

HOUSING NOW TABLES

Quebec Region

Date Released: Third Quarter 2017



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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.

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SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) June 2017		
Quebec	May 2017	June 2017
Trend ¹ , urban centres ²	37,639	37,993
SAAR, urban centres ²	27,786	36,036
	June 2016	June 2017
Actual, urban centres ²		
June - Single-Detached	819	740
June - Multiples	2,404	2,708
June - Total	3,223	3,448
January to June - Single-Detached	2,987	2,841
January to June - Multiples	11,454	13,596
January to June - Total	14,441	16,437

Source: CMHC

¹ The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)² Urban centres with a population of 10,000 and over.

Detailed data available upon request

**Table 1.1: Housing Activity Summary of Québec Region
Second Quarter 2017**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2017	2,073	804	500	0	119	2,273	23	3,614	1,761	11,309
Q2 2016	2,252	856	499	0	156	1,924	8	3,566	1,322	10,676
% Change	-7.9	-6.1	0.2	n/a	-23.7	18.1	187.5	1.3	33.2	5.9
Year-to-date 2017	2,841	1,258	699	0	189	4,572	40	6,639	2,295	18,732
Year-to-date 2016	2,987	1,226	639	0	226	3,027	16	6,123	2,167	16,608
% Change	-4.9	2.6	9.4	n/a	-16.4	51.0	150.0	8.4	5.9	12.8
UNDER CONSTRUCTION										
Q2 2017	2,672	1,134	1,048	0	395	11,304	109	14,660	2,942	34,686
Q2 2016	2,585	1,096	869	0	405	10,745	23	13,282	2,546	32,261
% Change	3.4	3.5	20.6	n/a	-2.5	5.2	**	10.4	15.6	7.5
COMPLETIONS										
Q2 2017	1,221	580	384	0	88	2,141	9	3,799	1,195	9,417
Q2 2016	1,403	574	351	0	114	2,305	7	3,901	1,055	9,876
% Change	-13.0	1.0	9.4	n/a	-22.8	-7.1	28.6	-2.6	13.3	-4.6
Year-to-date 2017	2,397	970	607	0	180	3,169	31	5,768	2,634	15,770
Year-to-date 2016	2,504	892	493	0	187	4,110	22	5,100	2,056	15,582
% Change	-4.3	8.7	23.1	n/a	-3.7	-22.9	40.9	13.1	28.1	1.2
COMPLETED & NOT ABSORBED										
Q2 2017	449	542	368	0	92	2,488	n/a	n/a	n/a	3,939
Q2 2016	624	523	347	0	128	2,972	n/a	n/a	n/a	4,594
% Change	-28.0	3.6	6.1	n/a	-28.1	-16.3	n/a	n/a	n/a	-14.3
ABSORBED										
Q2 2017	1,079	514	345	0	99	2,276	n/a	n/a	n/a	4,313
Q2 2016	1,124	587	313	0	100	2,361	n/a	n/a	n/a	4,485
% Change	-4.0	-12.4	10.2	n/a	-1.0	-3.6	n/a	n/a	n/a	-3.8
Year-to-date 2017	2,019	851	544	0	209	3,325	n/a	n/a	n/a	6,948
Year-to-date 2016	1,898	871	480	0	172	4,419	n/a	n/a	n/a	7,840
% Change	6.4	-2.3	13.3	n/a	21.5	-24.8	n/a	n/a	n/a	-11.4

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

Table 2: Starts by Submarket and by Dwelling Type
Québec
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Centres 100,000+											
Gatineau	51	66	60	80	29	21	157	229	297	396	-25.0
Montréal	928	869	278	272	402	411	3,528	3,167	5,136	4,719	8.8
Québec	278	288	176	172	65	59	1,689	1,069	2,208	1,588	39.0
Saguenay	60	66	14	36	0	0	43	17	117	119	-1.7
Sherbrooke	120	92	80	84	25	36	105	65	330	277	19.1
Trois-Rivières	71	84	24	30	5	0	68	98	168	212	-20.8
Centres 50,000 - 99,999											
Drummondville	100	102	26	24	0	0	42	48	168	174	-3.4
Granby	55	34	44	36	4	9	68	277	171	356	-52.0
Rimouski	15	29	20	30	0	0	6	40	41	99	-58.6
Saint-Hyacinthe	7	13	10	6	4	9	58	32	79	60	31.7
Saint-Jean-sur-Richelieu	n/a	34	n/a	2	n/a	0	n/a	25	n/a	61	n/a
Shawinigan	30	29	4	0	0	0	34	14	68	43	58.1
Centres 10,000 - 49,999											
Alma	18	9	10	8	0	4	2	10	30	31	-3.2
Amos	5	12	2	0	0	0	0	0	7	12	-41.7
Baie-Comeau	1	4	0	0	0	0	0	8	1	12	-91.7
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	15	19	6	4	0	0	14	9	35	32	9.4
Dolbeau-Mistassini	9	9	0	0	0	0	0	22	9	31	-71.0
Gaspé	10	13	0	0	0	0	27	0	37	13	184.6
Hawkesbury	0	0	0	0	0	0	0	0	0	0	n/a
Joliette	30	32	0	4	16	0	34	161	80	197	-59.4
Lachute	5	12	0	0	0	0	3	7	8	19	-57.9
La Tuque	8	5	0	0	0	0	1	0	9	5	80.0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0	0	0	n/a
Mariville	3	14	2	4	0	0	0	3	5	21	n/a
Matane	3	1	0	0	0	0	0	0	3	1	200.0
Mont-Laurier	4	16	0	0	0	0	0	0	4	16	-75.0
Montmagny	5	6	4	2	0	0	8	0	17	8	112.5
Prévost	18	19	0	2	0	0	8	9	26	30	-13.3
Rawdon	30	2	0	0	0	0	17	0	47	2	**
Rivière-du-Loup	20	14	6	4	0	0	12	30	38	48	-20.8
Roberval	1	1	0	0	0	0	0	0	1	1	0.0
Rouyn-Noranda	12	20	0	0	0	0	12	0	24	20	20.0
Saint-Félicien	0	7	0	2	0	0	0	0	0	9	-100.0
Saint-Georges	17	31	4	10	0	0	14	12	35	53	-34.0
Saint-Lin-Laurentides	n/a	57	n/a	4	n/a	0	n/a	38	n/a	99	n/a
Sainte-Adèle	0	26	0	0	0	0	0	4	0	30	-100.0
Sainte-Agathe-des-Monts	0	17	0	0	0	0	0	129	0	146	-100.0
Sainte-Marie	8	16	10	8	0	0	0	0	18	24	-25.0
Sainte-Sophie	59	42	0	2	0	0	14	7	73	51	43.1
Salaberry-de-Valleyfield	12	11	4	4	12	11	40	13	68	39	74.4
Sept-Îles	2	5	0	0	0	0	0	60	2	65	-96.9
Sorel-Tracy	11	45	0	12	0	7	36	32	47	96	-51.0
Thetford Mines	8	11	4	0	0	0	0	14	12	25	-52.0
Val d'Or	11	24	0	0	0	0	31	13	42	37	13.5
Victoriaville	33	46	16	14	0	0	38	17	87	77	13.0
Total Québec (10,000+)	2,073	2,252	804	856	562	567	6,109	5,679	9,548	9,354	2.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Québec
January - June 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
Centres 100,000+											
Gatineau	92	94	94	104	48	32	522	491	756	721	4.9
Montréal	1,279	1,176	444	406	581	581	7,501	5,347	9,805	7,510	30.6
Québec	388	397	276	260	90	72	2,014	1,414	2,768	2,143	29.2
Saguenay	71	75	28	40	0	0	63	40	162	155	4.5
Sherbrooke	159	122	136	132	50	40	298	343	643	637	0.9
Trois-Rivières	95	100	28	30	5	0	122	132	250	262	-4.6
Centres 50,000 - 99,999											
Drummondville	147	127	48	28	0	0	85	246	280	401	-30.2
Granby	60	49	66	64	4	9	86	364	216	486	-55.6
Rimouski	18	29	22	34	0	0	60	68	100	131	-23.7
Saint-Hyacinthe	12	15	14	6	4	9	70	48	100	78	28.2
Saint-Jean-sur-Richelieu	n/a	52	n/a	2	n/a	0	n/a	63	n/a	117	n/a
Shawinigan	38	35	6	2	0	0	41	14	85	51	66.7
Centres 10,000 - 49,999											
Alma	20	9	16	8	0	4	2	10	38	31	22.6
Amos	8	13	2	0	0	0	1	0	11	13	-15.4
Baie-Comeau	1	7	0	0	0	0	0	16	1	23	-95.7
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	15	22	12	4	0	0	18	15	45	41	9.8
Dolbeau-Mistassini	10	11	0	0	0	0	0	22	10	33	-69.7
Gaspé	10	23	0	0	0	0	27	70	37	93	-60.2
Hawkesbury	1	0	0	0	0	0	39	0	40	0	n/a
Joliette	52	40	0	6	20	0	183	190	255	236	8.1
Lachute	5	17	0	0	0	0	3	9	8	26	-69.2
La Tuque	8	6	0	0	0	0	1	0	9	6	50.0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0	0	0	n/a
Mariville	3	14	4	4	0	0	0	3	7	21	-66.7
Matane	6	2	0	0	0	0	0	0	6	2	200.0
Mont-Laurier	4	17	0	0	0	0	0	0	4	17	-76.5
Montmagny	6	8	6	4	0	0	8	9	20	21	-4.8
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	20	28	0	2	0	0	8	12	28	42	-33.3
Rawdon	30	6	0	0	0	0	17	18	47	24	95.8
Rivière-du-Loup	25	15	8	4	0	0	18	42	51	61	-16.4
Roberval	2	1	0	0	0	0	0	0	2	1	100.0
Rouyn-Noranda	23	21	0	0	0	0	12	0	35	21	66.7
Saint-Félicien	0	11	0	2	0	0	0	0	0	13	-100.0
Saint-Georges	23	51	4	22	0	0	38	40	65	113	-42.5
Saint-Lin-Laurentides	n/a	79	n/a	4	n/a	0	n/a	46	n/a	129	n/a
Sainte-Adèle	6	26	0	0	0	0	1	4	7	30	-76.7
Sainte-Agathe-des-Monts	4	17	0	0	0	0	0	129	4	146	-97.3
Sainte-Marie	11	21	10	14	0	0	0	0	21	35	-40.0
Sainte-Sophie	86	72	0	8	0	0	20	9	106	89	19.1
Salaberry-de-Valleyfield	15	16	12	6	12	11	67	30	106	63	68.3
Sept-Îles	8	10	0	0	0	0	90	60	98	70	40.0
Sorel-Tracy	15	62	0	14	0	7	40	72	55	155	-64.5
Thetford Mines	10	12	4	0	0	0	0	14	14	26	-46.2
Val d'Or	15	24	0	0	0	0	31	56	46	80	-42.5
Victoriaville	40	55	18	16	0	0	38	17	96	88	9.1
Total Québec (10,000+)	2,841	2,987	1,258	1,226	814	765	11,524	9,463	16,437	14,441	13.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centres 100,000+								
Gatineau	29	21	0	0	50	109	107	120
Montréal	387	411	15	0	1,318	1,589	2,068	1,485
Québec	65	51	0	8	866	86	823	983
Saguenay	0	0	0	0	6	4	37	13
Sherbrooke	25	36	0	0	2	16	103	49
Trois-Rivières	5	0	0	0	26	16	42	82
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	4	22	38	26
Granby	0	9	4	0	3	48	65	229
Rimouski	0	0	0	0	0	32	6	8
Saint-Hyacinthe	0	9	4	0	0	4	58	28
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	10	n/a	15
Shawinigan	0	0	0	0	20	14	14	0
Centres 10,000 - 49,999								
Alma	0	4	0	0	2	0	0	10
Amos	0	0	0	0	0	0	0	0
Baie-Comeau	0	0	0	0	0	0	0	8
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	14	9
Dolbeau-Mistassini	0	0	0	0	0	18	0	4
Gaspé	0	0	0	0	2	0	25	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	16	0	0	0	10	10	24	151
Lachute	0	0	0	0	0	4	3	3
La Tuque	0	0	0	0	0	0	1	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Mariville	0	0	0	0	0	0	0	3
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	8	0	0	0
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	8	8	0	1
Rawdon	0	0	0	0	6	0	11	0
Rivière-du-Loup	0	0	0	0	0	0	12	30
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	12	0	0	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	0	14	12
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	38
Sainte-Adèle	0	0	0	0	0	2	0	2
Sainte-Agathe-des-Monts	0	0	0	0	0	0	0	129
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	0	14	7
Salaberry-de-Valleyfield	12	11	0	0	4	6	36	7
Sept-Îles	0	0	0	0	0	0	0	60
Sorel-Tracy	0	7	0	0	4	0	32	32
Thetford Mines	0	0	0	0	0	8	0	6
Val d'Or	0	0	0	0	2	12	29	1
Victoriaville	0	0	0	0	0	2	38	15
Total Québec (10,000+)	539	559	23	8	2,353	2,020	3,614	3,566

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Québec
January - June 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
Centres 100,000+								
Gatineau	48	32	0	0	94	217	428	274
Montréal	549	581	32	0	3,445	2,451	3,857	2,723
Québec	90	56	0	16	963	156	1,051	1,258
Saguenay	0	0	0	0	8	6	55	34
Sherbrooke	50	40	0	0	6	28	292	291
Trois-Rivières	5	0	0	0	42	32	80	100
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	4	26	81	220
Granby	0	9	4	0	15	54	71	310
Rimouski	0	0	0	0	0	36	60	32
Saint-Hyacinthe	0	9	4	0	8	10	62	38
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	27	n/a	36
Shawinigan	0	0	0	0	20	14	21	0
Centres 10,000 - 49,999								
Alma	0	4	0	0	2	0	0	10
Amos	0	0	0	0	0	0	1	0
Baie-Comeau	0	0	0	0	0	0	0	16
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	18	15
Dolbeau-Mistassini	0	0	0	0	0	18	0	4
Gaspé	0	0	0	0	2	2	25	68
Hawkesbury	0	0	0	0	0	0	39	0
Joliette	20	0	0	0	22	14	161	176
Lachute	0	0	0	0	0	6	3	3
La Tuque	0	0	0	0	0	0	1	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	0	3
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	8	0	0	9
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	8	8	0	4
Rawdon	0	0	0	0	6	0	11	18
Rivière-du-Loup	0	0	0	0	0	0	18	42
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	12	0	0	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	6	38	34
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	46
Sainte-Adèle	0	0	0	0	0	2	1	2
Sainte-Agathe-des-Monts	0	0	0	0	0	0	0	129
Sainte-Marie	0	0	0	0	0	0	0	0
Sainte-Sophie	0	0	0	0	0	0	20	9
Salaberry-de-Valleyfield	12	11	0	0	15	6	52	24
Sept-Îles	0	0	0	0	0	0	90	60
Sorel-Tracy	0	7	0	0	4	2	36	70
Thetford Mines	0	0	0	0	0	8	0	6
Val d'Or	0	0	0	0	2	12	29	44
Victoriaville	0	0	0	0	0	2	38	15
Total Québec (10,000+)	774	749	40	16	4,686	3,143	6,639	6,123

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Québec
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centres 100,000+								
Gatineau	152	169	38	107	107	120	297	396
Montréal	1,487	1,422	1,424	1,719	2,083	1,485	5,136	4,719
Québec	537	543	848	54	823	991	2,208	1,588
Saguenay	80	106	0	0	37	13	117	119
Sherbrooke	227	216	0	12	103	49	330	277
Trois-Rivières	97	116	29	14	42	82	168	212
Centres 50,000 - 99,999								
Drummondville	126	132	4	16	38	26	168	174
Granby	99	85	3	42	69	229	171	356
Rimouski	35	59	0	32	6	8	41	99
Saint-Hyacinthe	17	32	0	0	62	28	79	60
Saint-Jean-sur-Richelieu	n/a	36	n/a	10	n/a	15	n/a	61
Shawinigan	34	29	20	14	14	0	68	43
Centres 10,000 - 49,999								
Alma	30	21	0	0	0	10	30	31
Amos	7	12	0	0	0	0	7	12
Baie-Comeau	1	4	0	0	0	8	1	12
Campbellton	0	0	0	0	0	0	0	0
Cowansville	21	23	0	0	14	9	35	32
Dolbeau-Mistassini	9	9	0	18	0	4	9	31
Gaspé	12	13	0	0	25	0	37	13
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	56	38	0	8	24	151	80	197
Lachute	5	12	0	4	3	3	8	19
La Tuque	8	5	0	0	1	0	9	5
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Mariville	5	18	0	0	0	3	5	21
Matane	3	1	0	0	0	0	3	1
Mont-Laurier	4	16	0	0	0	0	4	16
Montmagny	17	8	0	0	0	0	17	8
Pembroke	0	0	0	0	0	0	0	0
Prévost	18	21	8	8	0	1	26	30
Rawdon	32	2	4	0	11	0	47	2
Rivière-du-Loup	26	18	0	0	12	30	38	48
Roberval	1	1	0	0	0	0	1	1
Rouyn-Noranda	12	20	12	0	0	0	24	20
Saint-Félicien	0	9	0	0	0	0	0	9
Saint-Georges	21	41	0	0	14	12	35	53
Saint-Lin-Laurentides	n/a	61	n/a	0	n/a	38	n/a	99
Sainte-Adèle	0	26	0	2	0	2	0	30
Sainte-Agathe-des-Monts	0	17	0	0	0	129	0	146
Sainte-Marie	18	24	0	0	0	0	18	24
Sainte-Sophie	59	44	0	0	14	7	73	51
Salaberry-de-Valleyfield	30	26	2	6	36	7	68	39
Sept-Îles	2	5	0	0	0	60	2	65
Sorel-Tracy	15	64	0	0	32	32	47	96
Thetford Mines	12	11	0	8	0	6	12	25
Val d'Or	13	30	0	6	29	1	42	37
Victoriaville	49	62	0	0	38	15	87	77
Total Québec (10,000+)	3,377	3,607	2,392	2,080	3,637	3,574	9,548	9,354

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Québec
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Gatineau	242	232	86	215	428	274	756	721
Montréal	2,128	1,969	3,589	2,645	3,889	2,723	9,805	7,510
Québec	770	745	947	124	1,051	1,274	2,768	2,143
Saguenay	107	121	0	0	55	34	162	155
Sherbrooke	347	300	4	22	292	291	643	637
Trois-Rivières	125	134	45	28	80	100	250	262
Centres 50,000 - 99,999								
Drummondville	195	161	4	20	81	220	280	401
Granby	126	130	15	46	75	310	216	486
Rimouski	40	63	0	36	60	32	100	131
Saint-Hyacinthe	26	34	8	6	66	38	100	78
Saint-Jean-sur-Richelieu	n/a	54	n/a	27	n/a	36	n/a	117
Shawinigan	44	37	20	14	21	0	85	51
Centres 10,000 - 49,999								
Alma	38	21	0	0	0	10	38	31
Amos	10	13	0	0	1	0	11	13
Baie-Comeau	1	7	0	0	0	16	1	23
Campbellton	0	0	0	0	0	0	0	0
Cowansville	27	26	0	0	18	15	45	41
Dolbeau-Mistassini	10	11	0	18	0	4	10	33
Gaspé	12	25	0	0	25	68	37	93
Hawkesbury	1	0	0	0	39	0	40	0
Joliette	88	48	6	12	161	176	255	236
Lachute	5	19	0	4	3	3	8	26
La Tuque	8	6	0	0	1	0	9	6
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Mariville	7	18	0	0	0	3	7	21
Matane	6	2	0	0	0	0	6	2
Mont-Laurier	4	17	0	0	0	0	4	17
Montmagny	20	12	0	0	0	9	20	21
Pembroke	0	0	0	0	0	0	0	0
Prévost	20	30	8	8	0	4	28	42
Rawdon	32	6	4	0	11	18	47	24
Rivière-du-Loup	33	19	0	0	18	42	51	61
Roberval	2	1	0	0	0	0	2	1
Rouyn-Noranda	23	21	12	0	0	0	35	21
Saint-Félicien	0	13	0	0	0	0	0	13
Saint-Georges	27	73	0	6	38	34	65	113
Saint-Lin-Laurentides	n/a	83	n/a	0	n/a	46	n/a	129
Sainte-Adèle	6	26	0	2	1	2	7	30
Sainte-Agathe-des-Monts	4	17	0	0	0	129	4	146
Sainte-Marie	21	35	0	0	0	0	21	35
Sainte-Sophie	86	80	0	0	20	9	106	89
Salaberry-de-Valleyfield	41	33	13	6	52	24	106	63
Sept-Îles	8	10	0	0	90	60	98	70
Sorel-Tracy	19	85	0	0	36	70	55	155
Thetford Mines	14	12	0	8	0	6	14	26
Val d'Or	17	30	0	6	29	44	46	80
Victoriaville	58	73	0	0	38	15	96	88
Total Québec (10,000+)	4,798	4,852	4,761	3,253	6,679	6,139	16,437	14,441

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Québec
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Centres 100,000+											
Gatineau	25	74	56	48	17	16	157	179	255	317	-19.6
Montréal	590	587	232	222	330	300	3,644	4,670	4,796	5,779	-17.0
Québec	181	115	100	98	40	41	708	497	1,029	751	37.0
Saguenay	26	24	8	16	0	0	42	121	76	161	-52.8
Sherbrooke	60	85	50	58	12	23	365	125	487	291	67.4
Trois-Rivières	29	47	16	20	16	4	69	72	130	143	-9.1
Centres 50,000 - 99,999											
Drummondville	63	79	16	14	0	0	70	63	149	156	-4.5
Granby	22	36	32	36	8	21	70	93	132	186	-29.0
Rimouski	11	12	2	6	0	0	8	24	21	42	-50.0
Saint-Hyacinthe	8	10	4	10	0	4	77	68	89	92	-3.3
Saint-Jean-sur-Richelieu	0	22	0	0	0	10	0	30	0	62	-100.0
Shawinigan	9	10	2	2	0	0	23	12	34	24	41.7
Centres 10,000 - 49,999											
Alma	7	10	12	2	0	0	2	17	21	29	-27.6
Amos	4	3	2	0	0	0	1	8	7	11	-36.4
Baie-Comeau	0	4	0	0	0	0	75	8	75	12	**
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	2	8	6	4	0	0	56	14	64	26	146.2
Dolbeau-Mistassini	4	6	0	0	0	0	0	0	4	6	-33.3
Gaspé	1	9	0	0	0	0	0	7	1	16	-93.8
Hawkesbury	2	0	0	0	0	0	35	0	37	0	n/a
Joliette	24	12	0	2	12	0	142	25	178	39	**
Lachute	2	8	0	0	0	0	23	0	25	8	**
La Tuque	5	1	0	0	0	0	1	0	6	1	**
Les Îles-de-la-Madeleine	1	0	0	0	0	0	0	0	1	0	n/a
Mariville	3	3	2	0	0	0	1	3	6	6	0.0
Matane	2	6	0	0	0	0	0	0	2	6	-66.7
Mont-Laurier	3	3	0	0	0	0	4	0	7	3	133.3
Montmagny	1	2	0	2	0	0	0	6	1	10	-90.0
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	7	12	0	0	0	0	6	12	13	24	-45.8
Rawdon	4	5	0	0	0	0	12	0	16	5	**
Rivière-du-Loup	9	9	2	0	6	0	51	12	68	21	**
Roberval	0	0	0	0	0	0	0	0	0	0	n/a
Rouyn-Noranda	8	7	0	0	0	0	0	2	8	9	-11.1
Saint-Félicien	0	4	0	0	0	0	0	0	0	4	-100.0
Saint-Georges	13	25	4	12	0	0	34	63	51	100	-49.0
Saint-Lin-Laurentides	0	33	0	2	0	0	0	39	0	74	-100.0
Sainte-Adèle	2	6	0	0	0	0	0	0	2	6	-66.7
Sainte-Agathe-des-Monts	3	4	0	0	0	0	0	2	3	6	-50.0
Sainte-Marie	5	10	8	4	0	0	0	6	13	20	-35.0
Sainte-Sophie	36	36	0	2	0	0	11	3	47	41	14.6
Salaberry-de-Valleyfield	7	10	14	4	0	0	20	59	41	73	-43.8
Sept-Îles	2	4	0	0	0	0	150	0	152	4	**
Sorel-Tracy	10	31	2	6	0	0	34	47	46	84	-45.2
Thetford Mines	5	3	0	0	0	0	12	117	17	120	-85.8
Val d'Or	5	7	0	0	0	0	0	1	5	8	-37.5
Victoriaville	20	21	10	10	0	0	77	14	107	45	137.8
Total Québec (10,000+)	1,221	1,403	580	580	441	419	5,980	6,419	8,222	8,821	-6.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Québec
January - June 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
Centres 100,000+											
Gatineau	95	138	90	92	41	38	249	269	475	537	-11.5
Montréal	1,102	995	356	306	528	426	5,038	7,055	7,024	8,782	-20.0
Québec	291	227	166	162	68	45	1,409	616	1,934	1,050	84.2
Saguenay	67	55	16	18	0	0	59	142	142	215	-34.0
Sherbrooke	123	130	84	74	28	40	628	171	863	415	108.0
Trois-Rivières	64	62	28	28	23	4	86	80	201	174	15.5
Centres 50,000 - 99,999											
Drummondville	102	113	30	14	0	0	259	69	391	196	99.5
Granby	60	67	72	56	16	25	92	127	240	275	-12.7
Rimouski	24	24	16	22	0	0	8	30	48	76	-36.8
Saint-Hyacinthe	11	15	4	12	0	8	77	102	92	137	-32.8
Saint-Jean-sur-Richelieu	n/a	60	n/a	4	n/a	10	n/a	48	n/a	122	n/a
Shawinigan	15	16	2	2	0	0	23	33	40	51	-21.6
Centres 10,000 - 49,999											
Alma	11	29	14	8	0	0	2	17	27	54	-50.0
Amos	7	5	2	0	0	0	1	28	10	33	-69.7
Baie-Comeau	3	5	0	0	0	0	75	8	78	13	**
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	6	14	8	6	0	0	56	26	70	46	52.2
Dolbeau-Mistassini	5	13	0	0	0	0	0	0	5	13	-61.5
Gaspé	7	15	0	0	0	0	0	7	7	22	-68.2
Hawkesbury	3	0	0	0	0	0	70	0	73	0	n/a
Joliette	41	27	4	2	16	0	307	43	368	72	**
Lachute	2	16	0	0	0	0	29	21	31	37	-16.2
La Tuque	6	5	0	0	0	0	1	0	7	5	40.0
Les Îles-de-la-Madeleine	7	0	0	0	0	0	0	0	7	0	n/a
Mariville	13	8	10	2	0	0	1	3	24	13	84.6
Matane	3	11	0	0	0	0	0	69	3	80	-96.3
Mont-Laurier	11	11	0	0	0	0	6	3	17	14	21.4
Montmagny	3	4	2	2	0	0	36	21	41	27	51.9
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	20	20	2	0	0	0	6	18	28	38	-26.3
Rawdon	4	15	0	0	0	0	12	6	16	21	-23.8
Rivière-du-Loup	24	22	6	8	6	3	54	46	90	79	13.9
Roberval	1	3	0	0	0	0	0	15	1	18	-94.4
Rouyn-Noranda	28	28	0	0	0	0	0	13	28	41	-31.7
Saint-Félicien	4	8	0	0	0	0	0	0	4	8	-50.0
Saint-Georges	25	38	20	26	0	0	54	95	99	159	-37.7
Saint-Lin-Laurentides	n/a	55	n/a	2	n/a	0	n/a	56	n/a	113	n/a
Sainte-Adèle	8	20	0	0	0	0	33	3	41	23	78.3
Sainte-Agathe-des-Monts	10	5	0	0	0	0	0	3	10	8	25.0
Sainte-Marie	13	14	20	8	0	0	0	6	33	28	17.9
Sainte-Sophie	70	62	0	8	0	0	14	4	84	74	13.5
Salaberry-de-Valleyfield	20	25	16	12	0	3	43	66	79	106	-25.5
Sept-Îles	5	6	0	0	0	0	150	0	155	6	**
Sorel-Tracy	18	52	2	12	0	0	45	52	65	116	-44.0
Thetford Mines	12	11	0	4	0	0	12	117	24	132	-81.8
Val d'Or	15	27	0	0	0	0	1	1	16	28	-42.9
Victoriaville	39	35	10	16	0	0	96	18	145	69	110.1
Total Québec (10,000+)	2,398	2,511	980	906	726	602	9,032	9,507	13,136	13,526	-2.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
Second Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centres 100,000+								
Gatineau	17	16	0	0	64	112	93	67
Montréal	321	300	9	0	1,901	1,944	1,743	2,560
Québec	40	37	0	4	95	95	613	402
Saguenay	0	0	0	0	8	10	34	111
Sherbrooke	12	23	0	0	6	34	359	91
Trois-Rivières	16	4	0	0	20	27	49	45
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	2	4	68	59
Granby	8	21	0	0	36	46	34	47
Rimouski	0	0	0	0	0	24	8	0
Saint-Hyacinthe	0	4	0	0	0	26	77	42
Saint-Jean-sur-Richelieu	n/a	7	n/a	3	n/a	9	n/a	21
Shawinigan	0	0	0	0	12	0	11	12
Centres 10,000 - 49,999								
Alma	0	0	0	0	2	0	0	17
Amos	0	0	0	0	0	0	1	8
Baie-Comeau	0	0	0	0	0	0	75	8
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	12	0	44	14
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	0	0	0	7
Hawkesbury	0	0	0	0	0	0	35	0
Joliette	12	0	0	0	9	0	133	25
Lachute	0	0	0	0	8	0	15	0
La Tuque	0	0	0	0	0	0	1	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Mariville	0	0	0	0	0	0	1	3
Matane	0	0	0	0	0	0	0	0
Mont-Laurier	0	0	0	0	0	0	4	0
Montmagny	0	0	0	0	0	0	0	6
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	5	6	7
Rawdon	0	0	0	0	0	0	12	0
Rivière-du-Loup	6	0	0	0	0	0	51	12
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	0	2	0	0
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	6	34	57
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	39
Sainte-Adèle	0	0	0	0	0	0	0	0
Sainte-Agathe-des-Monts	0	0	0	0	0	2	0	0
Sainte-Marie	0	0	0	0	0	0	0	6
Sainte-Sophie	0	0	0	0	0	0	11	3
Salaberry-de-Valleyfield	0	0	0	0	0	0	20	59
Sept-Îles	0	0	0	0	0	0	150	0
Sorel-Tracy	0	0	0	0	0	4	34	43
Thetford Mines	0	0	0	0	0	0	12	117
Val d'Or	0	0	0	0	0	0	0	1
Victoriaville	0	0	0	0	6	2	71	12
Total Québec (10,000+)	432	412	9	7	2,181	2,352	3,799	3,901

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Québec
January - June 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
Centres 100,000+								
Gatineau	41	38	0	0	152	174	97	95
Montréal	516	426	12	0	2,745	3,524	2,286	3,313
Québec	68	41	0	4	151	146	1,258	470
Saguenay	0	0	0	0	10	16	49	126
Sherbrooke	28	40	0	0	6	50	615	121
Trois-Rivières	19	4	4	0	30	31	56	49
Centres 50,000 - 99,999								
Drummondville	0	0	0	0	2	4	257	65
Granby	12	21	4	4	53	68	39	59
Rimouski	0	0	0	0	0	24	8	6
Saint-Hyacinthe	0	8	0	0	0	37	77	65
Saint-Jean-sur-Richelieu	n/a	7	n/a	3	n/a	15	n/a	33
Shawinigan	0	0	0	0	12	12	11	21
Centres 10,000 - 49,999								
Alma	0	0	0	0	2	0	0	17
Amos	0	0	0	0	0	8	1	20
Baie-Comeau	0	0	0	0	0	0	75	8
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	12	0	44	26
Dolbeau-Mistassini	0	0	0	0	0	0	0	0
Gaspé	0	0	0	0	0	0	0	7
Hawkesbury	0	0	0	0	0	0	70	0
Joliette	16	0	0	0	39	14	268	29
Lachute	0	0	0	0	8	9	21	12
La Tuque	0	0	0	0	0	0	1	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Mariville	0	0	0	0	0	0	1	3
Matane	0	0	0	0	0	0	0	69
Mont-Laurier	0	0	0	0	2	0	4	3
Montmagny	0	0	0	0	0	0	36	21
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	5	6	13
Rawdon	0	0	0	0	0	4	12	2
Rivière-du-Loup	6	3	0	0	0	0	54	46
Roberval	0	0	0	0	0	0	0	15
Rouyn-Noranda	0	0	0	0	0	2	0	11
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	30	54	65
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	56
Sainte-Adèle	0	0	0	0	2	0	31	3
Sainte-Agathe-des-Monts	0	0	0	0	0	2	0	1
Sainte-Marie	0	0	0	0	0	0	0	6
Sainte-Sophie	0	0	0	0	0	0	14	4
Salaberry-de-Valleyfield	0	3	0	0	12	0	31	66
Sept-Îles	0	0	0	0	0	0	150	0
Sorel-Tracy	0	0	0	0	6	8	39	44
Thetford Mines	0	0	0	0	0	0	12	117
Val d'Or	0	0	0	0	0	0	1	1
Victoriaville	0	0	0	0	6	6	90	12
Total Québec (10,000+)	706	591	20	11	3,250	4,189	5,768	5,100

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Québec
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Centres 100,000+								
Gatineau	98	138	64	112	93	67	255	317
Montréal	1,069	1,024	1,975	2,029	1,752	2,560	4,796	5,779
Québec	335	252	81	93	613	406	1,029	751
Saguenay	38	46	4	4	34	111	76	161
Sherbrooke	124	172	4	28	359	91	487	291
Trois-Rivières	61	69	20	29	49	45	130	143
Centres 50,000 - 99,999								
Drummondville	79	93	2	4	68	59	149	156
Granby	64	93	34	46	34	47	132	186
Rimouski	13	18	0	24	8	0	21	42
Saint-Hyacinthe	12	26	0	24	77	42	89	92
Saint-Jean-sur-Richelieu	n/a	29	n/a	9	n/a	24	n/a	62
Shawinigan	11	12	12	0	11	12	34	24
Centres 10,000 - 49,999								
Alma	21	12	0	0	0	17	21	29
Amos	6	3	0	0	1	8	7	11
Baie-Comeau	0	4	0	0	75	8	75	12
Campbellton	0	0	0	0	0	0	0	0
Cowansville	8	12	12	0	44	14	64	26
Dolbeau-Mistassini	4	6	0	0	0	0	4	6
Gaspé	1	9	0	0	0	7	1	16
Hawkesbury	2	0	0	0	35	0	37	0
Joliette	40	14	5	0	133	25	178	39
Lachute	6	8	4	0	15	0	25	8
La Tuque	5	1	0	0	1	0	6	1
Les Îles-de-la-Madeleine	1	0	0	0	0	0	1	0
Mariville	5	3	0	0	1	3	6	6
Matane	2	6	0	0	0	0	2	6
Mont-Laurier	3	3	0	0	4	0	7	3
Montmagny	1	4	0	0	0	6	1	10
Pembroke	0	0	0	0	0	0	0	0
Prévost	7	12	0	5	6	7	13	24
Rawdon	4	5	0	0	12	0	16	5
Rivière-du-Loup	11	9	6	0	51	12	68	21
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	8	9	0	0	0	0	8	9
Saint-Félicien	0	4	0	0	0	0	0	4
Saint-Georges	17	37	0	6	34	57	51	100
Saint-Lin-Laurentides	n/a	35	n/a	0	n/a	39	n/a	74
Sainte-Adèle	2	6	0	0	0	0	2	6
Sainte-Agathe-des-Monts	3	6	0	0	0	0	3	6
Sainte-Marie	13	14	0	0	0	6	13	20
Sainte-Sophie	36	38	0	0	11	3	47	41
Salaberry-de-Valleyfield	21	14	0	0	20	59	41	73
Sept-Îles	2	4	0	0	150	0	152	4
Sorel-Tracy	12	37	0	4	34	43	46	84
Thetford Mines	5	3	0	0	12	117	17	120
Val d'Or	5	7	0	0	0	1	5	8
Victoriaville	30	31	6	2	71	12	107	45
Total Québec (10,000+)	2,185	2,328	2,229	2,419	3,808	3,908	8,222	8,821

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Québec
January - June 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centres 100,000+								
Gatineau	228	272	150	170	97	95	475	537
Montréal	1,817	1,578	2,895	3,666	2,305	3,320	7,024	8,782
Québec	546	432	126	144	1,262	474	1,934	1,050
Saguenay	89	85	4	4	49	126	142	215
Sherbrooke	237	250	4	44	615	121	863	415
Trois-Rivières	111	92	30	33	60	49	201	174
Centres 50,000 - 99,999								
Drummondville	132	127	2	4	257	65	391	196
Granby	148	144	49	68	43	63	240	275
Rimouski	40	46	0	24	8	6	48	76
Saint-Hyacinthe	15	33	0	39	77	65	92	137
Saint-Jean-sur-Richelieu	n/a	67	n/a	15	n/a	40	n/a	122
Shawinigan	17	18	12	12	11	21	40	51
Centres 10,000 - 49,999								
Alma	27	37	0	0	0	17	27	54
Amos	9	5	0	8	1	20	10	33
Baie-Comeau	3	5	0	0	75	8	78	13
Campbellton	0	0	0	0	0	0	0	0
Cowansville	14	20	12	0	44	26	70	46
Dolbeau-Mistassini	5	13	0	0	0	0	5	13
Gaspé	7	15	0	0	0	7	7	22
Hawkesbury	3	0	0	0	70	0	73	0
Joliette	65	29	35	14	268	29	368	72
Lachute	6	22	4	3	21	12	31	37
La Tuque	6	5	0	0	1	0	7	5
Les Îles-de-la-Madeleine	7	0	0	0	0	0	7	0
Marieville	23	10	0	0	1	3	24	13
Matane	3	11	0	0	0	69	3	80
Mont-Laurier	13	11	0	0	4	3	17	14
Montmagny	5	6	0	0	36	21	41	27
Pembroke	0	0	0	0	0	0	0	0
Prévost	22	20	0	5	6	13	28	38
Rawdon	4	19	0	0	12	2	16	21
Rivière-du-Loup	30	33	6	0	54	46	90	79
Roberval	1	3	0	0	0	15	1	18
Rouyn-Noranda	28	30	0	0	0	11	28	41
Saint-Félicien	4	8	0	0	0	0	4	8
Saint-Georges	45	64	0	30	54	65	99	159
Saint-Lin-Laurentides	n/a	57	n/a	0	n/a	56	n/a	113
Sainte-Adèle	8	20	2	0	31	3	41	23
Sainte-Agathe-des-Monts	10	7	0	0	0	1	10	8
Sainte-Marie	33	22	0	0	0	6	33	28
Sainte-Sophie	70	70	0	0	14	4	84	74
Salaberry-de-Valleyfield	36	40	12	0	31	66	79	106
Sept-Îles	5	6	0	0	150	0	155	6
Sorel-Tracy	26	64	0	8	39	44	65	116
Thetford Mines	12	15	0	0	12	117	24	132
Val d'Or	15	27	0	0	1	1	16	28
Victoriaville	49	51	6	6	90	12	145	69
Total Québec (10,000+)	3,974	3,889	3,349	4,297	5,799	5,122	13,136	13,526

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range in Québec
Second Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Drummondville													
Q2 2017	0	0.0	11	31.4	16	45.7	5	14.3	3	8.6	35	215,000	228,289
Q2 2016	0	0.0	9	23.7	18	47.4	6	15.8	5	13.2	38	220,000	234,796
Year-to-date 2017	2	3.6	19	33.9	22	39.3	9	16.1	4	7.1	56	215,000	220,719
Year-to-date 2016	0	0.0	13	25.5	22	43.1	8	15.7	8	15.7	51	220,000	242,312
Granby													
Q2 2017	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	-	391,431
Q2 2016	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	424,812
Year-to-date 2017	0	0.0	1	6.3	1	6.3	3	18.8	11	68.8	16	-	391,431
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	-	424,812
Rimsouki ¹													
Q2 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Q2 2016	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2016	0	0.0	2	15.4	1	7.7	4	30.8	6	46.2	13	-	-
Saint-Hyacinthe													
Q2 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Q2 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	3	42.9	0	0.0	4	57.1	7	-	544,491
Saint-Jean-sur-Richelieu													
Q2 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	-
Q2 2016	0	0.0	1	5.3	0	0.0	5	26.3	13	68.4	19	342,500	379,270
Year-to-date 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	-
Year-to-date 2016	0	0.0	3	5.8	2	3.8	12	23.1	35	67.3	52	317,500	351,078
Shawinigan													
Q2 2017	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	-	219,615
Q2 2016	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	6	-	-
Year-to-date 2017	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	-	219,615
Year-to-date 2016	0	0.0	3	42.9	3	42.9	1	14.3	0	0.0	7	-	-
Gatineau CMA													
Q2 2017	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	465,000	454,826
Q2 2016	0	0.0	0	0.0	1	2.9	3	8.8	30	88.2	34	450,000	451,467
Year-to-date 2017	0	0.0	0	0.0	5	5.7	8	9.2	74	85.1	87	402,500	419,391
Year-to-date 2016	0	0.0	0	0.0	1	1.7	6	10.2	52	88.1	59	400,000	436,007
Montréal CMA													
Q2 2017	0	0.0	1	0.2	15	3.5	74	17.2	339	79.0	429	410,000	444,360
Q2 2016	0	0.0	2	0.4	16	3.3	60	12.2	412	84.1	490	400,000	448,096
Year-to-date 2017	1	0.1	1	0.1	30	4.1	119	16.3	578	79.3	729	400,000	439,575
Year-to-date 2016	0	0.0	3	0.4	28	3.6	97	12.5	647	83.5	775	400,000	448,389
Québec CMA													
Q2 2017	1	2.0	0	0.0	2	4.1	14	28.6	32	65.3	49	322,500	341,710
Q2 2016	0	0.0	0	0.0	8	11.3	9	12.7	54	76.1	71	350,000	379,068
Year-to-date 2017	1	1.2	0	0.0	3	3.6	16	19.3	63	75.9	83	355,000	367,773
Year-to-date 2016	0	0.0	1	0.8	12	9.9	17	14.0	91	75.2	121	360,000	392,498

Source: CMHC (Market Absorption Survey)

¹This centre is new to our survey as of 2013

**Table 4: Absorbed Single-Detached Units by Price Range in Québec
Second Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saguenay CMA													
Q2 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Q2 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Sherbrooke CMA													
Q2 2017	0	0.0	0	0.0	1	6.7	6	40.0	8	53.3	15	-	324,817
Q2 2016	1	4.2	2	8.3	6	25.0	5	20.8	10	41.7	24	300,000	297,610
Year-to-date 2017	0	0.0	0	0.0	4	10.5	12	31.6	22	57.9	38	-	340,784
Year-to-date 2016	1	3.2	2	6.5	7	22.6	8	25.8	13	41.9	31	300,000	296,344
Trois-Rivières CMA													
Q2 2017	0	0.0	1	6.3	0	0.0	4	25.0	11	68.8	16	-	351,147
Q2 2016	0	0.0	4	22.2	5	27.8	5	27.8	4	22.2	18	275,000	260,433
Year-to-date 2017	0	0.0	1	4.0	1	4.0	5	20.0	18	72.0	25	-	357,420
Year-to-date 2016	0	0.0	5	20.0	7	28.0	6	24.0	7	28.0	25	275,000	260,433
Total Urban Centres in Québec (50,000+)													
Q2 2017	1	0.2	13	2.2	42	7.1	106	18.0	428	72.5	590	375,000	414,528
Q2 2016	1	0.1	22	3.1	58	8.1	95	13.3	538	75.4	714	370,000	413,793
Year-to-date 2017	4	0.4	23	2.2	75	7.1	173	16.5	774	73.8	1,049	375,000	412,061
Year-to-date 2016	1	0.1	32	2.8	86	7.4	160	13.8	877	75.9	1,156	375,000	416,873

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity for Quebec Second Quarter 2017				
		Number of Sales	Number of New Listings	Average Price (\$)
2016	January	4,252	14,612	272,998
	February	7,199	15,877	272,896
	March	8,766	15,472	274,216
	April	8,972	14,769	276,646
	May	8,456	13,636	285,198
	June	7,107	11,600	287,904
	July	5,489	11,105	284,652
	August	5,661	11,125	290,033
	September	5,692	12,925	292,995
	October	5,914	12,102	289,012
	November	5,843	10,772	290,815
	December	4,798	7,553	289,474
2017	January	4,518	13,548	283,469
	February	7,240	14,986	280,498
	March	9,655	15,761	288,623
	April	8,643	13,404	292,021
	May	9,551	13,616	299,710
	June	7,444	11,457	299,827
	July			
	August			
	September			
	October			
	November			
	December			
	Q2 2016	24,535	40,005	282,855
	Q2 2017	25,638	38,477	297,152
	YTD 2016	44,752	85,966	278,624
	YTD 2017	47,051	82,772	291,525

Source: QFREB by the Centris® system

The Centris® system contains all the listings of Québec real estate brokers.

Figure 5.1: MLS® Residential Average Price for Quebec

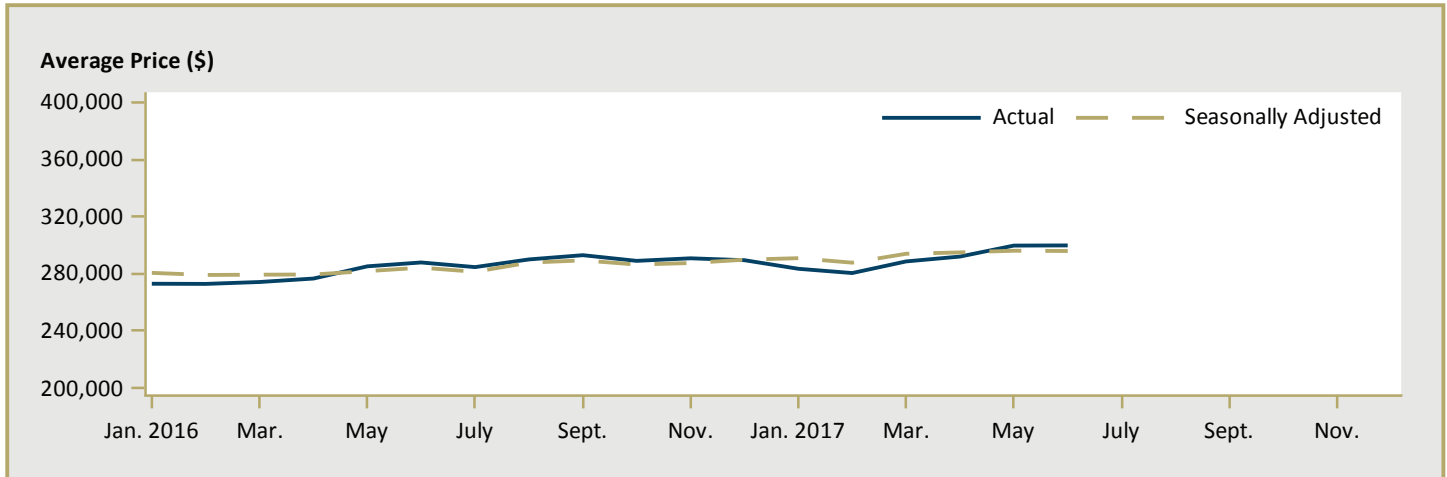


Figure 5.2: MLS® Residential Sales for Quebec

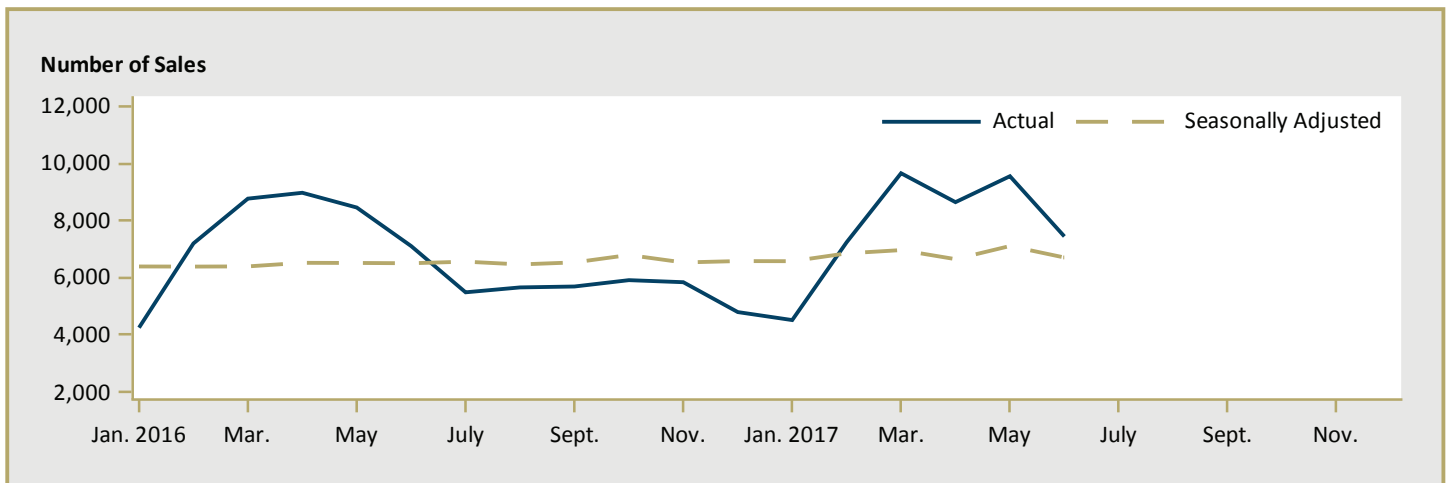
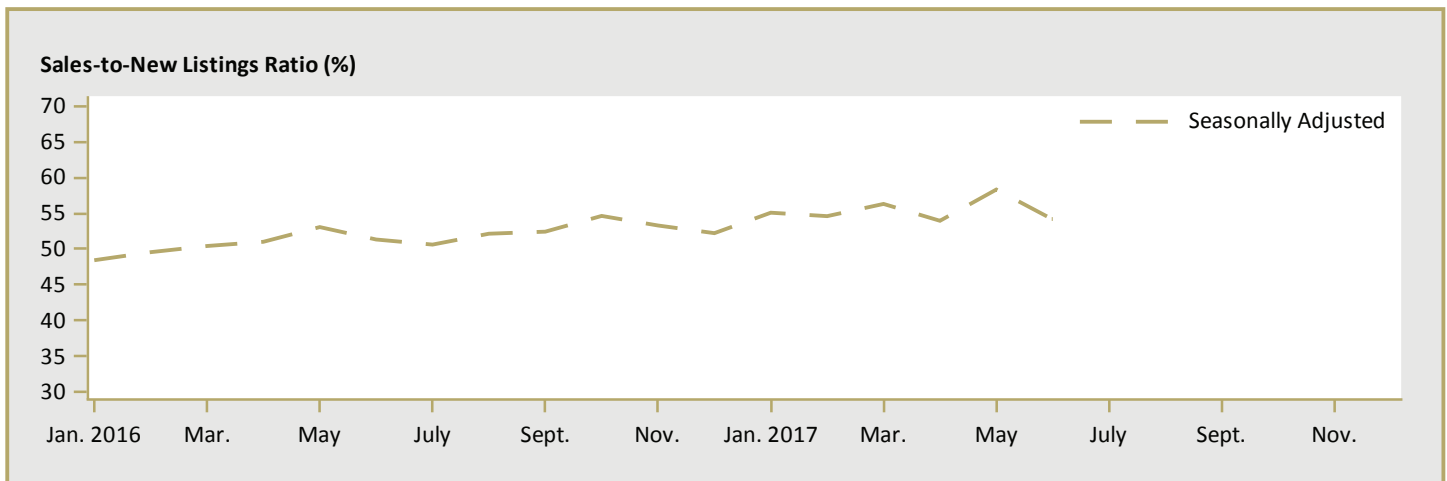


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Quebec



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

Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for Québec
Second Quarter 2017

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2016	January - March	561	3.1	4.6	4,103.8	7.5	11,602	100.3	843	33,710,436	74.03
	April - June	561	3.1	4.6	4,111.8	7.1	16,894	116.4	857	35,820,903	77.77
	July - September	565	3.1	4.7	4,141.1	7.0	15,004	129.0	867	35,975,860	76.36
	October - December	561	3.1	4.6	4,185.5	6.5	2,108	121.1	866	37,360,031	74.50
2017	January - March	561	3.1	4.6	4,196.0	6.3	12,697	137.9	871	36,325,598	75.77
	April - June	561	3.1	4.6	4,209.5	6.2		140.1	880		73.26
	July - September										
	October - December										

Table 6.1: Growth⁽¹⁾ of Economic Indicators for Québec
Second Quarter 2017

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2016	January - March	-1.2	0.2	-0.1	0.4	0.1	**	-5.1	3.7	-1.1	-6.5
	April - June	0.0	0.3	0.0	0.3	-0.6	61.9	11.2	4.1	-2.1	-4.1
	July - September	0.7	0.3	0.1	1.0	-0.8	40.7	33.9	2.7	-1.6	0.7
	October - December	0.0	0.1	0.0	2.1	-1.2	-35.7	15.7	3.2	3.4	0.0
2017	January - March	0.0	0.0	0.0	2.2	-1.2	9.4	37.5	3.3	7.8	2.4
	April - June	0.0	0.0	0.0	2.4	-0.9		20.4	2.6		-5.8
	July - September										
	October - 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

(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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 large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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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