

The Daily

Statistics Canada

Thursday, July 9, 2015

Released at 8:30 a.m. Eastern time

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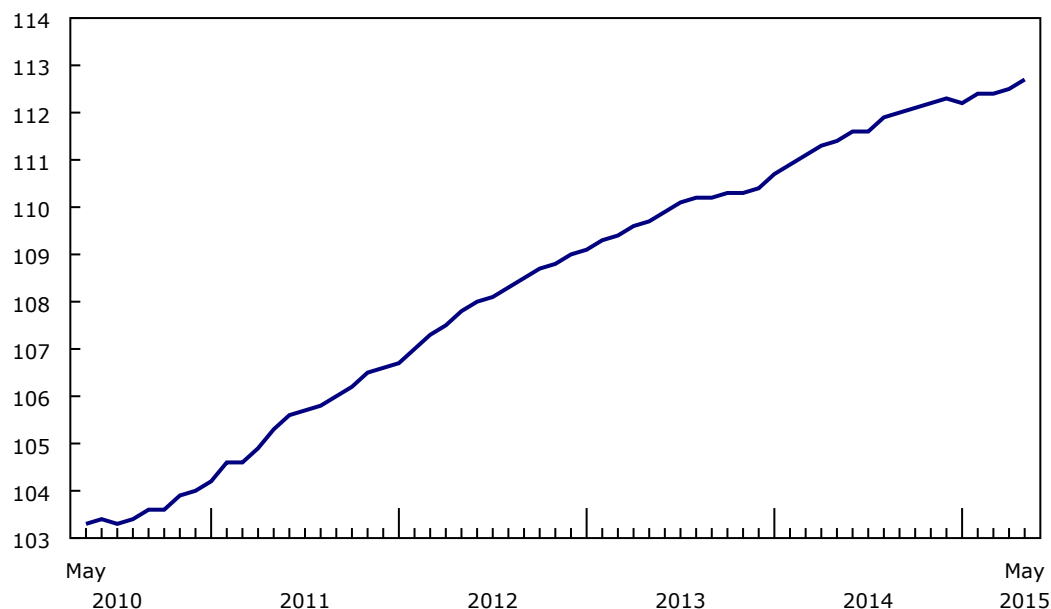
Releases

New Housing Price Index, May 2015

The New Housing Price Index (NHPI) rose 0.2% in May, following a 0.1% increase in April. Gains in Ontario and Saskatchewan were moderated by declines in Quebec.

Chart 1 New Housing Price Index

index (2007=100)



Source(s): CANSIM table [327-0046](#).

The combined region of Toronto and Oshawa (+0.5%) was the top contributor, recording the largest monthly price advance among the census metropolitan areas (CMAs) covered by the survey. Builders reported market conditions and higher land development costs as the primary reasons behind the gain, the largest in the region since April 2014.

The CMAs of Hamilton and Saskatoon both recorded 0.4% price increases in May. According to builders in Hamilton, higher land development costs contributed to the gain. Builders in Saskatoon cited market conditions as the main reason for the price increase.

New home prices also increased in Windsor (+0.3%), following six straight months of no change. Builders reported market conditions as the main reason for the rise in May.

Prices were unchanged in 7 of the 21 metropolitan areas surveyed.

The CMA of Québec recorded the largest price decrease (-0.6%) in May. Builders cited lower list prices to stimulate sales as well as lower negotiated selling prices as the main reasons for the decline. This was the largest monthly price decrease in that CMA since March 2011.

Charlottetown recorded a 0.2% decline in new housing prices, following two consecutive months of increases. Builders cited market conditions as the main reason for the decrease.

On a year-over-year basis, the NHPI rose 1.2% in May, up slightly from the 1.1% increase in April.

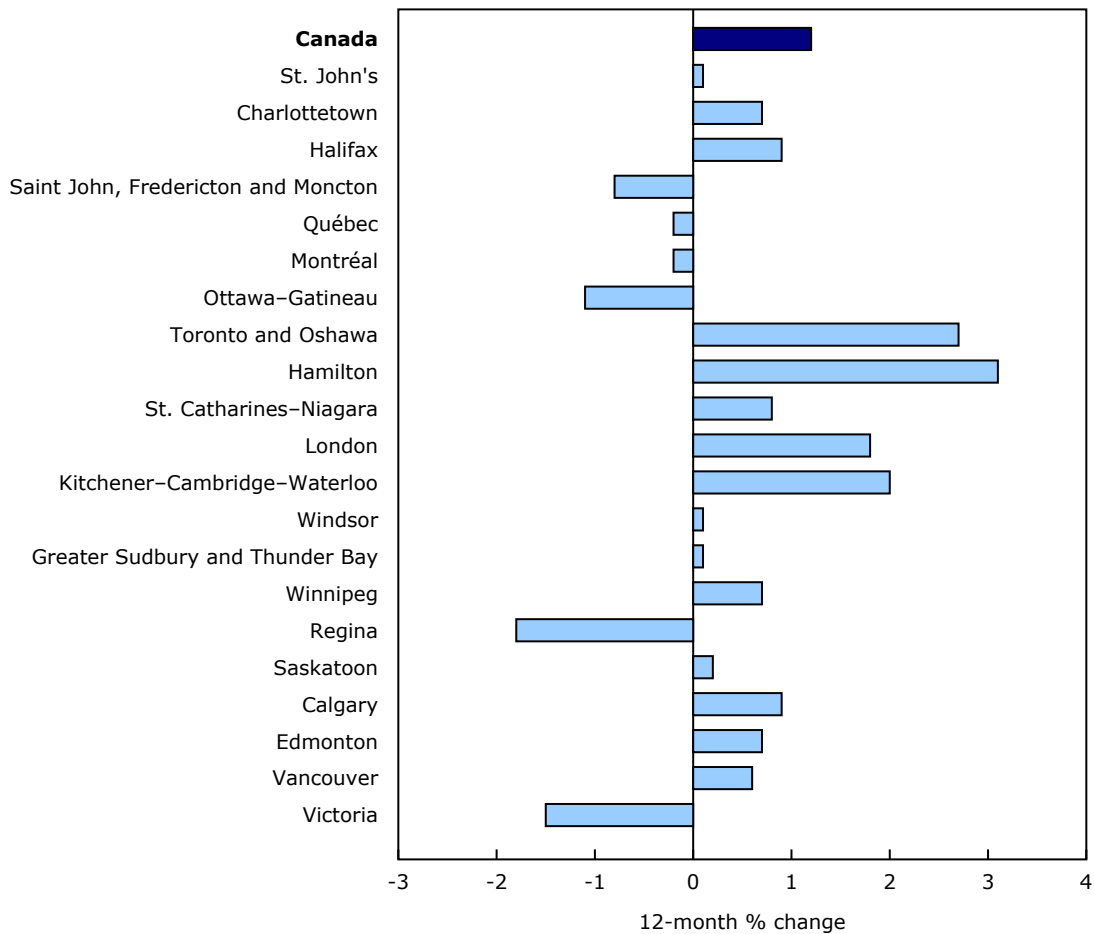
The combined metropolitan region of Toronto and Oshawa was the top contributor to the annual growth in May, with prices up 2.7% compared with the same month a year earlier.

The CMA of Hamilton recorded the largest annual price increase in May, with prices up 3.1% compared with the same month last year.

Other notable year-over-year increases were observed in Calgary (+0.9%), Vancouver (+0.6%) and Saskatoon (+0.2%). This was the smallest annual increase in Calgary since February 2012 and the largest gain in Vancouver since February 2010. The annual advance in Saskatoon was the smallest since October 2011 and the first this year.

Among the 21 metropolitan areas surveyed, 6 posted year-over-year price declines in May: Regina (-1.8%), Victoria (-1.5%), Ottawa–Gatineau (-1.1%), the combined metropolitan region of Saint John, Fredericton and Moncton (-0.8%), as well as Montréal and Québec (both down 0.2%). This was the largest annual price decrease in Québec since November 1998.

Chart 2
Hamilton posts the largest year-over-year price increase



Source(s): CANSIM table [327-0046](#).

Note to readers

The New Housing Price Index 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 survey covers the following dwelling types: single dwellings, semi-detached houses and townhouses or row homes. The survey also collects contractors' estimates of the current value (evaluated at market price) of the land. These estimates are independently indexed to provide the published series for land. The residual (total selling price less land value), which mainly relates to the current cost of the structure, is also independently indexed and is presented as the estimated house series. The index is available at the Canada and provincial levels, and for 21 metropolitan areas.

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 or the Harmonized Sales Tax.

The index is not subject to revision and is not seasonally adjusted.

The New Housing Price Index for June will be released on August 13.

Table 1
New Housing Price Index – Not seasonally adjusted¹

	Relative importance ²	May 2014	April 2015	May 2015	April to May 2015	May 2014 to May 2015
	%	(2007=100)			% change	
Canada	100	111.4	112.5	112.7	0.2	1.2
House only	...	112.5	113.7	113.7	0.0	1.1
Land only	...	108.8	109.6	110.2	0.5	1.3
St. John's	1.53	151.1	151.3	151.2	-0.1	0.1
Charlottetown	0.17	102.2	103.1	102.9	-0.2	0.7
Halifax	1.03	117.6	118.6	118.7	0.1	0.9
Saint John, Fredericton and Moncton ³	0.40	108.5	107.7	107.6	-0.1	-0.8
Québec	2.03	122.6	123.1	122.3	-0.6	-0.2
Montréal	6.80	117.3	117.2	117.1	-0.1	-0.2
Ottawa–Gatineau	4.37	114.9	113.6	113.6	0.0	-1.1
Toronto and Oshawa ³	28.84	121.8	124.5	125.1	0.5	2.7
Hamilton	3.03	110.6	113.6	114.0	0.4	3.1
St. Catharines–Niagara	1.07	112.0	112.9	112.9	0.0	0.8
London	1.61	113.2	115.2	115.2	0.0	1.8
Kitchener–Cambridge–Waterloo	1.42	111.8	114.0	114.0	0.0	2.0
Windsor	0.80	101.3	101.1	101.4	0.3	0.1
Greater Sudbury and Thunder Bay ³	0.58	108.7	108.6	108.8	0.2	0.1
Winnipeg	2.89	137.9	138.8	138.9	0.1	0.7
Regina	1.51	160.0	156.9	157.2	0.2	-1.8
Saskatoon	2.62	123.4	123.1	123.6	0.4	0.2
Calgary	13.54	109.4	110.4	110.4	0.0	0.9
Edmonton	12.67	91.0	91.5	91.6	0.1	0.7
Vancouver	12.09	95.8	96.4	96.4	0.0	0.6
Victoria	0.98	83.9	82.6	82.6	0.0	-1.5

... not applicable

1. Values have been rounded.

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

3. 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(s): View the census subdivisions that comprise the [metropolitan areas](#) online.

Source(s): Tableau CANSIM [327-0046](#).

Available in CANSIM: table [327-0046](#).

Definitions, data sources and methods: survey number [2310](#).

For more information, or to enquire about the concepts, methods or data quality of this release, contact us (toll-free 1-800-263-1136; 514-283-8300; infostats@statcan.gc.ca) or Media Relations (613-951-4636; mediahotline@statcan.gc.ca).

Study: Full-time employment, 1976 to 2014

Proportionately more people were employed full time in 2014 than in the mid-1970s. However, data from a new study shows that the increase in full-time employment was not uniform across gender, age groups and regions.

Of all individuals aged 17 to 64 who were not attending school full time, 66% were employed full time as employees or self-employed workers in 2014, up from 62% in 1976. This increase conceals divergent trends among women and men. Over the study period, the share of women employed full time increased from 40% to 57%, while the share of men employed full time declined from 84% to 74%.

The decline in full-time employment was evident among men in every age group. Among men aged 25 to 29, the share employed full time declined by 10 percentage points and among those aged 30 to 54 it declined by 7.5 percentage points.

The full-time employment rate—the percentage of the population employed full time in their main job—also declined among male and female youth. Men and women aged 17 to 24 not attending school full time saw their full-time employment rate decrease by 18 percentage points and 11 percentage points respectively between 1976 to 2014.

Based on a simple framework, the share of the population employed full-time may decline because proportionately fewer individuals are in the labour force, proportionately more labour market participants are unemployed, or proportionately more workers hold part-time jobs.

Among male youth, about three-quarters of the decline in full-time employment was due to an increase in part-time employment and about one-quarter was due to a decline in labour force participation. Among female youth, the entire decline in full-time employment was attributable to the increased prevalence of part-time employment.

Among men aged 25 to 54, about 40% of the decline in full-time employment was due to an increased prevalence of part-time employment and a comparable share was due to a decline in labour force participation. The remainder was attributable to higher unemployment rates.

Across regions, the full-time employment rates of men and youth declined far less in the oil-producing provinces of Alberta, Saskatchewan and Newfoundland and Labrador than they did in the other provinces. Among men aged 30 to 54, for example, the incidence of full-time employment declined by 3 percentage points in the oil-producing provinces and by 8 percentage points in the other provinces.

Definitions, data sources and methods: survey number [3701](#).

The research article "[Full-time Employment, 1976 to 2014](#)" part of the *Economic Insights* series ([11-626-X](#)) is now available from the *Browse by key resource module* of our website under *Publications*.

Similar studies are available in the [Update on Social Analysis Research](#) module of our website.

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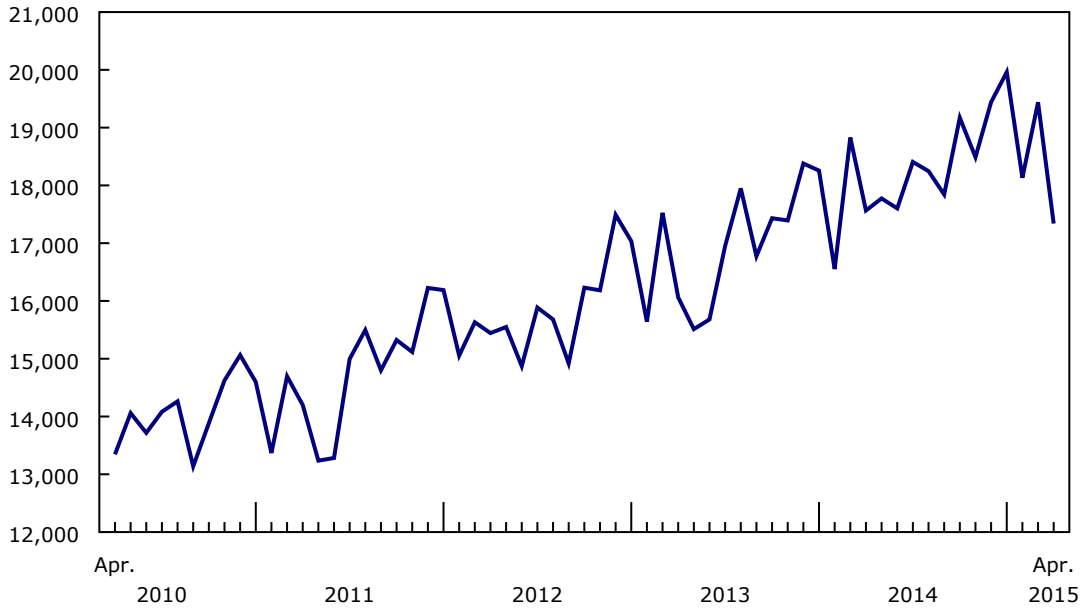
To enquire about the concepts, methods or data quality of this release, contact René Morissette (613-951-3608; rene.morissette@statcan.gc.ca), Social Analysis and Modelling Division.

Crude oil and natural gas: Supply and disposition, April 2015

Canada produced 17.3 million cubic metres of crude oil and equivalent products in April, down 1.3% from April 2014.

Chart 1 Production of crude oil and equivalent products

thousands of cubic metres



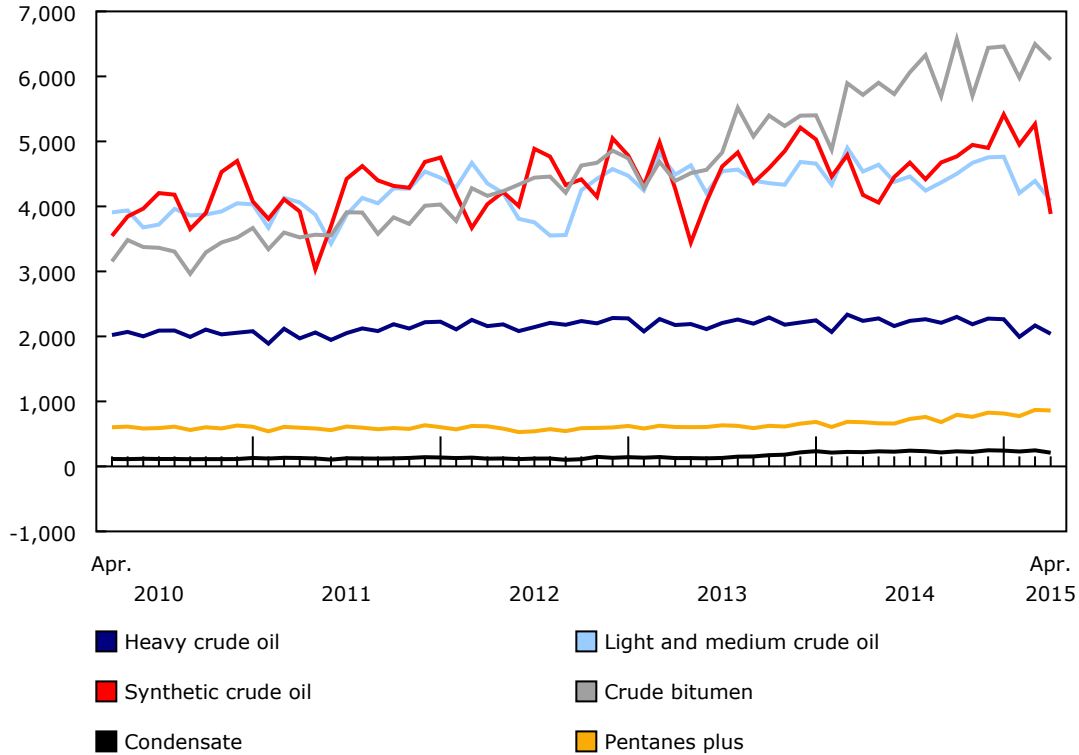
Source(s): CANSIM table [126-0001](#).

Synthetic crude oil production declines in April

The decline in the production of crude oil and equivalent products in April compared with the same month in 2014 was led by synthetic (-7.0%), light and medium (-10.0%) and heavy crude oil (-8.9%). The decline in synthetic crude oil to 3.9 million cubic metres was in part the result of unplanned maintenance shutdowns at two Alberta upgrading facilities. These declines were partially offset by a 9.5% increase in the production of crude bitumen to 6.3 million cubic metres compared with the same month a year earlier.

Chart 2
Production of crude oil and equivalent by type of product

thousands of cubic metres



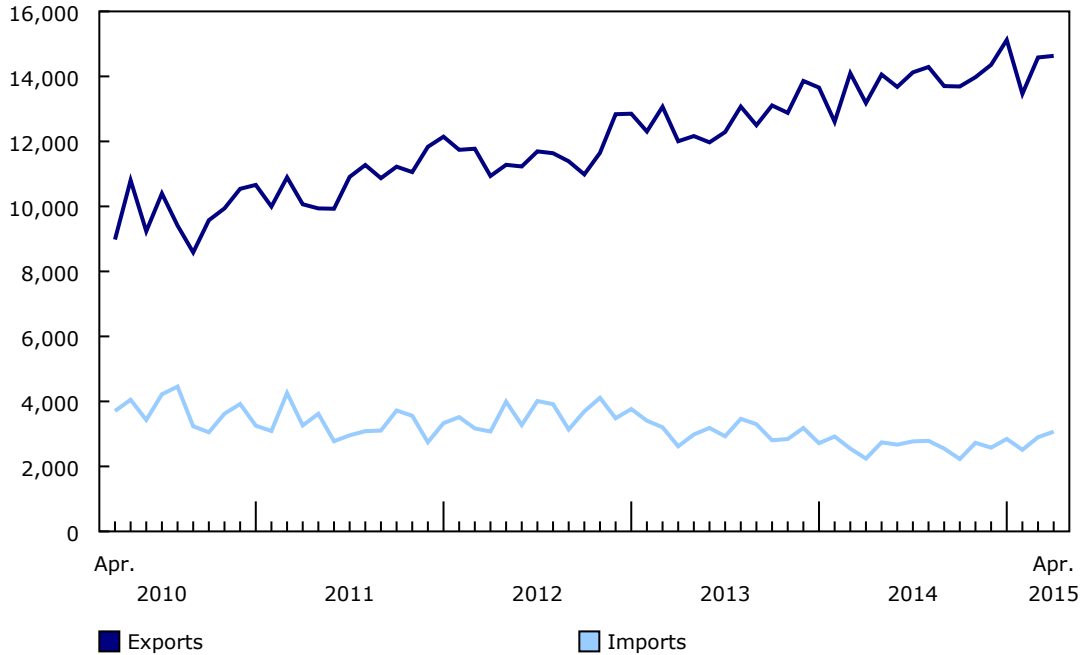
Source(s): CANSIM table [126-0001](#).

Exports and imports of crude oil increase

Despite lower production, total exports of crude oil and equivalent products increased 11.0% from the same month in 2014 to 14.6 million cubic metres in April. At the same time, imports of crude oil and equivalent rose by 36.9% to 3.1 million cubic metres.

Chart 3
Exports and imports of crude oil and equivalent products

thousands of cubic metres



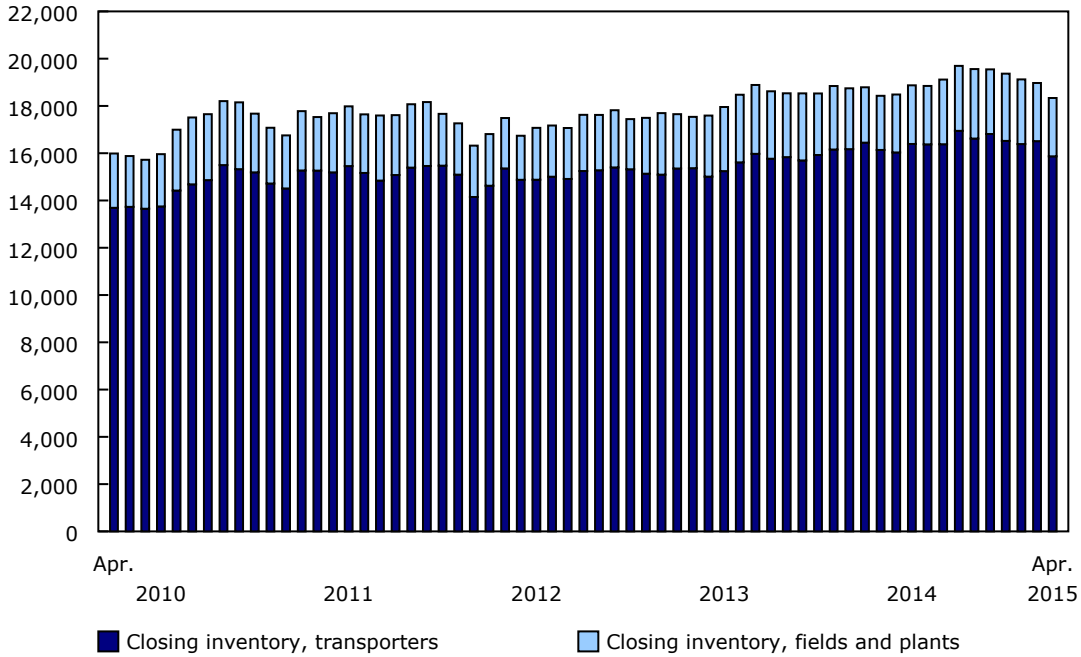
Source(s): CANSIM table [126-0001](#).

Inventories decline

As a result of lower production and higher exports, inventories of crude oil and equivalent products declined 2.4% from the same month a year earlier to 18.3 million cubic metres in April. Closing inventories from transporters (pipeline companies) declined 3.5% to 15.9 million cubic metres, while closing inventories from fields and plants increased 5.4% to 2.5 million cubic metres.

Chart 4
Inventories of crude oil and equivalent products

thousands of cubic metres



Source(s): CANSIM table [126-0001](#).

Marketable natural gas increases in April

Canadian natural gas utilities received 11.9 billion cubic metres of total marketable gas in April, up 3.7% from the same month in 2014. At the same time, exports of natural gas to the United States from Canada rose 4.3% to 6.1 billion cubic metres, while imports of natural gas declined 22.3% to 1.4 billion cubic metres.

Additional information on natural gas is available in *The Daily* release "[Natural gas transportation and distribution](#)" published June 30, 2015.

Note to readers

Data are subject to revision.

Data for 2012 have been revised.

The Crude Oil and Natural Gas survey uses respondent data as well as administrative data provided by federal, provincial and territorial authorities responsible for the regulation of crude oil and natural gas production in the provinces and territories within their respective jurisdictions.

Export data are a combination of National Energy Board and survey data reported by respondents.

Except for crude oil production, all crude oil numbers include crude oil, condensate and pentanes plus.

Total marketable gas includes gas received from fields and processing or reprocessing plants after re-injection, field uses, processing plant and reprocessing plant shrinkage, plant use and losses have been deducted.

Available in CANSIM: tables [126-0001](#), [131-0001](#) and [131-0002](#).

Definitions, data sources and methods: survey number [2198](#).

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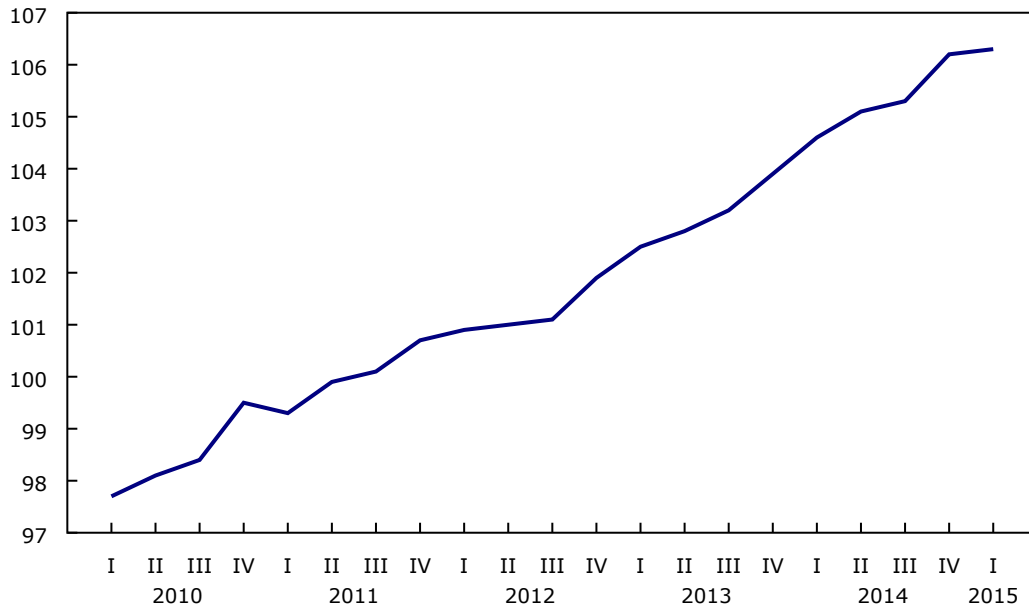
Commercial Rents Services Price Index, first quarter 2015

The Commercial Rents Services Price Index increased 0.1% in the first quarter following a 0.9% gain the previous quarter.

The index advanced 1.6% in the first quarter compared with the same quarter in 2014.

Chart 1 Commercial Rents Services Price Index

index (2011=100)



Source(s): CANSIM table [332-0013](#).

Note to readers

The Commercial Rents Services Price Index (CRSPI) is a monthly index, which is disseminated on a quarterly basis. Prices collected are average rents measured in price per square foot for a sample of commercial buildings.

With each release, data for the previous quarter may have been revised. The series is also subject to an annual revision with the release of second quarter data of the following reference year. The index is not seasonally adjusted. The CRSPI is available at the Canada level only.

The Commercial Rents Services Price Index for the second quarter will be released in October.

Table 1
Commercial Rents Services Price Index – Not seasonally adjusted

	First quarter 2014	Fourth quarter 2014 ^r	First quarter 2015 ^p	Fourth quarter 2014 to first quarter 2015	First quarter 2014 to first quarter 2015
	(2011=100)			% change	
Commercial Rents Services Price Index	104.6	106.2	106.3	0.1	1.6

^r revised

^p preliminary

Source(s): CANSIM table [332-0013](#).

Available in CANSIM: tables [332-0012](#) and [332-0013](#).

Definitions, data sources and methods: survey number [5123](#).

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New products and studies

New products

The Business and Community Newsletter

Catalogue number [11-632-X](#) (HTML)

Building Permits, May 2015, Vol. 59, no. 5

Catalogue number [64-001-X](#) (HTML | PDF)

New studies

Economic Insights: "Full-time Employment, 1976 to 2014", No. 49

Catalogue number [11-626-X2015049](#) (HTML | PDF)



Statistics Canada's official release bulletin

Catalogue 11-001-X.

Published each working day by the Communications Division, Statistics Canada, 10G, R.H. Coats Building, 100 Tunney's Pasture Driveway, Ottawa, Ontario K1A 0T6.

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