

HOUSING NOW TABLES

Sherbrooke CMA

Date Released: Second Quarter 2017



Housing market intelligence you can count on

Publication Update!

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

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

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

SUBSCRIBE NOW!

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

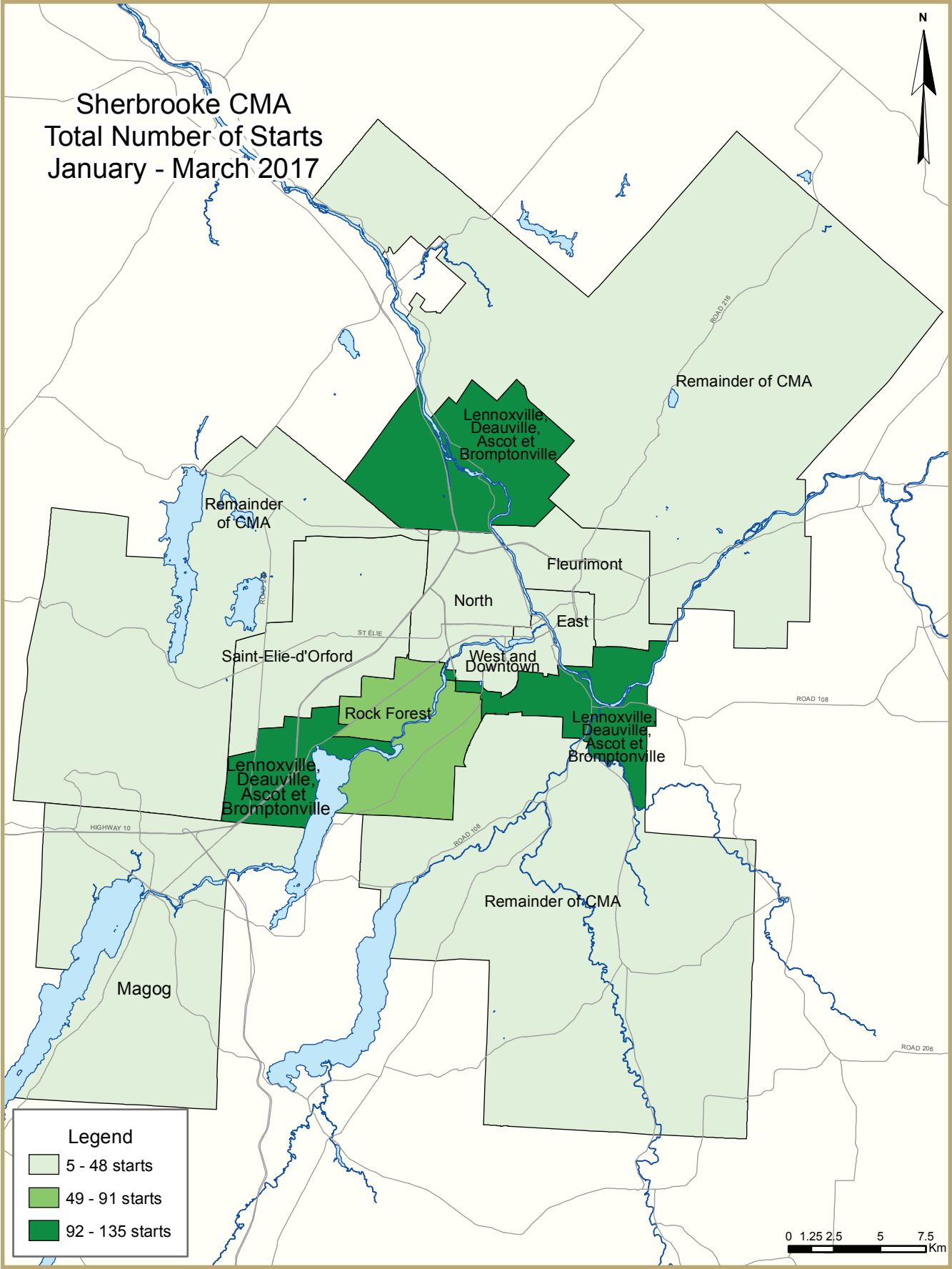
Housing Observer Online

Featuring quick reads and videos on...

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

All links can be shared in social media friendly formats!

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



HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

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

Table I: Housing Starts (SAAR and Trend)								
First Quarter 2017								
Sherbrooke CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	305	278	409	473	304	322	365	358
Multiples	1,062	919	1,776	468	1,044	1,028	1,042	1,148
Total	1,367	1,197	2,185	941	1,348	1,350	1,407	1,506
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	308	385	30	39	30.0%	30	39	30.0%
Multiples	1,200	1,096	330	274	-17.0%	330	274	-17.0%
Total	1,508	1,481	360	313	-13.1%	360	313	-13.1%

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Sherbrooke CMA
First 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									
QI 2017	39	56	25	0	0	4	0	189	313
QI 2016	30	48	6	0	0	10	0	242	360
% Change	30.0	16.7	**	n/a	n/a	-60.0	n/a	-21.9	-13.1
Year-to-date 2017	39	56	25	0	0	4	0	189	313
Year-to-date 2016	30	48	6	0	0	10	0	242	360
% Change	30.0	16.7	**	n/a	n/a	-60.0	n/a	-21.9	-13.1
UNDER CONSTRUCTION									
QI 2017	133	82	49	0	0	130	0	473	867
QI 2016	140	90	57	0	0	161	0	416	912
% Change	-5.0	-8.9	-14.0	n/a	n/a	-19.3	n/a	13.7	-4.9
COMPLETIONS									
QI 2017	63	34	16	0	0	0	0	256	376
QI 2016	45	16	17	0	0	16	0	30	124
% Change	40.0	112.5	-5.9	n/a	n/a	-100.0	n/a	**	**
Year-to-date 2017	63	34	16	0	0	0	0	256	376
Year-to-date 2016	45	16	17	0	0	16	0	30	124
% Change	40.0	112.5	-5.9	n/a	n/a	-100.0	n/a	**	**
COMPLETED & NOT ABSORBED									
QI 2017	18	73	35	0	0	14	n/a	n/a	140
QI 2016	28	55	32	0	0	32	n/a	n/a	147
% Change	-35.7	32.7	9.4	n/a	n/a	-56.3	n/a	n/a	-4.8
ABSORBED									
QI 2017	65	27	6	0	0	6	n/a	n/a	104
QI 2016	43	15	12	0	0	10	n/a	n/a	80
% Change	51.2	80.0	-50.0	n/a	n/a	-40.0	n/a	n/a	30.0
Year-to-date 2017	65	27	6	0	0	6	n/a	n/a	104
Year-to-date 2016	43	15	12	0	0	10	n/a	n/a	80
% Change	51.2	80.0	-50.0	n/a	n/a	-40.0	n/a	n/a	30.0

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Old City of Sherbrooke									
QI 2017	2	2	0	0	0	4	0	27	35
QI 2016	2	0	0	0	0	10	0	38	50
Suburbs of the old city of Sherbrooke									
QI 2017	13	52	25	0	0	0	0	160	250
QI 2016	16	42	6	0	0	0	0	204	292
New City of Sherbrooke									
QI 2017	15	54	25	0	0	4	0	187	285
QI 2016	18	42	6	0	0	10	0	242	342
Magog									
QI 2017	6	2	0	0	0	0	0	2	10
QI 2016	4	6	0	0	0	0	0	0	10
Remainder of the CMA									
QI 2017	18	0	0	0	0	0	0	0	18
QI 2016	8	0	0	0	0	0	0	0	8
Sherbrooke CMA									
QI 2017	39	56	25	0	0	4	0	189	313
QI 2016	30	48	6	0	0	10	0	242	360
UNDER CONSTRUCTION									
Old City of Sherbrooke									
QI 2017	10	2	2	0	0	118	0	167	299
QI 2016	11	6	0	0	0	155	0	163	335
Suburbs of the old city of Sherbrooke									
QI 2017	50	66	40	0	0	0	0	291	447
QI 2016	45	74	52	0	0	0	0	244	463
New City of Sherbrooke									
QI 2017	60	68	42	0	0	118	0	458	746
QI 2016	56	80	52	0	0	155	0	407	798
Magog									
QI 2017	18	6	4	0	0	0	0	3	31
QI 2016	13	10	3	0	0	0	0	4	30
Remainder of the CMA									
QI 2017	55	8	3	0	0	12	0	12	90
QI 2016	71	0	2	0	0	6	0	5	84
Sherbrooke CMA									
QI 2017	133	82	49	0	0	130	0	473	867
QI 2016	140	90	57	0	0	161	0	416	912

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

**Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017**

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
COMPLETIONS										
Old City of Sherbrooke										
QI 2017	7	0	3	0	0	0	0	43	60	
QI 2016	2	0	3	0	0	4	0	28	37	
Suburbs of the old city of Sherbrooke										
QI 2017	21	32	9	0	0	0	0	207	269	
QI 2016	28	16	14	0	0	0	0	2	60	
New City of Sherbrooke										
QI 2017	28	32	12	0	0	0	0	250	329	
QI 2016	30	16	17	0	0	4	0	30	97	
Magog										
QI 2017	12	2	4	0	0	0	0	0	18	
QI 2016	5	0	0	0	0	12	0	0	17	
Remainder of the CMA										
QI 2017	23	0	0	0	0	0	0	6	29	
QI 2016	10	0	0	0	0	0	0	0	10	
Sherbrooke CMA										
QI 2017	63	34	16	0	0	0	0	256	376	
QI 2016	45	16	17	0	0	16	0	30	124	
COMPLETED & NOT ABSORBED										
Old City of Sherbrooke										
QI 2017	4	4	1	0	0	11	n/a	n/a	20	
QI 2016	5	1	2	0	0	21	n/a	n/a	29	
Suburbs of the old city of Sherbrooke										
QI 2017	11	64	30	0	0	0	n/a	n/a	105	
QI 2016	15	43	30	0	0	5	n/a	n/a	93	
New City of Sherbrooke										
QI 2017	15	68	31	0	0	11	n/a	n/a	125	
QI 2016	20	44	32	0	0	26	n/a	n/a	122	
Magog										
QI 2017	0	4	4	0	0	0	n/a	n/a	8	
QI 2016	3	11	0	0	0	6	n/a	n/a	20	
Remainder of the CMA										
QI 2017	3	1	0	0	0	3	n/a	n/a	7	
QI 2016	5	0	0	0	0	0	n/a	n/a	5	
Sherbrooke CMA										
QI 2017	18	73	35	0	0	14	n/a	n/a	140	
QI 2016	28	55	32	0	0	32	n/a	n/a	147	

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Old City of Sherbrooke									
QI 2017	6	0	2	0	0	1	n/a	n/a	9
QI 2016	4	0	2	0	0	3	n/a	n/a	9
Suburbs of the old city of Sherbrooke									
QI 2017	22	27	4	0	0	5	n/a	n/a	58
QI 2016	24	15	10	0	0	1	n/a	n/a	50
New City of Sherbrooke									
QI 2017	28	27	6	0	0	6	n/a	n/a	67
QI 2016	28	15	12	0	0	4	n/a	n/a	59
Magog									
QI 2017	14	0	0	0	0	0	n/a	n/a	14
QI 2016	4	0	0	0	0	6	n/a	n/a	10
Remainder of the CMA									
QI 2017	23	0	0	0	0	0	n/a	n/a	23
QI 2016	11	0	0	0	0	0	n/a	n/a	11
Sherbrooke CMA									
QI 2017	65	27	6	0	0	6	n/a	n/a	104
QI 2016	43	15	12	0	0	10	n/a	n/a	80

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

**Table 1.3: History of Housing Starts of Sherbrooke 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	278	210	92	0	0	34	0	552	1,197
% Change	-8.9	22.1	-20.0	n/a	n/a	-79.9	n/a	-5.2	-12.4
2015	305	172	115	0	0	169	0	582	1,367
% Change	-17.3	14.7	-12.9	n/a	n/a	67.3	-100.0	55.6	21.2
2014	369	150	132	0	0	101	2	374	1,128
% Change	-16.5	-34.8	-3.6	n/a	n/a	32.9	n/a	-38.8	-24.6
2013	442	230	137	0	0	76	0	611	1,496
% Change	-27.5	-9.4	-43.4	n/a	n/a	33.3	-100.0	28.4	-14.1
2012	610	254	242	0	0	57	4	476	1,741
% Change	9.5	22.1	12.6	n/a	n/a	-37.4	n/a	-5.6	10.5
2011	557	208	215	0	0	91	0	504	1,575
% Change	-2.3	-8.8	27.2	n/a	n/a	-31.1	n/a	7.9	-4.9
2010	570	228	169	0	0	132	0	467	1,656
% Change	-14.7	137.5	19.0	n/a	-100.0	37.5	n/a	-5.1	4.8
2009	668	96	142	0	7	96	0	492	1,580
% Change	-16.7	100.0	82.1	n/a	-65.0	-34.2	-100.0	2.1	-2.9
2008	802	48	78	0	20	146	4	482	1,627
% Change	20.4	-20.0	-2.5	n/a	25.0	33.9	n/a	32.8	23.4
2007	666	60	80	0	16	109	0	363	1,318

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Sherbrooke (West and City Centre)	2	0	0	0	0	0	12	8	14	8	75.0
Sherbrooke (East)	0	0	2	0	0	0	6	0	8	0	n/a
Sherbrooke (North)	0	2	0	0	0	0	13	40	13	42	-69.0
Old City of Sherbrooke	2	2	2	0	0	0	31	48	35	50	-30.0
Fleurimont	2	5	12	8	0	0	10	30	24	43	-44.2
Rock Forest	3	3	32	4	21	0	30	186	86	193	-55.4
Saint-Élie-d'Orford	5	3	0	18	0	0	0	6	5	27	-81.5
Lennoxville, Deauville, Ascot, Bromptonville	3	5	8	12	4	4	120	8	135	29	**
Suburbs of the old city of Sherbrooke	13	16	52	42	25	4	160	230	250	292	-14.4
New City of Sherbrooke	15	18	54	42	25	4	191	278	285	342	-16.7
Magog	6	4	2	6	0	0	2	0	10	10	0.0
Remainder of the CMA	18	8	0	0	0	0	0	0	18	8	125.0
Sherbrooke CMA	39	30	56	48	25	4	193	278	313	360	-13.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
Sherbrooke (West and City Centre)	2	0	0	0	0	0	12	8	14	8	75.0
Sherbrooke (East)	0	0	2	0	0	0	6	0	8	0	n/a
Sherbrooke (North)	0	2	0	0	0	0	13	40	13	42	-69.0
Old City of Sherbrooke	2	2	2	0	0	0	31	48	35	50	-30.0
Fleurimont	2	5	12	8	0	0	10	30	24	43	-44.2
Rock Forest	3	3	32	4	21	0	30	186	86	193	-55.4
Saint-Élie-d'Orford	5	3	0	18	0	0	0	6	5	27	-81.5
Lennoxville, Deauville, Ascot, Bromptonville	3	5	8	12	4	4	120	8	135	29	**
Suburbs of the old city of Sherbrooke	13	16	52	42	25	4	160	230	250	292	-14.4
New City of Sherbrooke	15	18	54	42	25	4	191	278	285	342	-16.7
Magog	6	4	2	6	0	0	2	0	10	10	0.0
Remainder of the CMA	18	8	0	0	0	0	0	0	18	8	125.0
Sherbrooke CMA	39	30	56	48	25	4	193	278	313	360	-13.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Sherbrooke (West and City Centre)	0	0	0	0	0	0	12	8
Sherbrooke (East)	0	0	0	0	0	0	6	0
Sherbrooke (North)	0	0	0	0	4	10	9	30
Old City of Sherbrooke	0	0	0	0	4	10	27	38
Fleurimont	0	0	0	0	0	2	10	4
Rock Forest	21	0	0	0	0	0	30	186
Saint-Élie-d'Orford	0	0	0	0	0	0	0	6
Lennoxville, Deauville, Ascot, Bromptonville	4	4	0	0	0	0	120	8
Suburbs of the old city of Sherbrooke	25	4	0	0	0	2	160	204
New City of Sherbrooke	25	4	0	0	4	12	187	242
Magog	0	0	0	0	0	0	2	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	25	4	0	0	4	12	189	242

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	12	8
Sherbrooke (East)	0	0	0	0	0	0	6	0
Sherbrooke (North)	0	0	0	0	4	10	9	30
Old City of Sherbrooke	0	0	0	0	4	10	27	38
Fleurimont	0	0	0	0	0	2	10	4
Rock Forest	21	0	0	0	0	0	30	186
Saint-Élie-d'Orford	0	0	0	0	0	0	0	6
Lennoxville, Deauville, Ascot, Bromptonville	4	4	0	0	0	0	120	8
Suburbs of the old city of Sherbrooke	25	4	0	0	0	2	160	204
New City of Sherbrooke	25	4	0	0	4	12	187	242
Magog	0	0	0	0	0	0	2	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	25	4	0	0	4	12	189	242

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Sherbrooke (West and City Centre)	2	0	0	0	12	8	14	8
Sherbrooke (East)	2	0	0	0	6	0	8	0
Sherbrooke (North)	0	2	4	10	9	30	13	42
Old City of Sherbrooke	4	2	4	10	27	38	35	50
Fleurimont	14	15	0	0	10	4	24	43
Rock Forest	56	7	0	0	30	186	86	193
Saint-Élie-d'Orford	5	21	0	0	0	6	5	27
Lennoxville, Deauville, Ascot, Bromptonville	15	21	0	0	120	8	135	29
Suburbs of the old city of Sherbrooke	90	64	0	0	160	204	250	292
New City of Sherbrooke	94	66	4	10	187	242	285	342
Magog	8	10	0	0	2	0	10	10
Remainder of the CMA	18	8	0	0	0	0	18	8
Sherbrooke CMA	120	84	4	10	189	242	313	360

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Sherbrooke (West and City Centre)	2	0	0	0	12	8	14	8
Sherbrooke (East)	2	0	0	0	6	0	8	0
Sherbrooke (North)	0	2	4	10	9	30	13	42
Old City of Sherbrooke	4	2	4	10	27	38	35	50
Fleurimont	14	15	0	0	10	4	24	43
Rock Forest	56	7	0	0	30	186	86	193
Saint-Élie-d'Orford	5	21	0	0	0	6	5	27
Lennoxville, Deauville, Ascot, Bromptonville	15	21	0	0	120	8	135	29
Suburbs of the old city of Sherbrooke	90	64	0	0	160	204	250	292
New City of Sherbrooke	94	66	4	10	187	242	285	342
Magog	8	10	0	0	2	0	10	10
Remainder of the CMA	18	8	0	0	0	0	18	8
Sherbrooke CMA	120	84	4	10	189	242	313	360

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Sherbrooke (West and City Centre)	1	1	0	0	0	3	15	24	16	28	-42.9
Sherbrooke (East)	1	0	0	0	0	0	17	0	18	0	n/a
Sherbrooke (North)	5	1	0	0	3	0	18	8	26	9	188.9
Old City of Sherbrooke	7	2	0	0	3	3	50	32	60	37	62.2
Fleurimont	4	4	4	2	4	6	29	0	41	12	**
Rock Forest	4	7	14	0	5	4	178	1	201	12	**
Saint-Élie-d'Orford	7	6	0	4	0	0	0	0	7	10	-30.0
Lennoxville, Deauville, Ascot, Bromptonville	6	11	14	10	0	4	0	1	20	26	-23.1
Suburbs of the old city of Sherbrooke	21	28	32	16	9	14	207	2	269	60	**
New City of Sherbrooke	28	30	32	16	12	17	257	34	329	97	**
Magog	12	5	2	0	4	0	0	12	18	17	5.9
Remainder of the CMA	23	10	0	0	0	0	6	0	29	10	190.0
Sherbrooke CMA	63	45	34	16	16	17	263	46	376	124	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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
Sherbrooke (West and City Centre)	1	1	0	0	0	3	15	24	16	28	-42.9
Sherbrooke (East)	1	0	0	0	0	0	17	0	18	0	n/a
Sherbrooke (North)	5	1	0	0	3	0	18	8	26	9	188.9
Old City of Sherbrooke	7	2	0	0	3	3	50	32	60	37	62.2
Fleurimont	4	4	4	2	4	6	29	0	41	12	**
Rock Forest	4	7	14	0	5	4	178	1	201	12	**
Saint-Élie-d'Orford	7	6	0	4	0	0	0	0	7	10	-30.0
Lennoxville, Deauville, Ascot, Bromptonville	6	11	14	10	0	4	0	1	20	26	-23.1
Suburbs of the old city of Sherbrooke	21	28	32	16	9	14	207	2	269	60	**
New City of Sherbrooke	28	30	32	16	12	17	257	34	329	97	**
Magog	12	5	2	0	4	0	0	12	18	17	5.9
Remainder of the CMA	23	10	0	0	0	0	6	0	29	10	190.0
Sherbrooke CMA	63	45	34	16	16	17	263	46	376	124	**

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Sherbrooke (West and City Centre)	0	3	0	0	0	0	8	24
Sherbrooke (East)	0	0	0	0	0	0	17	0
Sherbrooke (North)	3	0	0	0	0	4	18	4
Old City of Sherbrooke	3	3	0	0	0	4	43	28
Fleurimont	4	6	0	0	0	0	29	0
Rock Forest	5	4	0	0	0	0	178	1
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	4	0	0	0	0	0	1
Suburbs of the old city of Sherbrooke	9	14	0	0	0	0	207	2
New City of Sherbrooke	12	17	0	0	0	4	250	30
Magog	4	0	0	0	0	12	0	0
Remainder of the CMA	0	0	0	0	0	0	6	0
Sherbrooke CMA	16	17	0	0	0	16	256	30

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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
Sherbrooke (West and City Centre)	0	3	0	0	0	0	8	24
Sherbrooke (East)	0	0	0	0	0	0	17	0
Sherbrooke (North)	3	0	0	0	0	4	18	4
Old City of Sherbrooke	3	3	0	0	0	4	43	28
Fleurimont	4	6	0	0	0	0	29	0
Rock Forest	5	4	0	0	0	0	178	1
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	4	0	0	0	0	0	1
Suburbs of the old city of Sherbrooke	9	14	0	0	0	0	207	2
New City of Sherbrooke	12	17	0	0	0	4	250	30
Magog	4	0	0	0	0	12	0	0
Remainder of the CMA	0	0	0	0	0	0	6	0
Sherbrooke CMA	16	17	0	0	0	16	256	30

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Sherbrooke (West and City Centre)	1	4	0	0	8	24	16	28
Sherbrooke (East)	1	0	0	0	17	0	18	0
Sherbrooke (North)	8	1	0	4	18	4	26	9
Old City of Sherbrooke	10	5	0	4	43	28	60	37
Fleurimont	12	12	0	0	29	0	41	12
Rock Forest	23	11	0	0	178	1	201	12
Saint-Élie-d'Orford	7	10	0	0	0	0	7	10
Lennoxville, Deauville, Ascot, Bromptonville	20	25	0	0	0	1	20	26
Suburbs of the old city of Sherbrooke	62	58	0	0	207	2	269	60
New City of Sherbrooke	72	63	0	4	250	30	329	97
Magog	18	5	0	12	0	0	18	17
Remainder of the CMA	23	10	0	0	6	0	29	10
Sherbrooke CMA	113	78	0	16	256	30	376	124

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Sherbrooke (West and City Centre)	1	4	0	0	8	24	16	28
Sherbrooke (East)	1	0	0	0	17	0	18	0
Sherbrooke (North)	8	1	0	4	18	4	26	9
Old City of Sherbrooke	10	5	0	4	43	28	60	37
Fleurimont	12	12	0	0	29	0	41	12
Rock Forest	23	11	0	0	178	1	201	12
Saint-Élie-d'Orford	7	10	0	0	0	0	7	10
Lennoxville, Deauville, Ascot, Bromptonville	20	25	0	0	0	1	20	26
Suburbs of the old city of Sherbrooke	62	58	0	0	207	2	269	60
New City of Sherbrooke	72	63	0	4	250	30	329	97
Magog	18	5	0	12	0	0	18	17
Remainder of the CMA	23	10	0	0	6	0	29	10
Sherbrooke CMA	113	78	0	16	256	30	376	124

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q1 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Q1 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Suburbs of the old city of Sherbrooke													
Q1 2017	0	0.0	1	10.0	3	30.0	2	20.0	4	40.0	10	-	-
Q1 2016	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	-
Year-to-date 2017	0	0.0	1	10.0	3	30.0	2	20.0	4	40.0	10	-	-
Year-to-date 2016	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	-
New City of Sherbrooke													
Q1 2017	0	0.0	1	7.7	3	23.1	3	23.1	6	46.2	13	-	-
Q1 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	-
Year-to-date 2017	0	0.0	1	7.7	3	23.1	3	23.1	6	46.2	13	-	-
Year-to-date 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	-
Magog													
Q1 2017	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	-	-
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Remainder of the CMA													
Q1 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Q1 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Sherbrooke CMA													
Q1 2017	0	0.0	3	13.0	6	26.1	6	26.1	8	34.8	23	-	348,348
Q1 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	288,750
Year-to-date 2017	0	0.0	3	13.0	6	26.1	6	26.1	8	34.8	23	-	348,348
Year-to-date 2016	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	-	288,750

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
First Quarter 2017**

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Old City of Sherbrooke	-	-	n/a	-	-	n/a
Suburbs of the old city of Sherbrooke	-	-	n/a	-	-	n/a
New City of Sherbrooke	-	-	n/a	-	-	n/a
Magog	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Sherbrooke CMA	348,348	288,750	20.6	348,348	288,750	20.6

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Sherbrooke

	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*							
Q1 2017	417	699	1,359	236,849	9.8	246,831	11.8
Q1 2016	386	783	1,479	221,087	11.5	252,468	13.4
% Change	8.0	-10.7	-8.1	7.1	n/a	-2.2	n/a
YTD 2017	417	699	1,359	236,849	9.8	n/a	n/a
YTD 2016	386	783	1,479	221,087	11.5	n/a	n/a
% Change	8.0	-10.7	-8.1	7.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2017	52	142	358	176,429	20.7	227,530	15.9
Q1 2016	60	143	392	166,213	19.6	170,450	19.5
% Change	-13.3	-0.7	-8.7	6.1	n/a	33.5	n/a
YTD 2017	52	142	358	176,429	20.7	n/a	n/a
YTD 2016	60	143	392	166,213	19.6	n/a	n/a
% Change	-13.3	-0.7	-8.7	6.1	n/a	n/a	n/a
PLEX*							
Q1 2017	46	99	197	251,450	12.8	244,179	16.0
Q1 2016	47	101	249	229,287	15.9	248,519	14.4
% Change	-2.1	-2.0	-20.9	9.7	n/a	-1.7	n/a
YTD 2017	46	99	197	251,450	12.8	n/a	n/a
YTD 2016	47	101	249	229,287	15.9	n/a	n/a
% Change	-2.1	-2.0	-20.9	9.7	n/a	n/a	n/a
TOTAL							
Q1 2017	516	944	1,937	230,080	11.3	240,109	12.9
Q1 2016	494	1,036	2,142	214,672	13.0	242,681	14.5
% Change	4.5	-8.9	-9.6	7.2	n/a	-1.1	n/a
YTD 2017	516	944	1,937	230,080	11.3	n/a	n/a
YTD 2016	494	1,036	2,142	215,030	13.0	n/a	n/a
% Change	4.5	-8.9	-9.6	7.0	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
First Quarter 2017

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Sherbrooke 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	99.4	124.6	105.5	6.7	62.8	807
	February	561	3.14	4.64	99.5	125.1	106.2	7.0	63.3	810
	March	561	3.14	4.64	99.6	125.6	106.6	7.0	63.5	807
	April	561	3.14	4.64	99.6	126.0	106.2	7.2	63.3	806
	May	561	3.14	4.64	99.6	126.2	105.6	6.7	62.6	807
	June	561	3.14	4.64	99.6	126.0	105.3	6.5	62.2	809
	July	567	3.14	4.74	99.7	125.6	106.3	5.8	62.3	810
	August	567	3.14	4.74	99.7	125.3	106.6	5.7	62.3	816
	September	561	3.14	4.64	100.0	125.8	106.2	5.6	61.9	824
	October	561	3.14	4.64	100.0	125.9	107.0	5.4	62.2	822
	November	561	3.14	4.64	100.0	125.6	107.0	5.7	62.4	813
	December	561	3.14	4.64	100.0	125.2	108.1	5.4	62.7	803
2017	January	561	3.14	4.64	100.1	126.2	107.0	5.5	62.1	792
	February	561	3.14	4.64	100.3	126.6	106.1	5.5	61.5	789
	March	561	3.14	4.64		126.7	106.3	6.1	62.0	788
	April									
	May									
	June									
	July									
	August									
	September									
	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 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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

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

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

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

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

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

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

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

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

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

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

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

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

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

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

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

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

FREE DATA TABLES AVAILABLE ON-LINE

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

Get the market intelligence you need today!

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

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

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

HOUSING MARKET INFORMATION PORTAL!

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

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

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

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

All links can be shared in social media friendly formats!

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

