

# The Daily

Statistics Canada

Thursday, February 10, 2011

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## New Housing Price Index

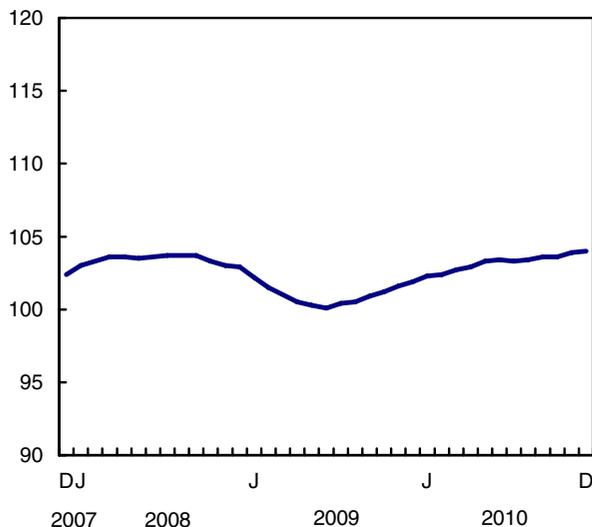
December 2010

The New Housing Price Index (NHPI) rose 0.1% in December, following a 0.3% advance in November.

Toronto and Oshawa, as well as Winnipeg were the top contributors to the NHPI increase in December.

### Evolution of the New Housing Price Index

index (2007=100)



Between November and December, prices increased the most in Winnipeg (+1.1%) followed by Halifax (+0.3%) as well as Toronto and Oshawa (+0.2%).

In Winnipeg, prices rose as a result of the introduction of new building code regulations in Manitoba.

In Halifax, the increase was attributed mainly to higher material and labour costs.

The largest price decreases were recorded in Windsor (-0.6%) followed by Montréal and Québec (both down 0.3%).

In Windsor, prices declined as builders offered incentive packages in order to stimulate sales.

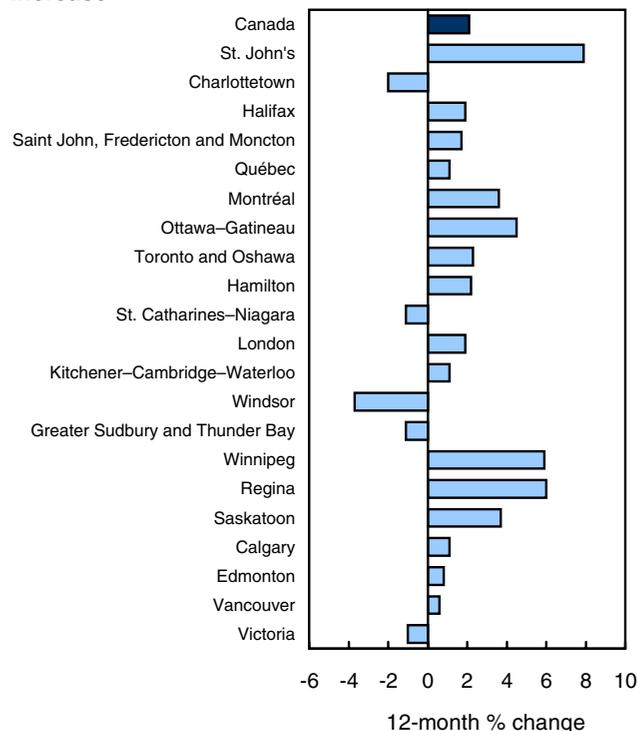
In Montréal, as well as in Québec, builders reported lower negotiated selling prices in December.

Year-over-year, the NHPI was up 2.1% in December following a 2.3% increase in November.

The year-over-year NHPI has been registering positive changes since January 2010.

The main contributors to the year-over-year increase of the NHPI in December were the metropolitan regions of Toronto and Oshawa, Montréal and Ottawa–Gatineau.

### St. John's posts the highest year-over-year price increase



For the second month in a row, the largest year-over-year increase was recorded in St. John's (+7.9%), as energy and mining development in the province have contributed to increased demand in the housing market.

Compared with December 2009, contractors' selling prices were also higher in Regina (+6.0%), Winnipeg (+5.9%) and Ottawa–Gatineau (+4.5%).

Among the 21 metropolitan areas surveyed, 5 registered 12-month declines in December: Windsor (-3.7%), followed by Charlottetown (-2.0%), Greater Sudbury and Thunder Bay as well as St. Catharines–Niagara (both down 1.1%) and Victoria (-1.0%).

**Note:** With the publication of the December 2010 reference month, the base year of the New Housing Price Index is changed from 1997 to 2007.

The New Housing Price Index (NHPI) measures changes over time in the selling prices of new residential houses agreed upon between the contractor and the buyer at the time of the signing of the contract. It is designed to measure the changes in the selling prices of new houses where detailed specifications pertaining to each house remain the same between two consecutive periods. The prices collected from builders and included in the index are market selling prices less value added taxes, such as the Federal Goods and Services Tax (GST) or the Harmonized Sales Tax (HST).

The HST came into effect July 1, 2010, in Ontario and British Columbia. Prior to the introduction of the HST, the provincial sales tax on building materials in Ontario and in British Columbia was embedded in the contractor's selling prices of new houses. With the introduction of the HST in these two provinces, the

provincial sales tax is now replaced by the HST, a value added tax which is conceptually excluded from the index.

This release presents data that are not seasonally adjusted and the indexes published are final.

**Available on CANSIM: table 327-0046.**

**Definitions, data sources and methods: survey number 2310.**

The fourth quarter 2010 issue of *Capital Expenditure Price Statistics* (62-007-X, free) will be available in April.

The new housing price indexes for January will be released on March 9.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Client Services (613-951-4550; toll-free 1-888-951-4550; fax: 613-951-3117; [ppd-info-dpp@statcan.gc.ca](mailto:ppd-info-dpp@statcan.gc.ca)), Producer Prices Division.

### New housing price indexes

	Relative importance <sup>1</sup>	December 2009	November 2010	December 2010	November to December 2010	December 2009 to December 2010
	%	(2007=100)		% change		
<b>Canada total</b>	<b>100.00</b>	<b>101.9</b>	<b>103.9</b>	<b>104.0</b>	<b>0.1</b>	<b>2.1</b>
House only	...	<b>101.3</b>	<b>103.8</b>	<b>103.7</b>	<b>-0.1</b>	<b>2.4</b>
Land only	...	<b>103.2</b>	<b>103.7</b>	<b>103.9</b>	<b>0.2</b>	<b>0.7</b>
St. John's	1.20	136.2	146.9	146.9	0.0	7.9
Charlottetown	0.31	102.0	100.0	100.0	0.0	-2.0
Halifax	1.22	109.5	111.3	111.6	0.3	1.9
Saint John, Fredericton and Moncton <sup>2</sup>	0.88	106.3	108.1	108.1	0.0	1.7
Québec	2.46	115.4	117.1	116.7	-0.3	1.1
Montréal	10.11	108.4	112.6	112.3	-0.3	3.6
Ottawa-Gatineau	4.71	106.8	111.7	111.6	-0.1	4.5
Toronto and Oshawa <sup>2</sup>	33.99	105.0	107.2	107.4	0.2	2.3
Hamilton	2.96	101.8	104.2	104.0	-0.2	2.2
St. Catharines-Niagara	0.96	104.9	103.7	103.7	0.0	-1.1
London	1.91	105.5	107.5	107.5	0.0	1.9
Kitchener-Cambridge-Waterloo	2.17	103.6	104.7	104.7	0.0	1.1
Windsor	0.65	100.8	97.7	97.1	-0.6	-3.7
Greater Sudbury and Thunder Bay <sup>2</sup>	0.85	106.2	105.0	105.0	0.0	-1.1
Winnipeg	1.62	114.0	119.4	120.7	1.1	5.9
Regina	0.59	134.1	142.1	142.1	0.0	6.0
Saskatoon	0.81	111.6	115.7	115.7	0.0	3.7
Calgary	7.88	94.6	95.5	95.6	0.1	1.1
Edmonton	8.29	88.4	89.2	89.1	-0.1	0.8
Vancouver	14.39	97.8	98.5	98.4	-0.1	0.6
Victoria	2.04	89.7	88.9	88.8	-0.1	-1.0

... not applicable

1. The relative importance is calculated using a price adjusted three-year average of the value of building completions for each metropolitan area.

2. In order to ensure data confidentiality, the following census metropolitan areas and census agglomeration are grouped together as follows: Saint John, Fredericton and Moncton; Toronto and Oshawa; and Greater Sudbury and Thunder Bay.

**Note:** View the census subdivisions that comprise the metropolitan areas online.

## Postal code conversion file plus

October 2010

The *Postal Code Conversion File Plus (PCCF+)*, Version 5H, with postal codes through October 2010, compliments the *Postal Code Conversion File (PCCF)*. When the association between the postal code and census geography is not unique, the PCCF+ allows for a proportional allocation based on the population count.

**Definitions, data sources and methods: survey number 3901.**

The *Postal Code Conversion File Plus (PCCF+)*, Version 5H (82F0086X, various prices), is now available from the *Key resource* module of our website under *Publications*.

The PCCF+ is only available to purchasers of the PCCF. Also, users require the Statistical Analysis System program to run this application.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Russell Wilkins (613-951-5305; [russell.wilkins@statcan.gc.ca](mailto:russell.wilkins@statcan.gc.ca)) or Saeeda Khan (613-951-4765; [saeeda.khan@statcan.gc.ca](mailto:saeeda.khan@statcan.gc.ca)), Health Analysis Division. ■

## Youth in Transition Survey: Reading skills reassessment

2009

Data from the 2009 Youth in Transition Survey: Reading skills reassessment are now available.

**Definitions, data sources and methods: survey number 4435.**

For more information, or to enquire about the concepts, methods or data quality of this release, contact Client Services (toll-free 1-800-307-3382; 613-951-7608; fax: 613-951-4441; [educationstats@statcan.gc.ca](mailto:educationstats@statcan.gc.ca)), Tourism and the Centre for Education Statistics Division. ■

## New products and studies

**Canadian Economic Observer**, February 2011,  
Vol. 24, no. 2  
Catalogue number 11-010-X (HTML, free)

All prices are in Canadian dollars and exclude sales tax. Additional shipping charges apply for delivery outside Canada.

**General Social Survey, Cycle 23:  
Victimization, 2009 Public Use Microdata Files**  
Catalogue number 12M0023X (CD-ROM, free)

Catalogue numbers with an -XWE, -XIB or an -XIE extension are Internet versions; those with -XMB or -XME are microfiche; -XPB or -XPE are paper versions; -XDB or -XDE are electronic versions on diskette; -XCB or -XCE are electronic versions on compact disc; -XVB or -XVE are electronic versions on DVD and -XBB or -XBE a database.

**Postal Code Conversion File Plus (PCCF+)**,  
October 2010  
Catalogue number 82F0086X (Diskette, various prices)

### How to order products

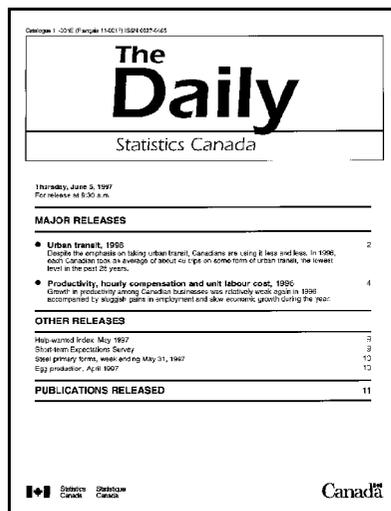
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