

HOUSING NOW TABLES

Kingston CMA

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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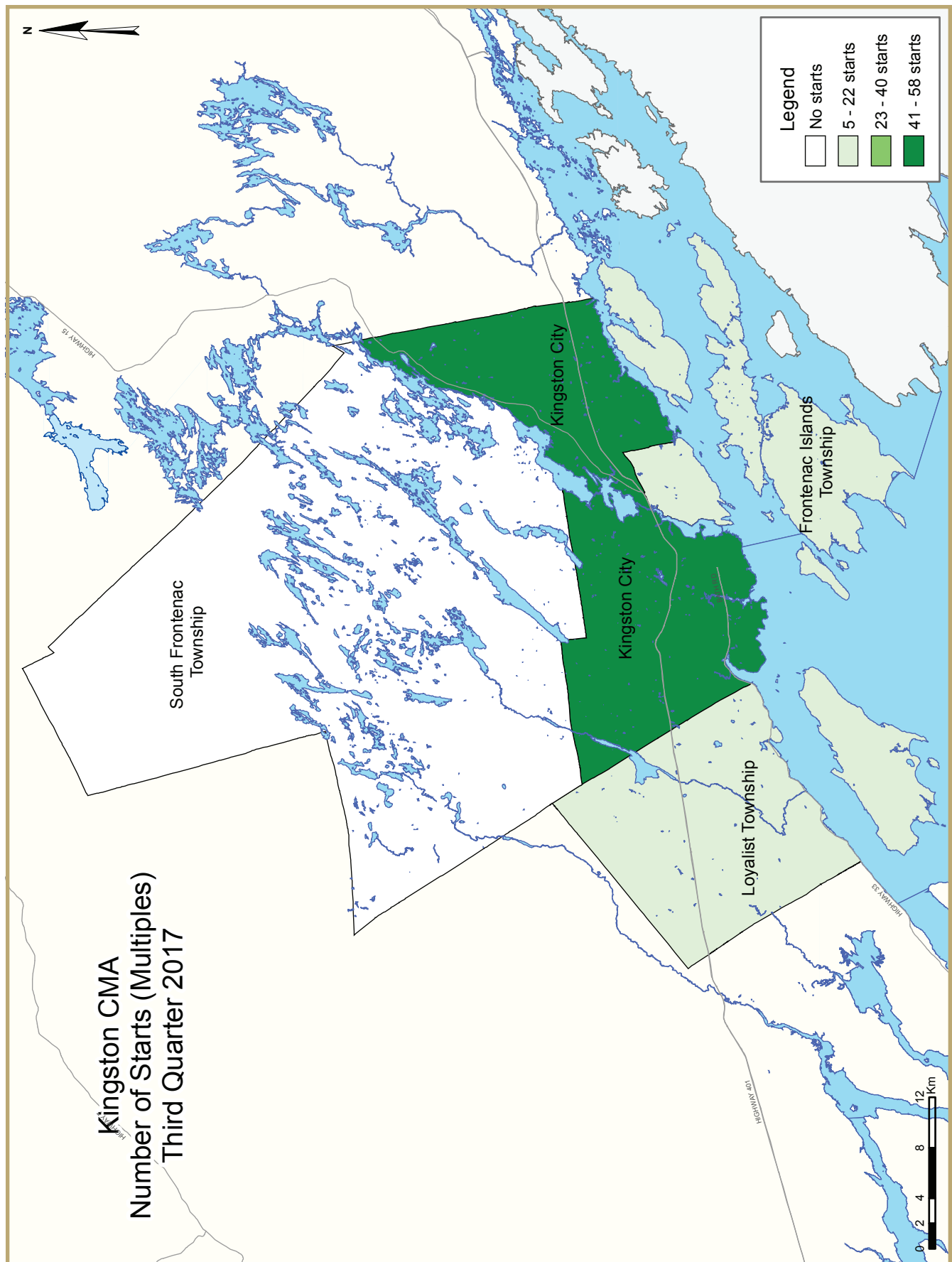
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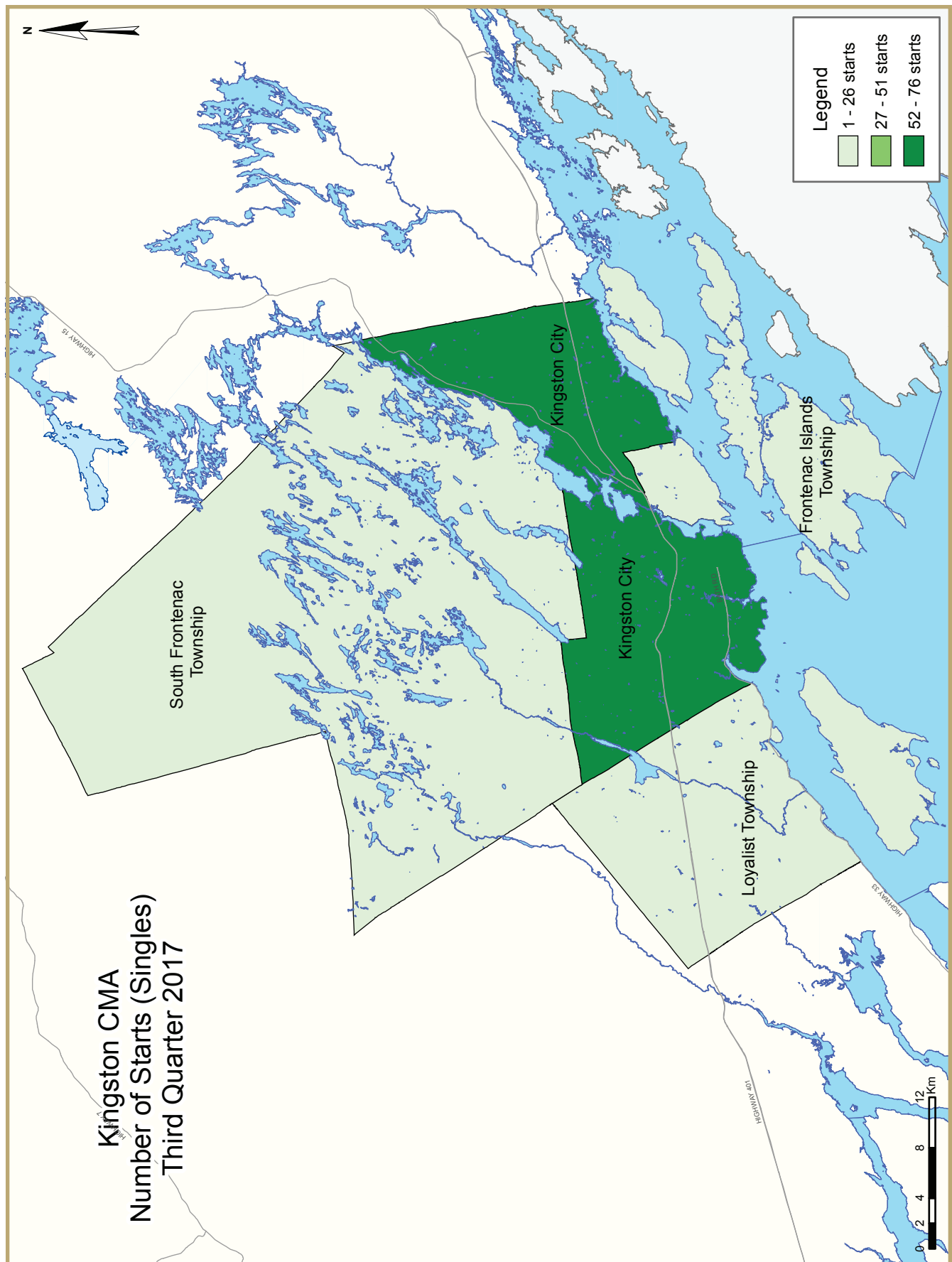
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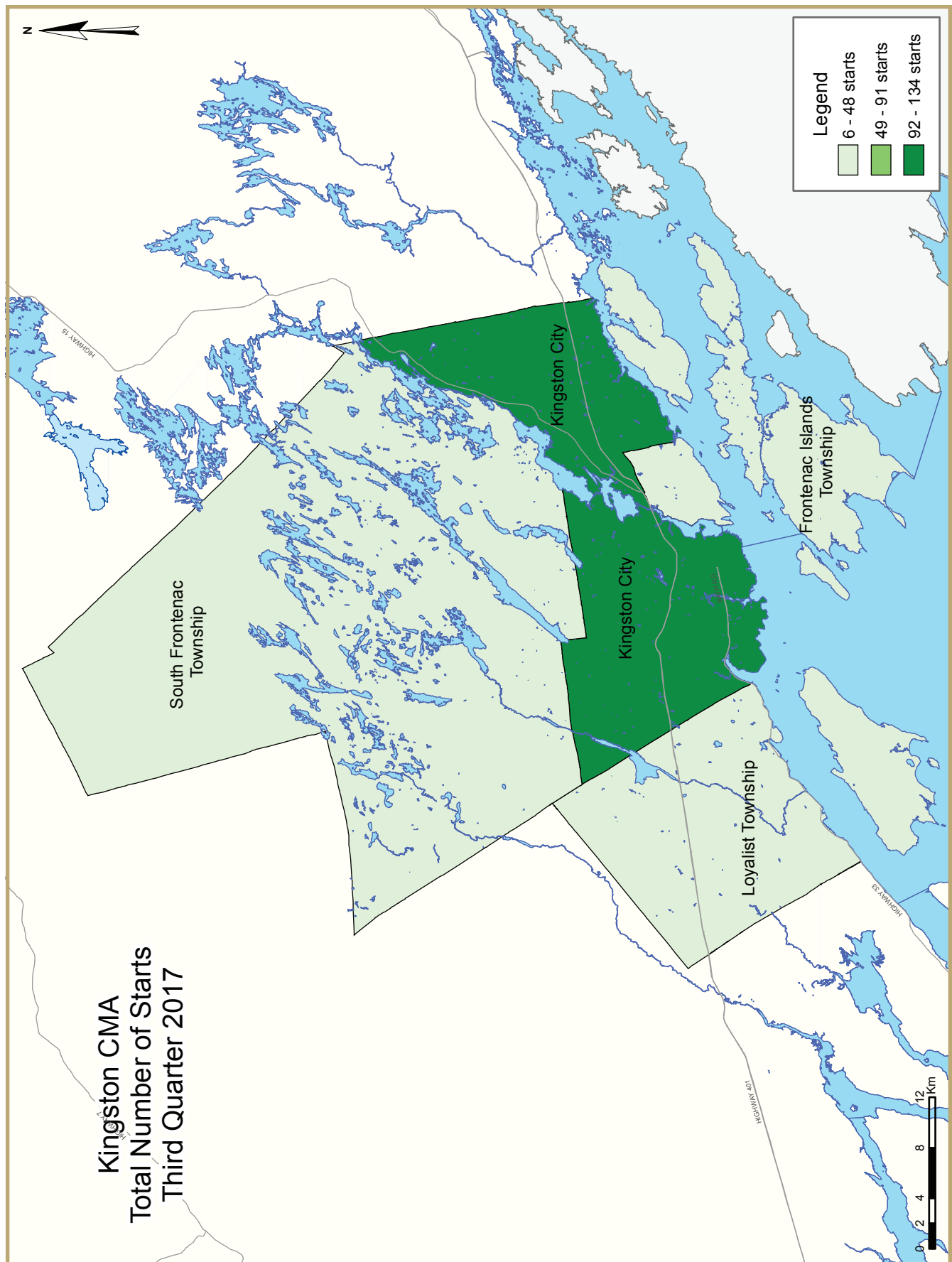
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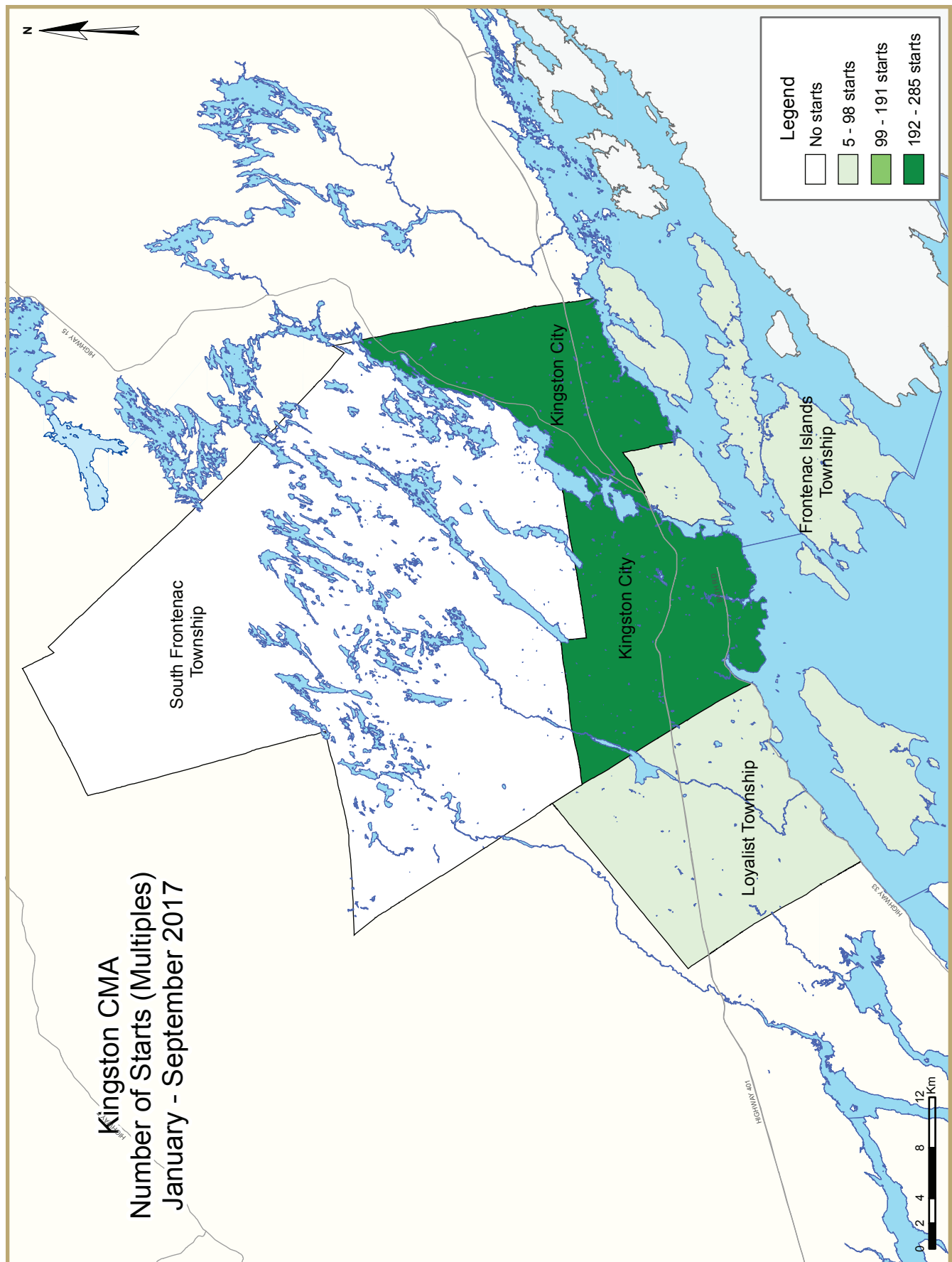
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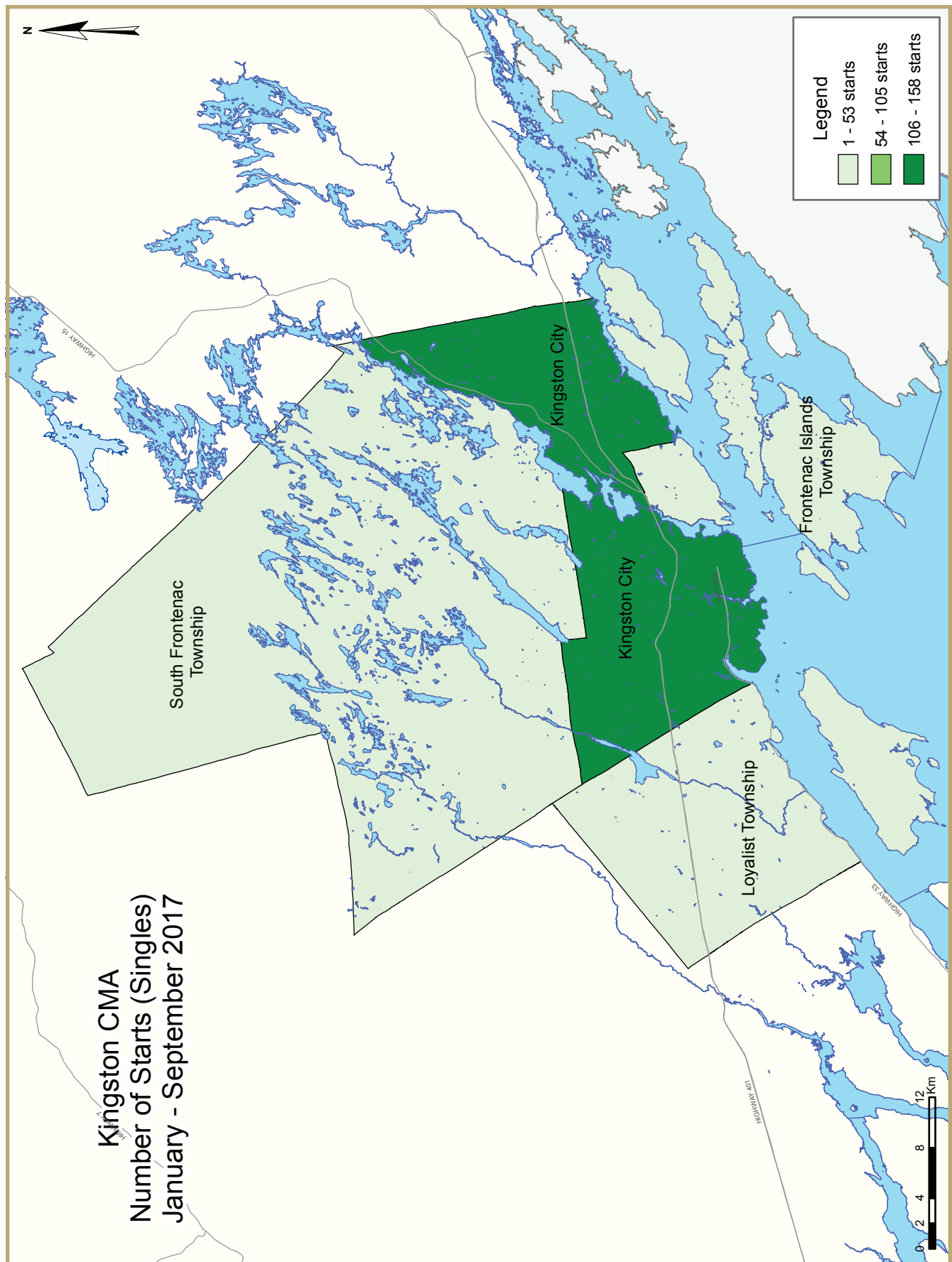
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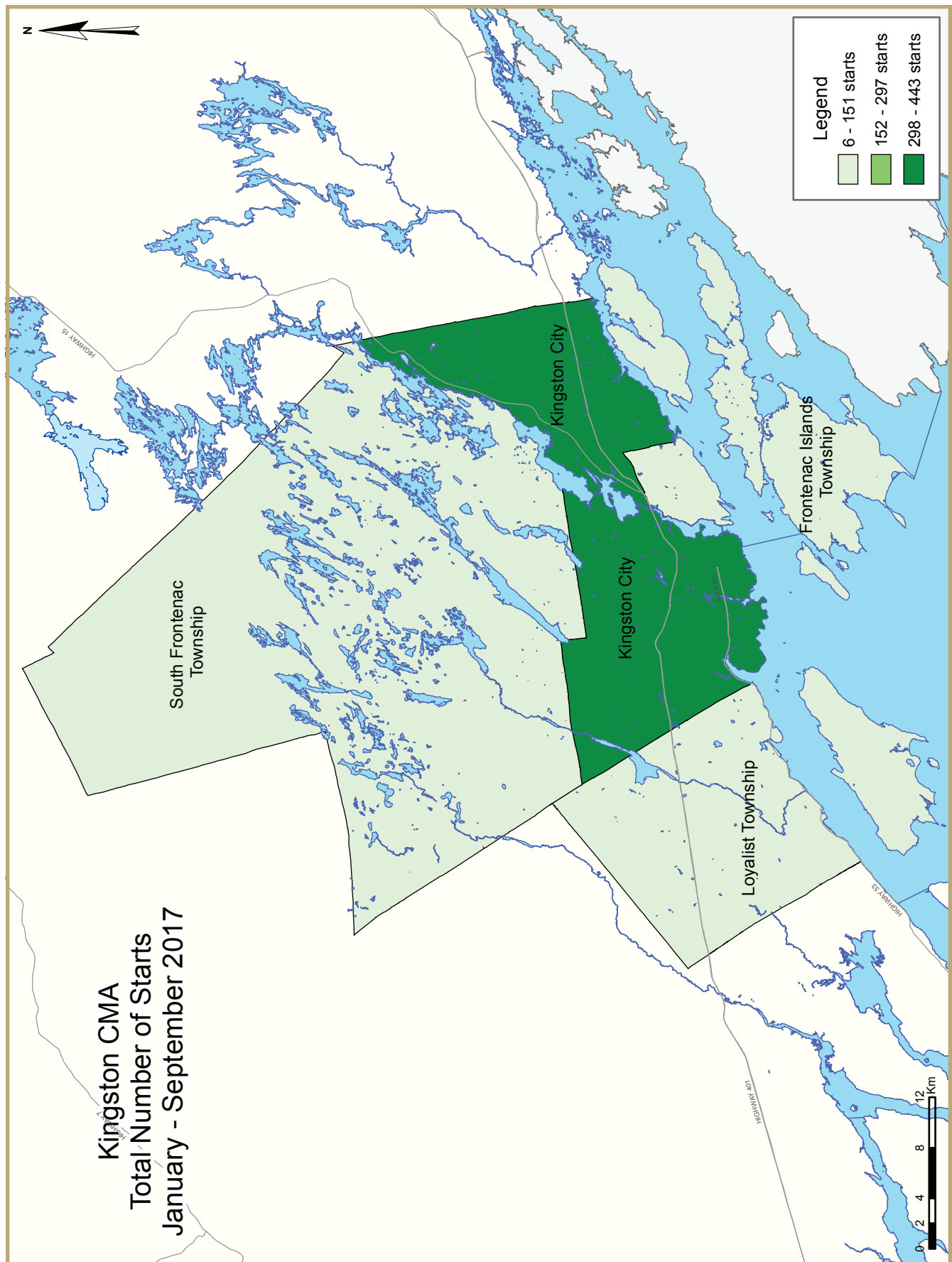












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SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)								
Third Quarter 2017								
Kingston CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	275	300	379	348	372	317	308	331
Multiples	380	112	216	228	564	526	564	652
Total	655	412	595	576	936	842	872	983
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	320	356	87	115	32.2%	207	235	13.5%
Multiples	968	332	31	84	171.0%	63	335	431.7%
Total	1,288	688	118	199	68.6%	270	570	111.1%

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 1.1: Housing Activity Summary of Kingston 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	115	6	27	0	0	0	0	51	199
Q3 2016	87	0	20	0	0	0	0	11	118
% Change	32.2	n/a	35.0	n/a	n/a	n/a	n/a	**	68.6
Year-to-date 2017	235	16	81	0	0	0	0	238	570
Year-to-date 2016	207	4	48	0	0	0	0	11	270
% Change	13.5	**	68.8	n/a	n/a	n/a	n/a	**	111.1
UNDER CONSTRUCTION									
Q3 2017	188	10	49	0	0	0	0	401	648
Q3 2016	123	2	20	0	0	41	0	175	361
% Change	52.8	**	145.0	n/a	n/a	-100.0	n/a	129.1	79.5
COMPLETIONS									
Q3 2017	66	4	44	0	0	0	0	5	119
Q3 2016	78	2	33	0	0	0	0	149	262
% Change	-15.4	100.0	33.3	n/a	n/a	n/a	n/a	-96.6	-54.6
Year-to-date 2017	186	6	94	0	0	0	0	22	308
Year-to-date 2016	202	6	58	0	0	0	8	227	501
% Change	-7.9	0.0	62.1	n/a	n/a	n/a	-100.0	-90.3	-38.5
COMPLETED & NOT ABSORBED									
Q3 2017	7	0	9	0	0	0	n/a	n/a	16
Q3 2016	36	3	18	0	0	0	n/a	n/a	57
% Change	-80.6	-100.0	-50.0	n/a	n/a	n/a	n/a	n/a	-71.9
ABSORBED									
Q3 2017	73	6	46	0	0	2	n/a	n/a	127
Q3 2016	74	0	25	0	0	0	n/a	n/a	99
% Change	-1.4	n/a	84.0	n/a	n/a	n/a	n/a	n/a	28.3
Year-to-date 2017	202	9	98	0	0	10	n/a	n/a	319
Year-to-date 2016	202	8	53	0	0	4	n/a	n/a	267
% Change	0.0	12.5	84.9	n/a	n/a	150.0	n/a	n/a	19.5

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q3 2017	1	0	0	0	0	0	0	5	6
Q3 2016	4	0	0	0	0	0	0	0	4
Kingston City									
Q3 2017	76	4	8	0	0	0	0	46	134
Q3 2016	51	0	12	0	0	0	0	11	74
Loyalist Township									
Q3 2017	16	2	19	0	0	0	0	0	37
Q3 2016	7	0	8	0	0	0	0	0	15
South Frontenac Township									
Q3 2017	22	0	0	0	0	0	0	0	22
Q3 2016	25	0	0	0	0	0	0	0	25
Kingston CMA									
Q3 2017	115	6	27	0	0	0	0	51	199
Q3 2016	87	0	20	0	0	0	0	11	118
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q3 2017	1	0	0	0	0	0	0	5	6
Q3 2016	8	0	0	0	0	0	0	0	8
Kingston City									
Q3 2017	96	6	23	0	0	0	0	396	521
Q3 2016	51	2	12	0	0	41	0	175	281
Loyalist Township									
Q3 2017	26	4	26	0	0	0	0	0	56
Q3 2016	24	0	8	0	0	0	0	0	32
South Frontenac Township									
Q3 2017	65	0	0	0	0	0	0	0	65
Q3 2016	40	0	0	0	0	0	0	0	40
Kingston CMA									
Q3 2017	188	10	49	0	0	0	0	401	648
Q3 2016	123	2	20	0	0	41	0	175	361

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									
Frontenac Islands Township									
Q3 2017	2	0	0	0	0	0	0	0	2
Q3 2016	0	0	0	0	0	0	0	0	0
Kingston City									
Q3 2017	44	4	31	0	0	0	0	4	83
Q3 2016	52	0	24	0	0	0	0	148	224
Loyalist Township									
Q3 2017	14	0	13	0	0	0	0	1	28
Q3 2016	9	2	9	0	0	0	0	1	21
South Frontenac Township									
Q3 2017	6	0	0	0	0	0	0	0	6
Q3 2016	17	0	0	0	0	0	0	0	17
Kingston CMA									
Q3 2017	66	4	44	0	0	0	0	5	119
Q3 2016	78	2	33	0	0	0	0	149	262
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q3 2017	7	0	5	0	0	0	n/a	n/a	12
Q3 2016	32	0	9	0	0	0	n/a	n/a	41
Loyalist Township									
Q3 2017	0	0	4	0	0	0	n/a	n/a	4
Q3 2016	3	3	9	0	0	0	n/a	n/a	15
South Frontenac Township									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Kingston CMA									
Q3 2017	7	0	9	0	0	0	n/a	n/a	16
Q3 2016	36	3	18	0	0	0	n/a	n/a	57

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									
Frontenac Islands Township									
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q3 2017	51	4	34	0	0	2	n/a	n/a	91
Q3 2016	46	0	16	0	0	0	n/a	n/a	62
Loyalist Township									
Q3 2017	14	2	12	0	0	0	n/a	n/a	28
Q3 2016	10	0	9	0	0	0	n/a	n/a	19
South Frontenac Township									
Q3 2017	6	0	0	0	0	0	n/a	n/a	6
Q3 2016	18	0	0	0	0	0	n/a	n/a	18
Kingston CMA									
Q3 2017	73	6	46	0	0	2	n/a	n/a	127
Q3 2016	74	0	25	0	0	0	n/a	n/a	99

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

**Table 1.3: History of Housing Starts of Kingston 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	300	4	93	0	0	0	0	15	412
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672
% Change	-9.0	200.0	-64.6	n/a	n/a	n/a	**	-79.3	-23.6
2007	600	16	82	0	0	0	3	179	880

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
Frontenac Islands Township	1	4	0	0	0	0	5	0	6	4	50.0
Kingston City	76	51	4	0	8	12	46	11	134	74	81.1
Loyalist Township	16	7	2	0	19	8	0	0	37	15	146.7
South Frontenac Township	22	25	0	0	0	0	0	0	22	25	-12.0
Kingston CMA	115	87	6	0	27	20	51	11	199	118	68.6

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
Frontenac Islands Township	1	5	0	0	0	0	5	0	6	5	20.0
Kingston City	158	117	10	2	42	31	233	11	443	161	175.2
Loyalist Township	28	29	6	2	39	17	0	0	73	48	52.1
South Frontenac Township	48	56	0	0	0	0	0	0	48	56	-14.3
Kingston CMA	235	207	16	4	81	48	238	11	570	270	111.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Frontenac Islands Township	0	0	0	0	0	0	5	0
Kingston City	8	12	0	0	0	0	46	11
Loyalist Township	19	8	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	27	20	0	0	0	0	51	11

**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
Frontenac Islands Township	0	0	0	0	0	0	5	0
Kingston City	42	31	0	0	0	0	233	11
Loyalist Township	39	17	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	81	48	0	0	0	0	238	11

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
Frontenac Islands Township	1	4	0	0	5	0	6	4
Kingston City	88	63	0	0	46	11	134	74
Loyalist Township	37	15	0	0	0	0	37	15
South Frontenac Township	22	25	0	0	0	0	22	25
Kingston CMA	148	107	0	0	51	11	199	118

**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
Frontenac Islands Township	1	5	0	0	5	0	6	5
Kingston City	210	150	0	0	233	11	443	161
Loyalist Township	73	48	0	0	0	0	73	48
South Frontenac Township	48	56	0	0	0	0	48	56
Kingston CMA	332	259	0	0	238	11	570	270

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
Frontenac Islands Township	2	0	0	0	0	0	0	0	2	0	n/a
Kingston City	44	52	4	0	31	24	4	148	83	224	-62.9
Loyalist Township	14	9	0	2	13	9	1	1	28	21	33.3
South Frontenac Township	6	17	0	0	0	0	0	0	6	17	-64.7
Kingston CMA	66	78	4	2	44	33	5	149	119	262	-54.6

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
Frontenac Islands Township	7	1	0	0	0	0	0	0	7	1	**
Kingston City	131	135	4	2	61	41	21	226	217	404	-46.3
Loyalist Township	23	21	2	4	33	25	1	1	59	51	15.7
South Frontenac Township	25	45	0	0	0	0	0	0	25	45	-44.4
Kingston CMA	186	202	6	6	94	66	22	227	308	501	-38.5

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
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	31	24	0	0	0	0	4	148
Loyalist Township	13	9	0	0	0	0	1	1
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	44	33	0	0	0	0	5	149

**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
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	61	33	0	8	0	0	21	226
Loyalist Township	33	25	0	0	0	0	1	1
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	94	58	0	8	0	0	22	227

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
Frontenac Islands Township	2	0	0	0	0	0	2	0
Kingston City	79	76	0	0	4	148	83	224
Loyalist Township	27	20	0	0	1	1	28	21
South Frontenac Township	6	17	0	0	0	0	6	17
Kingston CMA	114	113	0	0	5	149	119	262

**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
Frontenac Islands Township	7	1	0	0	0	0	7	1
Kingston City	196	170	0	0	21	234	217	404
Loyalist Township	58	50	0	0	1	1	59	51
South Frontenac Township	25	45	0	0	0	0	25	45
Kingston CMA	286	266	0	0	22	235	308	501

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q3 2017	0	0.0	0	0.0	4	11.8	8	23.5	22	64.7	34	-	437,648
Q3 2016	0	0.0	3	7.5	21	52.5	9	22.5	7	17.5	40	-	359,230
Year-to-date 2017	0	0.0	2	1.8	19	17.4	33	30.3	55	50.5	109	-	437,648
Year-to-date 2016	0	0.0	16	13.0	49	39.8	27	22.0	31	25.2	123	-	366,351
Loyalist Township													
Q3 2017	0	0.0	1	11.1	3	33.3	3	33.3	2	22.2	9	-	-
Q3 2016	0	0.0	1	12.5	3	37.5	2	25.0	2	25.0	8	-	-
Year-to-date 2017	0	0.0	2	12.5	6	37.5	5	31.3	3	18.8	16	-	-
Year-to-date 2016	0	0.0	1	4.8	13	61.9	5	23.8	2	9.5	21	-	315,475
South Frontenac Township													
Q3 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Q3 2016	0	0.0	1	16.7	4	66.7	0	0.0	1	16.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	1	11.1	4	44.4	2	22.2	2	22.2	9	-	-
Kingston CMA													
Q3 2017	0	0.0	1	2.2	7	15.6	13	28.9	24	53.3	45	402,500	421,805
Q3 2016	0	0.0	5	9.3	28	51.9	11	20.4	10	18.5	54	340,000	358,941
Year-to-date 2017	0	0.0	4	3.1	25	19.5	41	32.0	58	45.3	128	400,000	407,567
Year-to-date 2016	0	0.0	18	11.8	66	43.1	34	22.2	35	22.9	153	342,500	361,408

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
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	437,648	359,230	21.8	437,648	366,351	19.5
Loyalist Township	-	-	n/a	-	315,475	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	421,805	358,941	17.5	407,567	361,408	12.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

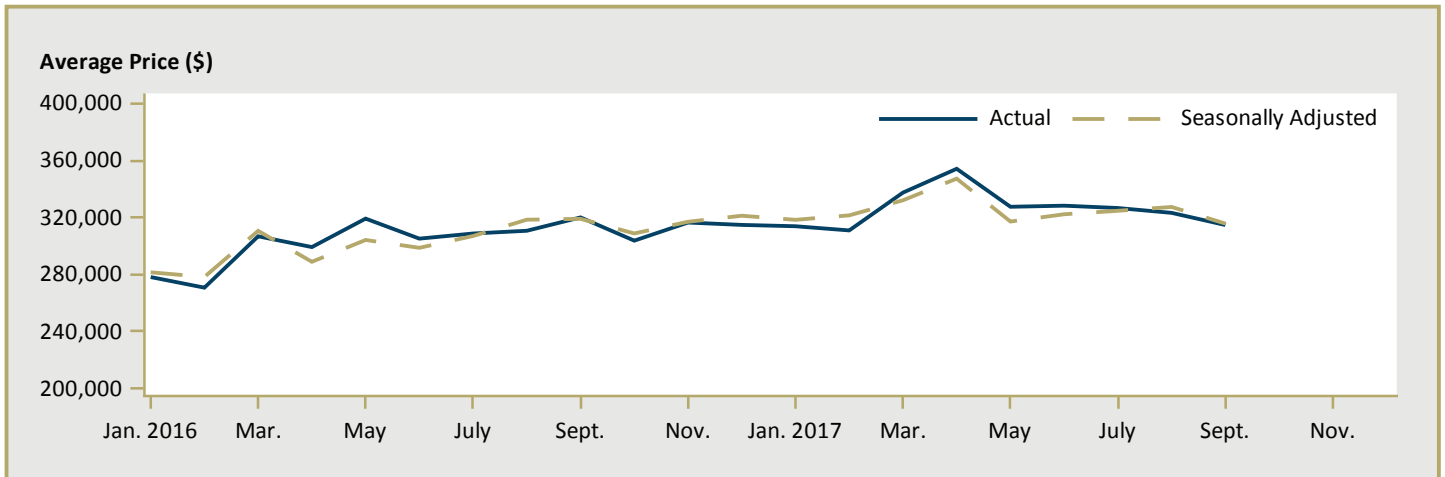


Figure 5.2: MLS® Residential Sales for Kingston

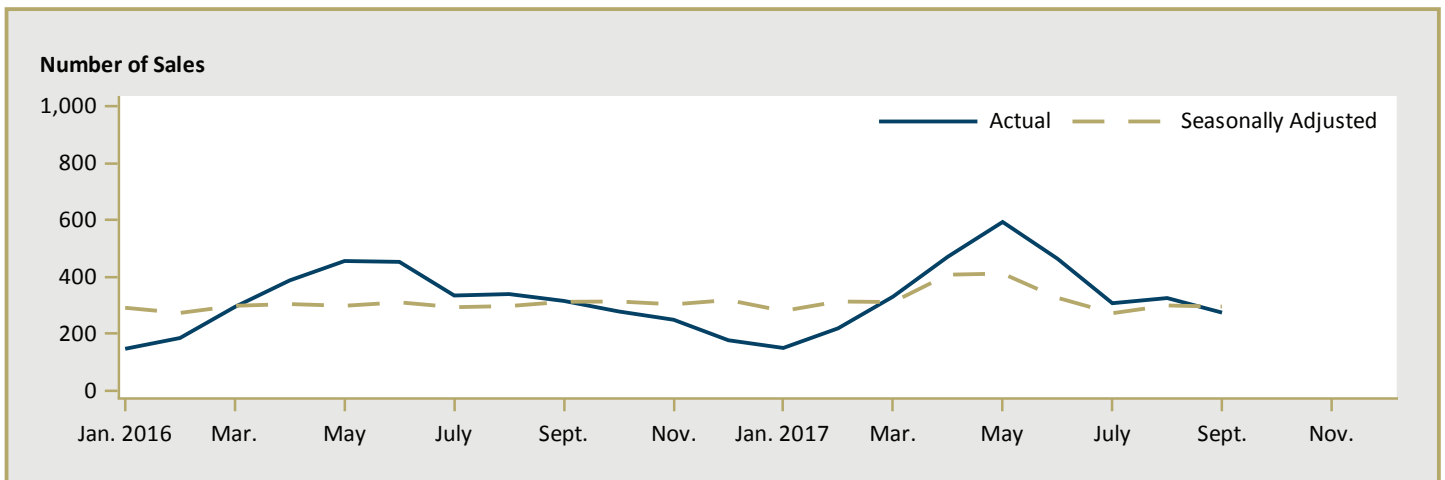
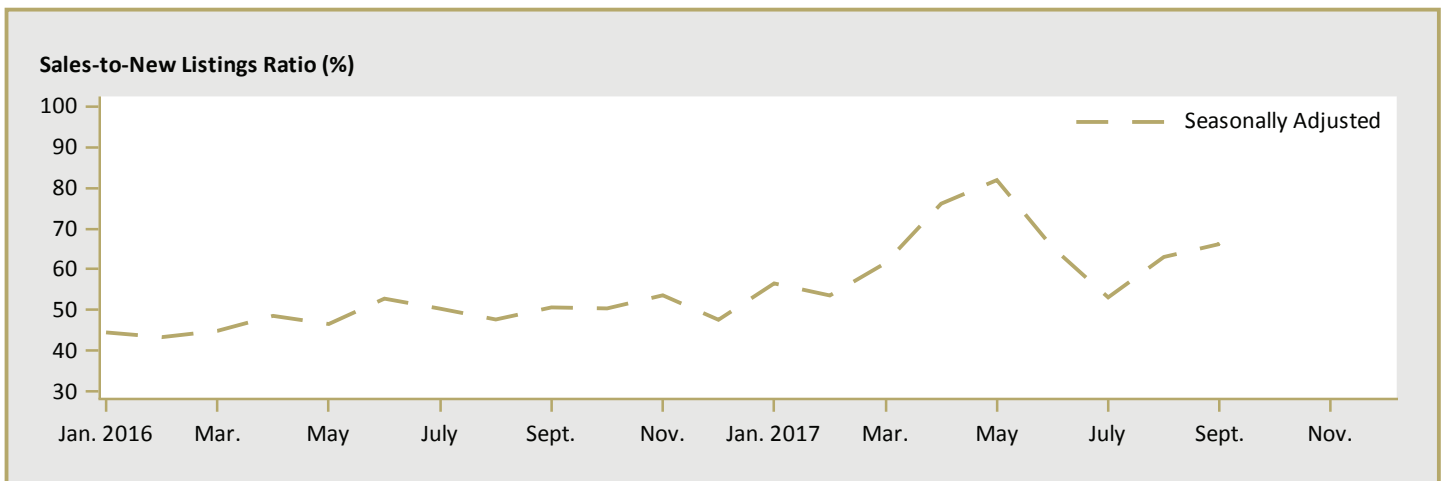


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Kingston



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston 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	94.20	127.80	84.1	6.5	64.8	900
	February	561	3.14	4.64	94.60	128.20	84.1	5.9	64.4	909
	March	561	3.14	4.64	94.80	129.00	84.0	5.9	64.2	924
	April	561	3.14	4.64	95.30	129.60	83.1	6.2	63.7	944
	May	561	3.14	4.64	96.60	130.10	82.6	6.5	63.4	949
	June	561	3.14	4.64	97.00	130.40	82.6	6.0	63.1	946
	July	567	3.14	4.74	97.80	130.30	83.7	5.5	63.4	943
	August	567	3.14	4.74	98.20	129.90	84.1	5.2	63.4	946
	September	561	3.14	4.64	98.50	130.10	84.1	5.3	63.5	945
	October	561	3.14	4.64	99.50	130.60	84.2	5.5	63.7	932
	November	561	3.14	4.64	99.90	130.20	84.3	5.6	63.8	934
	December	561	3.14	4.64	100.00	130.00	84.6	5.7	64.0	937
2017	January	561	3.14	4.64	100.30	130.80	83.8	5.8	63.6	949
	February	561	3.14	4.64	101.10	131.20	84.3	6.1	64.0	943
	March	561	3.14	4.64	101.40	131.40	85.1	6.1	64.6	942
	April	561	3.14	4.64	103.00	132.00	86.7	5.8	65.4	938
	May	561	3.14	4.64	103.80	131.90	87.5	5.5	65.8	927
	June	561	3.14	4.64	103.90	132.10	87.1	5.4	65.3	921
	July	573	3.14	4.84	104.10	131.90	87.2	5.5	65.3	919
	August	573	3.14	4.84	104.20	131.80	86.7	5.3	64.7	933
	September	575	3.09	4.89		132.30	87.4	5.5	65.3	946
	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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