

# HOUSING NOW TABLES

## Saguenay CMA

Date Released: First Quarter 2018



## 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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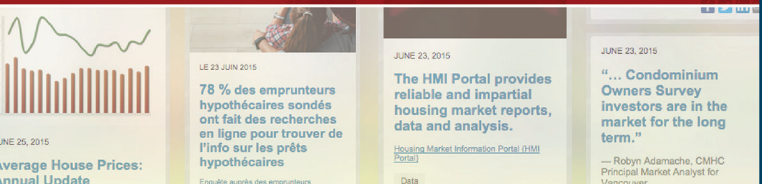
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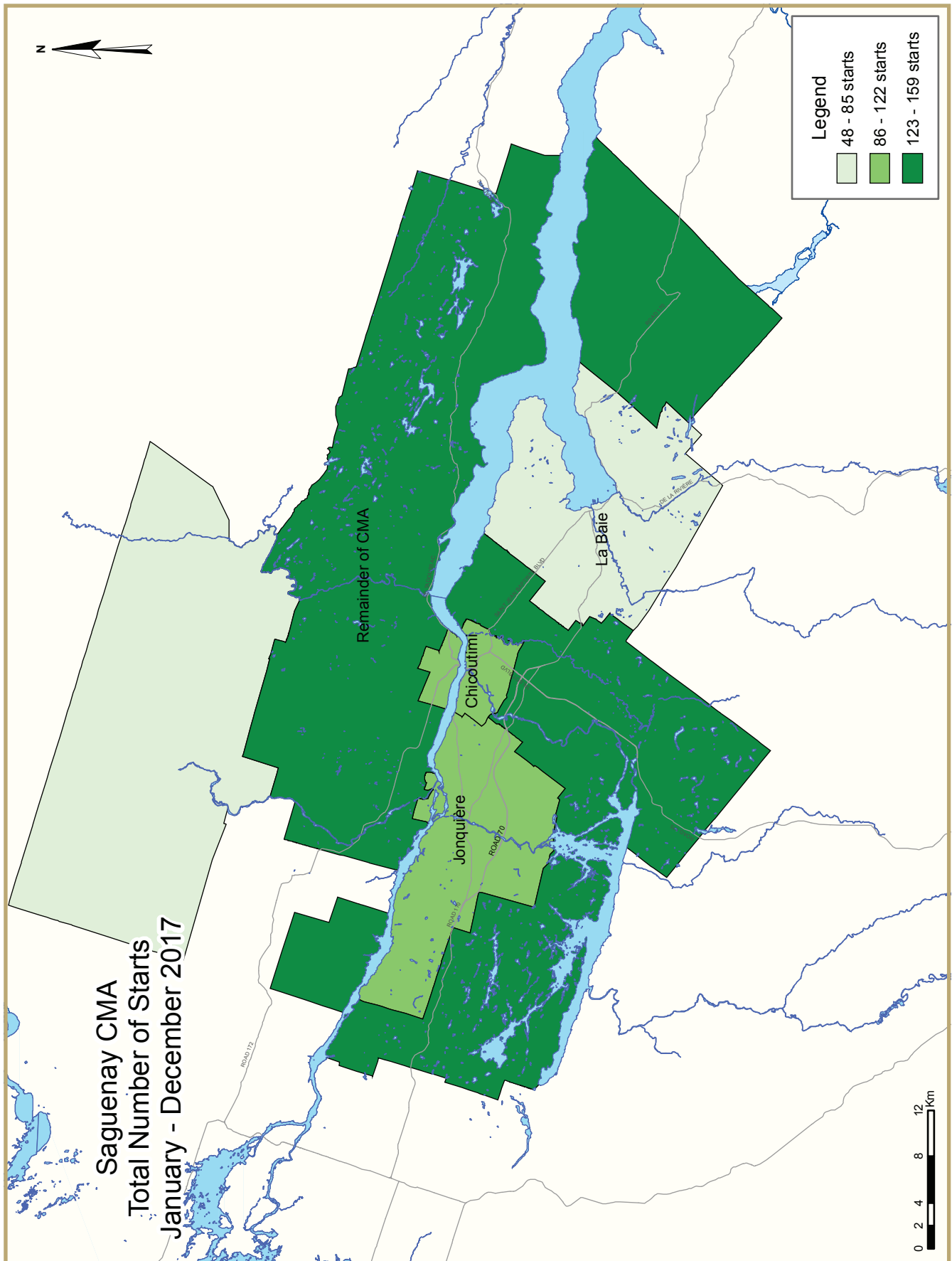
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## SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)								
Fourth Quarter 2017								
Saguenay CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	190	197	272	244	229	192	200	218
Multiples	222	219	324	492	360	188	212	256
Total	412	416	596	736	589	380	412	474
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	159	239	61	60	-1.6%	190	197	3.7%
Multiples	112	392	87	98	12.6%	222	219	-1.4%
Total	271	631	148	158	6.8%	412	416	1.0%

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 Saguenay CMA**  
**Fourth 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									
Q4 2017	60	28	8	0	0	8	0	54	158
Q4 2016	61	20	2	0	0	0	16	49	148
% Change	-1.6	40.0	**	n/a	n/a	n/a	-100.0	10.2	6.8
Year-to-date 2017	197	70	22	0	0	8	0	119	416
Year-to-date 2016	190	76	12	0	0	0	16	118	412
% Change	3.7	-7.9	83.3	n/a	n/a	n/a	-100.0	0.8	1.0
UNDER CONSTRUCTION									
Q4 2017	80	36	10	0	0	8	0	60	194
Q4 2016	74	24	4	0	0	0	16	68	186
% Change	8.1	50.0	150.0	n/a	n/a	n/a	-100.0	-11.8	4.3
COMPLETIONS									
Q4 2017	65	24	4	0	4	4	2	14	117
Q4 2016	75	18	6	0	2	0	0	30	131
% Change	-13.3	33.3	-33.3	n/a	100.0	n/a	n/a	-53.3	-10.7
Year-to-date 2017	186	58	14	0	4	12	20	93	411
Year-to-date 2016	172	56	20	0	2	4	0	184	438
% Change	8.1	3.6	-30.0	n/a	100.0	200.0	n/a	-49.5	-6.2
COMPLETED & NOT ABSORBED									
Q4 2017	2	17	0	0	8	7	n/a	n/a	34
Q4 2016	6	41	0	0	6	21	n/a	n/a	74
% Change	-66.7	-58.5	n/a	n/a	33.3	-66.7	n/a	n/a	-54.1
ABSORBED									
Q4 2017	65	24	8	0	1	13	n/a	n/a	111
Q4 2016	76	20	6	0	0	15	n/a	n/a	117
% Change	-14.5	20.0	33.3	n/a	n/a	-13.3	n/a	n/a	-5.1
Year-to-date 2017	189	83	17	0	2	26	n/a	n/a	317
Year-to-date 2016	186	61	21	0	0	21	n/a	n/a	289
% Change	1.6	36.1	-19.0	n/a	n/a	23.8	n/a	n/a	9.7

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth 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									
Chicoutimi									
Q4 2017	4	6	6	0	0	0	0	15	31
Q4 2016	5	2	0	0	0	0	0	28	35
Jonquière									
Q4 2017	4	6	0	0	0	4	0	30	44
Q4 2016	9	8	0	0	0	0	0	4	21
La Baie									
Q4 2017	16	6	2	0	0	0	0	1	25
Q4 2016	19	6	2	0	0	0	16	0	43
Remainder of the CMA									
Q4 2017	36	10	0	0	0	4	0	8	58
Q4 2016	28	4	0	0	0	0	0	17	49
Saguenay CMA									
Q4 2017	60	28	8	0	0	8	0	54	158
Q4 2016	61	20	2	0	0	0	16	49	148
UNDER CONSTRUCTION									
Chicoutimi									
Q4 2017	8	4	8	0	0	0	0	21	41
Q4 2016	6	2	0	0	0	0	0	28	36
Jonquière									
Q4 2017	5	14	0	0	0	4	0	30	53
Q4 2016	9	8	0	0	0	0	0	19	36
La Baie									
Q4 2017	16	6	2	0	0	0	0	1	25
Q4 2016	20	6	2	0	0	0	16	0	44
Remainder of the CMA									
Q4 2017	51	12	0	0	0	4	0	8	75
Q4 2016	39	8	2	0	0	0	0	21	70
Saguenay CMA									
Q4 2017	80	36	10	0	0	8	0	60	194
Q4 2016	74	24	4	0	0	0	16	68	186

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth 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									
Chicoutimi									
Q4 2017	8	6	0	0	0	0	0	9	23
Q4 2016	7	2	0	0	0	0	0	18	27
Jonquière									
Q4 2017	6	14	0	0	4	0	0	4	28
Q4 2016	15	10	4	0	2	0	0	8	39
La Baie									
Q4 2017	16	2	0	0	0	0	0	1	19
Q4 2016	8	0	0	0	0	0	0	0	8
Remainder of the CMA									
Q4 2017	35	2	4	0	0	4	2	0	47
Q4 2016	45	6	2	0	0	0	0	4	57
Saguenay CMA									
Q4 2017	65	24	4	0	4	4	2	14	117
Q4 2016	75	18	6	0	2	0	0	30	131
COMPLETED & NOT ABSORBED									
Chicoutimi									
Q4 2017	0	4	0	0	4	0	n/a	n/a	8
Q4 2016	0	9	0	0	4	0	n/a	n/a	13
Jonquière									
Q4 2017	1	12	0	0	4	3	n/a	n/a	20
Q4 2016	2	18	0	0	2	14	n/a	n/a	36
La Baie									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	1	0	0	0	0	n/a	n/a	1
Remainder of the CMA									
Q4 2017	1	1	0	0	0	4	n/a	n/a	6
Q4 2016	4	13	0	0	0	7	n/a	n/a	24
Saguenay CMA									
Q4 2017	2	17	0	0	8	7	n/a	n/a	34
Q4 2016	6	41	0	0	6	21	n/a	n/a	74

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth 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									
Chicoutimi									
Q4 2017	8	7	0	0	0	0	n/a	n/a	15
Q4 2016	7	4	0	0	0	2	n/a	n/a	13
Jonquière									
Q4 2017	6	12	0	0	1	5	n/a	n/a	24
Q4 2016	16	8	4	0	0	4	n/a	n/a	32
La Baie									
Q4 2017	16	2	4	0	0	0	n/a	n/a	22
Q4 2016	8	0	0	0	0	0	n/a	n/a	8
Remainder of the CMA									
Q4 2017	35	3	4	0	0	8	n/a	n/a	50
Q4 2016	45	8	2	0	0	9	n/a	n/a	64
Saguenay CMA									
Q4 2017	65	24	8	0	1	13	n/a	n/a	111
Q4 2016	76	20	6	0	0	15	n/a	n/a	117

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

**Table 1.3: History of Housing Starts of Saguenay CMA  
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	197	70	22	0	0	8	0	119	416
% Change	3.7	-7.9	83.3	n/a	n/a	n/a	-100.0	0.8	1.0
2016	190	76	12	0	0	0	16	118	412
% Change	-7.3	-26.9	-71.4	n/a	n/a	-100.0	n/a	-18.1	-18.4
2015	205	104	42	0	0	10	0	144	505
% Change	-23.5	-17.5	10.5	n/a	n/a	-64.3	n/a	-32.1	-24.9
2014	268	126	38	0	0	28	0	212	672
% Change	-20.5	-30.8	-48.6	n/a	n/a	-17.6	n/a	-27.4	-26.9
2013	337	182	74	0	0	34	0	292	919
% Change	-15.8	-16.5	32.1	n/a	-100.0	-32.0	n/a	-24.9	-17.7
2012	400	218	56	0	4	50	0	389	1,117
% Change	-15.8	172.5	-3.4	n/a	n/a	**	n/a	67.7	30.0
2011	475	80	58	0	0	14	0	232	859
% Change	25.0	73.9	52.6	n/a	n/a	-50.0	n/a	-9.7	9.7
2010	380	46	38	0	0	28	0	257	783
% Change	12.8	**	-58.7	n/a	n/a	16.7	n/a	116.0	34.1
2009	337	12	92	0	0	24	0	119	584
% Change	-15.8	100.0	48.4	n/a	n/a	4.3	n/a	-68.5	-32.8
2008	400	6	62	0	0	23	0	378	869

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Fourth Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Chicoutimi	4	5	6	2	0	0	21	28	31	35	-11.4
Jonquière	4	9	6	8	0	0	34	4	44	21	109.5
La Baie	16	19	6	6	0	16	3	2	25	43	-41.9
Remainder of the CMA	36	28	10	4	0	0	12	17	58	49	18.4
<b>Saguenay CMA</b>	<b>60</b>	<b>61</b>	<b>28</b>	<b>20</b>	<b>0</b>	<b>16</b>	<b>70</b>	<b>51</b>	<b>158</b>	<b>148</b>	<b>6.8</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - December 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
Chicoutimi	28	19	16	14	0	0	44	52	88	85	3.5
Jonquière	19	34	26	36	0	0	76	45	121	115	5.2
La Baie	33	30	6	8	0	16	9	2	48	56	-14.3
Remainder of the CMA	117	107	22	18	0	0	20	31	159	156	1.9
<b>Saguenay CMA</b>	<b>197</b>	<b>190</b>	<b>70</b>	<b>76</b>	<b>0</b>	<b>16</b>	<b>149</b>	<b>130</b>	<b>416</b>	<b>412</b>	<b>1.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Chicoutimi	0	0	0	0	6	0	15	28
Jonquière	0	0	0	0	4	0	30	4
La Baie	0	0	0	16	2	2	1	0
Remainder of the CMA	0	0	0	0	4	0	8	17
<b>Saguenay CMA</b>	0	0	0	16	16	2	54	49

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - December 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
Chicoutimi	0	0	0	0	8	2	36	50
Jonquière	0	0	0	0	12	2	64	43
La Baie	0	0	0	16	2	2	7	0
Remainder of the CMA	0	0	0	0	8	6	12	25
<b>Saguenay CMA</b>	0	0	0	16	30	12	119	118

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
Fourth Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Chicoutimi	16	7	0	0	15	28	31	35
Jonquière	10	17	4	0	30	4	44	21
La Baie	24	27	0	0	1	16	25	43
Remainder of the CMA	46	32	4	0	8	17	58	49
<b>Saguenay CMA</b>	<b>96</b>	<b>83</b>	<b>8</b>	<b>0</b>	<b>54</b>	<b>65</b>	<b>158</b>	<b>148</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	52	35	0	0	36	50	88	85
Jonquière	53	72	4	0	64	43	121	115
La Baie	41	40	0	0	7	16	48	56
Remainder of the CMA	143	131	4	0	12	25	159	156
<b>Saguenay CMA</b>	<b>289</b>	<b>278</b>	<b>8</b>	<b>0</b>	<b>119</b>	<b>134</b>	<b>416</b>	<b>412</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Fourth Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Chicoutimi	8	7	6	2	0	0	9	18	23	27	-14.8
Jonquière	6	15	14	12	4	0	4	12	28	39	-28.2
La Baie	16	8	2	0	0	0	1	0	19	8	137.5
Remainder of the CMA	35	45	4	6	0	0	8	6	47	57	-17.5
<b>Saguenay CMA</b>	<b>65</b>	<b>75</b>	<b>26</b>	<b>20</b>	<b>4</b>	<b>0</b>	<b>22</b>	<b>36</b>	<b>117</b>	<b>131</b>	<b>-10.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - December 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
Chicoutimi	25	21	14	12	0	0	43	54	82	87	-5.7
Jonquière	21	30	26	28	4	0	56	50	107	108	-0.9
La Baie	37	21	6	2	16	0	11	88	70	111	-36.9
Remainder of the CMA	103	100	16	16	0	0	33	16	152	132	15.2
<b>Saguenay CMA</b>	<b>186</b>	<b>172</b>	<b>62</b>	<b>58</b>	<b>20</b>	<b>0</b>	<b>143</b>	<b>208</b>	<b>411</b>	<b>438</b>	<b>-6.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Chicoutimi	0	0	0	0	0	0	9	18
Jonquière	4	0	0	0	0	4	4	8
La Baie	0	0	0	0	0	0	1	0
Remainder of the CMA	0	0	0	0	8	2	0	4
<b>Saguenay CMA</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>6</b>	<b>14</b>	<b>30</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 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
Chicoutimi	0	0	0	0	0	6	19	48
Jonquière	4	0	0	0	8	6	48	44
La Baie	0	0	16	0	4	2	7	86
Remainder of the CMA	0	0	0	0	14	10	19	6
<b>Saguenay CMA</b>	<b>4</b>	<b>0</b>	<b>16</b>	<b>0</b>	<b>26</b>	<b>24</b>	<b>93</b>	<b>184</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market  
Fourth Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Chicoutimi	14	9	0	0	9	18	23	27
Jonquière	20	29	4	2	4	8	28	39
La Baie	18	8	0	0	1	0	19	8
Remainder of the CMA	41	53	4	0	2	4	47	57
<b>Saguenay CMA</b>	<b>93</b>	<b>99</b>	<b>8</b>	<b>2</b>	<b>16</b>	<b>30</b>	<b>117</b>	<b>131</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Chicoutimi	39	35	0	4	19	48	82	87
Jonquière	51	62	8	2	48	44	107	108
La Baie	47	25	0	0	23	86	70	111
Remainder of the CMA	121	126	8	0	23	6	152	132
<b>Saguenay CMA</b>	<b>258</b>	<b>248</b>	<b>16</b>	<b>6</b>	<b>113</b>	<b>184</b>	<b>411</b>	<b>438</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Fourth 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 (%)			
Chicoutimi													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Jonquière													
Q4 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Q4 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
La Baie													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Remainder of the CMA													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 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	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Saguenay CMA													
Q4 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Q4 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	-	-
Year-to-date 2016	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2017						
Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Chicoutimi	-	-	n/a	-	-	n/a
Jonquière	-	-	n/a	-	-	n/a
La Baie	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
<b>Saguenay CMA</b>	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity<sup>1</sup> for Saguenay

	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>							
Q4 2017	148	312	1,103	176,183	22.4	185,085	16.2
Q4 2016	173	356	1,117	174,591	19.4	181,188	15.7
% Change	-14.5	-12.4	-1.3	0.9	n/a	2.2	n/a
YTD 2017	873	1,877	1,179	185,088	16.2	n/a	n/a
YTD 2016	921	1,936	1,204	181,217	15.7	n/a	n/a
% Change	-5.2	-3.0	-2.1	2.1	n/a	n/a	n/a
<b>CONDOMINIUMS*</b>							
Q4 2017	11	--	148	--	--	--	24.8
Q4 2016	11	--	131	--	--	--	26.9
% Change	0.0	n/a	13.0	n/a	n/a	n/a	n/a
YTD 2017	67	--	138	167,093	24.8	n/a	n/a
YTD 2016	61	--	137	159,821	26.9	n/a	n/a
% Change	9.8	n/a	1.2	4.6	n/a	n/a	n/a
<b>PLEX*</b>							
Q4 2017	25	82	199	--	--	--	20.6
Q4 2016	21	51	166	--	--	--	18.3
% Change	19.0	60.8	19.6	n/a	n/a	n/a	n/a
YTD 2017	110	316	189	184,607	20.6	n/a	n/a
YTD 2016	112	279	171	188,260	18.3	n/a	n/a
% Change	-1.8	13.3	10.2	-1.9	n/a	n/a	n/a
<b>TOTAL</b>							
Q4 2017	184	446	1,455	172,790	23.7	184,062	17.2
Q4 2016	205	443	1,417	173,366	20.7	180,348	16.6
% Change	-10.2	0.7	2.6	-0.3	n/a	2.1	n/a
YTD 2017	1,051	2,415	1,509	184,062	17.2	n/a	n/a
YTD 2016	1,095	2,421	1,514	180,348	16.6	n/a	n/a
% Change	-4.0	-0.2	-0.3	2.1	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**  
**Fourth Quarter 2017**

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Saguenay 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	76.1	7.8	61.1	829
	February	561	3.14	4.64	99.5	125.1	75.9	8.7	61.5	825
	March	561	3.14	4.64	99.6	125.6	75.1	9.3	61.3	826
	April	561	3.14	4.64	99.6	126.0	73.6	9.8	60.4	825
	May	561	3.14	4.64	99.6	126.2	72.2	9.5	59.1	824
	June	561	3.14	4.64	99.6	126.0	71.4	8.7	57.9	822
	July	567	3.14	4.74	99.7	125.6	71.9	7.1	57.3	832
	August	567	3.14	4.74	99.7	125.3	71.7	6.9	57.0	850
	September	561	3.14	4.64	100.0	125.8	73.2	6.6	58.1	851
	October	561	3.14	4.64	100.0	125.9	73.3	7.0	58.3	836
	November	561	3.14	4.64	100.0	125.6	74.0	7.0	59.0	834
	December	561	3.14	4.64	100.0	125.2	73.2	7.3	58.5	843
2017	January	561	3.14	4.64	100.1	126.2	73.5	7.4	58.9	849
	February	561	3.14	4.64	100.3	126.6	74.5	6.8	59.3	846
	March	561	3.14	4.64	100.2	126.7	74.2	6.4	58.8	844
	April	561	3.14	4.64	100.3	127.0	75.1	6.4	59.6	847
	May	561	3.14	4.64	100.4	127.1	75.7	6.8	60.2	847
	June	561	3.14	4.64	100.5	126.7	77.1	6.9	61.4	852
	July	573	3.14	4.84	100.7	126.7	77.0	6.9	61.4	853
	August	573	3.14	4.84	100.7	126.7	77.3	6.8	61.5	851
	September	575	3.09	4.89	100.8	127.1	76.9	6.7	61.1	857
	October	581	3.24	4.99	101.0	127.2	76.4	6.1	60.4	875
	November	581	3.24	4.99	101.1	127.7	74.9	6.0	59.1	885
	December	581	3.24	4.99		127.5	74.1	6.0	58.5	880

"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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