

HOUSING NOW TABLES

Windsor 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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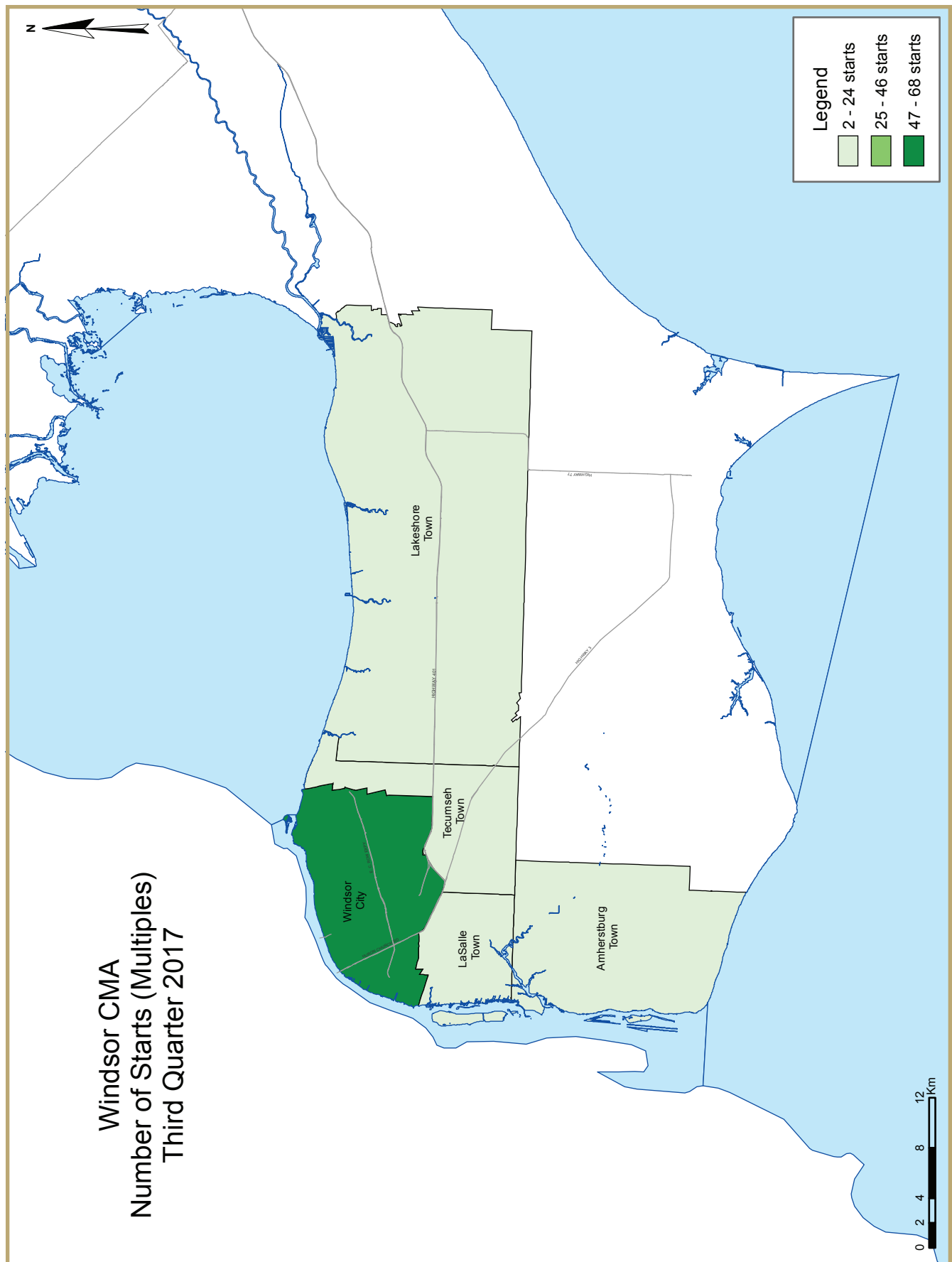
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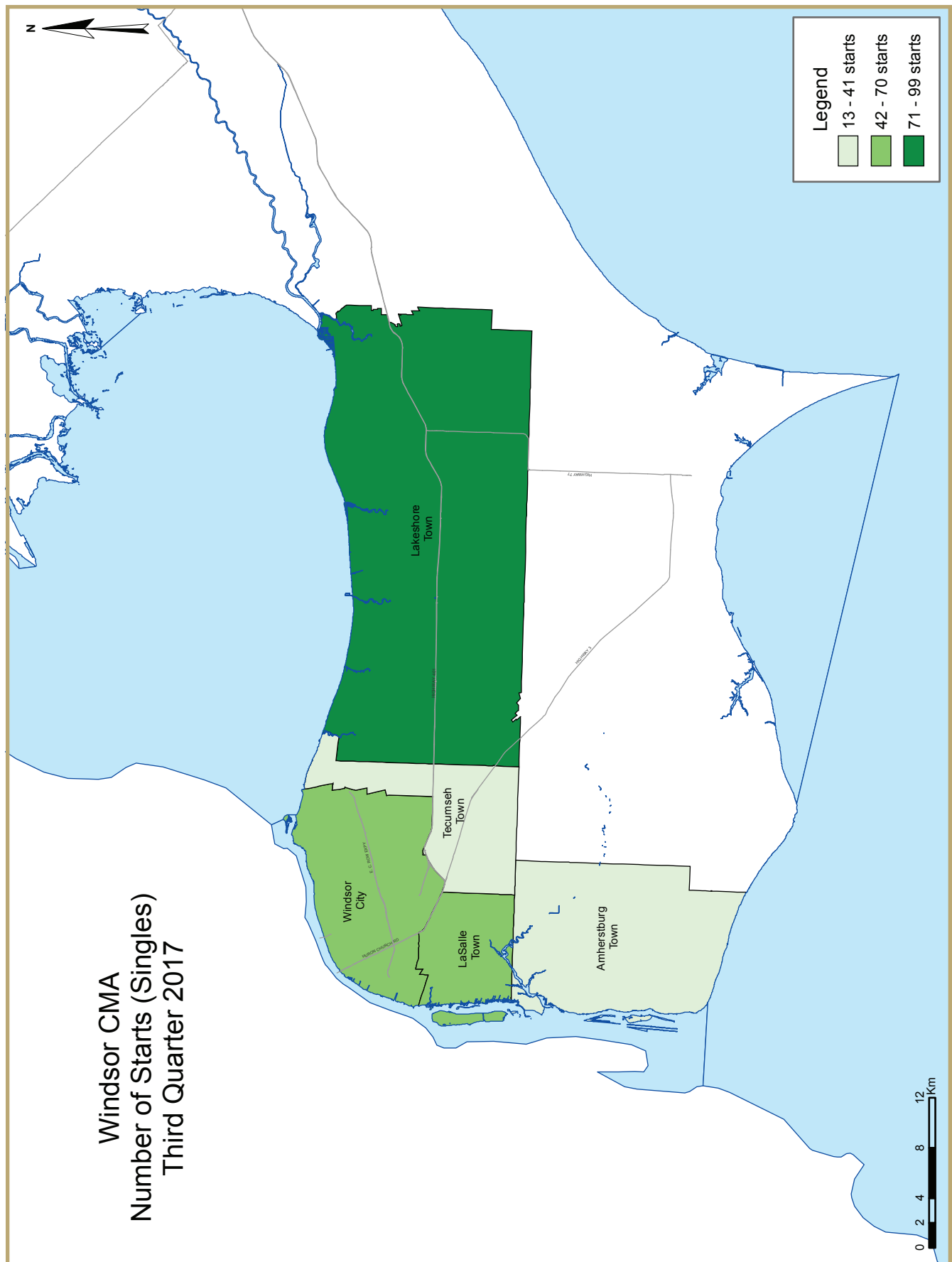
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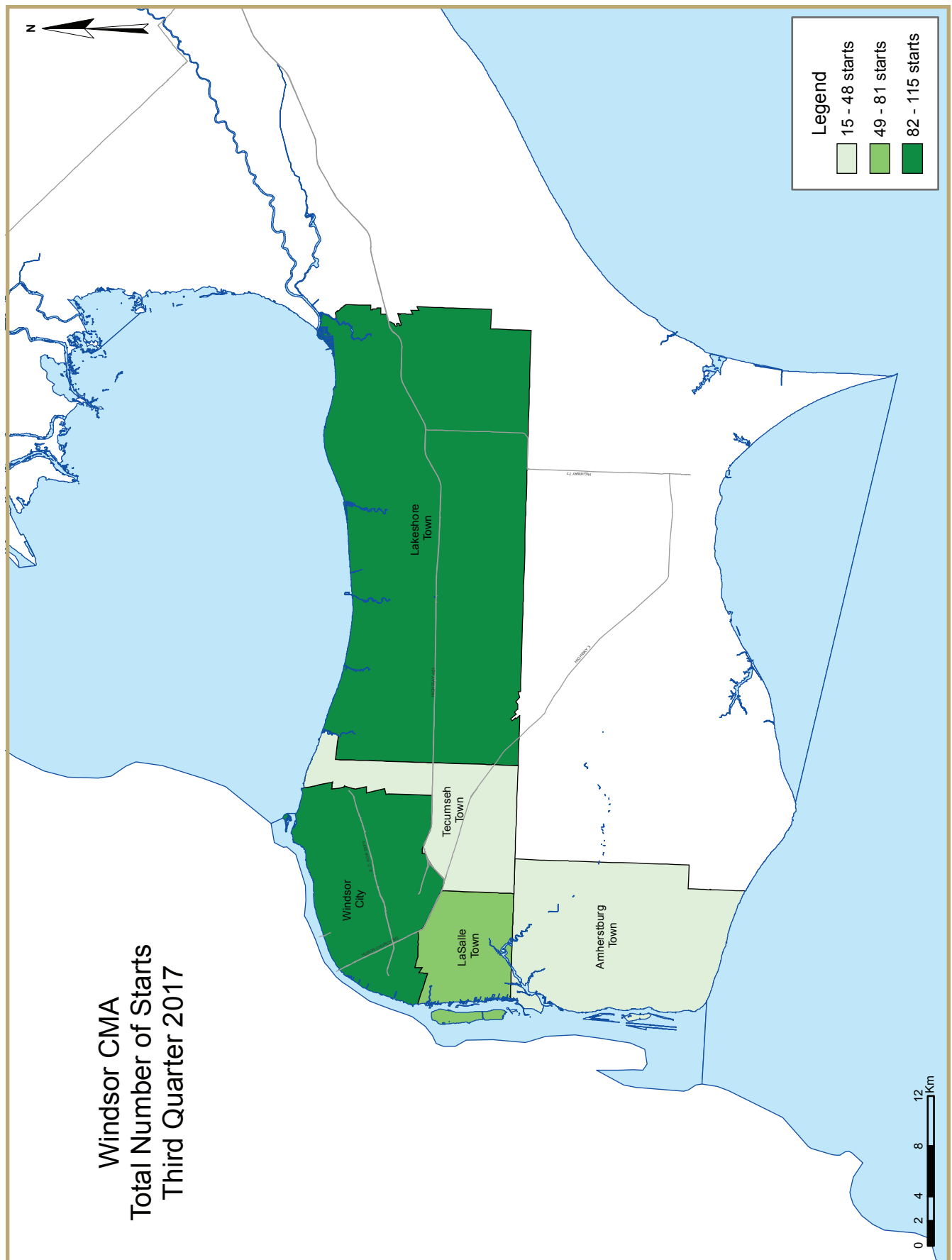
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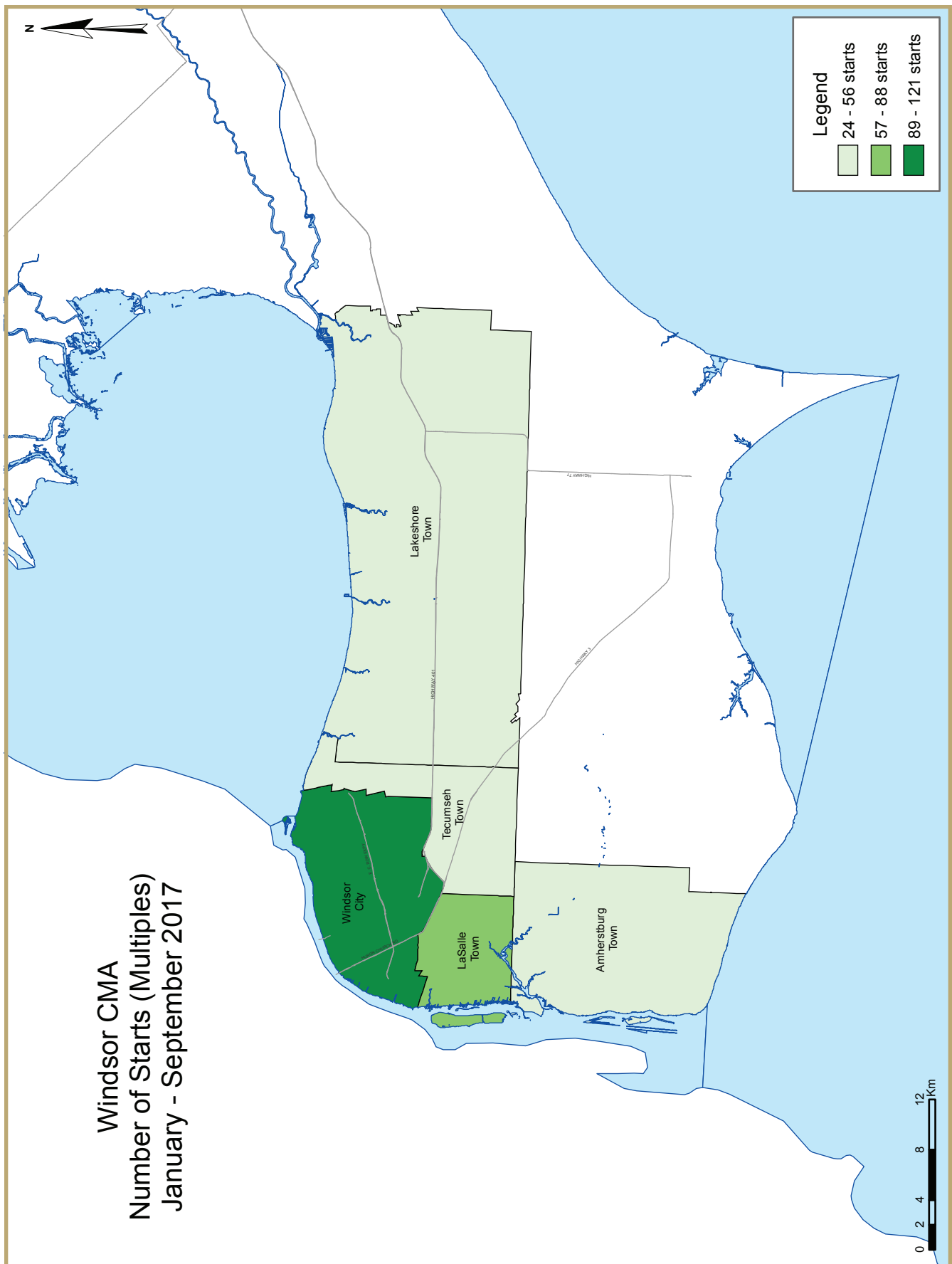
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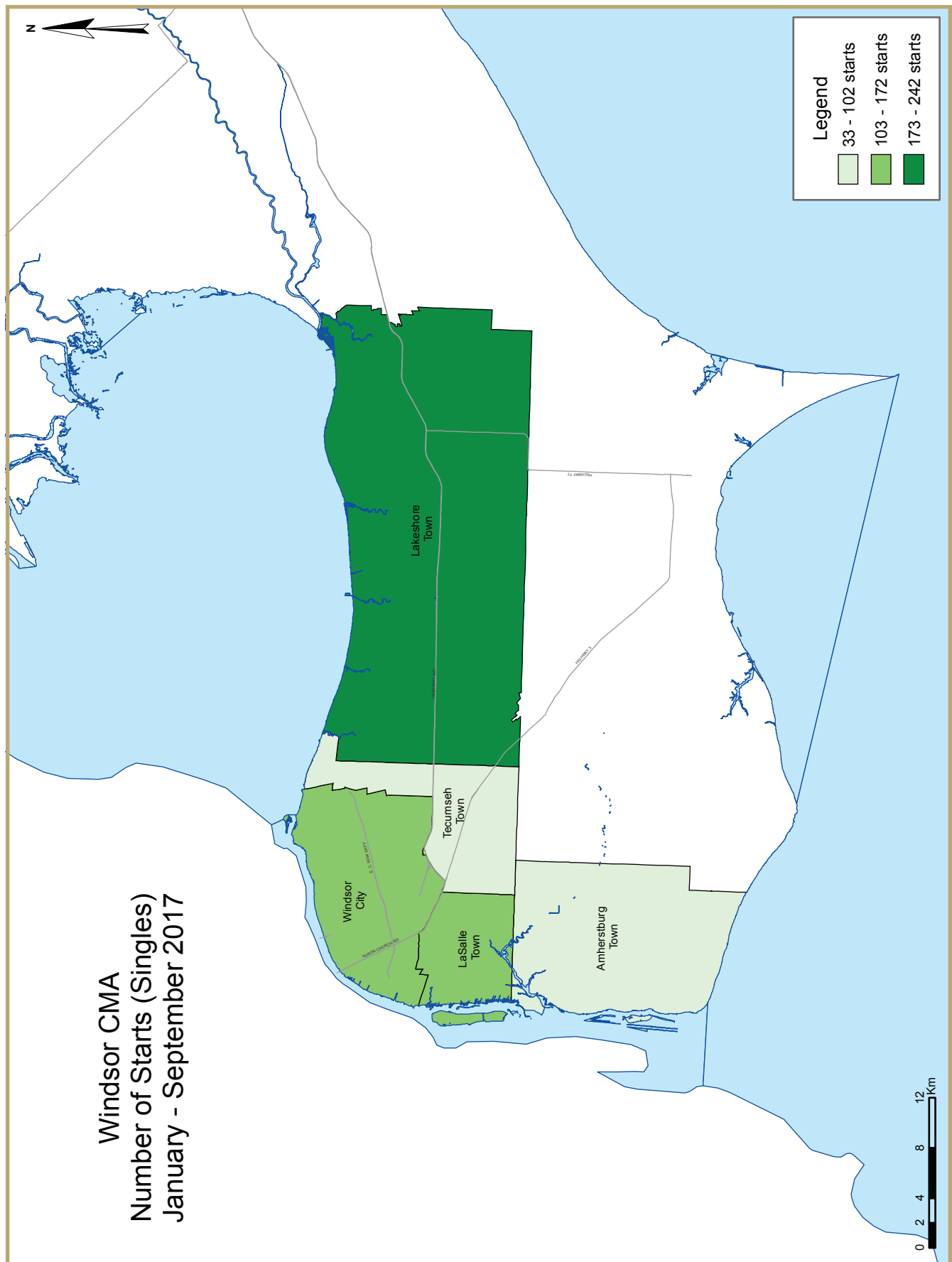
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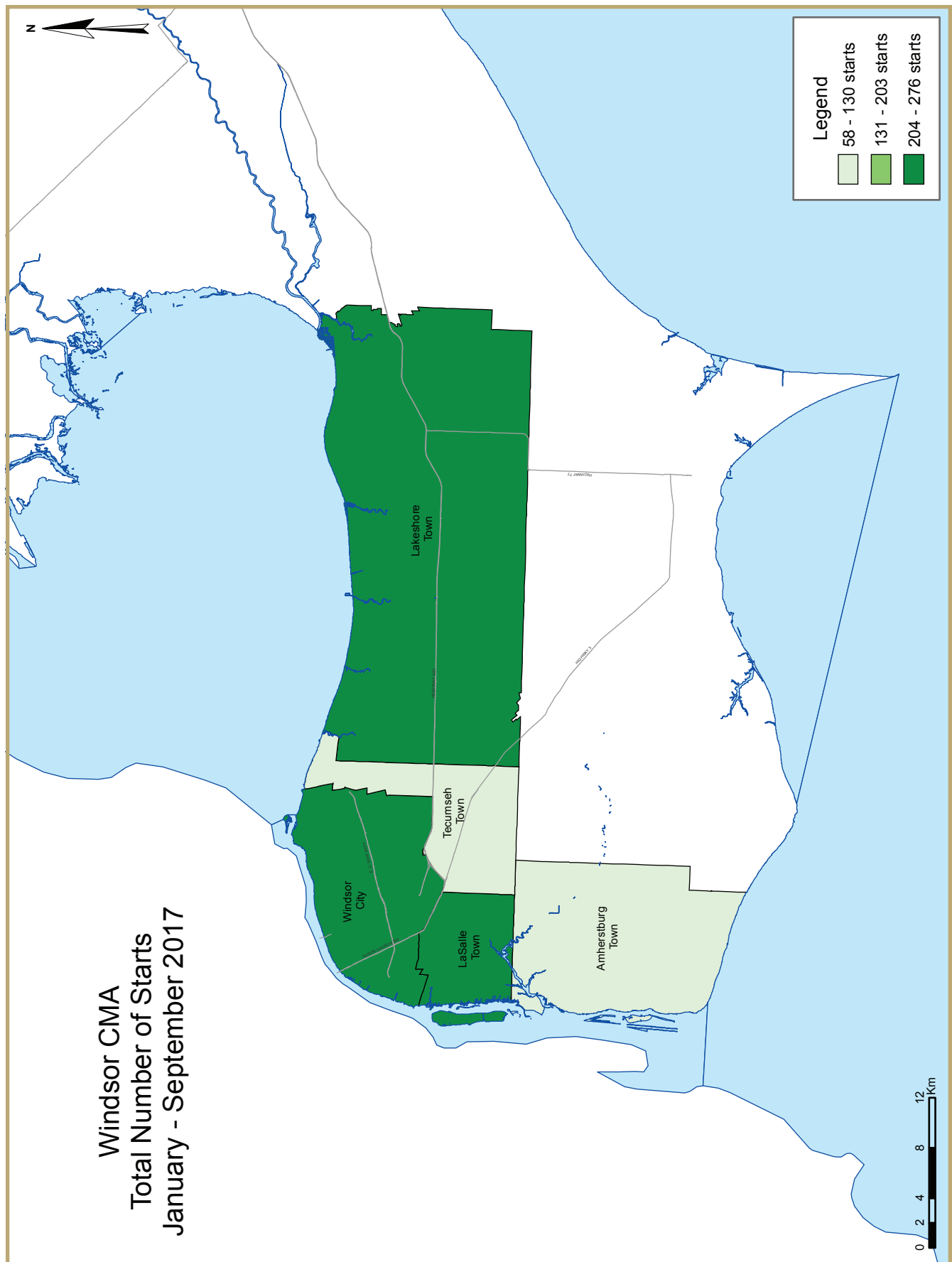












HOUSING NOW REPORT TABLES

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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- 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
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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 I: Housing Starts (SAAR and Trend)								
Third Quarter 2017								
Windsor CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	709	804	793	798	724	860	920	825
Multiples	301	462	492	612	288	368	444	414
Total	1,010	1,266	1,285	1,410	1,012	1,228	1,364	1,239
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	925	790	229	229	0.0%	612	628	2.6%
Multiples	337	351	117	116	-0.9%	343	275	-19.8%
Total	1,262	1,141	346	345	-0.3%	955	903	-5.4%

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 Windsor 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	229	58	56	0	0	2	0	0	345
Q3 2016	229	58	56	0	0	0	0	3	346
% Change	0.0	0.0	0.0	n/a	n/a	n/a	n/a	-100.0	-0.3
Year-to-date 2017	628	134	122	0	0	2	0	17	903
Year-to-date 2016	612	142	141	0	7	50	0	3	955
% Change	2.6	-5.6	-13.5	n/a	-100.0	-96.0	n/a	**	-5.4
UNDER CONSTRUCTION									
Q3 2017	478	120	91	0	0	8	0	30	727
Q3 2016	420	110	162	0	7	109	0	15	823
% Change	13.8	9.1	-43.8	n/a	-100.0	-92.7	n/a	100.0	-11.7
COMPLETIONS									
Q3 2017	205	58	99	0	0	0	0	6	368
Q3 2016	200	46	41	0	0	0	0	0	287
% Change	2.5	26.1	141.5	n/a	n/a	n/a	n/a	n/a	28.2
Year-to-date 2017	571	112	199	0	0	109	2	16	1,009
Year-to-date 2016	581	102	85	0	9	0	2	0	779
% Change	-1.7	9.8	134.1	n/a	-100.0	n/a	0.0	n/a	29.5
COMPLETED & NOT ABSORBED									
Q3 2017	115	51	59	0	0	0	n/a	n/a	225
Q3 2016	148	50	19	0	0	0	n/a	n/a	217
% Change	-22.3	2.0	**	n/a	n/a	n/a	n/a	n/a	3.7
ABSORBED									
Q3 2017	210	34	76	0	0	0	n/a	n/a	320
Q3 2016	222	43	34	0	0	0	n/a	n/a	299
% Change	-5.4	-20.9	123.5	n/a	n/a	n/a	n/a	n/a	7.0
Year-to-date 2017	599	112	179	0	4	109	n/a	n/a	1,003
Year-to-date 2016	559	78	69	0	9	0	n/a	n/a	715
% Change	7.2	43.6	159.4	n/a	-55.6	n/a	n/a	n/a	40.3

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									
Windsor City									
Q3 2017	47	28	38	0	0	2	0	0	115
Q3 2016	77	20	42	0	0	0	0	3	142
LaSalle Town									
Q3 2017	51	8	10	0	0	0	0	0	69
Q3 2016	50	20	3	0	0	0	0	0	73
Lakeshore Town									
Q3 2017	99	2	8	0	0	0	0	0	109
Q3 2016	78	2	0	0	0	0	0	0	80
Amherstburg Town									
Q3 2017	19	18	0	0	0	0	0	0	37
Q3 2016	10	10	0	0	0	0	0	0	20
Tecumseh Town									
Q3 2017	13	2	0	0	0	0	0	0	15
Q3 2016	14	6	11	0	0	0	0	0	31
Windsor CMA									
Q3 2017	229	58	56	0	0	2	0	0	345
Q3 2016	229	58	56	0	0	0	0	3	346
UNDER CONSTRUCTION									
Windsor City									
Q3 2017	112	38	54	0	0	2	0	18	224
Q3 2016	135	38	116	0	0	50	0	15	354
LaSalle Town									
Q3 2017	120	38	21	0	0	0	0	0	179
Q3 2016	89	46	6	0	0	0	0	0	141
Lakeshore Town									
Q3 2017	186	10	0	0	0	0	0	0	196
Q3 2016	136	2	0	0	0	0	0	0	138
Amherstburg Town									
Q3 2017	32	26	3	0	0	6	0	0	67
Q3 2016	34	16	4	0	7	0	0	0	61
Tecumseh Town									
Q3 2017	28	8	13	0	0	0	0	12	61
Q3 2016	26	8	36	0	0	59	0	0	129
Windsor CMA									
Q3 2017	478	120	91	0	0	8	0	30	727
Q3 2016	420	110	162	0	7	109	0	15	823

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			
COMPLETIONS									
Windsor City									
Q3 2017	67	14	70	0	0	0	0	0	151
Q3 2016	86	14	24	0	0	0	0	0	124
LaSalle Town									
Q3 2017	39	24	10	0	0	0	0	6	79
Q3 2016	27	24	9	0	0	0	0	0	60
Lakeshore Town									
Q3 2017	71	8	8	0	0	0	0	0	87
Q3 2016	56	0	0	0	0	0	0	0	56
Amherstburg Town									
Q3 2017	21	10	7	0	0	0	0	0	38
Q3 2016	16	8	8	0	0	0	0	0	32
Tecumseh Town									
Q3 2017	7	2	4	0	0	0	0	0	13
Q3 2016	15	0	0	0	0	0	0	0	15
Windsor CMA									
Q3 2017	205	58	99	0	0	0	0	6	368
Q3 2016	200	46	41	0	0	0	0	0	287
COMPLETED & NOT ABSORBED									
Windsor City									
Q3 2017	35	16	49	0	0	0	n/a	n/a	100
Q3 2016	40	31	15	0	0	0	n/a	n/a	86
LaSalle Town									
Q3 2017	30	20	1	0	0	0	n/a	n/a	51
Q3 2016	24	11	1	0	0	0	n/a	n/a	36
Lakeshore Town									
Q3 2017	36	4	0	0	0	0	n/a	n/a	40
Q3 2016	55	0	0	0	0	0	n/a	n/a	55
Amherstburg Town									
Q3 2017	11	11	0	0	0	0	n/a	n/a	22
Q3 2016	16	8	3	0	0	0	n/a	n/a	27
Tecumseh Town									
Q3 2017	3	0	9	0	0	0	n/a	n/a	12
Q3 2016	13	0	0	0	0	0	n/a	n/a	13
Windsor CMA									
Q3 2017	115	51	59	0	0	0	n/a	n/a	225
Q3 2016	148	50	19	0	0	0	n/a	n/a	217

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									
Windsor City									
Q3 2017	58	6	48	0	0	0	n/a	n/a	112
Q3 2016	84	12	17	0	0	0	n/a	n/a	113
LaSalle Town									
Q3 2017	37	17	10	0	0	0	n/a	n/a	64
Q3 2016	38	20	9	0	0	0	n/a	n/a	67
Lakeshore Town									
Q3 2017	81	4	8	0	0	0	n/a	n/a	93
Q3 2016	59	0	0	0	0	0	n/a	n/a	59
Amherstburg Town									
Q3 2017	20	5	10	0	0	0	n/a	n/a	35
Q3 2016	27	11	8	0	0	0	n/a	n/a	46
Tecumseh Town									
Q3 2017	14	2	0	0	0	0	n/a	n/a	16
Q3 2016	14	0	0	0	0	0	n/a	n/a	14
Windsor CMA									
Q3 2017	210	34	76	0	0	0	n/a	n/a	320
Q3 2016	222	43	34	0	0	0	n/a	n/a	299

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

**Table 1.3: History of Housing Starts of Windsor 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	804	184	200	0	7	56	0	15	1,266
% Change	13.4	80.4	60.0	n/a	133.3	-13.8	n/a	150.0	25.3
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453
% Change	-21.4	-62.5	9.5	0.0	9.7	-100.0	n/a	-20.0	-26.2
2007	416	48	21	1	62	46	0	20	614

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
Windsor City	47	77	28	20	38	42	2	3	115	142	-19.0
LaSalle Town	51	50	8	20	10	3	0	0	69	73	-5.5
Lakeshore Town	99	78	2	2	8	0	0	0	109	80	36.3
Amherstburg Town	19	10	18	10	0	0	0	0	37	20	85.0
Tecumseh Town	13	14	2	6	0	11	0	0	15	31	-51.6
Windsor CMA	229	229	58	58	56	56	2	3	345	346	-0.3

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
Windsor City	155	223	48	48	71	84	2	57	276	412	-33.0
LaSalle Town	140	113	40	64	25	9	5	0	210	186	12.9
Lakeshore Town	242	190	16	2	8	0	0	0	266	192	38.5
Amherstburg Town	58	51	24	20	11	19	0	0	93	90	3.3
Tecumseh Town	33	35	6	8	7	32	12	0	58	75	-22.7
Windsor CMA	628	612	134	142	122	144	19	57	903	955	-5.4

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
Windsor City	38	42	0	0	2	0	0	3
LaSalle Town	10	3	0	0	0	0	0	0
Lakeshore Town	8	0	0	0	0	0	0	0
Amherstburg Town	0	0	0	0	0	0	0	0
Tecumseh Town	0	11	0	0	0	0	0	0
Windsor CMA	56	56	0	0	2	0	0	3

**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
Windsor City	71	84	0	0	2	54	0	3
LaSalle Town	25	9	0	0	0	0	5	0
Lakeshore Town	8	0	0	0	0	0	0	0
Amherstburg Town	11	19	0	0	0	0	0	0
Tecumseh Town	7	32	0	0	0	0	12	0
Windsor CMA	122	144	0	0	2	54	17	3

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
Windsor City	113	139	2	0	0	3	115	142
LaSalle Town	69	73	0	0	0	0	69	73
Lakeshore Town	109	80	0	0	0	0	109	80
Amherstburg Town	37	20	0	0	0	0	37	20
Tecumseh Town	15	31	0	0	0	0	15	31
Windsor CMA	343	343	2	0	0	3	345	346

**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
Windsor City	274	359	2	50	0	3	276	412
LaSalle Town	205	186	0	0	5	0	210	186
Lakeshore Town	266	192	0	0	0	0	266	192
Amherstburg Town	93	83	0	7	0	0	93	90
Tecumseh Town	46	75	0	0	12	0	58	75
Windsor CMA	884	895	2	57	17	3	903	955

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
Windsor City	67	86	14	14	70	24	0	0	151	124	21.8
LaSalle Town	39	27	24	24	10	9	6	0	79	60	31.7
Lakeshore Town	71	56	8	0	8	0	0	0	87	56	55.4
Amherstburg Town	21	16	10	8	7	8	0	0	38	32	18.8
Tecumseh Town	7	15	2	0	4	0	0	0	13	15	-13.3
Windsor CMA	205	200	58	46	99	41	6	0	368	287	28.2

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
Windsor City	187	216	36	42	135	59	60	0	418	317	31.9
LaSalle Town	119	92	48	40	16	27	6	0	189	159	18.9
Lakeshore Town	179	183	8	0	8	0	0	0	195	183	6.6
Amherstburg Town	56	48	16	22	14	8	0	0	86	78	10.3
Tecumseh Town	30	42	6	0	26	0	59	0	121	42	188.1
Windsor CMA	571	581	114	104	199	94	125	0	1,009	779	29.5

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
Windsor City	70	24	0	0	0	0	0	0
LaSalle Town	10	9	0	0	0	0	6	0
Lakeshore Town	8	0	0	0	0	0	0	0
Amherstburg Town	7	8	0	0	0	0	0	0
Tecumseh Town	4	0	0	0	0	0	0	0
Windsor CMA	99	41	0	0	0	0	6	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
Windsor City	135	59	0	0	50	0	10	0
LaSalle Town	16	27	0	0	0	0	6	0
Lakeshore Town	8	0	0	0	0	0	0	0
Amherstburg Town	14	8	0	0	0	0	0	0
Tecumseh Town	26	0	0	0	59	0	0	0
Windsor CMA	199	94	0	0	109	0	16	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
Windsor City	151	124	0	0	0	0	151	124
LaSalle Town	73	60	0	0	6	0	79	60
Lakeshore Town	87	56	0	0	0	0	87	56
Amherstburg Town	38	32	0	0	0	0	38	32
Tecumseh Town	13	15	0	0	0	0	13	15
Windsor CMA	362	287	0	0	6	0	368	287

**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
Windsor City	356	309	50	6	12	2	418	317
LaSalle Town	183	156	0	3	6	0	189	159
Lakeshore Town	195	183	0	0	0	0	195	183
Amherstburg Town	86	78	0	0	0	0	86	78
Tecumseh Town	62	42	59	0	0	0	121	42
Windsor CMA	882	768	109	9	18	2	1,009	779

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 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q3 2017	1	1.7	7	12.1	25	43.1	20	34.5	5	8.6	58	390,000	391,982
Q3 2016	11	13.3	20	24.1	34	41.0	16	19.3	2	2.4	83	320,000	340,063
Year-to-date 2017	4	2.2	17	9.2	66	35.7	74	40.0	24	13.0	185	410,000	420,785
Year-to-date 2016	33	16.0	47	22.8	83	40.3	30	14.6	13	6.3	206	325,000	348,184
LaSalle Town													
Q3 2017	0	0.0	1	2.7	12	32.4	3	8.1	21	56.8	37	520,000	532,757
Q3 2016	0	0.0	1	2.6	5	13.2	12	31.6	20	52.6	38	500,000	552,202
Year-to-date 2017	0	0.0	2	1.7	37	31.1	23	19.3	57	47.9	119	500,000	544,794
Year-to-date 2016	1	0.9	6	5.6	27	25.0	39	36.1	35	32.4	108	455,000	478,013
Lakeshore Town													
Q3 2017	1	1.3	0	0.0	28	35.0	32	40.0	19	23.8	80	440,000	455,021
Q3 2016	0	0.0	3	5.3	21	36.8	24	42.1	9	15.8	57	400,000	462,658
Year-to-date 2017	3	1.6	5	2.7	58	31.2	81	43.5	39	21.0	186	430,000	448,808
Year-to-date 2016	18	11.7	21	13.6	53	34.4	47	30.5	15	9.7	154	390,000	401,284
Amherstburg Town													
Q3 2017	2	10.0	4	20.0	5	25.0	4	20.0	5	25.0	20	-	435,091
Q3 2016	3	11.1	10	37.0	12	44.4	1	3.7	1	3.7	27	-	335,453
Year-to-date 2017	5	8.2	18	29.5	21	34.4	10	16.4	7	11.5	61	-	404,342
Year-to-date 2016	4	9.5	13	31.0	18	42.9	5	11.9	2	4.8	42	-	330,935
Tecumseh Town													
Q3 2017	0	0.0	0	0.0	1	7.1	4	28.6	9	64.3	14	-	621,393
Q3 2016	0	0.0	0	0.0	1	7.1	4	28.6	9	64.3	14	-	530,578
Year-to-date 2017	0	0.0	1	2.2	3	6.5	16	34.8	26	56.5	46	-	569,562
Year-to-date 2016	0	0.0	1	3.0	3	9.1	9	27.3	20	60.6	33	-	507,889
Windsor CMA													
Q3 2017	4	1.9	12	5.7	71	34.0	63	30.1	59	28.2	209	430,000	457,520
Q3 2016	14	6.4	34	15.5	73	33.3	57	26.0	41	18.7	219	390,000	420,908
Year-to-date 2017	12	2.0	43	7.2	185	31.0	204	34.2	153	25.6	597	430,000	460,659
Year-to-date 2016	56	10.3	88	16.2	184	33.9	130	23.9	85	15.7	543	380,000	398,591

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
Windsor City	391,982	340,063	15.3	420,785	348,184	20.9
LaSalle Town	532,757	552,202	-3.5	544,794	478,013	14.0
Lakeshore Town	455,021	462,658	-1.7	448,808	401,284	11.8
Amherstburg Town	435,091	335,453	29.7	404,342	330,935	22.2
Tecumseh Town	621,393	530,578	17.1	569,562	507,889	12.1
Windsor CMA	457,520	420,908	8.7	460,659	398,591	15.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Windsor

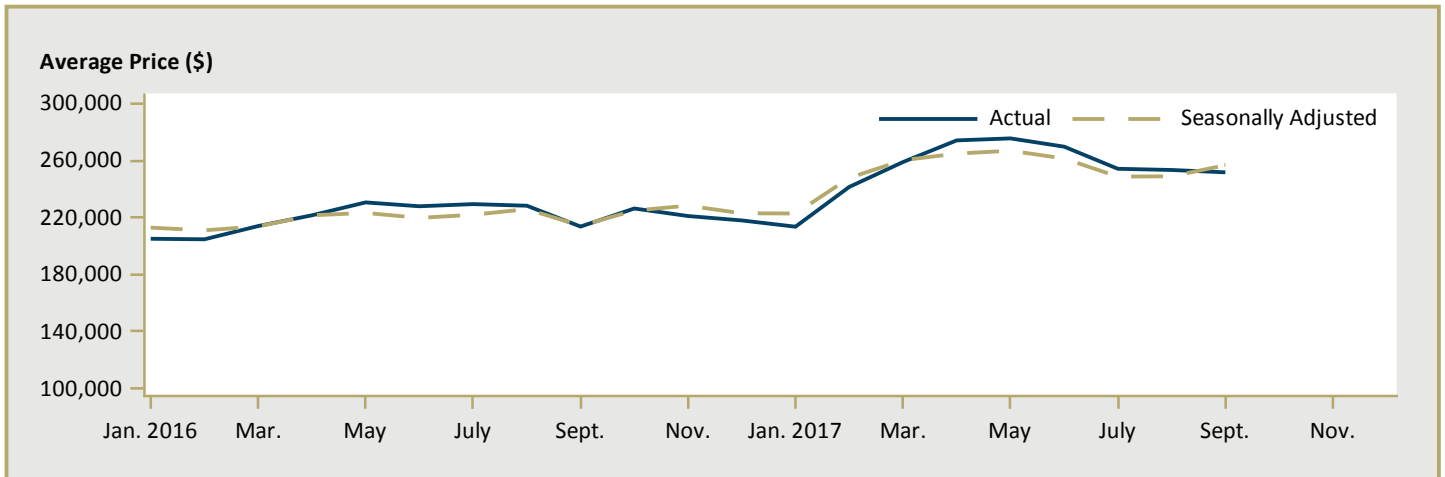


Figure 5.2: MLS® Residential Sales for Windsor

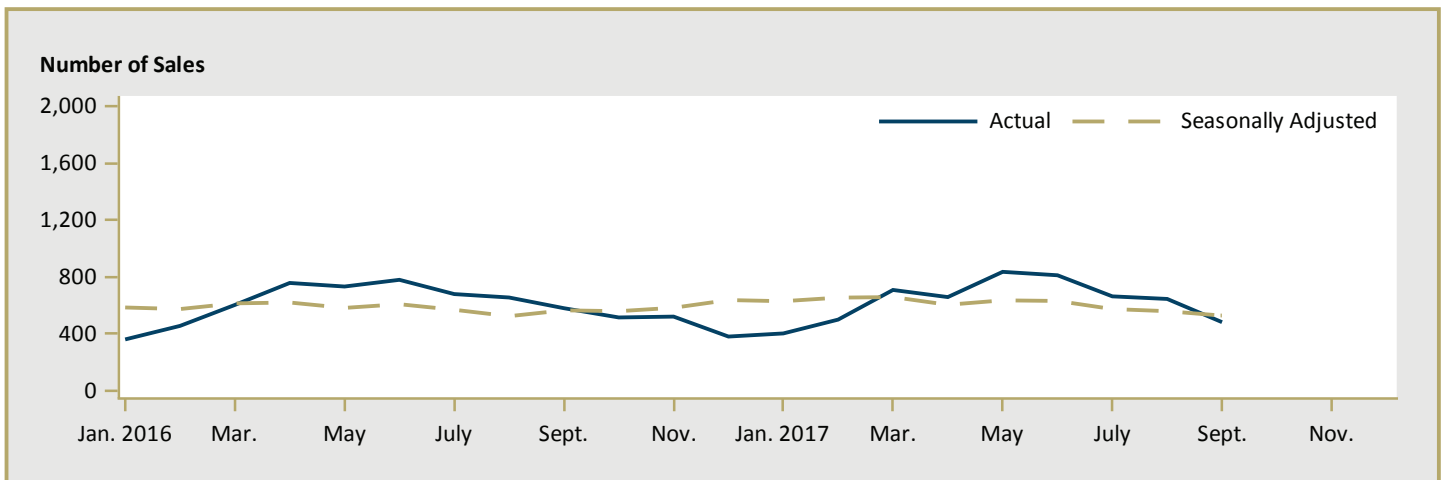
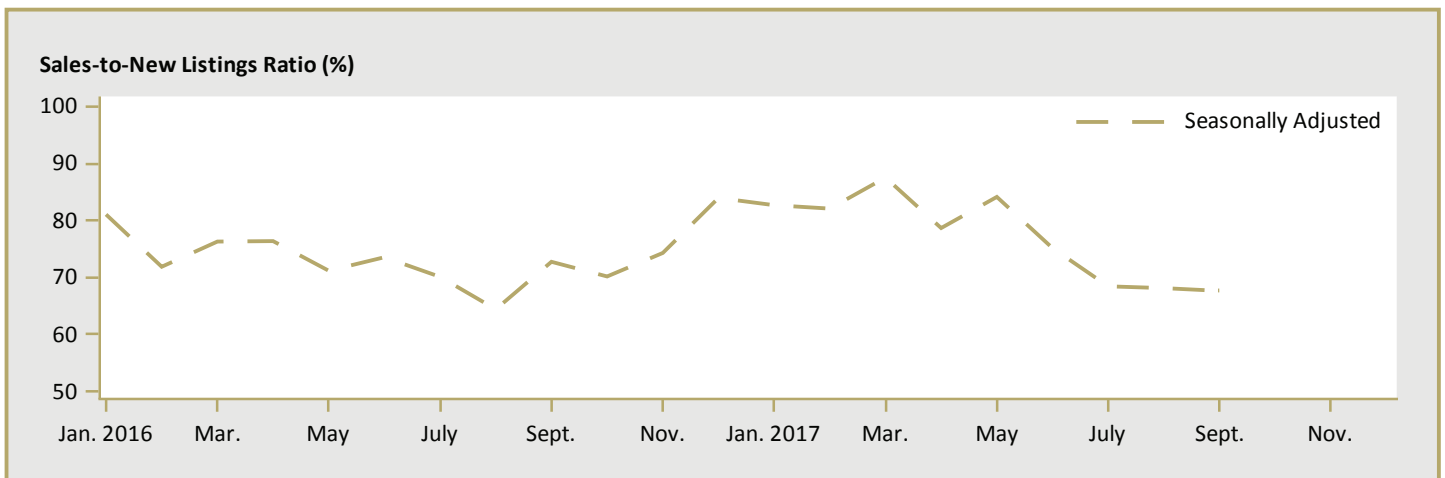


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Windsor



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, Windsor CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Windsor 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	95.3	127.8	156.4	8.9	61.1	863
	February	561	3.14	4.64	95.3	128.2	158.3	7.4	60.9	865
	March	561	3.14	4.64	95.7	129.0	160.4	6.7	61.2	871
	April	561	3.14	4.64	95.4	129.6	162.6	6.1	61.6	884
	May	561	3.14	4.64	96.2	130.1	164.3	6.2	62.3	892
	June	561	3.14	4.64	97.1	130.4	166.7	6.4	63.2	901
	July	567	3.14	4.74	96.9	130.3	167.6	6.3	63.5	903
	August	567	3.14	4.74	96.8	129.9	168.5	6.2	63.6	894
	September	561	3.14	4.64	98.0	130.1	167.4	5.6	62.8	895
	October	561	3.14	4.64	99.5	130.6	166.4	5.3	62.2	892
	November	561	3.14	4.64	99.8	130.2	163.8	5.8	61.4	891
	December	561	3.14	4.64	100.0	130.0	161.8	5.7	60.5	883
2017	January	561	3.14	4.64	100.7	130.8	162.3	5.4	60.6	889
	February	561	3.14	4.64	101.2	131.2	161.3	5.1	59.9	892
	March	561	3.14	4.64	101.6	131.4	161.2	5.2	59.9	897
	April	561	3.14	4.64	101.6	132.0	159.8	4.9	59.1	893
	May	561	3.14	4.64	101.5	131.9	159.5	5.0	59.0	895
	June	561	3.14	4.64	101.5	132.1	160.5	5.2	59.5	893
	July	573	3.14	4.84	101.5	131.9	160.3	6.2	59.9	887
	August	573	3.14	4.84	101.8	131.8	163.4	6.2	61.0	884
	September	575	3.09	4.89		132.3	164.1	5.8	61.0	887
	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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