2017**

		Interest Rates			NHPI, Total, Ontario 2016.12 =100	CPI, 2002 =100 (Ontario)	Guelph 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	94.9	4.0	76.4	969
	February	561	3.14	4.64	94.6	128.2	95.8	3.9	77.0	990
	March	561	3.14	4.64	94.8	129.0	95.6	4.5	77.3	1,009
	April	561	3.14	4.64	95.3	129.6	93.6	4.9	75.8	1,004
	May	561	3.14	4.64	96.6	130.1	90.7	5.6	73.9	996
	June	561	3.14	4.64	97.0	130.4	88.8	5.5	72.2	982
	July	567	3.14	4.74	97.8	130.3	87.5	5.3	70.9	970
	August	567	3.14	4.74	98.2	129.9	87.7	4.9	70.6	965
	September	561	3.14	4.64	98.5	130.1	87.5	4.8	70.2	972
	October	561	3.14	4.64	99.5	130.6	88.8	4.6	71.1	976
	November	561	3.14	4.64	99.9	130.2	90.9	4.1	72.4	971
	December	561	3.14	4.64	100.0	130.0	91.0	4.4	72.6	956
2017	January	561	3.14	4.64	100.3	130.8	90.2	5.5	72.7	950
	February	561	3.14	4.64	101.1	131.2	89.3	5.8	72.1	932
	March	561	3.14	4.64	101.4	131.4	89.2	5.7	71.8	925
	April	561	3.14	4.64	103.0	132.0	89.7	4.6	71.3	938
	May	561	3.14	4.64	103.8	131.9	89.7	3.9	70.7	967
	June	561	3.14	4.64	103.9	132.1	91.2	3.8	71.6	977
	July	573	3.14	4.84	104.1	131.9	91.8	4.5	72.5	958
	August	573	3.14	4.84	104.2	131.8	92.3	4.7	73.0	940
	September	575	3.09	4.89		132.3	91.5	5.8	73.1	932
	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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