

HOUSING NOW TABLES

Québec CMA

Date Released: Fourth Quarter 2017



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Publication Update!

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

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

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

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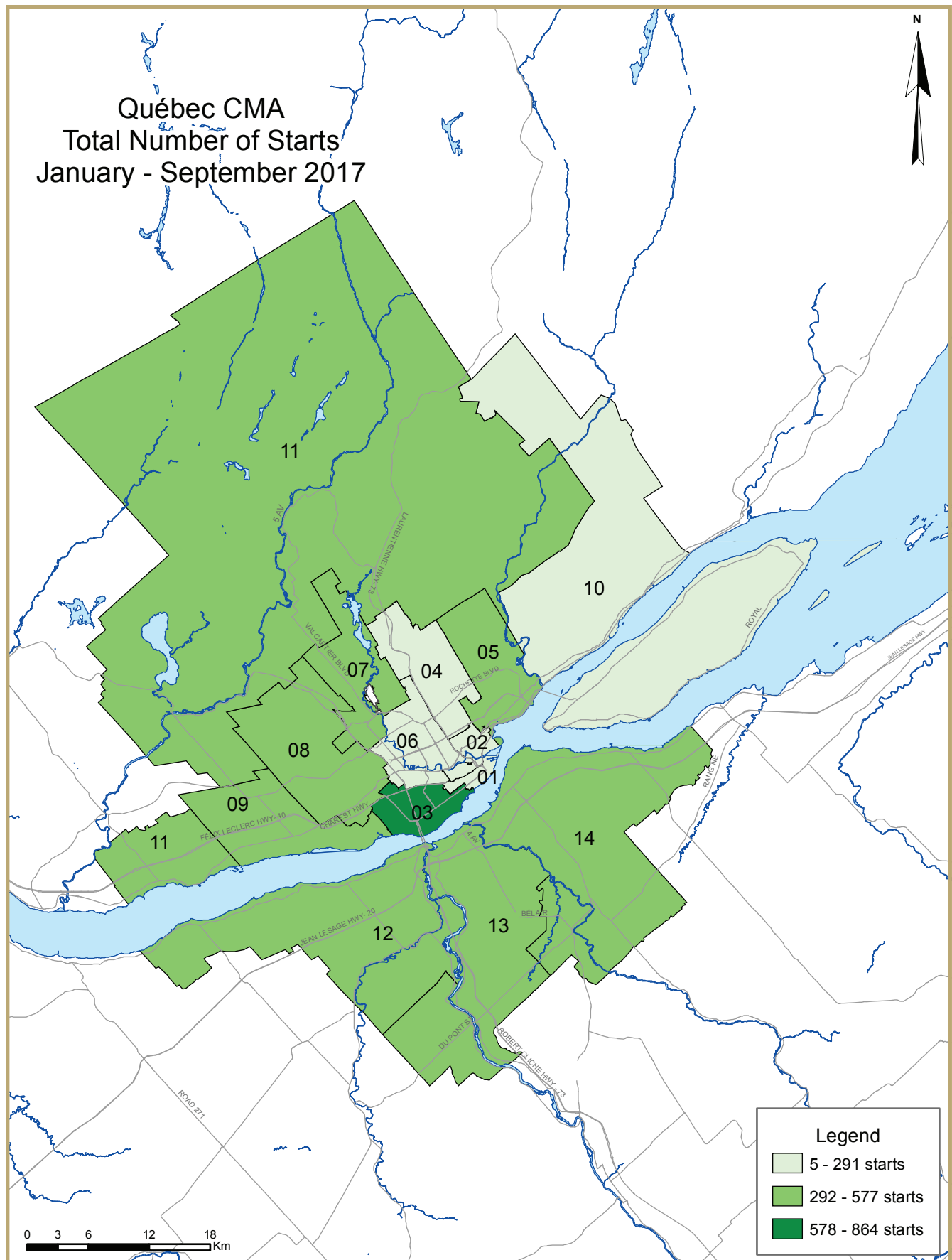
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ZONE DESCRIPTIONS - QUEBEC CMA			
Zones	Name	Municipalities and Zones	Large Zones
Zone 1	Haute-Ville	Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec–Cap-Blanc–colline-Parlementaire and Saint-Sacrement	Québec Agglomeration
Zone 2	Basse-Ville	Districts of Saint-Roch, Saint-Sauveur, Maizerets, Vieux-Limoilou and Laitet	Québec Agglomeration
Zone 3	Sainte-Foy–Sillery	Districts of Sillery, Cité-Universitaire, Pointe-de-Sainte-Foy, Saint-Louis and Plateau	Québec Agglomeration
Zone 6	Charlesbourg	Borough of Charlesbourg	Québec Agglomeration
Zone 5	Beauport	Borough of Beauport	Québec Agglomeration
Zone 4	Les Rivières	Borough of Les Rivières	Québec Agglomeration
Zone 7	Haute-Saint-Charles	Districts of Lac-Saint-Charles, Châtelets, Saint-Émile and Loretteville	Québec Agglomeration
Zone 8	Val-Bélair–L'Ancienne-Lorette	Districts of Val-Bélair and Aéroport, and city of L'Ancienne-Lorette	Québec Agglomeration
Zone 9	Saint-Augustin–Cap-Rouge	City of Saint-Augustin-de-Desmaures and district of Cap-Rouge	Québec Agglomeration
Zone 10	Côte-de-Beaupré	Regional county municipalities of La Côte-de-Beaupré and L'Île-d'Orléans	Northern Suburbs
Zone 11	Jacques-Cartier	Regional county municipality of La Jacques-Cartier and city of Neuville	Northern Suburbs
Zone 12	South Shore West	Borough of Les Chutes-de-la-Chaudière-Ouest	South Shore
Zone 13	South Shore Centre	Borough of Les Chutes-de-la-Chaudière-Est and municipality of Saint-Lambert-de-Lauzon	South Shore
Zone 14	South Shore East	Borough of Desjardins and municipalities of Saint-Henri and Beaumont	South Shore

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
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- 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 I: Housing Starts (SAAR and Trend)								
Third Quarter 2017								
Quebec CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	826	873	1,389	823	690	874	891	873
Multiples	4,616	3,893	4,368	6,948	10,428	5,148	6,144	7,484
Total	5,442	4,766	5,757	7,771	11,118	6,022	7,035	8,357
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	807	1,125	225	248	10.2%	622	636	2.3%
Multiples	6,402	5,478	1,149	1,812	57.7%	2,895	4,192	44.8%
Total	7,209	6,603	1,374	2,060	49.9%	3,517	4,828	37.3%

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 I.1: Housing Activity Summary of Québec 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	248	118	27	0	0	198	0	1,365	2,060
Q3 2016	225	80	99	0	0	103	8	859	1,374
% Change	10.2	47.5	-72.7	n/a	n/a	92.2	-100.0	58.9	49.9
Year-to-date 2017	636	394	133	0	16	1,129	0	2,416	4,828
Year-to-date 2016	622	340	187	0	0	227	24	2,117	3,517
% Change	2.3	15.9	-28.9	n/a	n/a	**	-100.0	14.1	37.3
UNDER CONSTRUCTION									
Q3 2017	314	144	79	0	0	1,446	0	2,513	4,600
Q3 2016	308	141	157	0	5	623	16	2,703	3,953
% Change	1.9	2.1	-49.7	n/a	-100.0	132.1	-100.0	-7.0	16.4
COMPLETIONS									
Q3 2017	292	176	70	0	3	110	44	1,385	2,101
Q3 2016	326	138	73	0	3	224	8	1,682	2,454
% Change	-10.4	27.5	-4.1	n/a	0.0	-50.9	**	-17.7	-14.4
Year-to-date 2017	583	338	163	0	8	231	48	2,643	4,035
Year-to-date 2016	553	292	124	0	11	360	12	2,152	3,504
% Change	5.4	15.8	31.5	n/a	-27.3	-35.8	**	22.8	15.2
COMPLETED & NOT ABSORBED									
Q3 2017	42	138	62	0	7	217	n/a	n/a	466
Q3 2016	58	120	66	0	16	359	n/a	n/a	619
% Change	-27.6	15.0	-6.1	n/a	-56.3	-39.6	n/a	n/a	-24.7
ABSORBED									
Q3 2017	296	151	76	0	10	175	n/a	n/a	708
Q3 2016	320	116	73	0	5	198	n/a	n/a	712
% Change	-7.5	30.2	4.1	n/a	100.0	-11.6	n/a	n/a	-0.6
Year-to-date 2017	600	333	163	0	15	285	n/a	n/a	1,396
Year-to-date 2016	573	327	120	0	18	491	n/a	n/a	1,529
% Change	4.7	1.8	35.8	n/a	-16.7	-42.0	n/a	n/a	-8.7

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									
Québec Agglomeration									
Q3 2017	53	72	20	0	0	188	0	851	1,184
Q3 2016	51	58	84	0	0	99	8	668	968
Northern Suburbs									
Q3 2017	126	18	3	0	0	0	0	102	249
Q3 2016	124	10	6	0	0	0	0	3	143
South Shore									
Q3 2017	69	28	4	0	0	10	0	412	627
Q3 2016	50	12	9	0	0	4	0	188	263
Québec CMA									
Q3 2017	248	118	27	0	0	198	0	1,365	2,060
Q3 2016	225	80	99	0	0	103	8	859	1,374
City of Québec									
Q3 2017	50	60	20	0	0	188	0	783	1,101
Q3 2016	45	58	76	0	0	99	8	668	954
City of Lévis									
Q3 2017	61	28	4	0	0	10	0	412	619
Q3 2016	47	12	9	0	0	0	0	188	256
UNDER CONSTRUCTION									
Québec Agglomeration									
Q3 2017	71	80	45	0	0	1,223	0	1,705	3,124
Q3 2016	75	89	122	0	0	607	8	2,031	2,932
Northern Suburbs									
Q3 2017	157	24	25	0	0	37	0	102	345
Q3 2016	148	28	12	0	5	0	0	2	195
South Shore									
Q3 2017	86	40	9	0	0	186	0	706	1,131
Q3 2016	85	24	23	0	0	16	8	670	826
Québec CMA									
Q3 2017	314	144	79	0	0	1,446	0	2,513	4,600
Q3 2016	308	141	157	0	5	623	16	2,703	3,953
City of Québec									
Q3 2017	67	68	45	0	0	1,048	0	1,422	2,650
Q3 2016	65	89	114	0	0	226	8	2,031	2,533
City of Lévis									
Q3 2017	76	36	9	0	0	186	0	706	1,117
Q3 2016	72	24	23	0	0	12	0	670	801

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									
Québec Agglomeration									
Q3 2017	71	94	44	0	3	98	42	1,058	1,431
Q3 2016	91	92	47	0	3	196	8	1,481	1,918
Northern Suburbs									
Q3 2017	158	16	13	0	0	0	0	15	202
Q3 2016	155	24	14	0	0	0	0	4	197
South Shore									
Q3 2017	63	66	13	0	0	12	2	312	468
Q3 2016	80	22	12	0	0	28	0	197	339
Québec CMA									
Q3 2017	292	176	70	0	3	110	44	1,385	2,101
Q3 2016	326	138	73	0	3	224	8	1,682	2,454
City of Québec									
Q3 2017	68	92	44	0	3	98	42	993	1,361
Q3 2016	86	90	31	0	3	196	8	1,463	1,877
City of Lévis									
Q3 2017	52	66	11	0	0	12	2	305	448
Q3 2016	71	20	12	0	0	28	0	197	328
COMPLETED & NOT ABSORBED									
Québec Agglomeration									
Q3 2017	11	75	27	0	5	190	n/a	n/a	308
Q3 2016	14	71	32	0	15	295	n/a	n/a	427
Northern Suburbs									
Q3 2017	22	19	5	0	2	9	n/a	n/a	57
Q3 2016	30	25	5	0	1	21	n/a	n/a	82
South Shore									
Q3 2017	9	44	30	0	0	18	n/a	n/a	101
Q3 2016	14	24	29	0	0	43	n/a	n/a	110
Québec CMA									
Q3 2017	42	138	62	0	7	217	n/a	n/a	466
Q3 2016	58	120	66	0	16	359	n/a	n/a	619
City of Québec									
Q3 2017	10	74	26	0	5	169	n/a	n/a	284
Q3 2016	14	69	27	0	15	265	n/a	n/a	390
City of Lévis									
Q3 2017	8	43	30	0	0	18	n/a	n/a	99
Q3 2016	13	22	29	0	0	43	n/a	n/a	107

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									
Québec Agglomeration									
Q3 2017	75	86	52	0	10	149	n/a	n/a	372
Q3 2016	89	83	37	0	5	169	n/a	n/a	383
Northern Suburbs									
Q3 2017	159	17	11	0	0	7	n/a	n/a	194
Q3 2016	155	18	18	0	0	1	n/a	n/a	192
South Shore									
Q3 2017	62	48	13	0	0	19	n/a	n/a	142
Q3 2016	76	15	18	0	0	28	n/a	n/a	137
Québec CMA									
Q3 2017	296	151	76	0	10	175	n/a	n/a	708
Q3 2016	320	116	73	0	5	198	n/a	n/a	712
City of Québec									
Q3 2017	72	85	45	0	10	145	n/a	n/a	357
Q3 2016	83	82	23	0	5	166	n/a	n/a	359
City of Lévis									
Q3 2017	51	48	11	0	0	19	n/a	n/a	129
Q3 2016	67	13	18	0	0	28	n/a	n/a	126

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

**Table 1.3: History of Housing Starts of Québec 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	873	422	240	0	3	436	58	2,734	4,766
% Change	5.7	14.7	81.8	n/a	-78.6	-56.2	**	-11.9	-12.4
2015	826	368	132	0	14	996	3	3,103	5,442
% Change	-6.9	-39.5	-3.6	n/a	16.7	-14.3	-50.0	99.7	22.3
2014	887	608	137	0	12	1,162	6	1,554	4,449
% Change	-7.7	16.0	12.3	n/a	-7.7	-20.5	-33.3	0.8	-4.9
2013	961	524	122	0	13	1,462	9	1,542	4,680
% Change	-23.5	0.8	-69.4	-100.0	-74.0	-42.2	-52.6	3.4	-27.1
2012	1,257	520	399	1	50	2,530	19	1,492	6,416
% Change	-6.8	-36.9	-5.2	n/a	163.2	28.6	n/a	90.3	17.8
2011	1,349	824	421	0	19	1,967	0	784	5,445
% Change	-23.7	0.7	-1.6	n/a	-63.5	17.4	-100.0	-56.3	-18.1
2010	1,768	818	428	0	52	1,675	3	1,795	6,652
% Change	1.3	33.7	42.7	n/a	**	29.0	0.0	33.6	20.7
2009	1,746	612	300	0	17	1,298	3	1,344	5,513
% Change	-14.0	23.4	-8.0	n/a	-65.3	16.8	n/a	-0.7	1.0
2008	2,031	496	326	0	49	1,111	0	1,353	5,457
% Change	-5.3	65.3	-19.7	n/a	**	52.4	-100.0	-13.5	3.3
2007	2,144	300	406	0	11	729	3	1,564	5,284

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
Québec Agglomeration											
Haute-Ville	0	0	2	4	0	0	3	110	5	114	-95.6
Basse-Ville	0	0	0	0	0	74	13	163	13	237	-94.5
Sainte-Foy-Sillery	6	6	2	2	4	4	160	106	172	118	45.8
Charlesbourg	3	13	6	0	0	0	40	112	49	125	-60.8
Beauport	12	6	4	26	0	0	217	27	233	59	**
Les Rivières	2	3	4	0	8	0	85	243	99	246	-59.8
Haute-Saint-Charles	6	11	24	14	0	0	140	6	170	31	**
Val-Bélair-L'Ancienne-Lorette	20	6	18	12	0	8	324	6	362	32	**
Saint-Augustin-Cap-Rouge	4	6	12	0	0	0	65	0	81	6	**
Northern Suburbs											
Côte-de-Beaupré	37	34	4	0	0	0	102	1	143	35	**
Jacques-Cartier	89	90	14	10	3	6	0	2	106	108	-1.9
South Shore											
South Shore West	29	27	12	2	4	0	132	6	177	35	**
South Shore Centre	12	12	12	8	0	0	202	162	226	182	24.2
South Shore East	28	11	4	2	0	7	192	26	224	46	**
Québec CMA	248	225	118	80	19	99	1,675	970	2,060	1,374	49.9

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
Québec Agglomeration											
Haute-Ville	0	0	2	4	0	0	3	120	5	124	-96.0
Basse-Ville	2	1	0	0	0	74	260	200	262	275	-4.7
Sainte-Foy-Sillery	14	28	14	12	4	4	832	312	864	356	142.7
Charlesbourg	18	33	38	62	0	0	56	463	112	558	-79.9
Beauport	26	34	18	50	33	26	279	127	356	237	50.2
Les Rivières	4	5	12	6	27	0	130	288	173	299	-42.1
Haute-Saint-Charles	23	25	54	34	0	0	234	96	311	155	100.6
Val-Bélair-L'Ancienne-Lorette	58	21	54	56	0	24	367	51	479	152	**
Saint-Augustin-Cap-Rouge	6	15	12	0	0	0	382	0	400	15	**
Northern Suburbs											
Côte-de-Beaupré	75	70	12	6	9	8	122	1	218	85	156.5
Jacques-Cartier	240	221	32	44	18	12	26	10	316	287	10.1
South Shore											
South Shore West	72	72	40	12	4	0	378	168	494	252	96.0
South Shore Centre	29	47	72	24	3	4	286	184	390	259	50.6
South Shore East	69	50	34	30	11	19	334	364	448	463	-3.2
Québec CMA	636	622	394	340	109	171	3,689	2,384	4,828	3,517	37.3

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
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	3	110
Basse-Ville	0	66	0	8	0	93	13	70
Sainte-Foy-Sillery	4	4	0	0	160	0	0	106
Charlesbourg	0	0	0	0	2	4	38	108
Beauport	0	0	0	0	6	2	211	25
Les Rivières	8	0	0	0	16	0	69	243
Haute-Saint-Charles	0	0	0	0	0	0	140	6
Val-Bélair-L'Ancienne-Lorette	0	8	0	0	12	6	312	0
Saint-Augustin-Cap-Rouge	0	0	0	0	0	0	65	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	0	0	102	1
Jacques-Cartier	3	6	0	0	0	0	0	2
South Shore								
South Shore West	4	0	0	0	10	0	18	6
South Shore Centre	0	0	0	0	0	4	202	158
South Shore East	0	7	0	0	0	2	192	24
Québec CMA	19	91	0	8	206	111	1,365	859

**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
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	2	3	118
Basse-Ville	0	66	0	8	127	101	133	99
Sainte-Foy-Sillery	4	4	0	0	752	14	80	298
Charlesbourg	0	0	0	0	10	51	46	412
Beauport	33	18	0	8	50	20	229	107
Les Rivières	27	0	0	0	16	16	114	272
Haute-Saint-Charles	0	0	0	0	0	6	234	90
Val-Bélair-L'Ancienne-Lorette	0	24	0	0	33	20	334	31
Saint-Augustin-Cap-Rouge	0	0	0	0	102	0	280	0
Northern Suburbs								
Côte-de-Beaupré	9	8	0	0	20	0	102	1
Jacques-Cartier	18	12	0	0	19	6	7	4
South Shore								
South Shore West	4	0	0	0	14	18	260	150
South Shore Centre	3	4	0	0	0	6	286	178
South Shore East	11	11	0	8	26	7	308	357
Québec CMA	109	147	0	24	1,169	267	2,416	2,117

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
Québec Agglomeration								
Haute-Ville	2	4	0	0	3	110	5	114
Basse-Ville	0	66	0	93	13	78	13	237
Sainte-Foy-Sillery	12	12	160	0	0	106	172	118
Charlesbourg	11	17	0	0	38	108	49	125
Beauport	22	34	0	0	211	25	233	59
Les Rivières	14	3	16	0	69	243	99	246
Haute-Saint-Charles	30	25	0	0	140	6	170	31
Val-Bélair-L'Ancienne-Lorette	38	26	12	6	312	0	362	32
Saint-Augustin-Cap-Rouge	16	6	0	0	65	0	81	6
Northern Suburbs								
Côte-de-Beaupré	41	34	0	0	102	1	143	35
Jacques-Cartier	106	106	0	0	0	2	106	108
South Shore								
South Shore West	45	29	10	0	18	6	177	35
South Shore Centre	24	20	0	4	202	158	226	182
South Shore East	32	22	0	0	192	24	224	46
Québec CMA	393	404	198	103	1,365	867	2,060	1,374

**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
Québec Agglomeration								
Haute-Ville	2	4	0	2	3	118	5	124
Basse-Ville	2	67	127	101	133	107	262	275
Sainte-Foy-Sillery	32	52	752	6	80	298	864	356
Charlesbourg	66	103	0	43	46	412	112	558
Beauport	93	106	34	16	229	115	356	237
Les Rivières	27	11	32	16	114	272	173	299
Haute-Saint-Charles	77	65	0	0	234	90	311	155
Val-Bélair-L'Ancienne-Lorette	112	101	33	20	334	31	479	152
Saint-Augustin-Cap-Rouge	18	15	102	0	280	0	400	15
Northern Suburbs								
Côte-de-Beaupré	98	84	18	0	102	1	218	85
Jacques-Cartier	296	283	13	0	7	4	316	287
South Shore								
South Shore West	120	86	10	16	260	150	494	252
South Shore Centre	104	77	0	4	286	178	390	259
South Shore East	116	95	24	3	308	365	448	463
Québec CMA	1,163	1,149	1,145	227	2,416	2,141	4,828	3,517

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
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	110	88	110	88	25.0
Basse-Ville	1	2	0	0	27	0	122	273	150	275	-45.5
Sainte-Foy-Sillery	10	21	6	8	0	3	132	489	148	521	-71.6
Charlesbourg	8	10	18	38	0	0	436	206	462	254	81.9
Beauport	12	19	8	14	11	17	114	47	145	97	49.5
Les Rivières	0	2	0	0	25	0	152	460	177	462	-61.7
Haute-Saint-Charles	10	14	32	14	0	0	11	93	53	121	-56.2
Val-Bélair-L'Ancienne-Lorette	27	17	32	18	0	16	59	43	118	94	25.5
Saint-Augustin-Cap-Rouge	3	6	0	0	0	0	65	0	68	6	**
Northern Suburbs											
Côte-de-Beaupré	50	36	4	0	4	0	0	3	58	39	48.7
Jacques-Cartier	108	119	12	24	5	6	19	9	144	158	-8.9
South Shore											
South Shore West	28	30	18	4	0	0	44	64	90	98	-8.2
South Shore Centre	13	27	38	6	0	6	107	28	158	67	135.8
South Shore East	22	23	12	12	11	4	175	135	220	174	26.4
Québec CMA	292	326	180	138	83	52	1,546	1,938	2,101	2,454	-14.4

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
Québec Agglomeration											
Haute-Ville	0	0	4	2	0	0	115	116	119	118	0.8
Basse-Ville	3	3	0	0	27	0	182	302	212	305	-30.5
Sainte-Foy-Sillery	18	32	12	22	3	3	789	517	822	574	43.2
Charlesbourg	23	20	34	44	0	5	450	252	507	321	57.9
Beauport	20	33	16	24	36	26	182	68	254	151	68.2
Les Rivières	3	3	0	8	25	0	315	508	343	519	-33.9
Haute-Saint-Charles	24	23	58	46	0	6	69	155	151	230	-34.3
Val-Bélair-L'Ancienne-Lorette	44	25	56	58	8	16	90	125	198	224	-11.6
Saint-Augustin-Cap-Rouge	8	10	0	2	0	0	65	171	73	183	-60.1
Northern Suburbs											
Côte-de-Beaupré	62	61	12	0	10	4	2	7	86	72	19.4
Jacques-Cartier	235	197	24	40	14	10	24	15	297	262	13.4
South Shore											
South Shore West	61	54	28	10	13	4	181	88	283	156	81.4
South Shore Centre	33	46	72	18	0	15	183	40	288	119	142.0
South Shore East	49	46	30	26	15	8	308	190	402	270	48.9
Québec CMA	583	553	346	300	151	97	2,955	2,554	4,035	3,504	15.2

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
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	77	110	11
Basse-Ville	3	0	24	0	61	22	61	251
Sainte-Foy-Sillery	0	3	0	0	0	70	111	419
Charlesbourg	0	0	0	0	8	8	428	198
Beauport	11	9	0	8	24	15	90	32
Les Rivières	9	0	16	0	0	16	152	444
Haute-Saint-Charles	0	0	0	0	5	2	6	91
Val-Bélair-L'Ancienne-Lorette	0	16	0	0	24	8	35	35
Saint-Augustin-Cap-Rouge	0	0	0	0	0	0	65	0
Northern Suburbs								
Côte-de-Beaupré	4	0	0	0	0	2	0	1
Jacques-Cartier	5	6	0	0	4	6	15	3
South Shore								
South Shore West	0	0	0	0	0	22	44	42
South Shore Centre	0	6	0	0	0	8	107	20
South Shore East	11	4	0	0	14	0	161	135
Québec CMA	43	44	40	8	140	256	1,385	1,682

**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
Québec Agglomeration								
Haute-Ville	0	0	0	0	5	93	110	23
Basse-Ville	3	0	24	0	71	22	111	280
Sainte-Foy-Sillery	3	3	0	0	39	97	729	420
Charlesbourg	0	5	0	0	20	53	430	199
Beauport	36	18	0	8	50	25	132	43
Les Rivières	9	0	16	0	31	34	284	474
Haute-Saint-Charles	0	6	0	0	5	6	64	149
Val-Bélair-L'Ancienne-Lorette	8	16	0	0	46	14	44	111
Saint-Augustin-Cap-Rouge	0	0	0	0	0	0	65	171
Northern Suburbs								
Côte-de-Beaupré	10	4	0	0	2	2	0	5
Jacques-Cartier	14	6	0	4	6	12	18	3
South Shore								
South Shore West	13	4	0	0	0	22	181	66
South Shore Centre	0	15	0	0	0	10	183	30
South Shore East	15	8	0	0	16	12	292	178
Québec CMA	111	85	40	12	291	402	2,643	2,152

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
Québec Agglomeration								
Haute-Ville	0	0	0	77	110	11	110	88
Basse-Ville	9	2	56	22	85	251	150	275
Sainte-Foy-Sillery	16	35	0	67	111	419	148	521
Charlesbourg	34	56	0	0	428	198	462	254
Beauport	37	48	18	9	90	40	145	97
Les Rivières	9	2	0	16	168	444	177	462
Haute-Saint-Charles	42	30	3	0	8	91	53	121
Val-Bélair-L'Ancienne-Lorette	59	51	24	8	35	35	118	94
Saint-Augustin-Cap-Rouge	3	6	0	0	65	0	68	6
Northern Suburbs								
Côte-de-Beaupré	58	38	0	0	0	1	58	39
Jacques-Cartier	129	155	0	0	15	3	144	158
South Shore								
South Shore West	46	34	0	22	44	42	90	98
South Shore Centre	49	41	0	6	109	20	158	67
South Shore East	47	39	12	0	161	135	220	174
Québec CMA	538	537	113	227	1,429	1,690	2,101	2,454

**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
Québec Agglomeration								
Haute-Ville	4	2	5	93	110	23	119	118
Basse-Ville	11	3	66	22	135	280	212	305
Sainte-Foy-Sillery	37	60	35	94	729	420	822	574
Charlesbourg	75	79	0	43	432	199	507	321
Beauport	86	81	36	19	132	51	254	151
Les Rivières	12	11	31	34	300	474	343	519
Haute-Saint-Charles	82	79	3	2	66	149	151	230
Val-Bélair-L'Ancienne-Lorette	108	95	46	18	44	111	198	224
Saint-Augustin-Cap-Rouge	8	12	0	0	65	171	73	183
Northern Suburbs								
Côte-de-Beaupré	86	67	0	0	0	5	86	72
Jacques-Cartier	274	249	5	6	18	7	297	262
South Shore								
South Shore West	102	68	0	22	181	66	283	156
South Shore Centre	103	83	0	6	185	30	288	119
South Shore East	96	80	12	12	294	178	402	270
Québec CMA	1,084	969	239	371	2,691	2,164	4,035	3,504

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 (\$)
	< \$200,000		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Québec Agglomeration													
Q3 2017	1	2.7	10	27.0	20	54.1	3	8.1	3	8.1	37	320,000	323,638
Q3 2016	3	17.6	2	11.8	5	29.4	3	17.6	4	23.5	17	-	-
Year-to-date 2017	2	2.9	18	26.5	38	55.9	4	5.9	6	8.8	68	320,000	316,758
Year-to-date 2016	8	18.6	7	16.3	11	25.6	6	14.0	11	25.6	43	-	-
Northern Suburbs													
Q3 2017	2	7.4	0	0.0	15	55.6	9	33.3	1	3.7	27	-	378,089
Q3 2016	5	33.3	2	13.3	4	26.7	1	6.7	3	20.0	15	-	-
Year-to-date 2017	4	7.5	6	11.3	26	49.1	15	28.3	2	3.8	53	-	378,089
Year-to-date 2016	11	18.0	11	18.0	21	34.4	8	13.1	10	16.4	61	-	399,118
South Shore													
Q3 2017	1	5.6	1	5.6	8	44.4	6	33.3	2	11.1	18	-	-
Q3 2016	1	6.7	4	26.7	4	26.7	3	20.0	3	20.0	15	-	-
Year-to-date 2017	2	4.5	3	6.8	18	40.9	16	36.4	5	11.4	44	-	-
Year-to-date 2016	3	4.7	7	10.9	26	40.6	15	23.4	13	20.3	64	-	377,386
Québec CMA													
Q3 2017	4	4.9	11	13.4	43	52.4	18	22.0	6	7.3	82	350,000	371,834
Q3 2016	9	19.1	8	17.0	13	27.7	7	14.9	10	21.3	47	370,000	379,281
Year-to-date 2017	8	4.8	27	16.4	82	49.7	35	21.2	13	7.9	165	350,000	369,791
Year-to-date 2016	22	13.1	25	14.9	58	34.5	29	17.3	34	20.2	168	360,000	388,800
City of Québec													
Q3 2017	1	2.7	10	27.0	20	54.1	3	8.1	3	8.1	37	322,500	358,036
Q3 2016	3	21.4	2	14.3	4	28.6	2	14.3	3	21.4	14	-	379,479
Year-to-date 2017	2	2.9	18	26.5	38	55.9	4	5.9	6	8.8	68	320,000	354,182
Year-to-date 2016	8	21.6	7	18.9	8	21.6	5	13.5	9	24.3	37	-	359,586
City of Lévis													
Q3 2017	1	6.3	1	6.3	6	37.5	6	37.5	2	12.5	16	430,000	443,717
Q3 2016	1	7.7	3	23.1	4	30.8	2	15.4	3	23.1	13	-	329,612
Year-to-date 2017	2	4.9	2	4.9	16	39.0	16	39.0	5	12.2	41	430,000	421,281
Year-to-date 2016	3	5.0	5	8.3	25	41.7	14	23.3	13	21.7	60	365,000	400,786

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
Québec Agglomeration						
Haute-Ville	-	-	n/a	-	-	n/a
Basse-Ville	-	-	n/a	-	-	n/a
Sainte-Foy-Sillery	-	-	n/a	-	-	n/a
Charlesbourg	-	-	n/a	-	-	n/a
Beauport	-	-	n/a	-	-	n/a
Les Rivières	-	-	n/a	-	-	n/a
Haute-Saint-Charles	-	-	n/a	-	-	n/a
Val-Bélair-L'Ancienne-Lorette	323,638	-	n/a	316,758	-	n/a
Saint-Augustin-Cap-Rouge	-	-	n/a	-	-	n/a
Northern Suburbs						
Côte-de-Beaupré	378,089	-	n/a	378,089	398,726	-5.2
Jacques-Cartier	-	-	n/a	-	400,000	n/a
South Shore						
South Shore West	-	-	n/a	-	408,647	n/a
South Shore Centre	-	-	n/a	-	346,125	n/a
South Shore East	-	-	n/a	-	-	n/a
Québec CMA	371,834	379,281	-2.0	369,791	388,800	-4.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Quebec

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q3 2017	963	2,014	4,505	275,510	14.0	273,715	11.4
Q3 2016	873	1,962	4,380	280,095	15.1	274,730	11.4
% Change	10.3	2.7	2.8	-1.6	n/a	-0.4	n/a
YTD 2017	3,770	6,836	4,614	275,496	11.0	n/a	n/a
YTD 2016	3,691	6,826	4,515	276,230	11.0	n/a	n/a
% Change	2.1	0.1	2.2	-0.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2017	310	816	2,286	231,050	22.1	221,659	19.5
Q3 2016	296	818	2,514	228,805	25.5	218,467	21.1
% Change	4.7	-0.2	-9.0	1.0	n/a	1.5	n/a
YTD 2017	1,232	2,674	2,429	217,783	17.7	n/a	n/a
YTD 2016	1,184	2,999	2,602	216,239	19.8	n/a	n/a
% Change	4.1	-10.8	-6.7	0.7	n/a	n/a	n/a
PLEX*							
Q3 2017	106	261	541	305,243	15.3	305,187	12.5
Q3 2016	104	254	506	321,323	14.6	315,765	12.3
% Change	1.9	2.8	6.8	-5.0	n/a	-3.3	n/a
YTD 2017	395	796	556	301,976	12.7	n/a	n/a
YTD 2016	378	808	525	321,422	12.5	n/a	n/a
% Change	4.5	-1.5	5.8	-6.1	n/a	n/a	n/a
TOTAL							
Q3 2017	1,384	3,095	7,345	266,511	15.9	263,484	13.3
Q3 2016	1,274	3,038	7,415	270,367	17.5	263,758	13.6
% Change	8.6	1.9	-0.9	-1.4	n/a	-0.1	n/a
YTD 2017	5,405	10,319	7,612	263,469	12.7	n/a	n/a
YTD 2016	5,257	10,648	7,657	264,646	13.1	n/a	n/a
% Change	2.8	-3.1	-0.6	-0.4	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Third Quarter 2017

		Interest Rates			NHPI, Total, Québec CMA 2016.12 =100	CPI, 2002 =100	Québec 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	99.9	124.5	440.6	5.1	68.6	846
	February	561	3.14	4.64	99.9	125.0	437.5	5.0	67.9	841
	March	561	3.14	4.64	99.9	125.5	432.2	5.0	67.1	845
	April	561	3.14	4.64	99.9	125.9	428.4	4.5	66.1	847
	May	561	3.14	4.64	99.9	126.2	428.2	4.2	66.1	857
	June	561	3.14	4.64	99.9	125.9	434.5	4.1	67.4	869
	July	567	3.14	4.74	100.1	125.5	437.2	4.3	68.4	881
	August	567	3.14	4.74	100.1	125.3	440.7	4.7	69.0	884
	September	561	3.14	4.64	100.0	125.7	442.4	4.8	68.9	882
	October	561	3.14	4.64	100.1	125.9	445.1	4.7	69.0	883
	November	561	3.14	4.64	100.1	125.6	446.0	4.3	68.8	889
	December	561	3.14	4.64	100.0	125.2	445.3	4.3	68.6	889
2017	January	561	3.14	4.64	100.2	126.1	446.6	4.3	68.9	880
	February	561	3.14	4.64	100.2	126.5	447.6	4.3	68.9	872
	March	561	3.14	4.64	100.1	126.7	447.4	4.1	68.6	875
	April	561	3.14	4.64	100.2	126.9	445.5	4.2	67.8	886
	May	561	3.14	4.64	100.3	127.0	441.2	4.6	67.6	902
	June	561	3.14	4.64	100.4	126.7	438.7	4.4	67.5	923
	July	573	3.14	4.84	100.4	126.8	436.4	4.0	67.4	944
	August	573	3.14	4.84	100.4	126.7	437.4	3.8	67.4	958
	September	575	3.09	4.89		127.0	436.5	4.0	67.1	952
	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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