

# HOUSING NOW TABLES

## Trois-Rivières 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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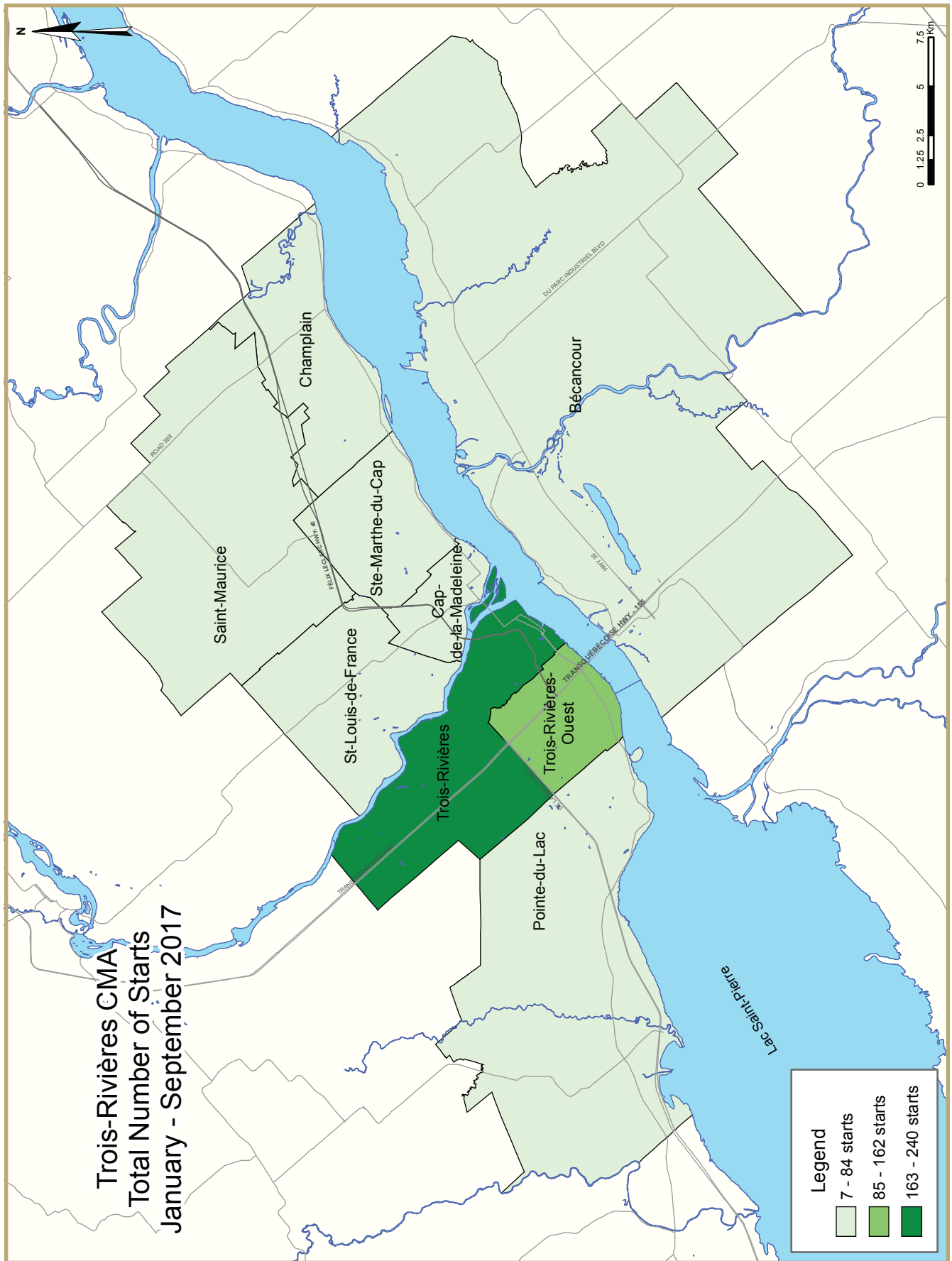
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## SYMBOLS

- 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								
Trois-Rivières CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	180	201	279	165	254	216	217	204
Multiples	320	469	408	2,148	180	286	644	650
Total	500	670	687	2,313	434	502	861	854
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	174	300	46	60	30.4%	146	155	6.2%
Multiples	388	332	117	228	94.9%	279	383	37.3%
Total	562	632	163	288	76.7%	425	538	26.6%

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> 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 Trois-Rivières 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	60	22	2	0	0	48	0	156	288
Q3 2016	46	16	27	0	0	11	0	63	163
% Change	30.4	37.5	-92.6	n/a	n/a	**	n/a	147.6	76.7
Year-to-date 2017	155	50	4	0	5	88	0	236	538
Year-to-date 2016	146	46	31	0	0	39	0	163	425
% Change	6.2	8.7	-87.1	n/a	n/a	125.6	n/a	44.8	26.6
UNDER CONSTRUCTION									
Q3 2017	86	22	10	0	5	109	0	267	499
Q3 2016	65	20	27	0	0	54	0	54	220
% Change	32.3	10.0	-63.0	n/a	n/a	101.9	n/a	**	126.8
COMPLETIONS									
Q3 2017	67	28	0	0	0	32	0	86	213
Q3 2016	59	26	0	0	0	109	0	94	288
% Change	13.6	7.7	n/a	n/a	n/a	-70.6	n/a	-8.5	-26.0
Year-to-date 2017	131	56	19	0	0	62	4	142	414
Year-to-date 2016	121	54	2	0	4	138	0	143	462
% Change	8.3	3.7	**	n/a	-100.0	-55.1	n/a	-0.7	-10.4
COMPLETED & NOT ABSORBED									
Q3 2017	2	24	10	0	0	43	n/a	n/a	79
Q3 2016	10	29	10	0	0	78	n/a	n/a	127
% Change	-80.0	-17.2	0.0	n/a	n/a	-44.9	n/a	n/a	-37.8
ABSORBED									
Q3 2017	71	30	11	0	0	44	n/a	n/a	156
Q3 2016	70	36	6	0	1	89	n/a	n/a	202
% Change	1.4	-16.7	83.3	n/a	-100.0	-50.6	n/a	n/a	-22.8
Year-to-date 2017	135	65	18	0	0	81	n/a	n/a	299
Year-to-date 2016	127	72	8	0	1	103	n/a	n/a	311
% Change	6.3	-9.7	125.0	n/a	-100.0	-21.4	n/a	n/a	-3.9

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									
Centre									
Q3 2017	19	10	0	0	0	41	0	142	212
Q3 2016	19	8	27	0	0	11	0	8	73
Remainder of the CMA									
Q3 2017	41	12	2	0	0	7	0	14	76
Q3 2016	27	8	0	0	0	0	0	55	90
Trois-Rivières CMA									
Q3 2017	60	22	2	0	0	48	0	156	288
Q3 2016	46	16	27	0	0	11	0	63	163
UNDER CONSTRUCTION									
Centre									
Q3 2017	34	10	8	0	5	94	0	169	320
Q3 2016	23	10	27	0	0	32	0	7	99
Remainder of the CMA									
Q3 2017	52	12	2	0	0	15	0	98	179
Q3 2016	42	10	0	0	0	22	0	47	121
Trois-Rivières CMA									
Q3 2017	86	22	10	0	5	109	0	267	499
Q3 2016	65	20	27	0	0	54	0	54	220
COMPLETIONS									
Centre									
Q3 2017	22	16	0	0	0	32	0	53	123
Q3 2016	24	18	0	0	0	103	0	34	179
Remainder of the CMA									
Q3 2017	45	12	0	0	0	0	0	33	90
Q3 2016	35	8	0	0	0	6	0	60	109
Trois-Rivières CMA									
Q3 2017	67	28	0	0	0	32	0	86	213
Q3 2016	59	26	0	0	0	109	0	94	288

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	
COMPLETED & NOT ABSORBED									
Centre									
Q3 2017	0	17	10	0	0	34	n/a	n/a	61
Q3 2016	4	21	10	0	0	59	n/a	n/a	94
Remainder of the CMA									
Q3 2017	2	7	0	0	0	9	n/a	n/a	18
Q3 2016	6	8	0	0	0	19	n/a	n/a	33
Trois-Rivières CMA									
Q3 2017	2	24	10	0	0	43	n/a	n/a	79
Q3 2016	10	29	10	0	0	78	n/a	n/a	127
ABSORBED									
Centre									
Q3 2017	22	17	11	0	0	40	n/a	n/a	90
Q3 2016	31	26	6	0	1	88	n/a	n/a	152
Remainder of the CMA									
Q3 2017	49	13	0	0	0	4	n/a	n/a	66
Q3 2016	39	10	0	0	0	1	n/a	n/a	50
Trois-Rivières CMA									
Q3 2017	71	30	11	0	0	44	n/a	n/a	156
Q3 2016	70	36	6	0	1	89	n/a	n/a	202

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



**Table 1.3: History of Housing Starts of Trois-Rivières 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	201	68	31	0	0	83	0	287	670
% Change	11.7	-15.0	**	n/a	n/a	-15.3	n/a	114.2	34.0
2015	180	80	8	0	0	98	0	134	500
% Change	-24.7	-38.5	-52.9	n/a	n/a	-62.0	-100.0	-54.3	-47.0
2014	239	130	17	0	0	258	6	293	943
% Change	-1.6	-5.8	-26.1	n/a	n/a	**	n/a	-23.3	11.1
2013	243	138	23	0	0	63	0	382	849
% Change	-20.3	-27.4	0.0	n/a	n/a	-71.2	n/a	34.5	-16.8
2012	305	190	23	0	0	219	0	284	1,021
% Change	-9.0	3.3	15.0	n/a	n/a	82.5	n/a	-37.6	-8.3
2011	335	184	20	0	0	120	0	455	1,114
% Change	-2.9	-14.0	**	n/a	n/a	**	n/a	-58.6	-34.1
2010	345	214	6	0	0	28	0	1,098	1,691
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
2009	375	92	10	0	0	8	0	530	1,027
% Change	0.5	-28.1	-54.5	n/a	n/a	-89.2	-100.0	-0.2	-10.5
2008	373	128	22	0	0	74	20	531	1,148
% Change	-13.3	-8.6	-79.0	n/a	n/a	85.0	n/a	10.2	-4.1
2007	430	140	105	0	0	40	0	482	1,197

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
<b>Centre</b>	19	19	10	8	0	27	183	19	212	73	190.4
Trois-Rivières	7	7	4	2	0	24	167	8	178	41	**
Trois-Rivières-Ouest	5	4	6	6	0	3	16	8	27	21	28.6
Cap-de-la-Madeleine	7	8	0	0	0	0	0	3	7	11	-36.4
<b>Remainder of the CMA</b>	41	27	12	8	0	0	23	55	76	90	-15.6
Bécancour	14	8	2	2	0	0	8	43	24	53	-54.7
Champlain	1	7	0	0	0	0	0	0	1	7	-85.7
Pointe-du-Lac	17	8	4	2	0	0	0	0	21	10	110.0
St-Louis-de-France	5	0	4	0	0	0	7	8	16	8	100.0
Sainte-Marthe-du-Cap	1	2	2	4	0	0	8	0	11	6	83.3
Saint-Maurice	3	2	0	0	0	0	0	4	3	6	-50.0
<b>Trois-Rivières CMA</b>	60	46	22	16	0	27	206	74	288	163	76.7

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
<b>Centre</b>	58	61	28	30	5	27	272	87	363	205	77.1
Trois-Rivières	22	17	10	18	5	24	203	46	240	105	128.6
Trois-Rivières-Ouest	12	13	8	12	0	3	67	34	87	62	40.3
Cap-de-la-Madeleine	24	31	10	0	0	0	2	7	36	38	-5.3
<b>Remainder of the CMA</b>	97	85	22	16	0	0	56	119	175	220	-20.5
Bécancour	30	36	6	4	0	0	15	51	51	91	-44.0
Champlain	7	8	0	0	0	0	0	0	7	8	-12.5
Pointe-du-Lac	36	22	8	6	0	0	0	26	44	54	-18.5
St-Louis-de-France	11	4	6	2	0	0	15	20	32	26	23.1
Sainte-Marthe-du-Cap	3	6	2	4	0	0	22	18	27	28	-3.6
Saint-Maurice	10	9	0	0	0	0	4	4	14	13	7.7
<b>Trois-Rivières CMA</b>	155	146	50	46	5	27	328	206	538	425	26.6

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
<b>Centre</b>	0	27	0	0	41	11	142	8
Trois-Rivières	0	24	0	0	29	0	138	8
Trois-Rivières-Ouest	0	3	0	0	12	8	4	0
Cap-de-la-Madeleine	0	0	0	0	0	3	0	0
<b>Remainder of the CMA</b>	0	0	0	0	9	0	14	55
Bécancour	0	0	0	0	4	0	4	43
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	3	0	4	8
Sainte-Marthe-du-Cap	0	0	0	0	2	0	6	0
Saint-Maurice	0	0	0	0	0	0	0	4
<b>Trois-Rivières CMA</b>	0	27	0	0	50	11	156	63

**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
<b>Centre</b>	5	27	0	0	83	29	189	58
Trois-Rivières	5	24	0	0	29	14	174	32
Trois-Rivières-Ouest	0	3	0	0	52	12	15	22
Cap-de-la-Madeleine	0	0	0	0	2	3	0	4
<b>Remainder of the CMA</b>	0	0	0	0	9	14	47	105
Bécancour	0	0	0	0	4	8	11	43
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	6	0	20
St-Louis-de-France	0	0	0	0	3	0	12	20
Sainte-Marthe-du-Cap	0	0	0	0	2	0	20	18
Saint-Maurice	0	0	0	0	0	0	4	4
<b>Trois-Rivières CMA</b>	5	27	0	0	92	43	236	163

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
<b>Centre</b>	29	54	41	11	142	8	212	73
Trois-Rivières	11	33	29	0	138	8	178	41
Trois-Rivières-Ouest	11	13	12	8	4	0	27	21
Cap-de-la-Madeleine	7	8	0	3	0	0	7	11
<b>Remainder of the CMA</b>	55	35	7	0	14	55	76	90
Bécancour	16	10	4	0	4	43	24	53
Champlain	1	7	0	0	0	0	1	7
Pointe-du-Lac	21	10	0	0	0	0	21	10
St-Louis-de-France	9	0	3	0	4	8	16	8
Sainte-Marthe-du-Cap	5	6	0	0	6	0	11	6
Saint-Maurice	3	2	0	0	0	4	3	6
<b>Trois-Rivières CMA</b>	84	89	48	11	156	63	288	163

**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
<b>Centre</b>	88	122	86	25	189	58	363	205
Trois-Rivières	32	63	34	10	174	32	240	105
Trois-Rivières-Ouest	20	28	52	12	15	22	87	62
Cap-de-la-Madeleine	36	31	0	3	0	4	36	38
<b>Remainder of the CMA</b>	121	101	7	14	47	105	175	220
Bécancour	36	40	4	8	11	43	51	91
Champlain	7	8	0	0	0	0	7	8
Pointe-du-Lac	44	28	0	6	0	20	44	54
St-Louis-de-France	17	6	3	0	12	20	32	26
Sainte-Marthe-du-Cap	7	10	0	0	20	18	27	28
Saint-Maurice	10	9	0	0	4	4	14	13
<b>Trois-Rivières CMA</b>	209	223	93	39	236	163	538	425

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
<b>Centre</b>	22	24	16	18	0	0	85	137	123	179	-31.3
Trois-Rivières	7	5	4	10	0	0	24	123	35	138	-74.6
Trois-Rivières-Ouest	4	4	8	8	0	0	43	10	55	22	150.0
Cap-de-la-Madeleine	11	15	4	0	0	0	18	4	33	19	73.7
<b>Remainder of the CMA</b>	45	35	12	8	0	0	33	66	90	109	-17.4
Bécancour	17	15	8	4	0	0	5	0	30	19	57.9
Champlain	1	0	0	0	0	0	0	0	1	0	n/a
Pointe-du-Lac	11	9	2	2	0	0	0	28	13	39	-66.7
St-Louis-de-France	5	6	2	2	0	0	14	20	21	28	-25.0
Sainte-Marthe-du-Cap	2	2	0	0	0	0	14	18	16	20	-20.0
Saint-Maurice	9	3	0	0	0	0	0	0	9	3	200.0
<b>Trois-Rivières CMA</b>	67	59	28	26	0	0	118	203	213	288	-26.0

**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
<b>Centre</b>	54	49	36	42	19	4	143	203	252	298	-15.4
Trois-Rivières	21	10	16	20	16	4	62	160	115	194	-40.7
Trois-Rivières-Ouest	13	12	8	20	3	0	63	34	87	66	31.8
Cap-de-la-Madeleine	20	27	12	2	0	0	18	9	50	38	31.6
<b>Remainder of the CMA</b>	77	72	20	12	4	0	61	80	162	164	-1.2
Bécancour	21	32	8	8	0	0	17	4	46	44	4.5
Champlain	3	3	2	0	0	0	0	0	5	3	66.7
Pointe-du-Lac	32	20	4	2	4	0	0	36	40	58	-31.0
St-Louis-de-France	7	6	4	2	0	0	14	20	25	28	-10.7
Sainte-Marthe-du-Cap	4	3	2	0	0	0	26	20	32	23	39.1
Saint-Maurice	10	8	0	0	0	0	4	0	14	8	75.0
<b>Trois-Rivières CMA</b>	131	121	56	54	23	4	204	283	414	462	-10.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
<b>Centre</b>	0	0	0	0	32	103	53	34
Trois-Rivières	0	0	0	0	0	103	24	20
Trois-Rivières-Ouest	0	0	0	0	32	0	11	10
Cap-de-la-Madeleine	0	0	0	0	0	0	18	4
<b>Remainder of the CMA</b>	0	0	0	0	0	6	33	60
Bécancour	0	0	0	0	0	0	5	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	6	0	22
St-Louis-de-France	0	0	0	0	0	0	14	20
Sainte-Marthe-du-Cap	0	0	0	0	0	0	14	18
Saint-Maurice	0	0	0	0	0	0	0	0
<b>Trois-Rivières CMA</b>	0	0	0	0	32	109	86	94

**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
<b>Centre</b>	19	4	0	0	44	128	99	75
Trois-Rivières	16	4	0	0	0	116	62	44
Trois-Rivières-Ouest	3	0	0	0	44	12	19	22
Cap-de-la-Madeleine	0	0	0	0	0	0	18	9
<b>Remainder of the CMA</b>	0	0	4	0	18	12	43	68
Bécancour	0	0	0	0	12	4	5	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	4	0	0	6	0	30
St-Louis-de-France	0	0	0	0	0	0	14	20
Sainte-Marthe-du-Cap	0	0	0	0	6	2	20	18
Saint-Maurice	0	0	0	0	0	0	4	0
<b>Trois-Rivières CMA</b>	19	4	4	0	62	140	142	143

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Competitions 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
<b>Centre</b>	38	42	32	103	53	34	123	179
Trois-Rivières	11	15	0	103	24	20	35	138
Trois-Rivières-Ouest	12	12	32	0	11	10	55	22
Cap-de-la-Madeleine	15	15	0	0	18	4	33	19
<b>Remainder of the CMA</b>	57	43	0	6	33	60	90	109
Bécancour	25	19	0	0	5	0	30	19
Champlain	1	0	0	0	0	0	1	0
Pointe-du-Lac	13	11	0	6	0	22	13	39
St-Louis-de-France	7	8	0	0	14	20	21	28
Sainte-Marthe-du-Cap	2	2	0	0	14	18	16	20
Saint-Maurice	9	3	0	0	0	0	9	3
<b>Trois-Rivières CMA</b>	95	85	32	109	86	94	213	288

**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
<b>Centre</b>	109	91	44	132	99	75	252	298
Trois-Rivières	53	30	0	120	62	44	115	194
Trois-Rivières-Ouest	24	32	44	12	19	22	87	66
Cap-de-la-Madeleine	32	29	0	0	18	9	50	38
<b>Remainder of the CMA</b>	97	86	18	10	47	68	162	164
Bécancour	29	40	12	4	5	0	46	44
Champlain	5	3	0	0	0	0	5	3
Pointe-du-Lac	36	22	0	6	4	30	40	58
St-Louis-de-France	11	8	0	0	14	20	25	28
Sainte-Marthe-du-Cap	6	5	6	0	20	18	32	23
Saint-Maurice	10	8	0	0	4	0	14	8
<b>Trois-Rivières CMA</b>	206	177	62	142	146	143	414	462

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 (\$)
	< \$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 (%)			
Centre													
Q3 2017	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	-	323,405
Q3 2016	0	0.0	0	0.0	2	9.5	7	33.3	12	57.1	21	-	300,417
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	11.1	24	88.9	27	-	323,405
Year-to-date 2016	0	0.0	1	3.0	6	18.2	9	27.3	17	51.5	33	-	298,824
Remainder of the CMA													
Q3 2017	0	0.0	4	26.7	2	13.3	4	26.7	5	33.3	15	-	-
Q3 2016	0	0.0	6	50.0	1	8.3	5	41.7	0	0.0	12	-	274,177
Year-to-date 2017	0	0.0	5	20.0	3	12.0	7	28.0	10	40.0	25	-	-
Year-to-date 2016	0	0.0	10	40.0	4	16.0	9	36.0	2	8.0	25	-	274,177
Trois-Rivières CMA													
Q3 2017	0	0.0	4	14.8	2	7.4	5	18.5	16	59.3	27	315,000	304,174
Q3 2016	0	0.0	6	18.2	3	9.1	12	36.4	12	36.4	33	270,000	311,004
Year-to-date 2017	0	0.0	5	9.6	3	5.8	10	19.2	34	65.4	52	315,000	332,276
Year-to-date 2016	0	0.0	11	19.0	10	17.2	18	31.0	19	32.8	58	272,500	295,200

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
<b>Centre</b>	323,405	300,417	7.7	323,405	298,824	8.2
Trois-Rivières	-	-	n/a	-	-	n/a
Trois-Rivières-Ouest	-	-	n/a	-	-	n/a
Cap-de-la-Madeleine	323,405	300,417	7.7	323,405	298,824	8.2
<b>Remainder of the CMA</b>	-	274,177	n/a	-	274,177	n/a
Bécancour	-	-	n/a	-	-	n/a
Champlain	-	-	n/a	-	-	n/a
Pointe-du-Lac	-	274,177	n/a	-	274,177	n/a
St-Louis-de-France	-	-	n/a	-	-	n/a
Sainte-Marthe-du-Cap	-	-	n/a	-	-	n/a
Saint-Maurice	-	-	n/a	-	-	n/a
<b>Trois-Rivières CMA</b>	304,174	311,004	-2.2	332,276	295,200	12.6

Source: CMHC (Market Absorption Survey)

**Table 5: Centris® Residential Activity<sup>1</sup> for Trois-Rivières**

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio <sup>2</sup>	Last Four Quarters <sup>3</sup>	
						Average Price <sup>2</sup> (\$)	Active Listings to Sales Ratio <sup>2</sup>
<b>SINGLE FAMILY*</b>							
Q3 2017	183	291	522	162,446	8.6	161,001	8.3
Q3 2016	163	294	549	157,658	10.1	159,394	8.5
% Change	12.3	-1.0	-5.0	3.0	n/a	1.0	n/a
YTD 2017	659	1,029	573	161,159	7.8	n/a	n/a
YTD 2016	685	1,076	612	159,167	8.0	n/a	n/a
% Change	-3.8	-4.4	-6.4	1.3	n/a	n/a	n/a
<b>CONDOMINIUMS*</b>							
Q3 2017	33	--	135	--	12.3	--	15.5
Q3 2016	17	--	130	--	--	--	--
% Change	94.1	n/a	4.4	n/a	n/a	n/a	n/a
YTD 2017	97	--	151	140,298	14.0	n/a	n/a
YTD 2016	64	--	121	135,296	17.0	n/a	n/a
% Change	51.6	n/a	24.7	3.7	n/a	n/a	n/a
<b>PLEX*</b>							
Q3 2017	42	59	138	--	9.9	--	--
Q3 2016	39	87	155	--	11.9	--	--
% Change	7.7	-32.2	-10.8	n/a	n/a	n/a	n/a
YTD 2017	122	225	162	167,564	11.9	n/a	n/a
YTD 2016	143	250	168	165,686	10.6	n/a	n/a
% Change	-14.7	-10.0	-3.8	1.1	n/a	n/a	n/a
<b>TOTAL</b>							
Q3 2017	258	415	808	161,979	9.4	160,238	9.7
Q3 2016	220	432	841	159,102	11.5	158,659	9.8
% Change	17.3	-3.9	-3.9	1.8	n/a	1.0	n/a
YTD 2017	879	1,490	894	160,714	9.2	n/a	n/a
YTD 2016	897	1,498	908	158,596	9.1	n/a	n/a
% Change	-2.0	-0.5	-1.6	1.3	n/a	n/a	n/a

<sup>1</sup> Source: QFREB by the Centris® system<sup>2</sup> Calculations: CMHC.<sup>3</sup> 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, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Trois-Rivières 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	74.8	7.3	60.7	775
	February	561	3.14	4.64	99.5	125.1	75.7	6.5	60.9	770
	March	561	3.14	4.64	99.6	125.6	75.7	6.4	60.8	775
	April	561	3.14	4.64	99.6	126.0	75.2	6.6	60.5	775
	May	561	3.14	4.64	99.6	126.2	74.1	7.5	60.1	787
	June	561	3.14	4.64	99.6	126.0	74.5	7.2	60.2	798
	July	567	3.14	4.74	99.7	125.6	74.7	7.2	60.4	820
	August	567	3.14	4.74	99.7	125.3	74.1	6.8	59.6	827
	September	561	3.14	4.64	100.0	125.8	73.4	7.2	59.3	826
	October	561	3.14	4.64	100.0	125.9	73.7	7.4	59.6	814
	November	561	3.14	4.64	100.0	125.6	75.1	7.2	60.7	809
	December	561	3.14	4.64	100.0	125.2	75.2	7.3	60.7	810
2017	January	561	3.14	4.64	100.1	126.2	74.5	7.1	60.1	804
	February	561	3.14	4.64	100.3	126.6	74.5	6.6	59.8	802
	March	561	3.14	4.64	100.2	126.7	75.3	6.6	60.4	804
	April	561	3.14	4.64	100.3	127.0	76.3	6.5	61.2	810
	May	561	3.14	4.64	100.4	127.1	76.2	6.5	61.0	810
	June	561	3.14	4.64	100.5	126.7	75.9	6.3	60.6	819
	July	573	3.14	4.84	100.7	126.7	75.6	6.3	60.2	827
	August	573	3.14	4.84	100.7	126.7	75.8	6.4	60.5	840
	September	575	3.09	4.89		127.1	76.3	6.0	60.6	843
	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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