

HOUSING NOW TABLES

Saguenay CMA

Date Released: Fourth Quarter 2018



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

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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)								
Third Quarter 2018								
Saguenay CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	190	197	247	123	141	210	198	187
Multiples	222	219	192	276	384	214	260	292
Total	412	416	439	399	525	424	458	479
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	199	201	66	59	-10.6%	137	146	6.6%
Multiples	300	284	30	71	136.7%	121	162	33.9%
Total	499	485	96	130	35.4%	258	308	19.4%

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 Saguenay CMA
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2018	59	28	6	0	0	10	4	23	130
Q3 2017	66	14	6	0	0	0	0	10	96
% Change	-10.6	100.0	0.0	n/a	n/a	n/a	n/a	130.0	35.4
Year-to-date 2018	146	88	12	0	0	22	4	36	308
Year-to-date 2017	137	42	14	0	0	0	0	65	258
% Change	6.6	109.5	-14.3	n/a	n/a	n/a	n/a	-44.6	19.4
UNDER CONSTRUCTION									
Q3 2018	92	40	10	0	0	14	4	27	187
Q3 2017	87	28	10	0	4	4	0	19	152
% Change	5.7	42.9	0.0	n/a	-100.0	**	n/a	42.1	23.0
COMPLETIONS									
Q3 2018	65	50	4	0	0	4	2	39	164
Q3 2017	54	18	4	0	0	4	18	30	152
% Change	20.4	177.8	0.0	n/a	n/a	0.0	-88.9	30.0	7.9
Year-to-date 2018	131	84	10	0	0	8	2	80	315
Year-to-date 2017	121	34	10	0	0	8	18	79	294
% Change	8.3	147.1	0.0	n/a	n/a	0.0	-88.9	1.3	7.1
COMPLETED & NOT ABSORBED									
Q3 2018	2	19	0	0	7	9	n/a	n/a	37
Q3 2017	2	17	0	0	5	16	n/a	n/a	40
% Change	0.0	11.8	n/a	n/a	40.0	-43.8	n/a	n/a	-7.5
ABSORBED									
Q3 2018	64	37	4	0	0	2	n/a	n/a	107
Q3 2017	54	29	5	0	1	1	n/a	n/a	90
% Change	18.5	27.6	-20.0	n/a	-100.0	100.0	n/a	n/a	18.9
Year-to-date 2018	131	82	10	0	1	6	n/a	n/a	230
Year-to-date 2017	124	59	9	0	1	13	n/a	n/a	206
% Change	5.6	39.0	11.1	n/a	0.0	-53.8	n/a	n/a	11.7

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Chicoutimi									
Q3 2018	3	4	0	0	0	0	0	0	7
Q3 2017	10	2	2	0	0	0	0	6	20
Jonquière									
Q3 2018	13	8	0	0	0	4	4	11	40
Q3 2017	4	6	2	0	0	0	0	4	16
La Baie									
Q3 2018	15	0	4	0	0	6	0	0	25
Q3 2017	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
Q3 2018	28	16	2	0	0	0	0	12	58
Q3 2017	46	6	2	0	0	0	0	0	54
Saguenay CMA									
Q3 2018	59	28	6	0	0	10	4	23	130
Q3 2017	66	14	6	0	0	0	0	10	96
UNDER CONSTRUCTION									
Chicoutimi									
Q3 2018	5	6	0	0	0	0	0	0	11
Q3 2017	12	4	2	0	0	0	0	15	33
Jonquière									
Q3 2018	17	18	0	0	0	4	4	15	58
Q3 2017	7	18	4	0	4	0	0	4	37
La Baie									
Q3 2018	10	0	6	0	0	6	0	0	22
Q3 2017	16	0	0	0	0	0	0	0	16
Remainder of the CMA									
Q3 2018	60	16	4	0	0	4	0	12	96
Q3 2017	52	6	4	0	0	4	0	0	66
Saguenay CMA									
Q3 2018	92	40	10	0	0	14	4	27	187
Q3 2017	87	28	10	0	4	4	0	19	152

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Chicoutimi									
Q3 2018	3	12	0	0	0	0	0	8	23
Q3 2017	11	8	0	0	0	0	0	10	53
Jonquière									
Q3 2018	14	16	0	0	0	0	0	23	53
Q3 2017	9	4	4	0	0	4	0	10	31
La Baie									
Q3 2018	14	6	4	0	0	0	0	0	24
Q3 2017	4	0	0	0	0	0	16	6	26
Remainder of the CMA									
Q3 2018	34	16	0	0	0	4	2	8	64
Q3 2017	30	6	0	0	0	0	2	4	42
Saguenay CMA									
Q3 2018	65	50	4	0	0	4	2	39	164
Q3 2017	54	18	4	0	0	4	18	30	152
COMPLETED & NOT ABSORBED									
Chicoutimi									
Q3 2018	0	4	0	0	4	0	n/a	n/a	8
Q3 2017	0	5	0	0	4	0	n/a	n/a	9
Jonquière									
Q3 2018	1	9	0	0	3	2	n/a	n/a	15
Q3 2017	1	10	0	0	1	8	n/a	n/a	20
La Baie									
Q3 2018	0	1	0	0	0	0	n/a	n/a	1
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
Q3 2018	1	5	0	0	0	7	n/a	n/a	13
Q3 2017	1	2	0	0	0	8	n/a	n/a	11
Saguenay CMA									
Q3 2018	2	19	0	0	7	9	n/a	n/a	37
Q3 2017	2	17	0	0	5	16	n/a	n/a	40

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Chicoutimi									
Q3 2018	3	11	0	0	0	0	n/a	n/a	14
Q3 2017	11	7	0	0	0	0	n/a	n/a	18
Jonquière									
Q3 2018	13	8	0	0	0	1	n/a	n/a	22
Q3 2017	9	13	3	0	1	1	n/a	n/a	27
La Baie									
Q3 2018	14	5	4	0	0	0	n/a	n/a	23
Q3 2017	4	1	2	0	0	0	n/a	n/a	7
Remainder of the CMA									
Q3 2018	34	13	0	0	0	1	n/a	n/a	48
Q3 2017	30	8	0	0	0	0	n/a	n/a	38
Saguenay CMA									
Q3 2018	64	37	4	0	0	2	n/a	n/a	107
Q3 2017	54	29	5	0	1	1	n/a	n/a	90

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
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Chicoutimi	3	10	4	2	0	0	0	8	7	20	-65.0
Jonquière	13	4	8	6	4	0	15	6	40	16	150.0
La Baie	15	6	0	0	0	0	10	0	25	6	**
Remainder of the CMA	28	46	16	6	0	0	14	2	58	54	7.4
Saguenay CMA	59	66	28	14	4	0	39	16	130	96	35.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Chicoutimi	7	24	20	10	0	0	0	23	27	57	-52.6
Jonquière	29	15	34	20	4	0	34	42	101	77	31.2
La Baie	23	17	2	0	0	0	12	6	37	23	60.9
Remainder of the CMA	87	81	32	12	0	0	24	8	143	101	41.6
Saguenay CMA	146	137	88	42	4	0	70	79	308	258	19.4

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Chicoutimi	0	0	0	0	0	2	0	6
Jonquière	0	0	4	0	4	2	11	4
La Baie	0	0	0	0	10	0	0	0
Remainder of the CMA	0	0	0	0	2	2	12	0
Saguenay CMA	0	0	4	0	16	6	23	10

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	0	0	0	0	0	2	0	21
Jonquière	0	0	4	0	10	8	24	34
La Baie	0	0	0	0	12	0	0	6
Remainder of the CMA	0	0	0	0	12	4	12	4
Saguenay CMA	0	0	4	0	34	14	36	65

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Chicoutimi	7	14	0	0	0	6	7	20
Jonquière	21	12	4	0	15	4	40	16
La Baie	19	6	6	0	0	0	25	6
Remainder of the CMA	46	54	0	0	12	0	58	54
Saguenay CMA	93	86	10	0	27	10	130	96

**Table 2.5: Starts by Submarket and by Intended Market
January - September 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	27	36	0	0	0	21	27	57
Jonquière	65	43	8	0	28	34	101	77
La Baie	31	17	6	0	0	6	37	23
Remainder of the CMA	123	97	8	0	12	4	143	101
Saguenay CMA	246	193	22	0	40	65	308	258

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Chicoutimi	3	11	12	8	0	0	8	34	23	53	-56.6
Jonquière	14	9	16	4	0	0	23	18	53	31	71.0
La Baie	14	4	6	0	0	16	4	6	24	26	-7.7
Remainder of the CMA	34	30	18	8	0	0	12	4	64	42	52.4
Saguenay CMA	65	54	52	20	0	16	47	62	164	152	7.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Chicoutimi	9	17	20	8	0	0	27	34	56	59	-5.1
Jonquière	18	15	30	12	0	0	47	52	95	79	20.3
La Baie	28	21	8	4	0	16	4	10	40	51	-21.6
Remainder of the CMA	76	68	28	12	0	0	20	25	124	105	18.1
Saguenay CMA	131	121	86	36	0	16	98	121	315	294	7.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Chicoutimi	0	0	0	0	0	0	8	10
Jonquière	0	0	0	0	0	8	23	10
La Baie	0	0	0	16	4	0	0	6
Remainder of the CMA	0	0	0	0	4	0	8	4
Saguenay CMA	0	0	0	16	8	8	39	30

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	0	0	0	0	6	0	21	10
Jonquière	0	0	0	0	4	8	43	44
La Baie	0	0	0	16	4	4	0	6
Remainder of the CMA	0	0	0	0	4	6	16	19
Saguenay CMA	0	0	0	16	18	18	80	79

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Chicoutimi	15	19	0	0	8	10	23	53
Jonquière	30	17	0	4	23	10	53	31
La Baie	24	4	0	0	0	22	24	26
Remainder of the CMA	50	36	4	0	10	6	64	42
Saguenay CMA	119	76	4	4	41	48	164	152

**Table 3.5: Completions by Submarket and by Intended Market
January - September 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Chicoutimi	35	25	0	0	21	10	56	59
Jonquière	48	31	4	4	43	44	95	79
La Baie	40	29	0	0	0	22	40	51
Remainder of the CMA	102	80	4	4	18	21	124	105
Saguenay CMA	225	165	8	8	82	97	315	294

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2018

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													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Jonquière													
Q3 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
La Baie													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Remainder of the CMA													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Saguenay CMA													
Q3 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	-
Year-to-date 2017	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Third Quarter 2018						
Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% 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
Saguenay CMA	-	-	n/a	-	-	n/a

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Saguenay

	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*							
Q3 2018	230	410	1,173	190,025	15.3	186,456	14.9
Q3 2017	208	443	1,183	182,400	17.1	184,530	15.8
% Change	10.6	-7.4	-0.8	4.2	n/a	1.0	n/a
YTD 2018	795	1,616	1,196	188,289	13.5	n/a	n/a
YTD 2017	725	1,564	1,205	186,899	15.0	n/a	n/a
% Change	9.7	3.3	-0.7	0.7	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2018	13	--	165	--	--	--	27.1
Q3 2017	13	--	133	--	--	--	24.0
% Change	0.0	n/a	24.4	n/a	n/a	n/a	n/a
YTD 2018	58	--	158	159,639	24.6	n/a	n/a
YTD 2017	56	--	135	166,727	21.7	n/a	n/a
% Change	3.6	n/a	17.3	-4.3	n/a	n/a	n/a
PLEX*							
Q3 2018	23	76	210	--	--	--	23.8
Q3 2017	19	71	195	--	--	--	20.4
% Change	21.1	7.0	8.0	n/a	n/a	n/a	n/a
YTD 2018	82	244	217	194,631	23.9	n/a	n/a
YTD 2017	85	234	185	189,259	19.6	n/a	n/a
% Change	-3.5	4.3	17.4	2.8	n/a	n/a	n/a
TOTAL							
Q3 2018	267	528	1,549	190,059	17.4	184,974	16.5
Q3 2017	241	562	1,512	186,778	18.8	183,951	16.8
% Change	10.8	-6.0	2.5	1.8	n/a	0.6	n/a
YTD 2018	937	2,016	1,575	187,308	15.1	n/a	n/a
YTD 2017	867	1,968	1,528	186,454	15.9	n/a	n/a
% Change	8.1	2.4	3.1	0.5	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
Third Quarter 2018

		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						
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	101.1	127.5	74.1	6.0	58.5	880
2018	January	590	3.34	5.14	101.4	127.8	74.5	6.2	58.9	869
	February	590	3.34	5.14	101.8	128.5	74.9	5.8	59.1	871
	March	590	3.34	5.14	101.8	128.7	76.0	5.6	59.7	866
	April	590	3.34	5.14	101.9	129.2	75.3	5.8	59.3	861
	May	601	3.49	5.34	101.9	129.3	74.9	6.1	59.3	874
	June	601	3.49	5.34	102.6	129.2	74.1	6.6	59.0	892
	July	601	3.49	5.34	102.7	129.7	74.3	6.8	59.3	906
	August	601	3.49	5.34	103.0	129.5	74.2	6.7	59.2	894
	September	601	3.49	5.34		129.3	73.2	6.3	58.2	902
	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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