

HOUSING NOW TABLES

Greater Sudbury 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.

SUBSCRIBE NOW!

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

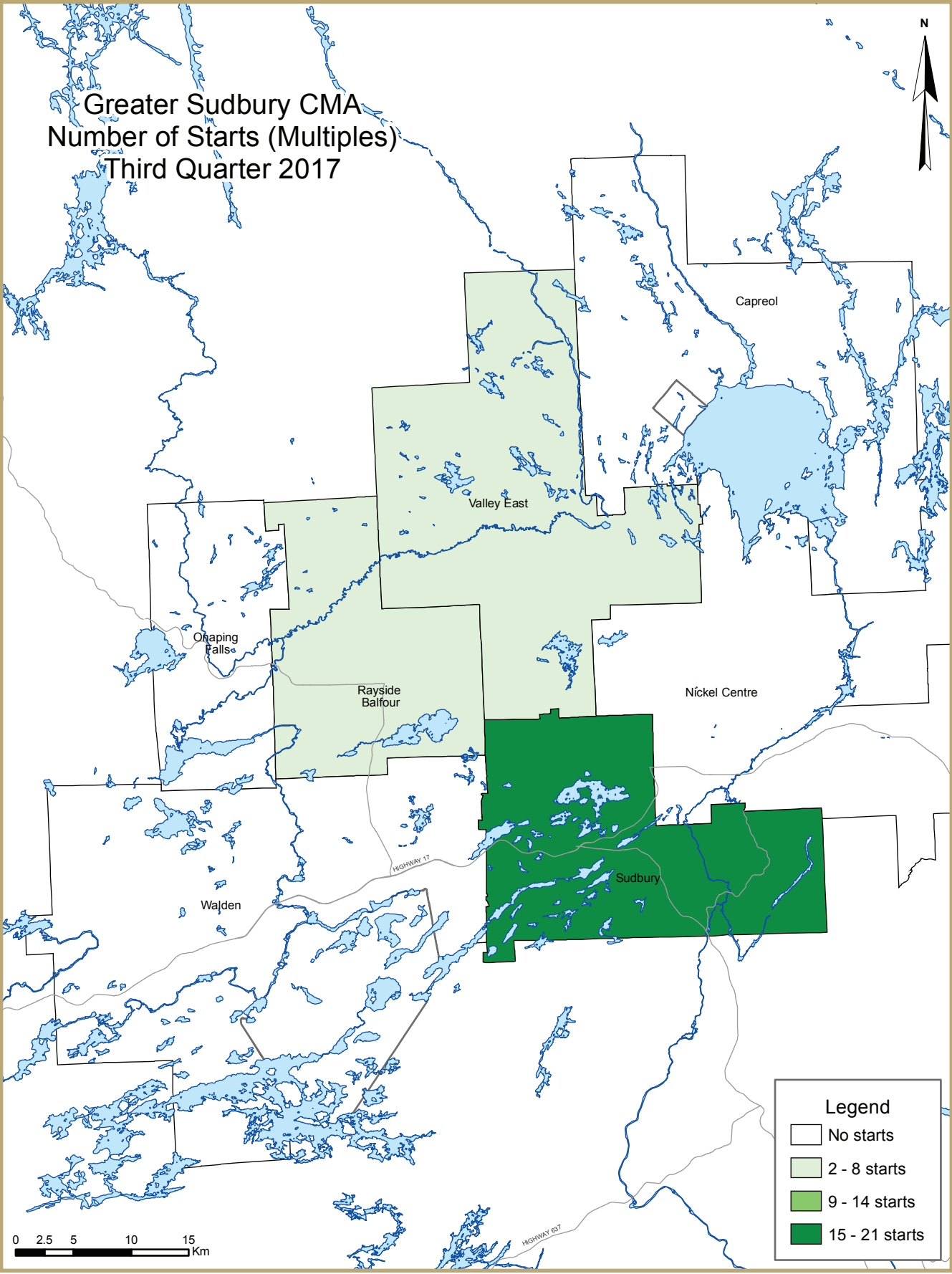
Housing Observer Online

Featuring quick reads and videos on...

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

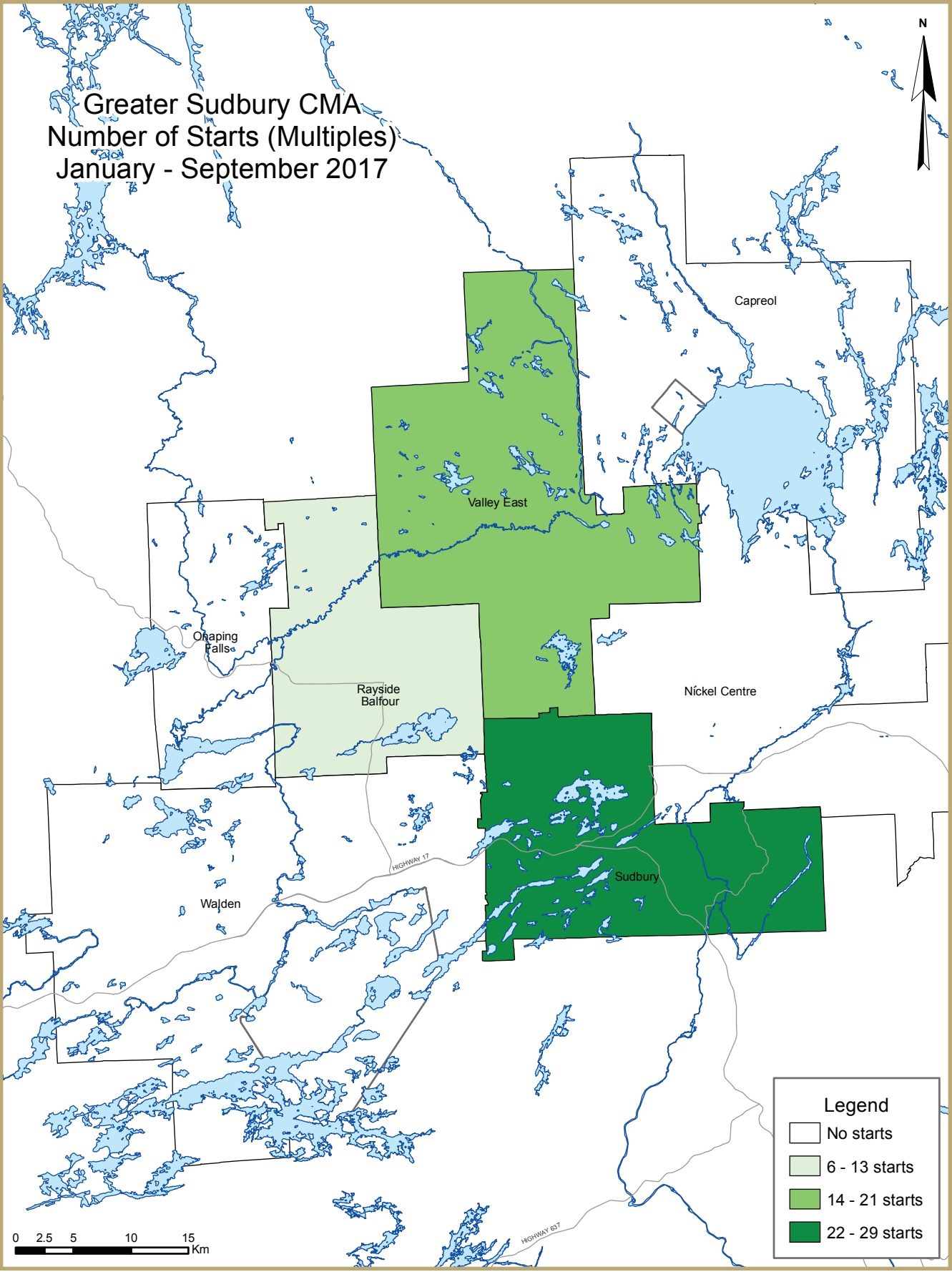
All links can be shared in social media friendly formats!

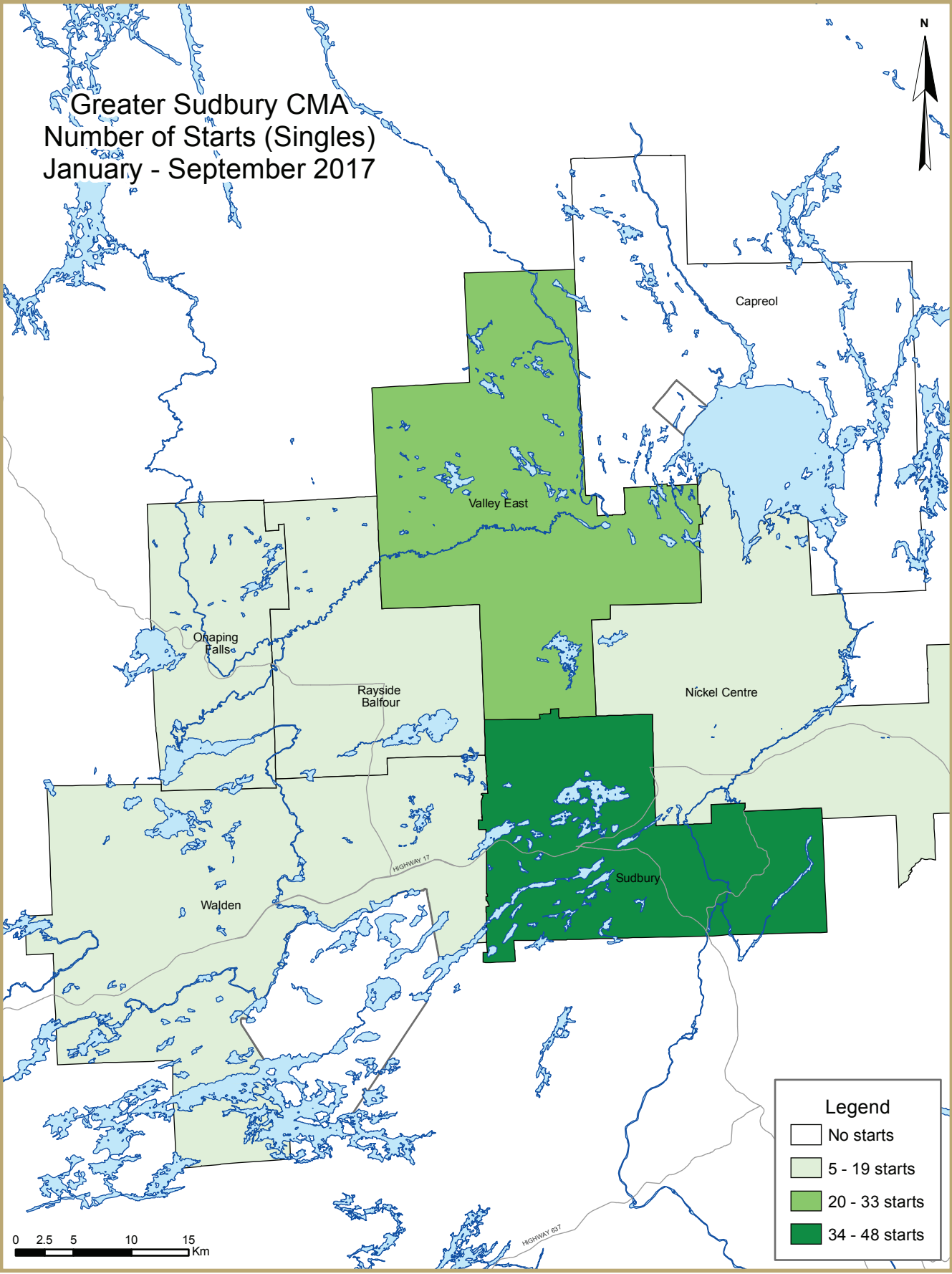
Subscribe today to stay in the know!
www.cmhc.ca/observer

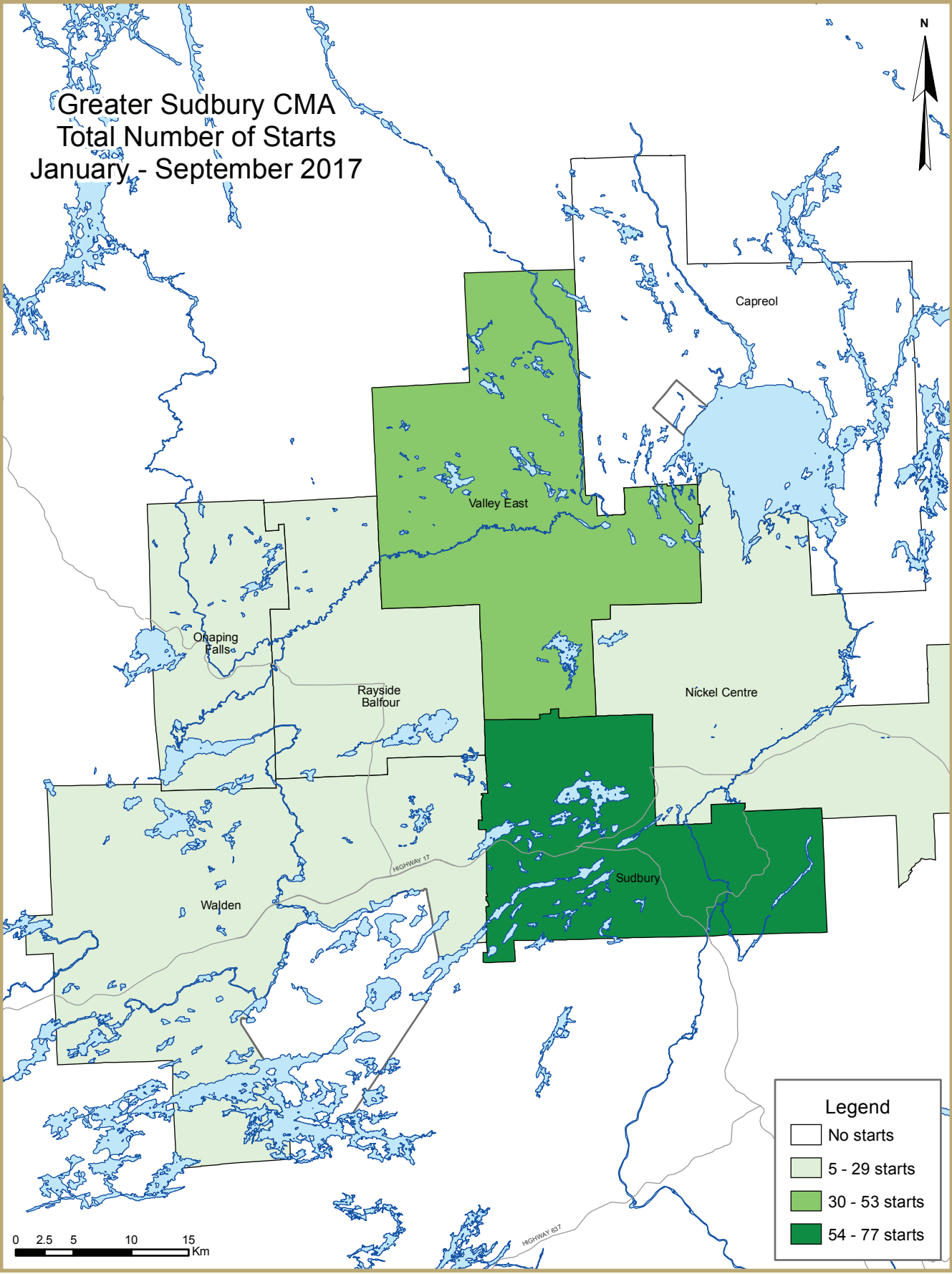












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 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								
Greater Sudbury CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	152	158	146	102	134	124	129	134
Multiples	95	131	24	228	72	40	78	90
Total	247	289	170	330	206	164	207	224
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	144	168	72	58	-19.4%	116	97	-16.4%
Multiples	72	40	75	27	-64.0%	90	51	-43.3%
Total	216	208	147	85	-42.2%	206	148	-28.2%

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Greater Sudbury 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	58	4	0	0	0	0	19	4	85
Q3 2016	72	4	0	0	10	0	32	29	147
% Change	-19.4	0.0	n/a	n/a	-100.0	n/a	-40.6	-86.2	-42.2
Year-to-date 2017	97	4	4	0	0	0	27	16	148
Year-to-date 2016	116	10	0	0	10	0	35	35	206
% Change	-16.4	-60.0	n/a	n/a	-100.0	n/a	-22.9	-54.3	-28.2
UNDER CONSTRUCTION									
Q3 2017	84	14	10	0	23	0	23	103	257
Q3 2016	117	22	6	0	38	0	39	164	386
% Change	-28.2	-36.4	66.7	n/a	-39.5	n/a	-41.0	-37.2	-33.4
COMPLETIONS									
Q3 2017	49	0	0	0	0	0	0	27	76
Q3 2016	37	4	0	0	0	0	0	4	45
% Change	32.4	-100.0	n/a	n/a	n/a	n/a	n/a	**	68.9
Year-to-date 2017	102	6	0	0	9	0	33	46	196
Year-to-date 2016	94	24	2	0	4	0	7	64	195
% Change	8.5	-75.0	-100.0	n/a	125.0	n/a	**	-28.1	0.5
COMPLETED & NOT ABSORBED									
Q3 2017	12	2	0	0	0	0	n/a	n/a	14
Q3 2016	13	3	7	0	0	0	n/a	n/a	23
% Change	-7.7	-33.3	-100.0	n/a	n/a	n/a	n/a	n/a	-39.1
ABSORBED									
Q3 2017	49	0	0	0	0	0	n/a	n/a	49
Q3 2016	36	8	0	0	0	0	n/a	n/a	44
% Change	36.1	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	11.4
Year-to-date 2017	108	10	0	0	9	0	n/a	n/a	127
Year-to-date 2016	94	22	2	0	4	0	n/a	n/a	122
% Change	14.9	-54.5	-100.0	n/a	125.0	n/a	n/a	n/a	4.1

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									
Greater Sudbury CMA									
Q3 2017	58	4	0	0	0	0	19	4	85
Q3 2016	72	4	0	0	10	0	32	29	147
North Bay									
Q3 2017	27	2	0	0	0	0	0	0	29
Q3 2016	14	2	0	0	0	0	0	0	16
Sault Ste. Marie									
Q3 2017	22	4	6	0	0	0	0	0	32
Q3 2016	20	0	5	0	0	0	14	0	39
Timmins									
Q3 2017	7	2	3	0	0	0	0	8	20
Q3 2016	2	0	0	0	0	0	0	0	2
Elliot Lake									
Q3 2017	4	0	0	0	0	0	0	0	4
Q3 2016	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	8	0	0	0	0	0	0	0	8
West Nipissing									
Q3 2017	10	8	0	0	12	0	0	0	30
Q3 2016	7	4	0	0	0	0	0	0	11
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q3 2017	84	14	10	0	23	0	23	103	257
Q3 2016	117	22	6	0	38	0	39	164	386
North Bay									
Q3 2017	73	8	0	0	0	0	4	9	102
Q3 2016	46	8	0	0	0	0	4	9	67
Sault Ste. Marie									
Q3 2017	34	6	6	0	0	0	0	0	46
Q3 2016	40	2	9	0	0	0	14	103	168
Timmins									
Q3 2017	6	0	3	0	0	0	10	8	27
Q3 2016	2	0	0	0	0	0	0	0	2
Elliot Lake									
Q3 2017	3	0	0	0	0	0	0	0	3
Q3 2016	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	6	0	0	0	0	0	0	0	6
West Nipissing									
Q3 2017	8	10	0	0	12	0	0	0	30
Q3 2016	8	4	0	0	0	0	0	0	12

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									
Greater Sudbury CMA									
Q3 2017	49	0	0	0	0	0	0	27	76
Q3 2016	37	4	0	0	0	0	0	4	45
North Bay									
Q3 2017	10	0	0	0	0	0	0	0	10
Q3 2016	1	0	0	0	0	0	0	0	1
Sault Ste. Marie									
Q3 2017	10	2	0	0	0	0	5	0	17
Q3 2016	10	4	0	0	0	0	2	0	16
Timmins									
Q3 2017	6	2	0	0	0	0	0	0	8
Q3 2016	1	0	0	0	0	0	0	0	1
Elliot Lake									
Q3 2017	1	0	0	0	0	0	0	0	1
Q3 2016	1	0	0	0	0	0	0	0	1
Temiskaming Shores									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	9	0	0	0	0	0	0	0	9
West Nipissing									
Q3 2017	7	0	0	0	0	0	0	0	7
Q3 2016	9	2	0	0	0	0	0	0	11
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q3 2017	12	2	0	0	0	0	n/a	n/a	14
Q3 2016	13	3	7	0	0	0	n/a	n/a	23
North Bay									
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Sault Ste. Marie									
Q3 2017	3	3	3	0	0	0	n/a	n/a	9
Q3 2016	7	0	3	0	0	0	n/a	n/a	10
Timmins									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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									
Greater Sudbury CMA									
Q3 2017	49	0	0	0	0	0	n/a	n/a	49
Q3 2016	36	8	0	0	0	0	n/a	n/a	44
North Bay									
Q3 2017	10	0	0	0	0	0	n/a	n/a	10
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Sault Ste. Marie									
Q3 2017	11	2	0	0	0	0	n/a	n/a	13
Q3 2016	13	6	0	0	0	0	n/a	n/a	19
Timmins									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.3: History of Housing Starts
Greater Sudbury 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	158	12	0	0	14	0	35	70	289
% Change	3.9	-57.1	-100.0	n/a	-56.3	n/a	**	**	17.0
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587

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
Greater Sudbury CMA	58	72	8	8	15	38	4	29	85	147	-42.2
Capreol Town	0	1	0	0	0	0	0	0	0	1	-100.0
Nickel Centre Town	3	5	0	0	0	0	0	0	3	5	-40.0
Onaping Falls Town	5	1	0	0	0	0	0	0	5	1	**
Rayside-Balfour Town	8	11	2	2	0	0	0	0	10	13	-23.1
Sudbury City	28	29	2	4	15	14	4	29	49	76	-35.5
Valley East Town	10	15	4	2	0	24	0	0	14	41	-65.9
Walden Town	4	10	0	0	0	0	0	0	4	10	-60.0
North Bay	27	14	2	2	0	0	0	0	29	16	81.3
Sault Ste. Marie	22	20	4	0	6	19	0	0	32	39	-17.9
Timmins	7	2	2	0	3	0	8	0	20	2	**
Elliot Lake	4	0	0	0	0	0	0	0	4	0	n/a
Temiskaming Shores	0	8	0	0	0	0	0	0	0	8	-100.0
West Nipissing	10	7	8	4	12	0	0	0	30	11	172.7

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
Greater Sudbury CMA	97	116	8	14	27	41	16	35	148	206	-28.2
Capreol Town	0	1	0	0	0	0	0	0	0	1	-100.0
Nickel Centre Town	5	5	0	0	0	3	0	0	5	8	-37.5
Onaping Falls Town	6	3	0	0	0	0	0	0	6	3	100.0
Rayside-Balfour Town	11	20	2	4	4	0	0	0	17	24	-29.2
Sudbury City	48	50	2	6	19	14	8	33	77	103	-25.2
Valley East Town	21	22	4	4	4	24	8	2	37	52	-28.8
Walden Town	6	15	0	0	0	0	0	0	6	15	-60.0
North Bay	47	26	4	4	8	4	0	9	59	43	37.2
Sault Ste. Marie	33	39	6	2	6	23	0	18	45	82	-45.1
Timmins	11	7	2	0	3	0	8	0	24	7	**
Elliot Lake	4	1	0	0	0	0	0	0	4	1	**
Temiskaming Shores	0	24	0	0	0	0	0	0	0	24	-100.0
West Nipissing	17	19	8	6	12	0	0	0	37	25	48.0

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
Greater Sudbury CMA	0	10	15	28	0	0	4	29
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	10	15	4	0	0	4	29
Valley East Town	0	0	0	24	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	6	5	0	14	0	0	0	0
Timmins	3	0	0	0	0	0	8	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	12	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
Greater Sudbury CMA	4	10	23	31	0	0	16	35
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	3	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	4	0	0	0	0	0
Sudbury City	4	10	15	4	0	0	8	33
Valley East Town	0	0	4	24	0	0	8	2
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	4	0	0	0	9
Sault Ste. Marie	6	9	0	14	0	0	0	18
Timmins	3	0	0	0	0	0	8	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	12	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
Greater Sudbury CMA	62	76	0	10	23	61	85	147
Capreol Town	0	1	0	0	0	0	0	1
Nickel Centre Town	3	5	0	0	0	0	3	5
Onaping Falls Town	5	1	0	0	0	0	5	1
Rayside-Balfour Town	10	11	0	0	0	2	10	13
Sudbury City	30	33	0	10	19	33	49	76
Valley East Town	10	15	0	0	4	26	14	41
Walden Town	4	10	0	0	0	0	4	10
North Bay	29	16	0	0	0	0	29	16
Sault Ste. Marie	32	25	0	0	0	14	32	39
Timmins	12	2	0	0	8	0	20	2
Elliot Lake	4	0	0	0	0	0	4	0
Temiskaming Shores	0	8	0	0	0	0	0	8
West Nipissing	18	11	12	0	0	0	30	11

**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
Greater Sudbury CMA	105	126	0	10	43	70	148	206
Capreol Town	0	1	0	0	0	0	0	1
Nickel Centre Town	5	5	0	0	0	3	5	8
Onaping Falls Town	6	3	0	0	0	0	6	3
Rayside-Balfour Town	13	22	0	0	4	2	17	24
Sudbury City	54	56	0	10	23	37	77	103
Valley East Town	21	24	0	0	16	28	37	52
Walden Town	6	15	0	0	0	0	6	15
North Bay	51	30	0	0	0	13	59	43
Sault Ste. Marie	45	50	0	0	0	32	45	82
Timmins	16	7	0	0	8	0	24	7
Elliot Lake	4	1	0	0	0	0	4	1
Temiskaming Shores	0	24	0	0	0	0	0	24
West Nipissing	25	25	12	0	0	0	37	25

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
Greater Sudbury CMA	49	37	0	4	0	0	27	4	76	45	68.9
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	1	1	0	0	0	0	0	0	1	1	0.0
Onaping Falls Town	2	2	0	0	0	0	0	0	2	2	0.0
Rayside-Balfour Town	8	5	0	0	0	0	0	0	8	5	60.0
Sudbury City	25	18	0	4	0	0	0	4	25	26	-3.8
Valley East Town	12	8	0	0	0	0	4	0	16	8	100.0
Walden Town	1	3	0	0	0	0	23	0	24	3	**
North Bay	10	1	0	0	0	0	0	0	10	1	**
Sault Ste. Marie	10	10	2	6	5	0	0	0	17	16	6.3
Timmins	6	1	2	0	0	0	0	0	8	1	**
Elliot Lake	1	1	0	0	0	0	0	0	1	1	0.0
Temiskaming Shores	0	9	0	0	0	0	0	0	0	9	-100.0
West Nipissing	7	9	0	2	0	0	0	0	7	11	-36.4

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
Greater Sudbury CMA	102	94	12	24	36	11	46	66	196	195	0.5
Capreol Town	0	1	0	0	0	0	0	0	0	1	-100.0
Nickel Centre Town	4	6	0	4	3	0	0	0	7	10	-30.0
Onaping Falls Town	3	2	0	0	0	0	0	0	3	2	50.0
Rayside-Balfour Town	13	16	4	0	4	3	0	2	21	21	0.0
Sudbury City	54	46	6	20	17	8	3	60	80	134	-40.3
Valley East Town	22	17	2	0	12	0	20	4	56	21	166.7
Walden Town	6	6	0	0	0	0	23	0	29	6	**
North Bay	34	31	6	4	0	3	0	7	40	45	-11.1
Sault Ste. Marie	32	49	6	8	14	7	103	0	155	64	142.2
Timmins	10	12	2	0	0	0	0	8	12	20	-40.0
Elliot Lake	1	1	0	0	0	0	0	0	1	1	0.0
Temiskaming Shores	0	23	0	0	0	0	0	0	0	23	-100.0
West Nipissing	15	23	0	4	0	0	0	0	15	27	-44.4

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
Greater Sudbury CMA	0	0	0	0	0	0	27	4
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	4
Valley East Town	0	0	0	0	0	0	4	0
Walden Town	0	0	0	0	0	0	23	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	5	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	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
Greater Sudbury CMA	9	4	27	7	0	2	46	64
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	3	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	4	3	0	0	0	2
Sudbury City	9	4	8	4	0	0	3	60
Valley East Town	0	0	12	0	0	2	20	2
Walden Town	0	0	0	0	0	0	23	0
North Bay	0	3	0	0	0	0	0	7
Sault Ste. Marie	0	3	14	4	0	0	103	0
Timmins	0	0	0	0	0	0	0	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	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
Greater Sudbury CMA	49	41	0	0	27	4	76	45
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	1	1	0	0	0	0	1	1
Onaping Falls Town	2	2	0	0	0	0	2	2
Rayside-Balfour Town	8	5	0	0	0	0	8	5
Sudbury City	25	22	0	0	0	4	25	26
Valley East Town	12	8	0	0	4	0	16	8
Walden Town	1	3	0	0	23	0	24	3
North Bay	10	1	0	0	0	0	10	1
Sault Ste. Marie	12	14	0	0	5	2	17	16
Timmins	8	1	0	0	0	0	8	1
Elliot Lake	1	1	0	0	0	0	1	1
Temiskaming Shores	0	9	0	0	0	0	0	9
West Nipissing	7	11	0	0	0	0	7	11

**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
Greater Sudbury CMA	108	120	9	4	79	71	196	195
Capreol Town	0	1	0	0	0	0	0	1
Nickel Centre Town	4	10	0	0	3	0	7	10
Onaping Falls Town	3	2	0	0	0	0	3	2
Rayside-Balfour Town	15	16	0	0	6	5	21	21
Sudbury City	58	66	9	4	13	64	80	134
Valley East Town	22	19	0	0	34	2	56	21
Walden Town	6	6	0	0	23	0	29	6
North Bay	38	38	0	0	2	7	40	45
Sault Ste. Marie	38	58	0	0	117	6	155	64
Timmins	12	12	0	0	0	8	12	20
Elliot Lake	1	1	0	0	0	0	1	1
Temiskaming Shores	0	23	0	0	0	0	0	23
West Nipissing	15	27	0	0	0	0	15	27

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 (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q3 2017	0	0.0	1	2.9	8	22.9	2	5.7	24	68.6	35	505,000	504,946
Q3 2016	0	0.0	1	4.5	2	9.1	6	27.3	13	59.1	22	490,000	504,886
Year-to-date 2017	0	0.0	3	4.9	14	23.0	7	11.5	37	60.7	61	505,000	507,423
Year-to-date 2016	0	0.0	3	5.5	9	16.4	11	20.0	32	58.2	55	490,000	487,245
North Bay													
Q3 2017	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Q3 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	1	14.3	3	42.9	1	14.3	0	0.0	2	28.6	7	-	-
Year-to-date 2016	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	-	-
Sault Ste. Marie													
Q3 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q3 2016	1	14.3	1	14.3	1	14.3	4	57.1	0	0.0	7	-	-
Year-to-date 2017	3	60.0	0	0.0	1	20.0	0	0.0	1	20.0	5	-	-
Year-to-date 2016	6	26.1	3	13.0	2	8.7	5	21.7	7	30.4	23	-	450,950

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
Greater Sudbury CMA	504,946	504,886	0.0	507,423	487,245	4.1
North Bay	-	-	n/a	-	-	n/a
Sault Ste. Marie	-	-	n/a	-	450,950	n/a

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Greater Sudbury

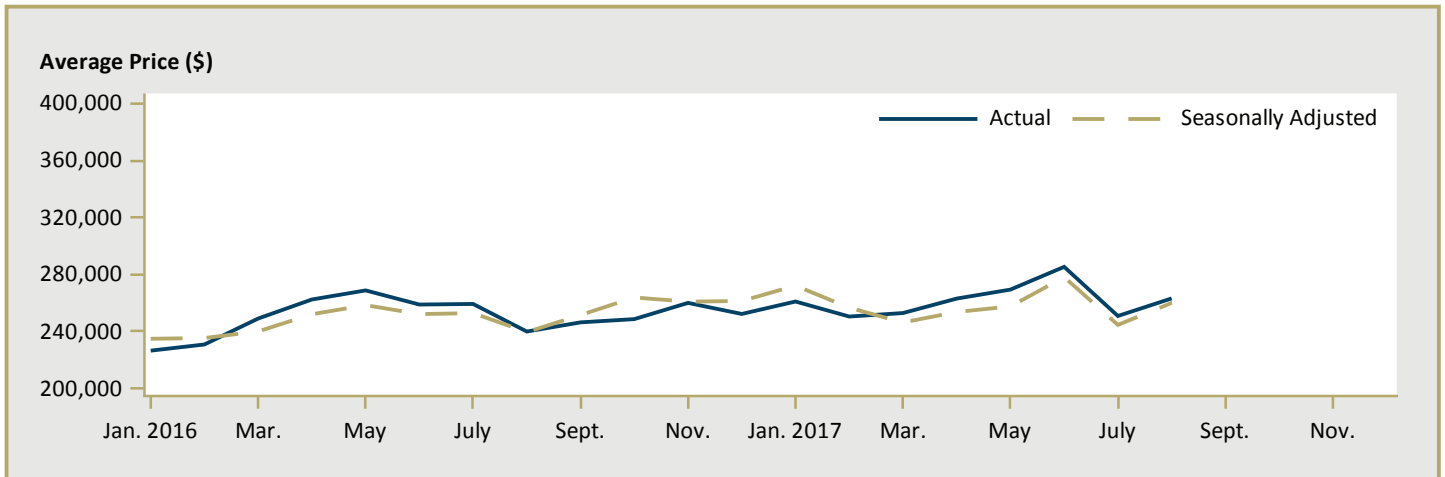


Figure 5.2a: MLS® Residential Sales for Greater Sudbury

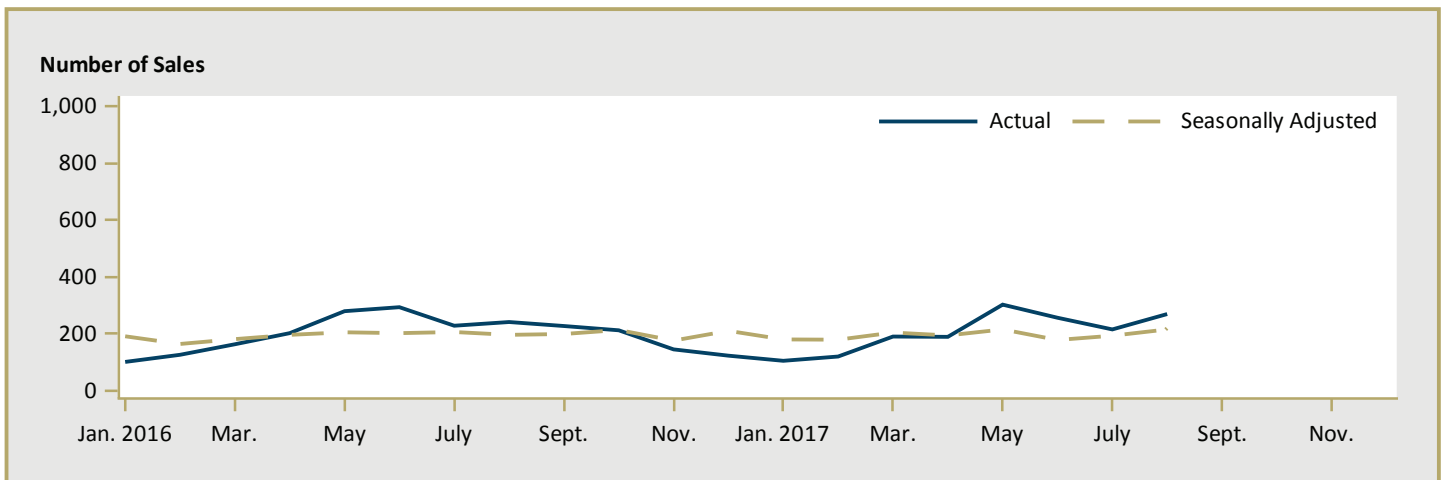
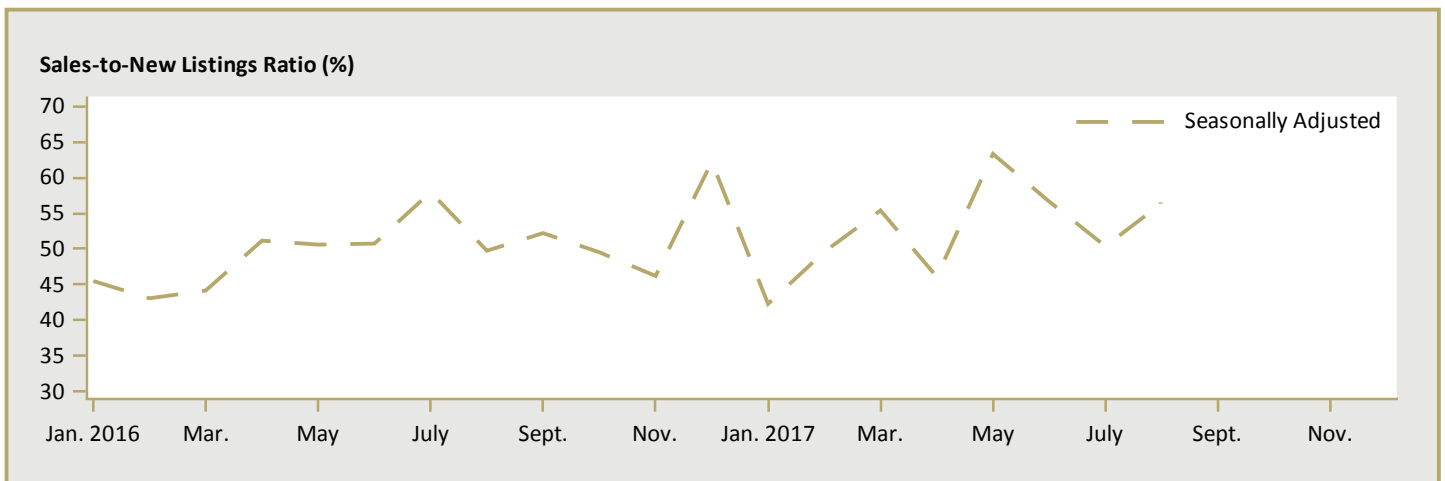


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Greater Sudbury



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

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Sault Ste. Marie

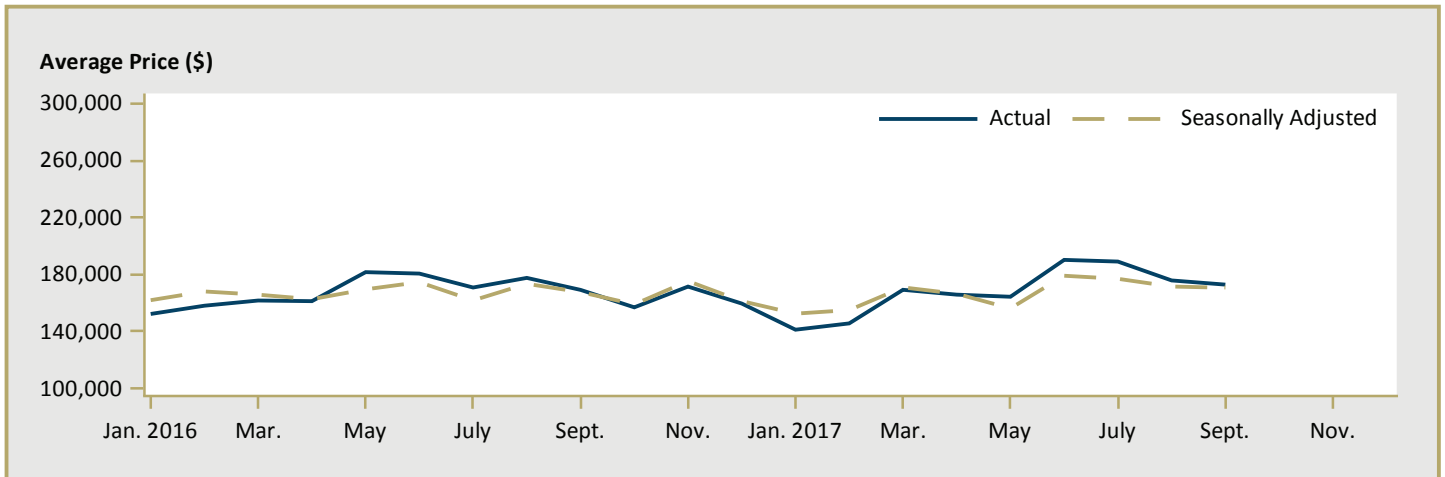


Figure 5.2b: MLS® Residential Sales for Sault Ste. Marie

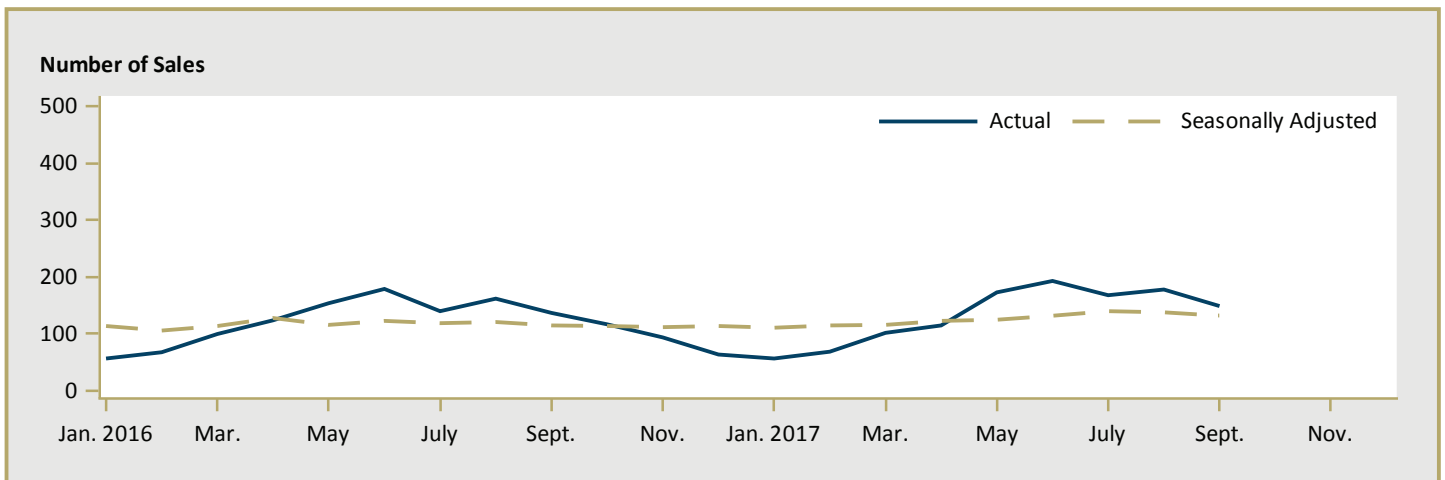
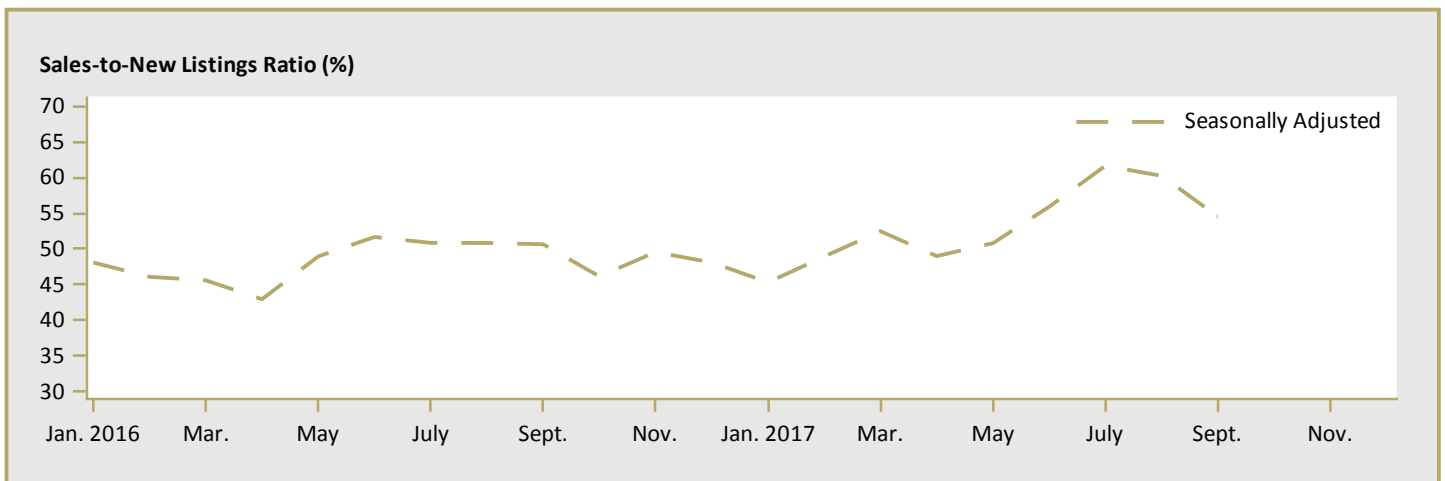


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Sault Ste. Marie



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

Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for North Bay

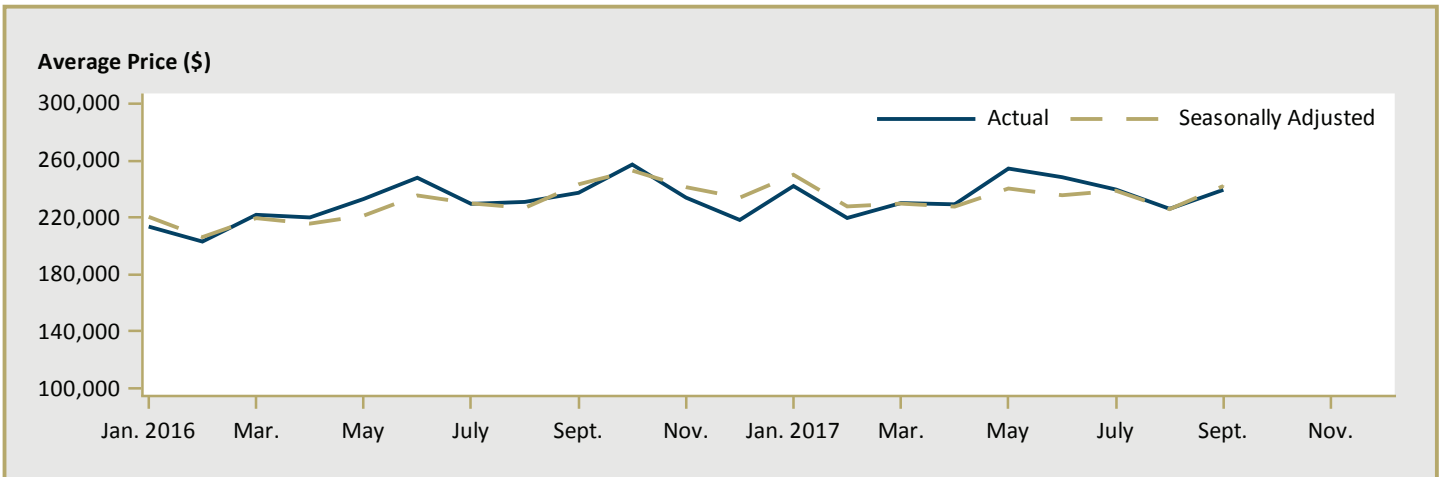


Figure 5.2c: MLS® Residential Sales for North Bay

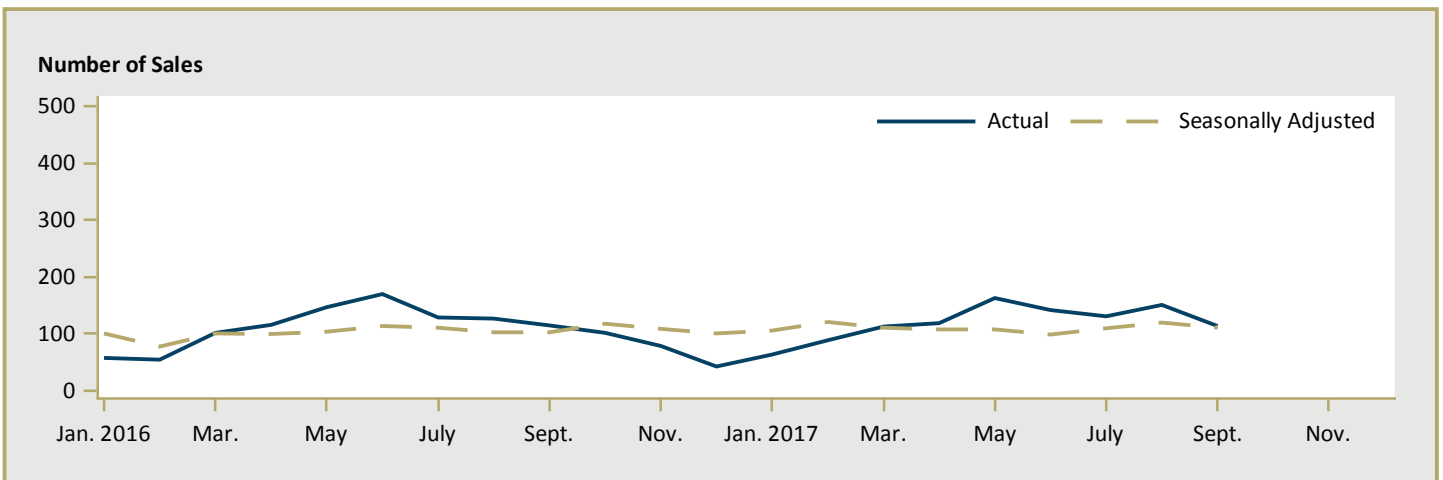
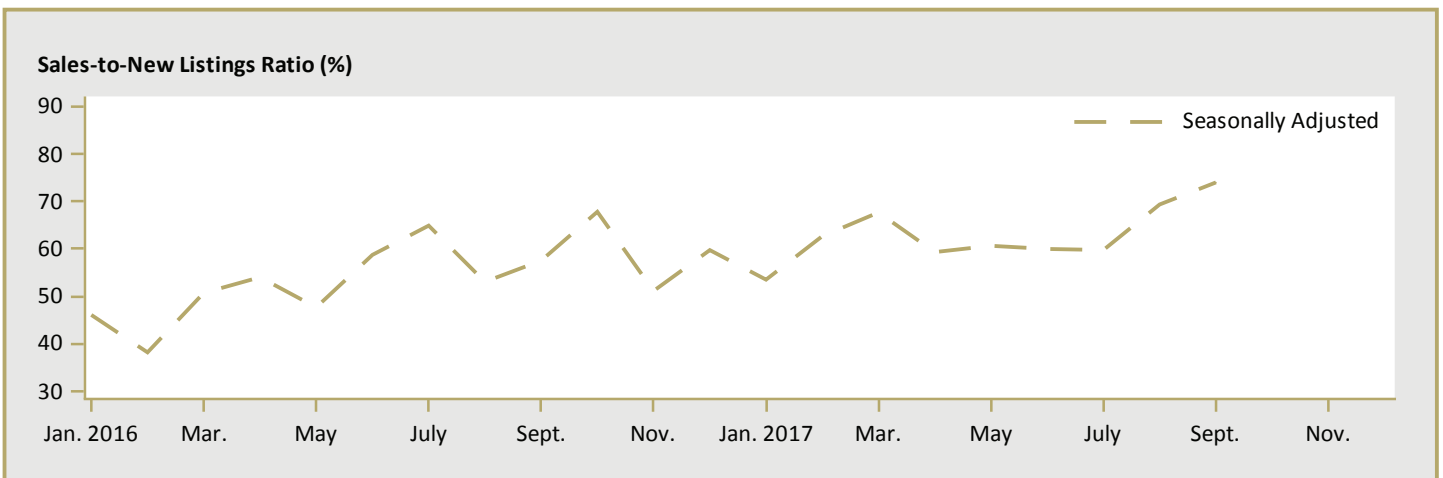


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for North Bay



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

Source: CREA / Haver Analytics

Figure 5.1d: MLS® Residential Average Price for Timmins

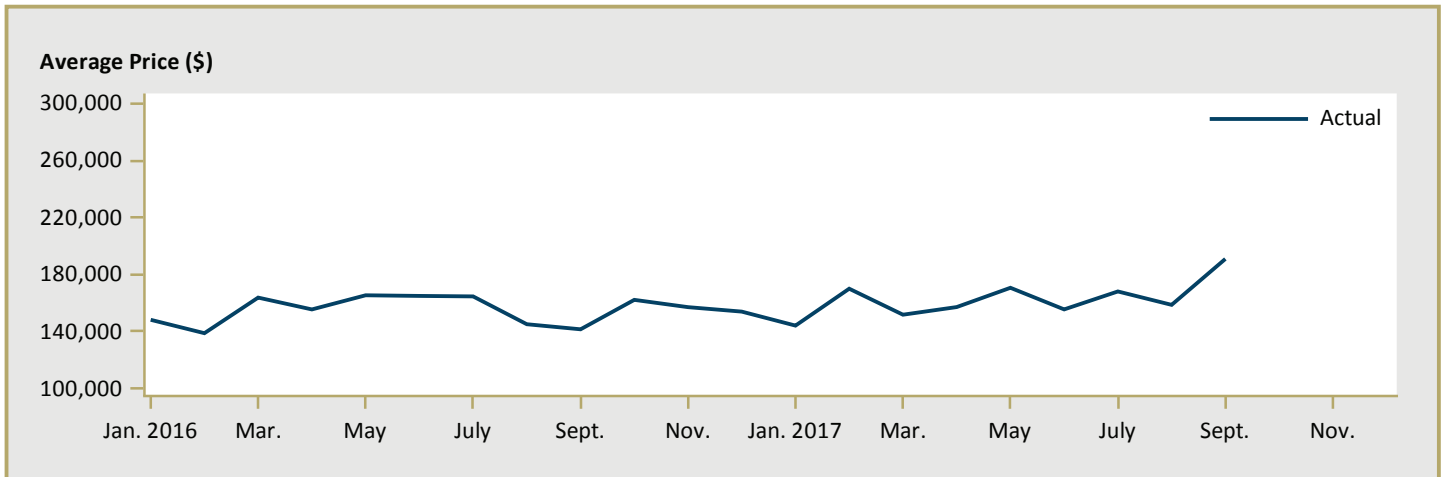


Figure 5.2d: MLS® Residential Sales for Timmins

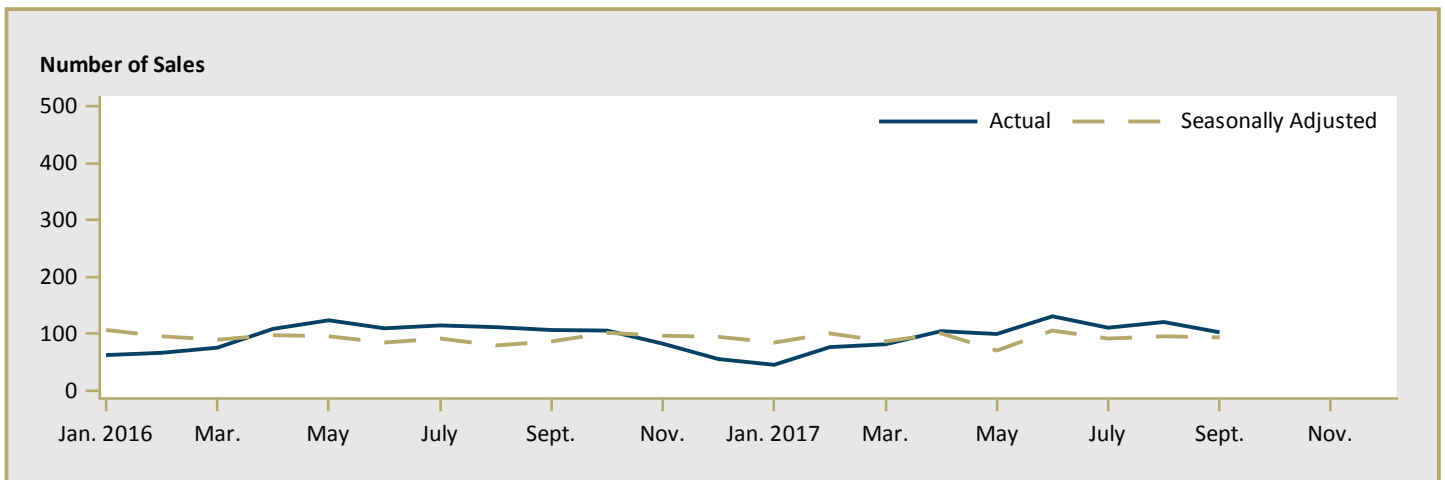
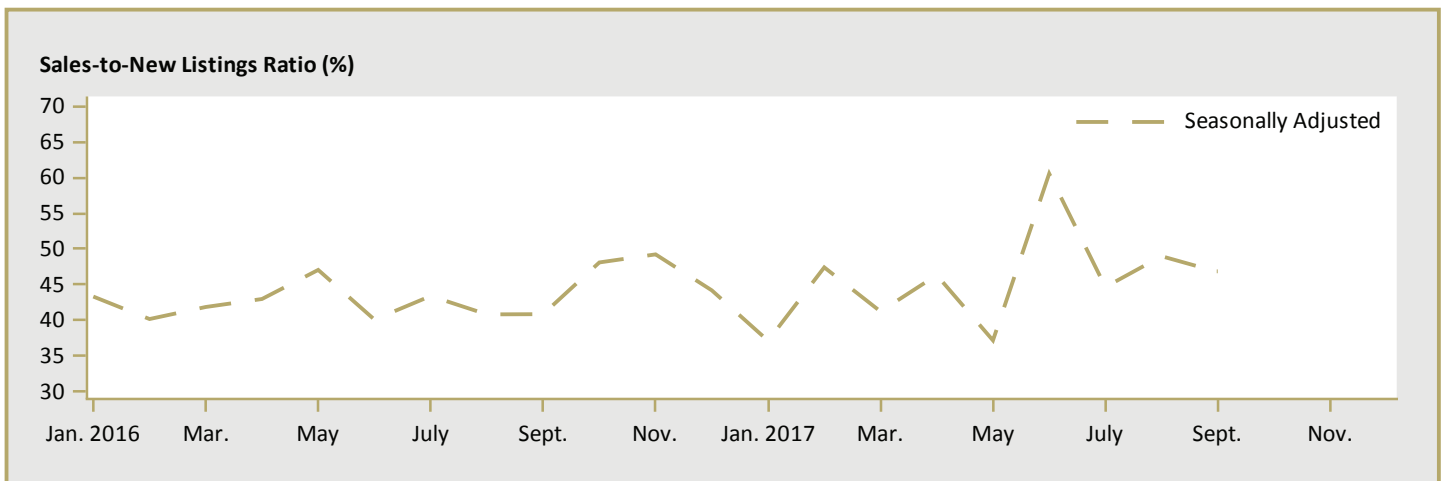


Figure 5.3d: MLS® Residential Sales- to- New Listings Ratio for Timmins



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 6: Economic Indicators
Third Quarter 2017

		Interest Rates			NHPI, Total Greater Sudbury 2016.12 =100	CPI, 2002 =100 (Ontario)	Greater Sudbury 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	99.00	127.80	79.0	8.7	61.7	914
	February	561	3.14	4.64	99.00	128.20	80.1	8.1	62.3	919
	March	561	3.14	4.64	99.00	129.00	80.9	8.4	63.0	918
	April	561	3.14	4.64	99.00	129.60	81.3	8.6	63.4	923
	May	561	3.14	4.64	98.80	130.10	80.5	8.6	62.8	930
	June	561	3.14	4.64	99.00	130.40	81.0	8.3	63.0	946
	July	567	3.14	4.74	99.00	130.30	81.7	8.0	63.3	944
	August	567	3.14	4.74	99.40	129.90	82.9	7.7	64.1	952
	September	561	3.14	4.64	99.80	130.10	83.2	7.1	63.9	945
	October	561	3.14	4.64	100.00	130.60	83.5	7.4	64.3	936
	November	561	3.14	4.64	100.00	130.20	83.4	7.5	64.4	935
	December	561	3.14	4.64	100.00	130.00	82.3	8.4	64.0	936
2017	January	561	3.14	4.64	99.20	130.80	81.6	8.0	63.2	942
	February	561	3.14	4.64	99.40	131.20	81.5	7.9	63.0	940
	March	561	3.14	4.64	99.60	131.40	81.1	7.4	62.4	947
	April	561	3.14	4.64	99.60	132.00	80.3	6.7	61.4	951
	May	561	3.14	4.64	99.60	131.90	79.5	6.6	60.7	951
	June	561	3.14	4.64	99.60	132.10	80.6	6.6	61.5	951
	July	573	3.14	4.84	99.60	131.90	81.3	6.7	62.1	947
	August	573	3.14	4.84	99.60	131.80	81.5	6.4	62.0	951
	September	575	3.09	4.89		132.30	81.6	6.0	61.7	951
	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.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

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

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

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

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

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

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

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

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

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

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

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

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

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

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

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

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

FREE DATA TABLES AVAILABLE ON-LINE

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

Get the market intelligence you need today!

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

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

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

HOUSING MARKET INFORMATION PORTAL!

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

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

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

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

All links can be shared in social media friendly formats!

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

