HOUSING MARKET INFORMATION

HOUSING NOW TABLES
BC Region

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 HMInformationMH@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.

HOUSING NOW REPORT TABLES

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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) September 2018		
British Columbia	August 2018	September 2018
Trend[1], urban centres[2]	41,123	37,627
SAAR, urban centres[2]	45,161	25,602
	September 2017	September 2018
Actual, urban centres[2]		
September - Single-Detached	1,003	805
September - Multiples	2,263	1,432
September - Total	3,266	2,237
January to September - Single-Detached	7,755	7,046
January to September - Multiples	21,100	21,725
January to September - Total	28,855	28,771

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of British Columbia Region Third Quarter 2018										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2018	2,112	162	0	106	1,169	2,879	257	2,902	653	10,240
Q3 2017	2,514	205	34	136	1,263	2,921	268	2,869	829	11,039
% Change	-16.0	-21.0	-100.0	-22.1	-7.4	-1.4	-4.1	1.2	-21.2	-7.2
Year-to-date 2018	5,852	452	18	328	3,270	10,372	885	7,594	1,677	30,448
Year-to-date 2017	6,733	457	93	436	3,316	10,670	669	6,481	1,810	30,665
% Change	-13.1	-1.1	-80.6	-24.8	-1.4	-2.8	32.3	17.2	-7.3	-0.7
UNDER CONSTRUCTION										
Q3 2018	7,912	605	21	344	4,614	30,667	850	14,349	2,235	61,597
Q3 2017	8,740	577	163	504	4,460	26,635	802	11,995	2,486	56,452
% Change	-9.5	4.9	-87.1	-31.7	3.5	15.1	6.0	19.6	-10.1	9.1
COMPLETIONS										
Q3 2018	2,255	157	42	126	912	2,738	332	2,452	387	9,491
Q3 2017	2,088	150	11	129	974	1,744	281	1,944	461	7,782
% Change	8.0	4.7	**	-2.3	-6.4	57.0	18.1	26.1	-16.1	22.0
Year-to-date 2018	6,341	453	129	459	3,242	8,460	920	6,903	1,268	28,265
Year-to-date 2017	5,514	458	56	365	2,948	8,491	677	4,481	1,227	24,217
% Change	15.0	-1.1	130.4	25.8	10.0	-0.4	35.9	54.1	3.3	16.7
COMPLETED & NOT ABSORBED										
Q3 2018	1,442	130	23	62	315	649	n/a	n/a	n/a	2,621
Q3 2017	1,292	102	5	32	230	354	n/a	n/a	n/a	2,015
% Change	11.6	27.5	**	93.8	37.0	83.3	n/a	n/a	n/a	30.1
ABSORBED										
Q3 2018	1,751	120	35	76	825	2,402	n/a	n/a	n/a	5,209
Q3 2017	1,666	106	17	97	967	1,782	n/a	n/a	n/a	4,635
% Change	5.1	13.2	105.9	-21.6	-14.7	34.8	n/a	n/a	n/a	12.4
Year-to-date 2018	5,314	382	115	339	2,944	8,052	n/a	n/a	n/a	17,146
Year-to-date 2017	4,579	379	55	272	2,912	8,354	n/a	n/a	n/a	16,551
% Change	16.1	0.8	109.1	24.6	1.1	-3.6	n/a	n/a	n/a	3.6

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of British Columbia Region
2008 - 2017

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2017	9,058	697	104	568	4,812	16,463	978	8,511	2,473	43,664
% Change	2.3	-4.7	1.0	11.8	-0.2	12.1	6.4	-3.1	5.5	4.4
2016	8,858	731	103	508	4,823	14,680	919	8,786	2,345	41,843
% Change	11.4	-4.2	-56.7	132.0	22.6	31.1	31.3	79.1	53.1	33.1
2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	16.1	11.5	**	71.0	16.1	-8.9	2.7	3.5	18.0	4.8
2013	6,513	835	22	100	3,231	10,572	661	3,751	1,369	27,054
% Change	6.3	16.1	-99.1	13.6	1.0	0.6	26.6	104.4	-31.1	-1.5
2012	6,129	719	2,476	88	3,198	10,510	522	1,835	1,988	27,465
% Change	-6.6	6.4	6.5	-29.6	-15.5	28.5	4.0	-16.4	-3.2	4.0
2011	6,559	676	2,325	125	3,783	8,181	502	2,195	2,054	26,400
% Change	-24.8	0.7	59.4	-36.5	15.4	16.4	-40.6	57.1	-28.7	-0.3
2010	8,723	671	1,459	197	3,277	7,031	845	1,397	2,879	26,479
% Change	46.9	40.4	93.5	58.9	41.8	119.7	109.7	126.4	28.3	64.7
2009	5,940	478	754	124	2,311	3,201	403	617	2,244	16,077
% Change	-26.3	-35.1	-8.4	-51.4	-47.3	-78.9	-6.1	-34.3	-35.2	-53.2
2008	8,060	737	823	255	4,383	15,206	429	939	3,464	34,321

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
British Columbia Region
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
Centres 100,000+											
Abbotsford-Mission	90	114	4	0	42	96	87	255	223	465	-52.0
Kelowna	113	234	32	36	72	62	334	725	551	1,057	-47.9
Vancouver	1,245	1,423	120	103	777	835	3,351	3,391	5,493	5,752	-4.5
Victoria	236	209	16	60	69	92	939	1,117	1,260	1,478	-14.7
Centres 50,000 - 99,999											
Chilliwack	86	148	0	12	15	50	55	0	156	210	-25.7
Courtenay	72	54	4	8	3	0	112	4	191	66	189.4
Kamloops	91	104	14	30	26	8	418	5	549	147	**
Nanaimo	70	118	20	4	0	9	171	78	261	209	24.9
Prince George	66	76	0	2	4	3	160	36	230	117	96.6
Vernon	51	63	14	0	18	11	22	4	105	78	34.6
Centres 10,000 - 49,999											
Campbell River	32	57	0	16	0	0	0	1	32	74	-56.8
Cranbrook	17	16	0	0	4	0	0	0	21	16	31.3
Dawson Creek	10	3	0	0	0	0	0	0	10	3	**
Duncan	53	42	12	4	0	3	6	8	71	57	24.6
Fort St. John	7	10	2	4	1	10	3	2	13	26	-50.0
Nelson[1]	16	15	4	0	0	0	0	1	20	16	25.0
Parksville-Qualicum Beach	32	42	0	2	0	0	0	1	32	45	-28.9
Penticton	53	38	6	8	10	37	39	129	108	212	-49.1
Port Alberni	21	23	0	0	0	0	1	25	22	48	-54.2
Powell River	6	3	4	2	0	0	1	1	11	6	83.3
Prince Rupert	1	3	0	4	0	0	30	0	31	7	**
Quesnel	10	7	0	2	0	0	2	0	12	9	33.3
Salmon Arm	39	51	2	0	9	0	4	4	54	55	-1.8
Capital F RDA	25	4	0	0	0	0	0	0	25	4	**
Squamish	6	18	0	6	27	0	0	3	33	27	22.2
Summerland	17	11	0	0	0	0	6	0	23	11	109.1
Terrace	0	12	0	0	0	0	0	0	0	12	-100.0
Williams Lake	9	3	0	0	0	0	39	0	48	3	**
Total British Columbia (10,000+)	2,475	2,901	254	303	1,077	1,216	5,781	5,790	9,587	10,210	-6.1

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
British Columbia Region
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
Centres 100,000+											
Abbotsford-Mission	231	308	12	2	193	149	119	923	555	1,382	-59.8
Kelowna	454	681	80	82	195	204	1,109	1,945	1,838	2,912	-36.9
Vancouver	3,502	3,644	284	267	1,898	2,391	12,371	11,723	18,055	18,025	0.2
Victoria	660	681	80	106	189	232	2,099	1,677	3,028	2,696	12.3
Centres 50,000 - 99,999											
Chilliwack	355	460	4	18	168	115	136	64	663	657	0.9
Courtenay[1]	170	180	26	12	49	4	152	28	397	224	77.2
Kamloops	206	249	42	56	38	18	630	10	916	333	175.1
Nanaimo	241	334	56	22	15	23	308	330	620	709	-12.6
Prince George	148	146	0	4	12	7	182	57	342	214	59.8
Vernon	116	152	46	26	52	29	110	17	324	224	44.6
Centres 10,000 - 49,999											
Campbell River	86	121	46	22	7	0	85	28	224	171	31.0
Cranbrook	38	35	0	0	4	0	0	0	42	35	20.0
Dawson Creek	11	7	0	2	0	0	16	0	27	9	200.0
Duncan	124	113	16	6	10	3	125	20	275	142	93.7
Fort St. John	25	22	2	4	1	10	6	3	34	39	-12.8
Nelson[1]	35	28	4	0	4	0	8	2	51	30	70.0
Parksville-Qualicum Beach	86	138	0	2	0	0	8	30	94	170	-44.7
Penticton	121	111	38	46	40	61	156	238	355	456	-22.1
Port Alberni	46	53	0	2	0	0	1	26	47	81	-42.0
Powell River	22	23	4	2	0	10	2	1	28	36	-22.2
Prince Rupert	3	7	0	4	0	0	30	1	33	12	175.0
Quesnel	31	16	0	2	0	0	2	0	33	18	83.3
Salmon Arm	96	106	2	0	17	0	10	9	125	115	8.7
Capital F RDA	55	22	0	0	0	0	0	0	55	22	150.0
Squamish	26	46	10	6	56	0	203	12	295	64	**
Summerland	46	46	0	0	0	0	10	7	56	53	5.7
Terrace	10	16	0	0	0	0	45	0	55	16	**
Williams Lake	24	10	0	0	0	0	39	0	63	10	**
Total British Columbia (10,000+)	7,046	7,755	760	693	2,991	3,256	17,974	17,151	28,771	28,855	-0.3

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	42	96	0	0	60	226	27	29
Kelowna	72	62	0	0	206	86	128	639
Vancouver	777	835	0	0	2,045	2,074	1,306	1,317
Victoria	69	75	0	17	118	508	821	609
Centres 50,000 - 99,999								
Chilliwack	15	50	0	0	0	0	55	0
Courtenay	3	0	0	0	74	0	38	4
Kamloops	26	8	0	0	100	0	318	5
Nanaimo	0	9	0	0	69	0	102	78
Prince George	4	3	0	0	153	27	7	9
Vernon	18	11	0	0	0	0	22	4
Centres 10,000 - 49,999								
Campbell River	0	0	0	0	0	0	0	1
Cranbrook	4	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	0	3	0	0	0	0	6	8
Fort St. John	1	10	0	0	0	0	3	2
Nelson[1]	0	0	0	0	0	0	0	1
Parksville-Qualicum Beach	0	0	0	0	0	0	0	1
Penticton	10	37	0	0	24	0	15	129
Port Alberni	0	0	0	0	0	0	1	25
Powell River	0	0	0	0	0	0	1	1
Prince Rupert	0	0	0	0	30	0	0	0
Quesnel	0	0	0	0	0	0	2	0
Salmon Arm	9	0	0	0	0	0	4	4
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	27	0	0	0	0	0	0	3
Summerland	0	0	0	0	0	0	6	0
Terrace	0	0	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	39	0
Total British Columbia (10,000+)	1,077	1,199	0	17	2,879	2,921	2,902	2,869

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	193	149	0	0	60	743	59	180
Kelowna	195	184	0	20	619	294	490	1,651
Vancouver	1,892	2,391	6	0	8,217	8,674	4,154	3,049
Victoria	180	179	9	53	459	689	1,640	988
Centres 50,000 - 99,999								
Chilliwack	168	115	0	0	70	62	66	2
Courtenay	49	4	0	0	74	16	78	12
Kamloops	38	18	0	0	239	0	391	10
Nanaimo	15	23	0	0	69	38	239	292
Prince George	12	7	0	0	153	27	29	30
Vernon	52	29	0	0	9	0	101	17
Centres 10,000 - 49,999								
Campbell River	7	0	0	0	15	27	70	1
Cranbrook	4	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	16	0	0	0
Duncan	10	3	0	0	112	5	13	15
Fort St. John	1	10	0	0	0	0	6	3
Nelson[1]	4	0	0	0	0	0	8	2
Parksville-Qualicum Beach	0	0	0	0	8	0	0	30
Penticton	40	61	0	0	28	91	128	147
Port Alberni	0	0	0	0	0	0	1	26
Powell River	0	0	0	10	0	0	2	1
Prince Rupert	0	0	0	0	30	0	0	1
Quesnel	0	0	0	0	0	0	2	0
Salmon Arm	17	0	0	0	0	4	10	5
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	56	0	0	0	198	0	5	12
Summerland	0	0	0	0	0	0	10	7
Terrace	0	0	0	0	0	0	45	0
Williams Lake	0	0	0	0	0	0	39	0
Total British Columbia (10,000+)	2,976	3,173	15	83	10,380	10,670	7,594	6,481

Source: CMHC (Starts and Completions Survey)

[1] This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
British Columbia Region
Third Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Centres 100,000+								
Abbotsford-Mission	83	112	106	318	34	35	223	465
Kelowna	137	248	283	159	131	650	551	1,057
Vancouver	1,115	1,315	2,879	2,942	1,499	1,495	5,493	5,752
Victoria	230	221	199	628	831	629	1,260	1,478
Centres 50,000 - 99,999								
Chilliwack	69	114	27	96	60	0	156	210
Courtenay	57	49	92	8	42	9	191	66
Kamloops	86	115	142	25	321	7	549	147
Nanaimo	67	106	90	17	104	86	261	209
Prince George	57	71	158	31	15	15	230	117
Vernon	42	53	29	20	34	5	105	78
Centres 10,000 - 49,999								
Campbell River	31	72	0	0	1	2	32	74
Cranbrook	15	12	5	1	1	3	21	16
Dawson Creek	10	3	0	0	0	0	10	3
Duncan	60	40	5	8	6	9	71	57
Fort St. John	9	14	1	10	3	2	13	26
Nelson[1]	20	13	0	0	0	3	20	16
Parksville-Qualicum Beach	31	32	0	4	1	9	32	45
Penticton	37	50	56	29	15	133	108	212
Port Alberni	20	15	0	6	2	27	22	48
Powell River	10	5	0	0	1	1	11	6
Prince Rupert	1	7	30	0	0	0	31	7
Quesnel	10	6	0	0	2	3	12	9
Salmon Arm	26	32	24	17	4	6	54	55
Capital F RDA	22	4	0	0	3	0	25	4
Squamish	5	23	27	0	1	4	33	27
Summerland	17	10	0	1	6	0	23	11
Terrace	0	8	0	0	0	4	0	12
Williams Lake	6	3	1	0	41	0	48	3
Total British Columbia (10,000+)	2,274	2,753	4,154	4,320	3,159	3,137	9,587	10,210

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
British Columbia Region
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	199	288	279	898	77	196	555	1,382
Kelowna	496	708	826	505	516	1,699	1,838	2,912
Vancouver	3,106	3,369	10,220	11,193	4,729	3,463	18,055	18,025
Victoria	661	707	682	934	1,685	1,055	3,028	2,696
Centres 50,000 - 99,999								
Chilliwack	256	335	320	317	87	5	663	657
Courtenay	131	162	166	38	100	24	397	224
Kamloops	198	248	318	70	400	15	916	333
Nanaimo	222	312	143	85	255	312	620	709
Prince George	136	143	167	35	39	36	342	214
Vernon	100	151	98	52	126	21	324	224
Centres 10,000 - 49,999								
Campbell River	75	131	76	36	73	4	224	171
Cranbrook	33	30	5	1	4	4	42	35
Dawson Creek	11	9	16	0	0	0	27	9
Duncan	110	109	139	14	26	19	275	142
Fort St. John	27	25	1	10	6	4	34	39
Nelson[1]	35	26	8	0	8	4	51	30
Parksville-Qualicum Beach	82	117	8	9	4	44	94	170
Penticton	112	133	101	168	142	155	355	456
Port Alberni	40	45	2	6	5	30	47	81
Powell River	24	25	0	0	4	11	28	36
Prince Rupert	3	11	30	0	0	1	33	12
Quesnel	20	13	0	0	13	5	33	18
Salmon Arm	65	63	47	45	13	7	125	115
Capital F RDA	49	21	0	0	6	1	55	22
Squamish	22	46	262	0	11	18	295	64
Summerland	35	37	6	6	15	10	56	53
Terrace	8	12	0	0	47	4	55	16
Williams Lake	11	7	1	0	51	3	63	10
Total British Columbia (10,000+)	6,322	7,283	13,970	14,422	8,479	7,150	28,771	28,855

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type British Columbia Region 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
Centres 100,000+											
Abbotsford-Mission	94	91	0	0	44	29	16	177	154	297	-48.1
Kelowna	144	239	20	56	32	68	33	182	229	545	-58.0
Vancouver	1,320	1,345	100	104	578	635	4,440	2,711	6,438	4,795	34.3
Victoria	219	225	51	24	73	65	350	258	693	572	21.2
Centres 50,000 - 99,999											
Chilliwack	138	44	16	4	11	84	8	56	173	188	-8.0
Courtenay	71	60	10	2	14	0	4	79	99	141	-29.8
Kamloops	78	58	24	16	23	0	9	5	134	79	69.6
Nanaimo	123	34	12	4	0	8	169	35	304	81	**
Prince George	62	23	2	0	0	0	2	3	66	26	153.8
Vernon	59	38	8	4	29	0	8	6	104	48	116.7
Centres 10,000 - 49,999											
Campbell River	22	35	16	8	7	0	70	0	115	43	167.4
Cranbrook	6	15	0	0	3	0	0	0	9	15	-40.0
Dawson Creek	3	5	0	0	0	0	0	0	3	5	-40.0
Duncan	48	32	2	2	3	3	10	3	63	40	57.5
Fort St. John	11	6	0	0	0	4	2	1	13	11	18.2
Nelson[1]	14	21	2	2	0	0	0	1	16	24	-33
Parksville-Qualicum Beach	44	38	0	0	0	0	0	1	44	39	12.8
Penticton	45	43	8	22	29	11	140	106	222	182	22.0
Port Alberni	14	13	0	2	0	0	0	0	14	15	-6.7
Powell River	9	8	0	0	0	5	1	0	10	13	-23.1
Prince Rupert	1	1	0	0	0	0	0	1	1	2	-50.0
Quesnel	10	7	0	0	0	0	0	0	10	7	42.9
Salmon Arm	31	32	0	0	0	8	3	25	34	65	-47.7
Capital F RDA	19	10	0	0	0	0	0	0	19	10	90
Squamish	8	12	4	0	0	0	3	36	15	48	-68.8
Summerland	16	21	0	0	0	0	2	2	18	23	-21.7
Terrace	5	2	0	0	0	0	0	0	5	2	150.0
Williams Lake	12	5	0	0	0	0	0	0	12	5	140.0
Total British Columbia (10,000+)	2,693	2,463	285	250	846	920	5,280	3,688	9,104	7,321	24.4

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type British Columbia Region 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
Centres 100,000+											
Abbotsford-Mission	305	243	2	20	86	147	322	302	715	712	0.4
Kelowna	538	504	64	118	148	153	712	349	1,462	1,124	30.1
Vancouver	3,760	3,304	266	274	2,240	2,113	12,078	10,366	18,344	16,057	14.2
Victoria	511	630	125	86	209	160	1,160	1,049	2,005	1,925	4.2
Centres 50,000 - 99,999											
Chilliwack	472	168	26	8	184	150	72	59	754	385	95.8
Courtenay	147	168	16	4	18	8	25	87	206	267	-22.8
Kamloops	265	148	72	36	37	13	14	117	388	314	23.6
Nanaimo	328	240	28	16	32	25	356	133	744	414	79.7
Prince George	127	50	6	2	20	7	155	10	308	69	**
Vernon	151	122	22	28	47	0	20	17	240	167	43.7
Centres 10,000 - 49,999											
Campbell River	95	81	38	17	11	0	98	49	242	147	64.6
Cranbrook	45	45	0	0	3	0	0	0	48	45	6.7
Dawson Creek	10	8	4	2	0	0	0	1	14	11	27.3
Duncan	131	82	8	4	3	10	25	43	167	139	20.1
Fort St. John	21	21	10	12	15	12	3	56	49	101	-51.5
Nelson[1]	33	51	6	4	6	0	21	3	66	58	14
Parksville-Qualicum Beach	94	134	2	0	0	0	61	2	157	136	15.4
Penticton	101	111	32	44	81	21	217	126	431	302	42.7
Port Alberni	46	48	4	2	0	0	35	0	85	50	70.0
Powell River	24	23	2	2	5	5	3	1	34	31	9.7
Prince Rupert	4	6	0	0	0	0	0	1	4	7	-42.9
Quesnel	28	19	0	0	0	0	1	0	29	19	52.6
Salmon Arm	94	102	0	0	0	8	31	28	125	138	-9.4
Capital F RDA	34	37	0	0	0	0	0	0	34	37	-8
Squamish	46	51	8	0	12	29	18	166	84	246	-65.9
Summerland	47	45	0	0	0	0	7	6	54	51	5.9
Terrace	17	13	0	0	0	4	1	1	18	18	0.0
Williams Lake	17	20	0	0	0	0	1	0	18	20	-10.0
Total British Columbia (10,000+)	7,630	6,474	753	679	3,161	2,865	15,453	12,972	26,997	22,990	17.4

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	44	29	0	0	0	160	16	17
Kelowna	32	68	0	0	0	87	33	95
Vancouver	578	635	0	0	2,539	1,342	1,811	1,369
Victoria	53	39	20	26	120	57	230	201
Centres 50,000 - 99,999								
Chilliwack	11	84	0	0	0	0	8	56
Courtenay	14	0	0	0	0	74	4	5
Kamloops	23	0	0	0	0	0	9	5
Nanaimo	0	8	0	0	0	0	169	35
Prince George	0	0	0	0	0	0	2	3
Vernon	29	0	0	0	4	0	4	6
Centres 10,000 - 49,999								
Campbell River	7	0	0	0	0	0	70	0
Cranbrook	3	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	3	3	0	0	0	0	10	3
Fort St. John	0	0	0	4	0	0	2	1
Nelson[1]	0	0	0	0	0	0	0	1
Parksville-Qualicum Beach	0	0	0	0	0	0	0	1
Penticton	29	11	0	0	75	0	65	106
Port Alberni	0	0	0	0	0	0	0	0
Powell River	0	0	0	5	0	0	1	0
Prince Rupert	0	0	0	0	0	0	0	1
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	0	8	0	0	0	24	3	1
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	0	0	0	0	0	0	3	36
Summerland	0	0	0	0	0	0	2	2
Terrace	0	0	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	0	0
Total British Columbia (10,000+)	826	885	20	35	2,738	1,744	2,452	1,944

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
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
Centres 100,000+								
Abbotsford-Mission	86	147	0	0	160	222	162	80
Kelowna	128	144	20	9	188	143	524	206
Vancouver	2,240	2,113	0	0	7,528	7,509	4,460	2,857
Victoria	155	108	54	52	313	299	847	750
Centres 50,000 - 99,999								
Chilliwack	181	150	3	0	0	0	72	59
Courtenay	18	0	0	8	16	74	9	13
Kamloops	37	13	0	0	0	0	14	117
Nanaimo	32	25	0	0	0	18	356	115
Prince George	20	7	0	0	106	0	49	10
Vernon	47	0	0	0	4	0	16	17
Centres 10,000 - 49,999								
Campbell River	7	0	4	0	27	0	71	49
Cranbrook	3	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	1
Duncan	3	10	0	0	5	36	20	7
Fort St. John	15	4	0	8	0	50	3	6
Nelson[1]	6	0	0	0	10	0	11	3
Parksville-Qualicum Beach	0	0	0	0	4	0	57	2
Penticton	77	21	4	0	75	0	142	126
Port Alberni	0	0	0	0	0	0	35	0
Powell River	0	0	5	5	0	0	3	1
Prince Rupert	0	0	0	0	0	0	0	1
Quesnel	0	0	0	0	0	0	1	0
Salmon Arm	0	8	0	0	24	24	7	4
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	12	29	0	0	0	116	18	50
Summerland	0	0	0	0	0	0	7	6
Terrace	0	4	0	0	0	0	1	1
Williams Lake	0	0	0	0	0	0	1	0
Total British Columbia (10,000+)	3,071	2,783	90	82	8,460	8,491	6,903	4,481

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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Table 3.4: Completions by Submarket and by Intended Market
British Columbia Region
Third Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Centres 100,000+								
Abbotsford-Mission	71	84	56	187	27	26	154	297
Kelowna	157	249	34	181	38	115	229	545
Vancouver	1,204	1,162	3,125	2,088	2,019	1,545	6,438	4,795
Victoria	236	226	203	112	254	234	693	572
Centres 50,000 - 99,999								
Chilliwack	101	33	59	99	13	56	173	188
Courtenay	58	49	29	82	12	10	99	141
Kamloops	94	58	28	14	12	7	134	79
Nanaimo	114	30	15	10	175	41	304	81
Prince George	54	19	1	0	11	7	66	26
Vernon	46	39	44	2	14	7	104	48
Centres 10,000 - 49,999								
Campbell River	21	36	24	7	70	0	115	43
Cranbrook	6	14	3	0	0	1	9	15
Dawson Creek	3	5	0	0	0	0	3	5
Duncan	42	33	10	3	11	4	63	40
Fort St. John	10	6	0	0	3	5	13	11
Nelson[1]	12	23	3	0	1	1	16	24
Parksville-Qualicum Beach	40	35	2	0	2	4	44	39
Penticton	32	57	121	15	69	110	222	182
Port Alberni	11	13	0	2	3	0	14	15
Powell River	8	8	0	0	2	5	10	13
Prince Rupert	1	1	0	0	0	1	1	2
Quesnel	4	4	0	0	6	3	10	7
Salmon Arm	23	20	6	44	5	1	34	65
Capital F RDA	18	10	0	0	1	0	19	10
Squamish	6	10	4	0	5	38	15	48
Summerland	10	20	1	1	7	2	18	23
Terrace	3	1	0	0	2	1	5	2
Williams Lake	5	4	0	0	7	1	12	5
Total British Columbia (10,000+)	2,454	2,249	3,776	2,847	2,784	2,225	9,104	7,321

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.5: Completions by Submarket and by Intended Market
British Columbia Region
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	260	237	275	377	180	98	715	712
Kelowna	539	514	346	354	577	256	1,462	1,124
Vancouver	3,358	2,962	9,877	9,821	5,019	3,274	18,344	16,057
Victoria	566	677	523	435	916	813	2,005	1,925
Centres 50,000 - 99,999								
Chilliwack	359	138	305	184	90	63	754	385
Courtenay	120	140	59	94	27	33	206	267
Kamloops	270	140	92	55	26	119	388	314
Nanaimo	301	206	61	74	382	134	744	414
Prince George	134	47	115	7	59	15	308	69
Vernon	134	143	69	3	37	21	240	167
Centres 10,000 - 49,999								
Campbell River	96	83	67	15	79	49	242	147
Cranbrook	34	39	6	1	8	5	48	45
Dawson Creek	14	10	0	0	0	1	14	11
Duncan	118	75	25	52	24	12	167	139
Fort St. John	29	33	15	54	5	14	49	101
Nelson[1]	31	54	20	1	15	3	66	58
Parksville-Qualicum Beach	80	126	10	1	67	9	157	136
Penticton	78	122	197	47	156	133	431	302
Port Alberni	39	40	6	6	40	4	85	50
Powell River	24	22	0	2	10	7	34	31
Prince Rupert	4	6	0	0	0	1	4	7
Quesnel	16	11	0	0	13	8	29	19
Salmon Arm	62	70	53	62	10	6	125	138
Capital F RDA	33	33	0	2	1	2	34	37
Squamish	40	43	18	148	26	55	84	246
Summerland	31	39	10	5	13	7	54	51
Terrace	14	6	0	4	4	8	18	18
Williams Lake	10	12	0	0	8	8	18	20
Total British Columbia (10,000+)	6,923	6,028	12,161	11,804	7,823	5,158	26,997	22,990

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region Third Quarter 2018													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chilliwack													
Q3 2018	2	2.0	1	1.0	4	3.9	21	20.6	74	72.5	102	750,000	763,385
Q3 2017	0	0.0	0	0.0	10	25.6	17	43.6	12	30.8	39	570,000	592,177
Year-to-date 2018	2	0.5	2	0.5	14	3.5	90	22.3	295	73.2	403	710,000	750,038
Year-to-date 2017	0	0.0	1	0.7	23	16.0	59	41.0	61	42.4	144	620,000	664,573
Courtenay													
Q3 2018	0	0.0	0	0.0	3	5.3	23	40.4	31	54.4	57	685,000	709,925
Q3 2017	0	0.0	1	1.9	20	37.7	13	24.5	19	35.8	53	550,000	623,508
Year-to-date 2018	0	0.0	0	0.0	9	6.9	56	42.7	66	50.4	131	655,000	696,836
Year-to-date 2017	0	0.0	3	2.0	51	33.8	49	32.5	48	31.8	151	572,500	612,791
Kamloops													
Q3 2018	2	2.9	6	8.6	10	14.3	20	28.6	32	45.7	70	645,000	639,882
Q3 2017	4	6.9	3	5.2	9	15.5	19	32.8	23	39.7	58	617,500	664,237
Year-to-date 2018	12	5.1	32	13.6	20	8.5	80	34.0	91	38.7	235	590,000	616,200
Year-to-date 2017	13	8.3	23	14.7	23	14.7	46	29.5	51	32.7	156	560,000	570,651
Nanaimo													
Q3 2018	0	0.0	1	1.1	15	16.9	38	42.7	35	39.3	89	620,000	677,662
Q3 2017	1	1.8	2	3.6	10	18.2	24	43.6	18	32.7	55	555,000	599,134
Year-to-date 2018	1	0.4	6	2.2	60	22.3	99	36.8	103	38.3	269	600,000	657,403
Year-to-date 2017	6	2.7	32	14.5	55	24.9	79	35.7	49	22.2	221	520,000	556,897
Prince George													
Q3 2018	3	6.5	9	19.6	14	30.4	15	32.6	5	10.9	46	455,000	476,901
Q3 2017	2	7.4	9	33.3	10	37.0	5	18.5	1	3.7	27	390,000	424,080
Year-to-date 2018	8	7.0	27	23.5	30	26.1	42	36.5	8	7.0	115	465,000	471,364
Year-to-date 2017	2	2.9	21	30.9	29	42.6	15	22.1	1	1.5	68	420,000	444,716
Vernon													
Q3 2018	0	0.0	0	0.0	1	3.8	0	0.0	25	96.2	26	877,500	958,564
Q3 2017	0	0.0	0	0.0	1	3.1	5	15.6	26	81.3	32	-	953,487
Year-to-date 2018	0	0.0	0	0.0	2	2.0	6	6.1	90	91.8	98	827,500	929,321
Year-to-date 2017	0	0.0	1	0.9	3	2.6	30	25.9	82	70.7	116	700,000	796,880
Abbotsford-Mission CMA													
Q3 2018	0	0.0	0	0.0	1	1.4	6	8.6	63	90.0	70	855,000	885,547
Q3 2017	0	0.0	0	0.0	1	1.1	4	4.4	86	94.5	91	1,000,000	1,049,390
Year-to-date 2018	1	0.4	1	0.4	2	0.8	13	5.2	235	93.3	252	912,500	948,679
Year-to-date 2017	1	0.4	0	0.0	4	1.6	11	4.3	240	93.8	256	890,000	1,007,312
Kelowna CMA													
Q3 2018	1	0.8	5	4.2	9	7.5	2	1.7	103	85.8	120	900,000	971,088
Q3 2017	2	0.9	9	4.2	5	2.4	30	14.2	166	78.3	212	772,500	946,084
Year-to-date 2018	3	0.7	9	2.1	29	6.7	33	7.6	360	82.9	434	900,000	1,078,997
Year-to-date 2017	4	0.9	27	5.9	31	6.8	88	19.3	307	67.2	457	740,000	885,243
Vancouver CMA													
Q3 2018	0	0.0	0	0.0	0	0.0	1	0.1	971	99.9	972	2,167,500	2,565,545
Q3 2017	0	0.0	0	0.0	0	0.0	4	0.4	985	99.6	989	1,920,000	2,357,091
Year-to-date 2018	0	0.0	0	0.0	0	0.0	4	0.1	3,094	99.9	3,098	2,170,000	2,542,777
Year-to-date 2017	0	0.0	0	0.0	1	0.0	23	0.9	2,654	99.1	2,678	1,800,000	2,246,974

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Third Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria CMA													
Q3 2018	0	0.0	10	4.6	3	1.4	17	7.8	187	86.2	217	930,000	1,148,653
Q3 2017	0	0.0	1	0.5	0	0.0	47	22.7	155	74.9	207	850,000	1,021,332
Year-to-date 2018	0	0.0	22	4.5	0	0.0	36	7.4	422	86.7	487	930,000	1,127,224
Year-to-date 2017	0	0.0	9	1.5	0	0.0	152	25.2	399	66.1	604	760,000	938,571
Total Urban Centres in British Columbia (50,000+)													
Q3 2018	8	0.5	32	1.8	60	3.4	143	8.1	1,526	86.3	1,769	1,300,000	1,803,993
Q3 2017	9	0.5	25	1.4	70	4.0	168	9.5	1,491	84.6	1,763	1,280,000	1,705,046
Year-to-date 2018	27	0.5	99	1.8	173	3.1	459	8.3	4,764	86.3	5,522	1,300,000	1,809,840
Year-to-date 2017	26	0.5	117	2.4	264	5.4	552	11.4	3,892	80.2	4,851	1,165,000	1,601,770

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for British Columbia

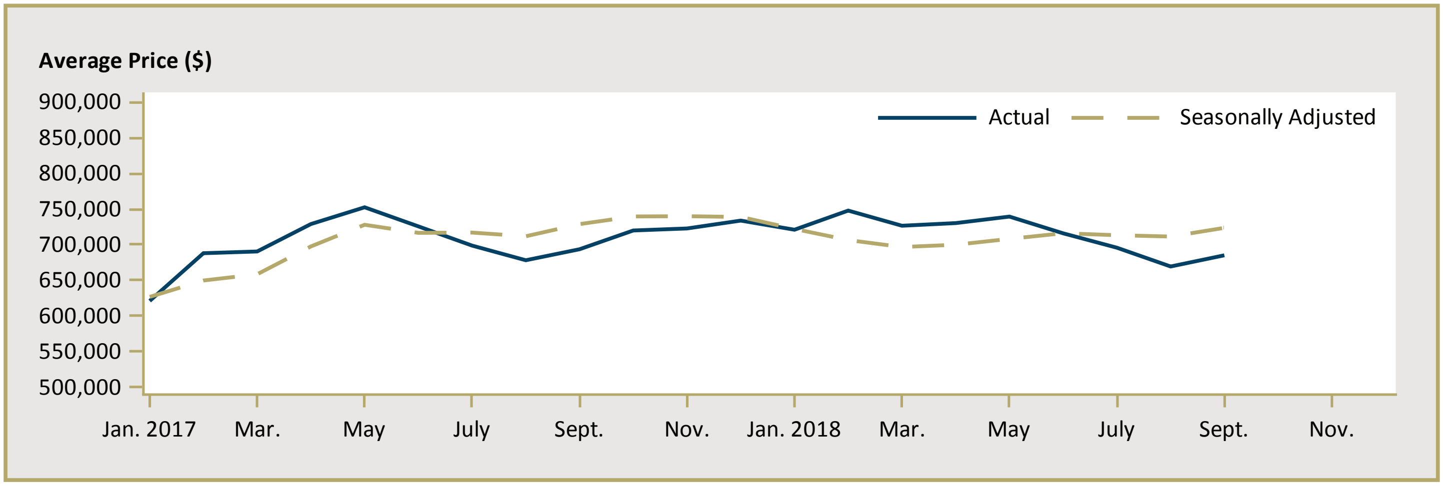


Figure 5.2: MLS® Residential Sales for British Columbia

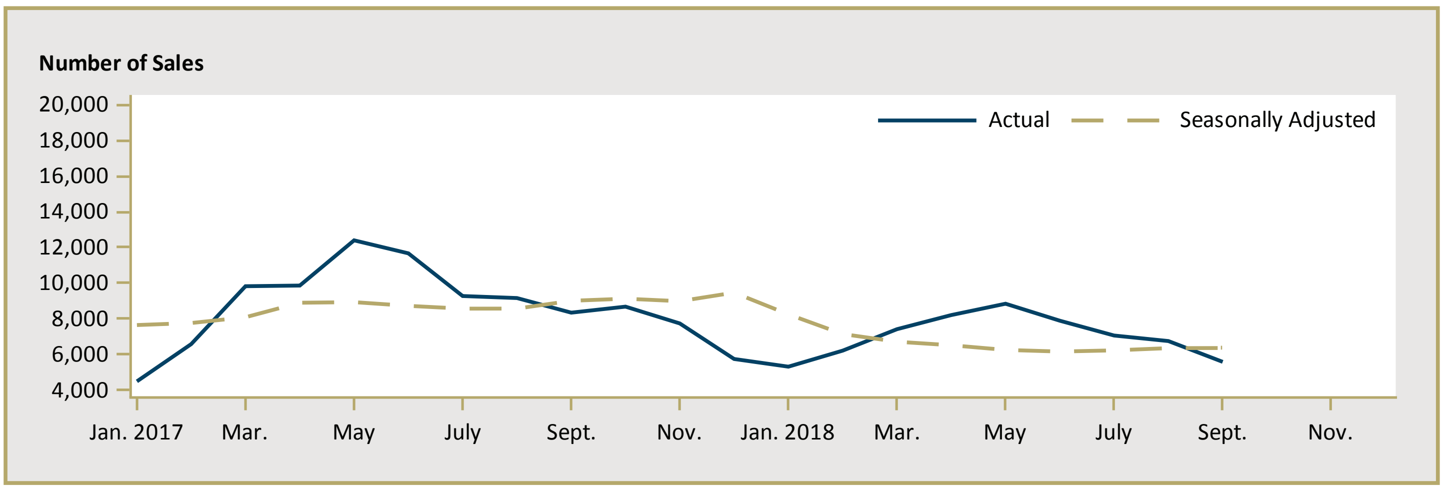
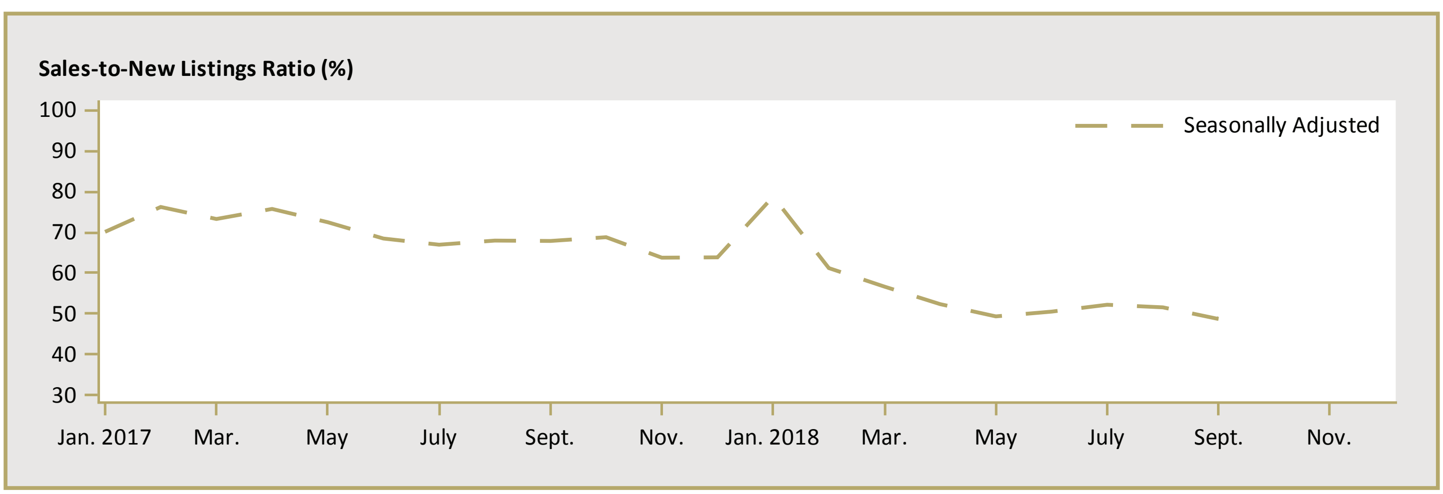


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for British Columbia



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Level of Economic Indicators for British Columbia Region Third Quarter 2018		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2017	January - March	391	3.1	4.6	2,439.1	5.3	13,314	128.7	927	11,750,269	75.59
	April - June	393	3.1	4.6	2,469.6	5.3	20,434	131.0	919	13,203,309	74.36
	July - September	388	3.1	4.9	2,477.8	5.0	21,606	107.6	937	13,276,719	79.84
	October - December	389	3.2	5.0	2,482.5	4.8	7,625	157.4	962	13,180,270	78.65
2018	January - March	389	3.3	5.1	2,483.2	4.7	13,760	133.3	970	12,701,974	79.06
	April - June	390	3.4	5.3	2,471.5	5.0		123.2	984	14,615,399	77.45
	July - September	391	3.5	5.3	2,490.9	4.8		129.0	980		76.51
	October - December										

Table 6.1: Growth (1) of Economic Indicators for British Columbia Region Third Quarter 2018		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2017	January - March	n/a	0.0	0.0	3.7	-1.2	-4.7	15.5	1.0	6.5	n/a
	April - June	n/a	0.0	0.0	4.2	-0.6	-5.5	17.0	0.0	11.6	n/a
	July - September	n/a	0.0	0.1	3.7	-0.6	14.8	-12.9	1.4	8.1	n/a
	October - December	n/a	0.1	0.4	3.2	-1.2	105.7	27.7	4.4	9.4	n/a
2018	January - March	-0.7	0.2	0.5	1.8	-0.6	3.3	3.6	4.6	8.1	4.6
	April - June	-0.6	0.3	0.6	0.1	-0.3		-5.9	7.0	10.7	4.2
	July - September	0.6	0.4	0.5	0.5	-0.2		19.9	4.6		-4.2
	October - 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
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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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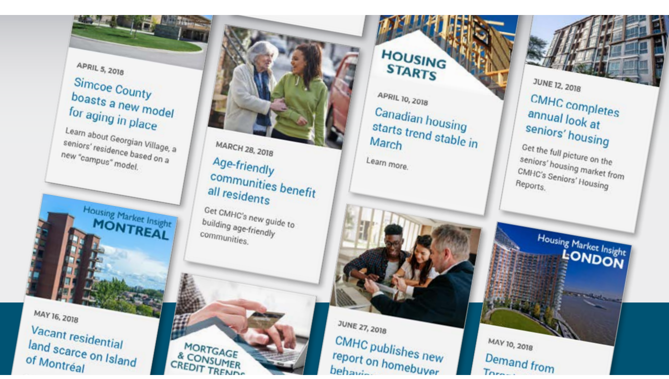

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