

HOUSING NOW TABLES

Regina 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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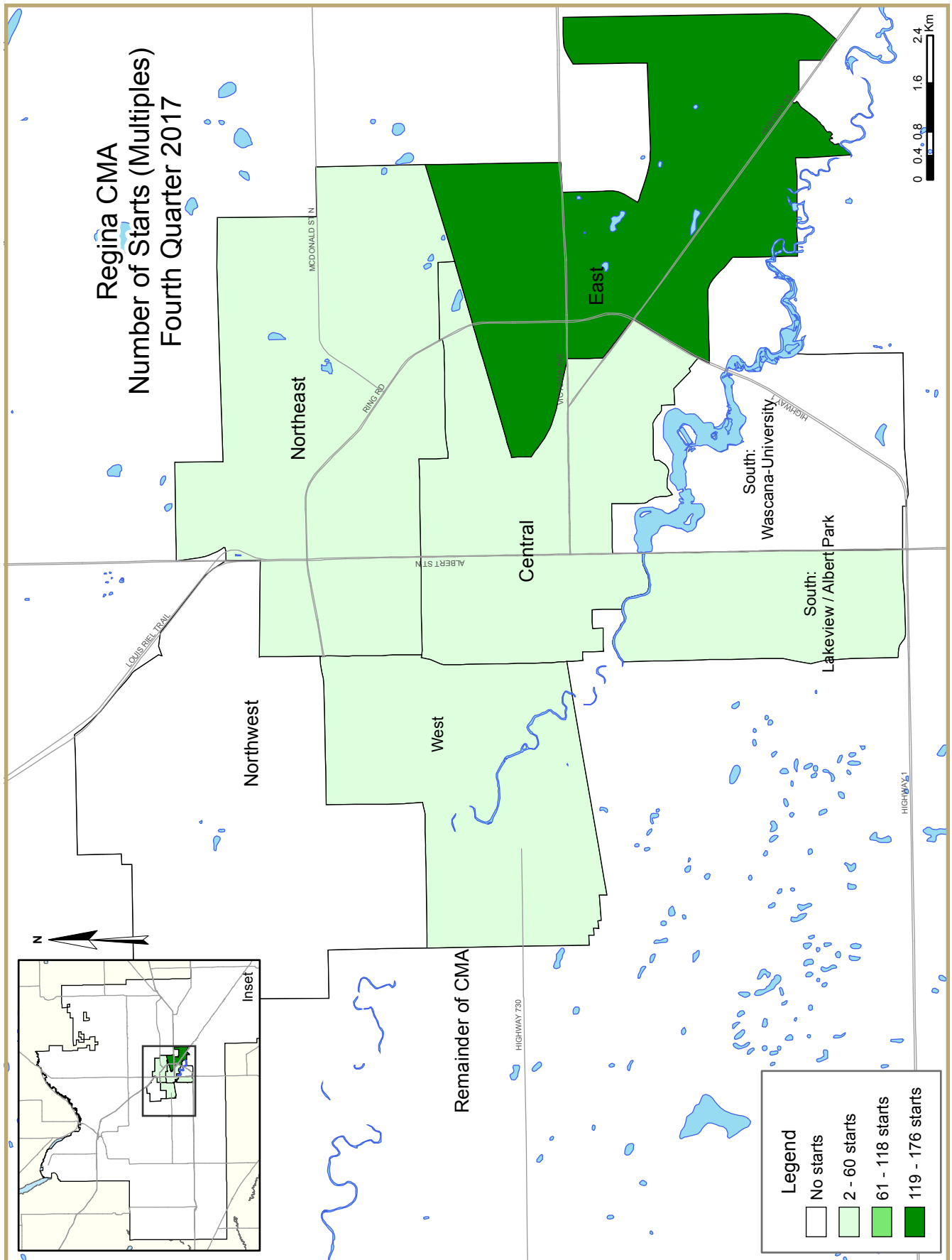
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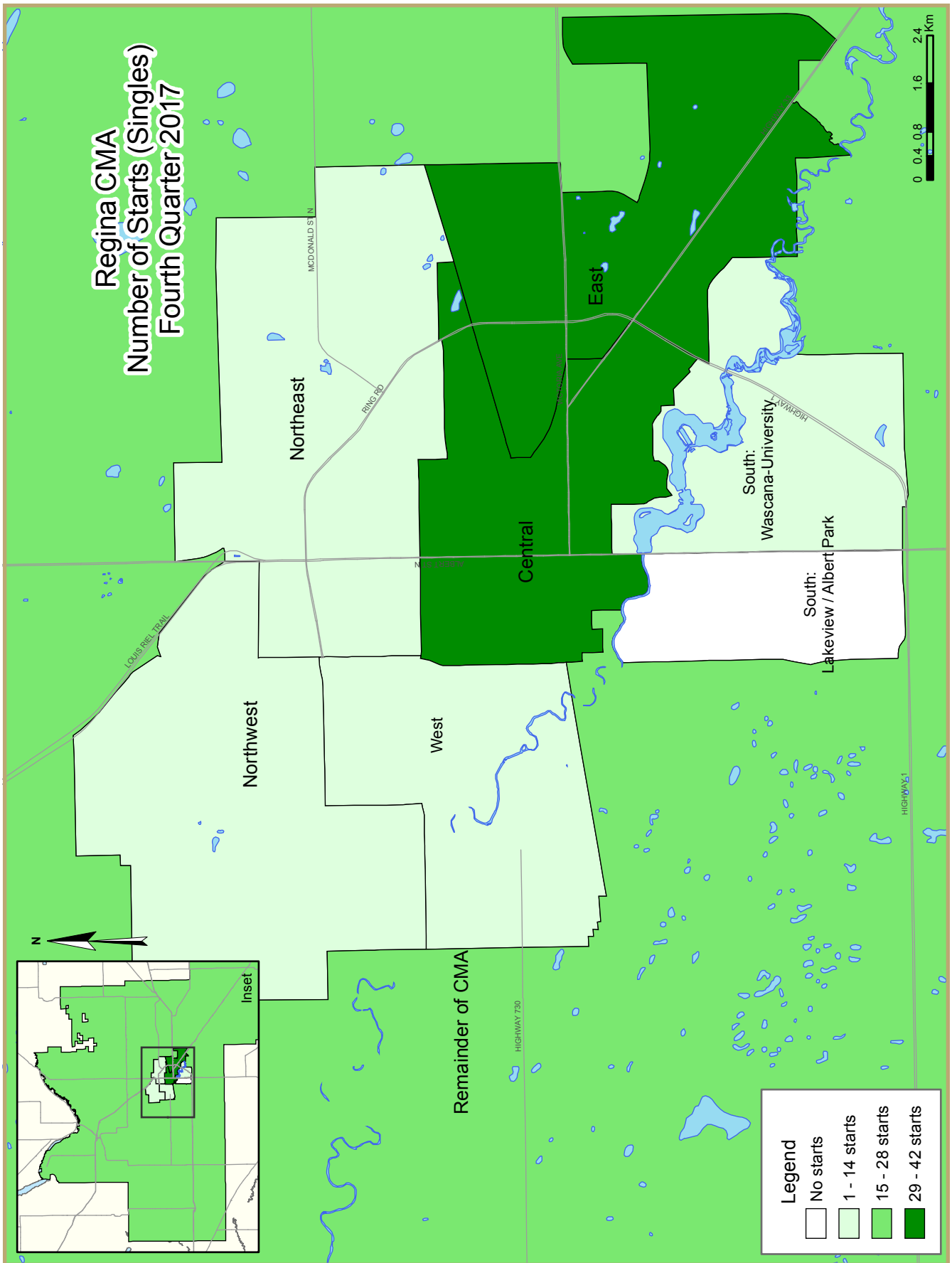
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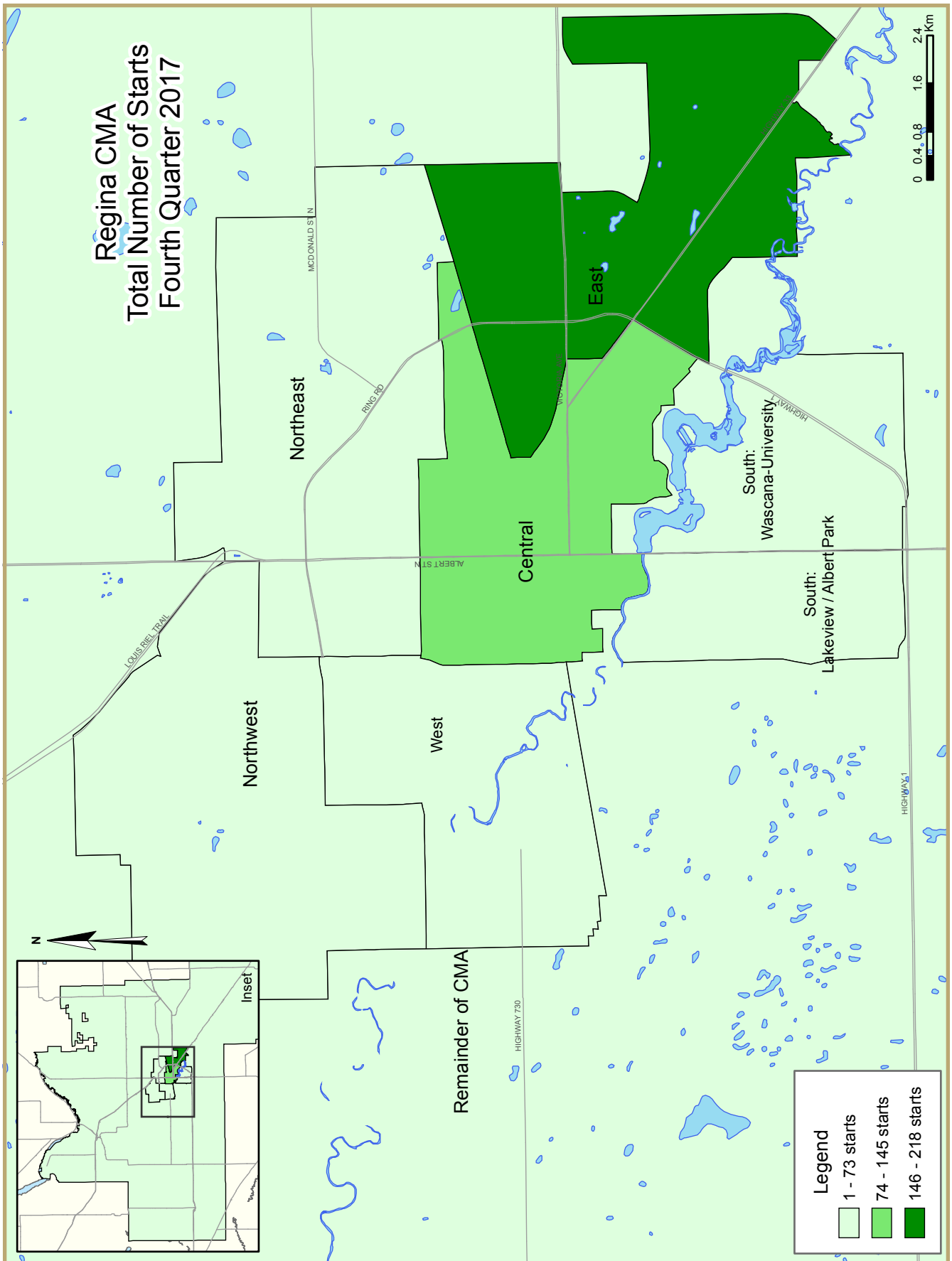
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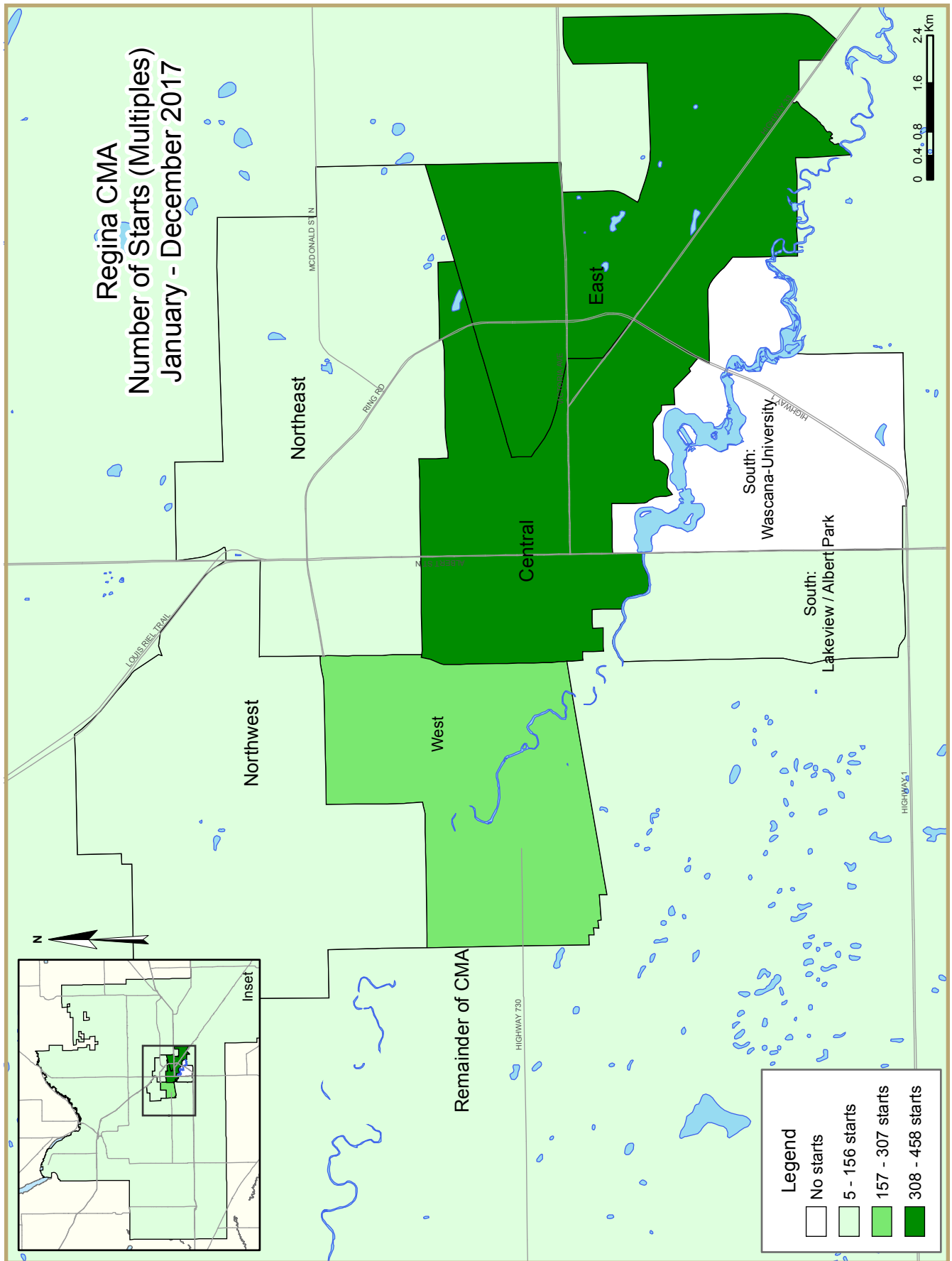
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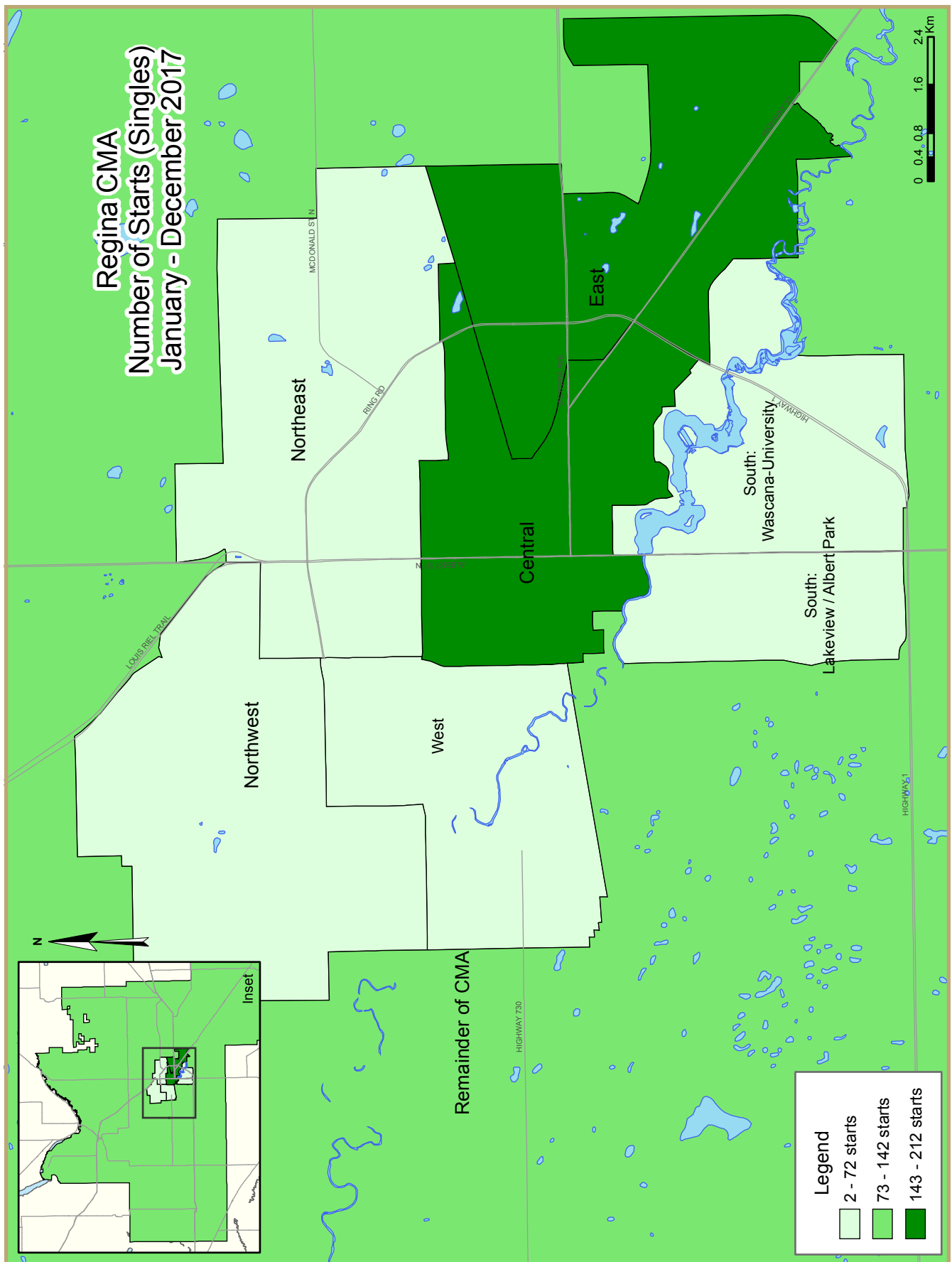
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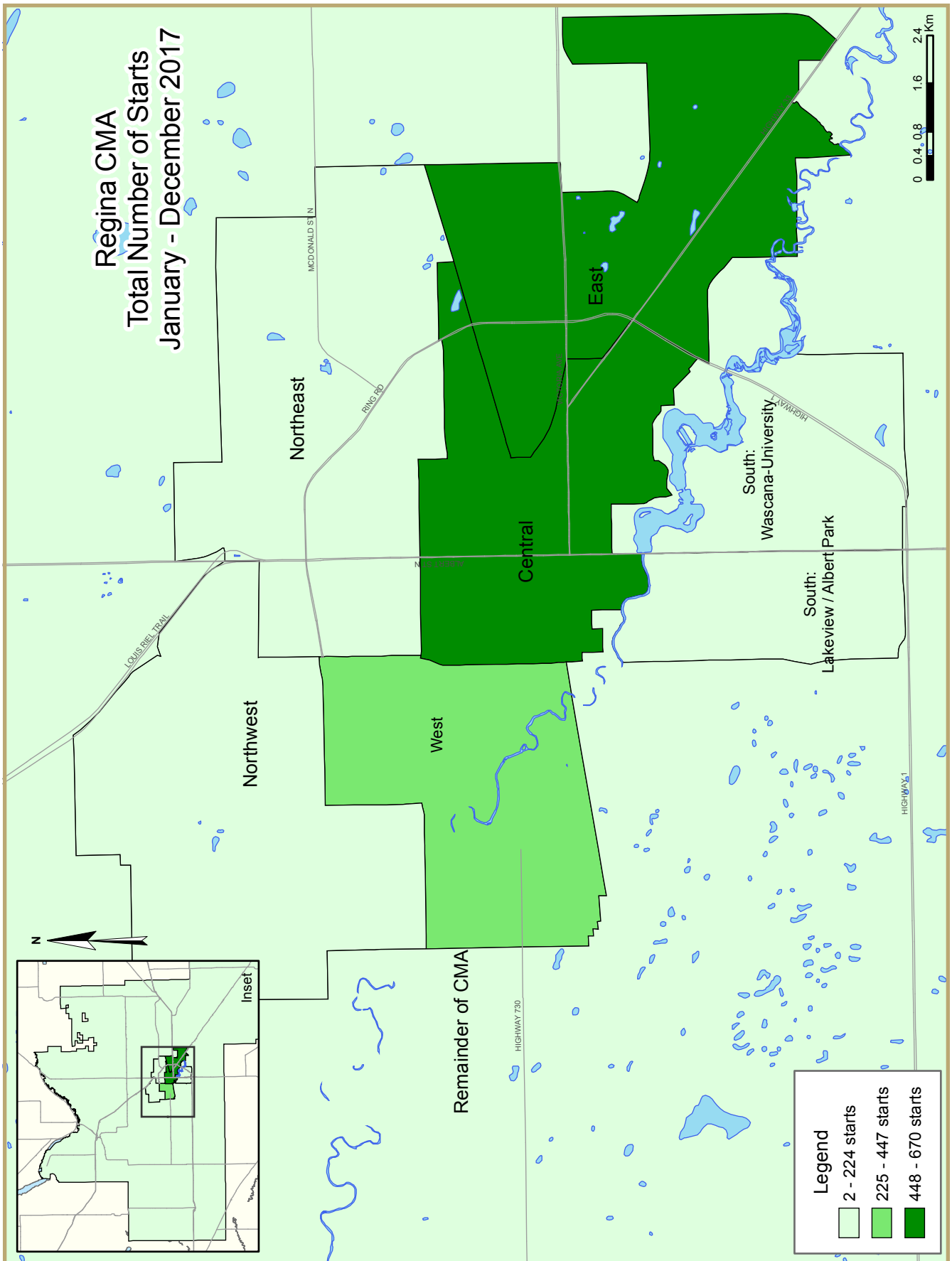












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 5 MLS® Residential Activity
- 6 Economic Indicators

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 I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2017								
Regina CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	324	275	513	396	419	660	611	584
Multiples	171	120	1,212	1,224	420	1,614	1,438	1,274
Total	495	395	1,725	1,620	839	2,274	2,050	1,858
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	823	438	163	201	23.3%	480	552	15.0%
Multiples	1,224	952	414	399	-3.6%	684	1,020	49.1%
Total	2,047	1,390	577	600	4.0%	1,164	1,572	35.1%

Source: CMHC

¹ Census Metropolitan Area² 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 Regina 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	113	16	14	0	19	20	0	169	351
Q4 2016	187	44	26	0	43	0	4	95	399
% Change	-39.6	-63.6	-46.2	n/a	-55.8	n/a	-100.0	77.9	-12.0
Year-to-date 2017	662	158	44	0	212	95	43	709	1,923
Year-to-date 2016	665	140	83	1	148	60	31	435	1,563
% Change	-0.5	12.9	-47.0	-100.0	43.2	58.3	38.7	63.0	23.0
UNDER CONSTRUCTION									
Q4 2017	434	70	32	0	88	109	25	817	1,575
Q4 2016	430	68	42	0	99	49	31	606	1,325
% Change	0.9	2.9	-23.8	n/a	-11.1	122.4	-19.4	34.8	18.9
COMPLETIONS									
Q4 2017	194	52	26	0	58	6	51	134	521
Q4 2016	228	50	17	1	50	125	8	46	525
% Change	-14.9	4.0	52.9	-100.0	16.0	-95.2	**	191.3	-0.8
Year-to-date 2017	632	150	86	0	198	52	71	391	1,580
Year-to-date 2016	697	110	64	2	133	243	27	520	1,796
% Change	-9.3	36.4	34.4	-100.0	48.9	-78.6	163.0	-24.8	-12.0
COMPLETED & NOT ABSORBED									
Q4 2017	87	42	19	0	80	173	n/a	n/a	401
Q4 2016	91	30	17	2	37	219	n/a	n/a	396
% Change	-4.4	40.0	11.8	-100.0	116.2	-21.0	n/a	n/a	1.3
ABSORBED									
Q4 2017	180	33	25	0	48	20	n/a	n/a	306
Q4 2016	208	40	10	1	34	77	n/a	n/a	370
% Change	-13.5	-17.5	150.0	-100.0	41.2	-74.0	n/a	n/a	-17.3
Year-to-date 2017	630	138	76	2	134	98	n/a	n/a	1,078
Year-to-date 2016	740	117	78	2	131	298	n/a	n/a	1,366
% Change	-14.9	17.9	-2.6	0.0	2.3	-67.1	n/a	n/a	-21.1

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Central									
Q4 2017	29	0	4	0	5	0	0	36	74
Q4 2016	62	20	0	0	10	0	4	87	183
South: Lakeview / Albert Park									
Q4 2017	0	0	0	0	0	0	0	2	2
Q4 2016	2	0	0	0	0	0	0	0	2
South: Wascana-University									
Q4 2017	1	0	0	0	0	0	0	0	1
Q4 2016	1	0	0	0	0	0	0	0	1
East									
Q4 2017	42	16	7	0	10	20	0	123	218
Q4 2016	64	22	23	0	8	0	0	0	117
West									
Q4 2017	6	0	3	0	4	0	0	2	15
Q4 2016	4	2	3	0	6	0	0	6	21
Northeast									
Q4 2017	4	0	0	0	0	0	0	6	10
Q4 2016	3	0	0	0	0	0	0	2	5
Northwest									
Q4 2017	10	0	0	0	0	0	0	0	10
Q4 2016	28	0	0	0	0	0	0	0	28
Remainder of the CMA									
Q4 2017	21	0	0	0	0	0	0	0	21
Q4 2016	23	0	0	0	19	0	0	0	42
Regina CMA									
Q4 2017	113	16	14	0	19	20	0	169	351
Q4 2016	187	44	26	0	43	0	4	95	399

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

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Central									
Q4 2017	104	20	14	0	28	45	25	274	510
Q4 2016	119	22	12	0	37	43	29	417	679
South: Lakeview / Albert Park									
Q4 2017	2	0	0	0	0	0	0	17	19
Q4 2016	6	0	0	0	0	0	0	0	6
South: Wascana-University									
Q4 2017	1	0	0	0	0	0	0	0	1
Q4 2016	1	0	0	0	0	0	0	0	1
East									
Q4 2017	115	38	15	0	43	64	0	212	487
Q4 2016	101	38	22	0	31	6	0	0	198
West									
Q4 2017	18	6	3	0	8	0	0	215	250
Q4 2016	9	2	8	0	6	0	0	98	123
Northeast									
Q4 2017	7	0	0	0	0	0	0	14	21
Q4 2016	5	0	0	0	0	0	1	10	16
Northwest									
Q4 2017	41	6	0	0	9	0	0	85	141
Q4 2016	56	6	0	0	0	0	1	81	144
Remainder of the CMA									
Q4 2017	146	0	0	0	0	0	0	0	146
Q4 2016	133	0	0	0	25	0	0	0	158
Regina CMA									
Q4 2017	434	70	32	0	88	109	25	817	1,575
Q4 2016	430	68	42	0	99	49	31	606	1,325

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

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Central									
Q4 2017	46	16	18	0	18	0	50	105	253
Q4 2016	72	12	10	0	35	78	2	32	241
South: Lakeview / Albert Park									
Q4 2017	5	0	0	0	0	0	0	10	15
Q4 2016	2	0	0	0	0	0	1	0	3
South: Wascana-University									
Q4 2017	1	0	0	0	0	0	0	0	1
Q4 2016	0	0	0	0	0	0	0	0	0
East									
Q4 2017	73	12	8	0	32	6	0	4	135
Q4 2016	44	22	0	1	5	47	1	0	120
West									
Q4 2017	8	8	0	0	3	0	0	13	32
Q4 2016	2	0	7	0	0	0	0	6	15
Northeast									
Q4 2017	6	0	0	0	0	0	0	2	8
Q4 2016	1	0	0	0	0	0	0	0	1
Northwest									
Q4 2017	17	16	0	0	0	0	1	0	34
Q4 2016	51	16	0	0	0	0	4	8	79
Remainder of the CMA									
Q4 2017	38	0	0	0	5	0	0	0	43
Q4 2016	56	0	0	0	10	0	0	0	66
Regina CMA									
Q4 2017	194	52	26	0	58	6	51	134	521
Q4 2016	228	50	17	1	50	125	8	46	525

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

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	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Central									
Q4 2017	26	17	5	0	19	48	n/a	n/a	115
Q4 2016	25	6	8	0	12	84	n/a	n/a	135
South: Lakeview / Albert Park									
Q4 2017	2	0	0	0	0	0	n/a	n/a	2
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
South: Wascana-University									
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
East									
Q4 2017	30	10	10	0	26	125	n/a	n/a	201
Q4 2016	29	9	2	1	10	131	n/a	n/a	182
West									
Q4 2017	5	1	4	0	15	0	n/a	n/a	25
Q4 2016	1	0	7	0	0	0	n/a	n/a	8
Northeast									
Q4 2017	6	1	0	0	0	0	n/a	n/a	7
Q4 2016	2	2	0	0	1	0	n/a	n/a	5
Northwest									
Q4 2017	10	13	0	0	11	0	n/a	n/a	34
Q4 2016	27	13	0	1	14	4	n/a	n/a	59
Remainder of the CMA									
Q4 2017	7	0	0	0	9	0	n/a	n/a	16
Q4 2016	4	0	0	0	0	0	n/a	n/a	4
Regina CMA									
Q4 2017	87	42	19	0	80	173	n/a	n/a	401
Q4 2016	91	30	17	2	37	219	n/a	n/a	396

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Central									
Q4 2017	44	9	16	0	12	13	n/a	n/a	94
Q4 2016	66	11	7	0	25	58	n/a	n/a	167
South: Lakeview / Albert Park									
Q4 2017	4	0	0	0	0	0	n/a	n/a	4
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
South: Wascana-University									
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
East									
Q4 2017	67	9	7	0	22	7	n/a	n/a	112
Q4 2016	38	19	3	1	8	13	n/a	n/a	82
West									
Q4 2017	8	8	2	0	8	0	n/a	n/a	26
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Northeast									
Q4 2017	4	0	0	0	1	0	n/a	n/a	5
Q4 2016	3	0	0	0	1	0	n/a	n/a	4
Northwest									
Q4 2017	16	7	0	0	0	0	n/a	n/a	23
Q4 2016	42	10	0	0	0	6	n/a	n/a	58
Remainder of the CMA									
Q4 2017	36	0	0	0	5	0	n/a	n/a	41
Q4 2016	56	0	0	0	0	0	n/a	n/a	56
Regina CMA									
Q4 2017	180	33	25	0	48	20	n/a	n/a	306
Q4 2016	208	40	10	1	34	77	n/a	n/a	370

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2017	662	158	44	0	212	95	43	709	1,923
% Change	-0.5	12.9	-47.0	-100.0	43.2	58.3	38.7	63.0	23.0
2016	665	140	83	1	148	60	31	435	1,563
% Change	30.9	89.2	107.5	0.0	20.3	-55.6	93.8	-37.9	-2.1
2015	508	74	40	1	123	135	16	700	1,597
% Change	-27.5	-46.4	-64.6	-50.0	-37.6	-17.2	-50.0	-20.2	-28.2
2014	701	138	113	2	197	163	32	877	2,223
% Change	-43.7	43.8	**	n/a	-49.7	-73.6	14.3	19.2	-28.8
2013	1,246	96	7	0	392	617	28	736	3,122
% Change	-3.2	-52.9	-82.1	-100.0	136.1	-26.9	-84.7	99.5	0.9
2012	1,287	204	39	1	166	844	183	369	3,093
% Change	34.9	**	n/a	0.0	23.9	141.8	**	118.3	82.6
2011	954	38	0	1	134	349	49	169	1,694
% Change	36.3	**	n/a	-75.0	-5.0	30.2	-35.5	12.7	25.8
2010	700	8	0	4	141	268	76	150	1,347
% Change	24.1	-33.3	n/a	-20.0	54.9	42.6	n/a	114.3	44.8
2009	564	12	0	5	91	188	0	70	930
% Change	-41.9	20.0	n/a	-44.4	-2.2	-26.0	n/a	79.5	-32.4
2008	970	10	0	9	93	254	0	39	1,375

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
Central	29	62	0	24	9	10	36	87	74	183	-59.6
South: Lakeview / Albert Park	0	2	0	0	0	0	2	0	2	2	0.0
South: Wascana-University	1	1	0	0	0	0	0	0	1	1	0.0
East	42	64	16	22	17	31	143	0	218	117	86.3
West	6	4	0	2	7	9	2	6	15	21	-28.6
Northeast	4	3	0	0	0	0	6	2	10	5	100.0
Northwest	4	20	0	0	0	0	0	0	4	20	-80.0
Remainder of the CMA	21	23	0	0	0	19	0	0	21	42	-50.0
Regina CMA	113	187	16	48	33	69	189	95	351	399	-12.0

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
Central	200	223	96	76	80	94	240	312	616	705	-12.6
South: Lakeview / Albert Park	10	7	0	0	0	0	23	0	33	7	**
South: Wascana-University	2	1	0	0	0	0	0	0	2	1	100.0
East	212	154	58	74	114	71	286	0	670	299	124.1
West	26	11	14	2	44	21	144	102	228	136	67.6
Northeast	13	10	0	0	0	0	14	2	27	12	125.0
Northwest	35	98	34	22	9	0	97	79	175	199	-12.1
Remainder of the CMA	134	126	0	0	5	35	0	0	139	161	-13.7
Regina CMA	665	667	202	174	252	221	804	501	1,923	1,563	23.0

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
Central	9	10	0	0	0	0	36	87
South: Lakeview / Albert Park	0	0	0	0	0	0	2	0
South: Wascana-University	0	0	0	0	0	0	0	0
East	17	31	0	0	20	0	123	0
West	7	9	0	0	0	0	2	6
Northeast	0	0	0	0	0	0	6	2
Northwest	0	0	0	0	0	0	0	0
Remainder of the CMA	0	19	0	0	0	0	0	0
Regina CMA	33	69	0	0	20	0	169	95

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
Central	80	94	0	0	21	66	219	246
South: Lakeview / Albert Park	0	0	0	0	0	0	23	0
South: Wascana-University	0	0	0	0	0	0	0	0
East	114	71	0	0	74	0	212	0
West	44	21	0	0	0	0	144	102
Northeast	0	0	0	0	0	0	14	2
Northwest	9	0	0	0	0	0	97	79
Remainder of the CMA	5	35	0	0	0	0	0	0
Regina CMA	252	221	0	0	95	66	709	435

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
Central	33	82	5	10	36	91	74	183
South: Lakeview / Albert Park	0	2	0	0	2	0	2	2
South: Wascana-University	1	1	0	0	0	0	1	1
East	65	109	30	8	123	0	218	117
West	9	9	4	6	2	6	15	21
Northeast	4	3	0	0	6	2	10	5
Northwest	4	20	0	0	0	0	4	20
Remainder of the CMA	21	23	0	19	0	0	21	42
Regina CMA	143	257	39	43	169	99	351	399

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
Central	261	293	93	136	262	276	616	705
South: Lakeview / Albert Park	10	7	0	0	23	0	33	7
South: Wascana-University	2	1	0	0	0	0	2	1
East	296	267	162	32	212	0	670	299
West	46	28	38	6	144	102	228	136
Northeast	13	9	0	0	14	3	27	12
Northwest	69	120	9	0	97	79	175	199
Remainder of the CMA	134	126	5	35	0	0	139	161
Regina CMA	864	888	307	209	752	466	1,923	1,563

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
Central	48	72	64	14	36	45	105	110	253	241	5.0
South: Lakeview / Albert Park	5	3	0	0	0	0	10	0	15	3	**
South: Wascana-University	1	0	0	0	0	0	0	0	1	0	n/a
East	73	46	12	22	40	5	10	47	135	120	12.5
West	8	2	8	0	3	7	13	6	32	15	113.3
Northeast	6	1	0	0	0	0	2	0	8	1	**
Northwest	9	38	16	16	0	0	0	4	25	58	-56.9
Remainder of the CMA	38	56	0	0	5	10	0	0	43	66	-34.8
Regina CMA	197	235	100	52	84	67	140	171	521	525	-0.8

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
Central	209	214	106	30	87	87	268	521	670	852	-21.4
South: Lakeview / Albert Park	12	12	0	0	0	0	10	2	22	14	57.1
South: Wascana-University	2	4	0	0	0	0	0	0	2	4	-50.0
East	196	135	58	66	106	56	37	113	397	370	7.3
West	18	3	10	2	47	7	25	6	100	18	**
Northeast	11	8	0	0	0	9	12	32	23	49	-53.1
Northwest	53	121	34	22	0	0	91	83	178	226	-21.2
Remainder of the CMA	116	184	0	6	40	30	0	0	156	220	-29.1
Regina CMA	649	712	208	126	280	189	443	769	1,580	1,796	-12.0

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
Central	36	45	0	0	0	78	105	32
South: Lakeview / Albert Park	0	0	0	0	0	0	10	0
South: Wascana-University	0	0	0	0	0	0	0	0
East	40	5	0	0	6	47	4	0
West	3	7	0	0	0	0	13	6
Northeast	0	0	0	0	0	0	2	0
Northwest	0	0	0	0	0	0	0	4
Remainder of the CMA	5	10	0	0	0	0	0	0
Regina CMA	84	67	0	0	6	125	134	46

**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
Central	87	81	0	6	19	136	249	385
South: Lakeview / Albert Park	0	0	0	0	0	0	10	2
South: Wascana-University	0	0	0	0	0	0	0	0
East	106	56	0	0	33	113	4	0
West	47	7	0	0	0	0	25	6
Northeast	0	9	0	0	0	0	12	32
Northwest	0	0	0	0	0	0	91	83
Remainder of the CMA	40	30	0	0	0	0	0	0
Regina CMA	280	183	0	6	52	249	391	520

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
Central	80	94	18	113	155	34	253	241
South: Lakeview / Albert Park	5	2	0	0	10	1	15	3
South: Wascana-University	1	0	0	0	0	0	1	0
East	93	66	38	53	4	1	135	120
West	16	9	3	0	13	6	32	15
Northeast	6	1	0	0	2	0	8	1
Northwest	25	50	0	0	0	8	25	58
Remainder of the CMA	38	56	5	10	0	0	43	66
Regina CMA	272	295	64	176	185	54	521	525

**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
Central	283	257	72	193	315	402	670	852
South: Lakeview / Albert Park	10	10	0	0	12	4	22	14
South: Wascana-University	2	4	0	0	0	0	2	4
East	291	227	102	142	4	1	397	370
West	39	10	36	0	25	8	100	18
Northeast	10	7	0	9	13	33	23	49
Northwest	86	139	0	0	92	87	178	226
Remainder of the CMA	116	186	40	34	0	0	156	220
Regina CMA	868	871	250	378	462	547	1,580	1,796

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 (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2017	1	2.4	11	26.2	9	21.4	7	16.7	14	33.3	42	-	461,353
Q4 2016	11	17.2	9	14.1	13	20.3	16	25.0	15	23.4	64	450,000	440,337
Year-to-date 2017	17	9.1	43	23.1	47	25.3	35	18.8	44	23.7	186	437,500	450,963
Year-to-date 2016	27	11.7	58	25.1	48	20.8	44	19.0	54	23.4	231	430,000	428,764
South: Lakeview / Albert Park													
Q4 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Q4 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
Year-to-date 2016	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
South: Wascana-University													
Q4 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
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	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
East													
Q4 2017	0	0.0	11	17.5	10	15.9	10	15.9	32	50.8	63	520,000	552,153
Q4 2016	0	0.0	2	5.1	4	10.3	5	12.8	28	71.8	39	590,000	608,822
Year-to-date 2017	2	1.1	20	10.6	38	20.1	22	11.6	107	56.6	189	525,000	577,237
Year-to-date 2016	2	1.4	4	2.9	14	10.0	23	16.4	97	69.3	140	570,000	611,979
West													
Q4 2017	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	-	-
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	16.7	2	16.7	3	25.0	2	16.7	3	25.0	12	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Northeast													
Q4 2017	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	-	-
Q4 2016	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2017	1	25.0	2	50.0	0	0.0	0	0.0	1	25.0	4	-	-
Year-to-date 2016	3	42.9	1	14.3	2	28.6	0	0.0	1	14.3	7	-	-
Northwest													
Q4 2017	1	6.3	0	0.0	0	0.0	4	25.0	11	68.8	16	-	-
Q4 2016	1	2.4	9	22.0	10	24.4	10	24.4	11	26.8	41	-	413,213
Year-to-date 2017	7	7.1	19	19.2	13	13.1	14	14.1	46	46.5	99	-	407,722
Year-to-date 2016	4	2.8	43	30.1	41	28.7	21	14.7	34	23.8	143	410,000	416,264
Remainder of the CMA													
Q4 2017	7	20.6	5	14.7	5	14.7	1	2.9	16	47.1	34	-	344,466
Q4 2016	18	36.0	8	16.0	6	12.0	5	10.0	13	26.0	50	-	376,017
Year-to-date 2017	20	19.2	12	11.5	12	11.5	7	6.7	53	51.0	104	-	430,989
Year-to-date 2016	48	27.9	20	11.6	16	9.3	22	12.8	66	38.4	172	375,000	473,994
Regina CMA													
Q4 2017	10	6.0	30	18.0	27	16.2	22	13.2	78	46.7	167	480,000	531,702
Q4 2016	30	15.2	29	14.6	34	17.2	36	18.2	69	34.8	198	460,000	495,170
Year-to-date 2017	49	8.1	98	16.3	113	18.7	81	13.4	262	43.4	603	475,000	520,963
Year-to-date 2016	84	11.9	127	18.1	122	17.4	111	15.8	259	36.8	703	455,000	518,752

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
Central	461,353	440,337	4.8	450,963	428,764	5.2
South: Lakeview / Albert Park	-	-	n/a	-	-	n/a
South: Wascana-University	-	-	n/a	-	-	n/a
East	552,153	608,822	-9.3	577,237	611,979	-5.7
West	-	-	n/a	-	-	n/a
Northeast	-	-	n/a	-	-	n/a
Northwest	-	413,213	n/a	407,722	416,264	-2.1
Remainder of the CMA	344,466	376,017	-8.4	430,989	473,994	-9.1
Regina CMA	531,702	495,170	7.4	520,963	518,752	0.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Regina

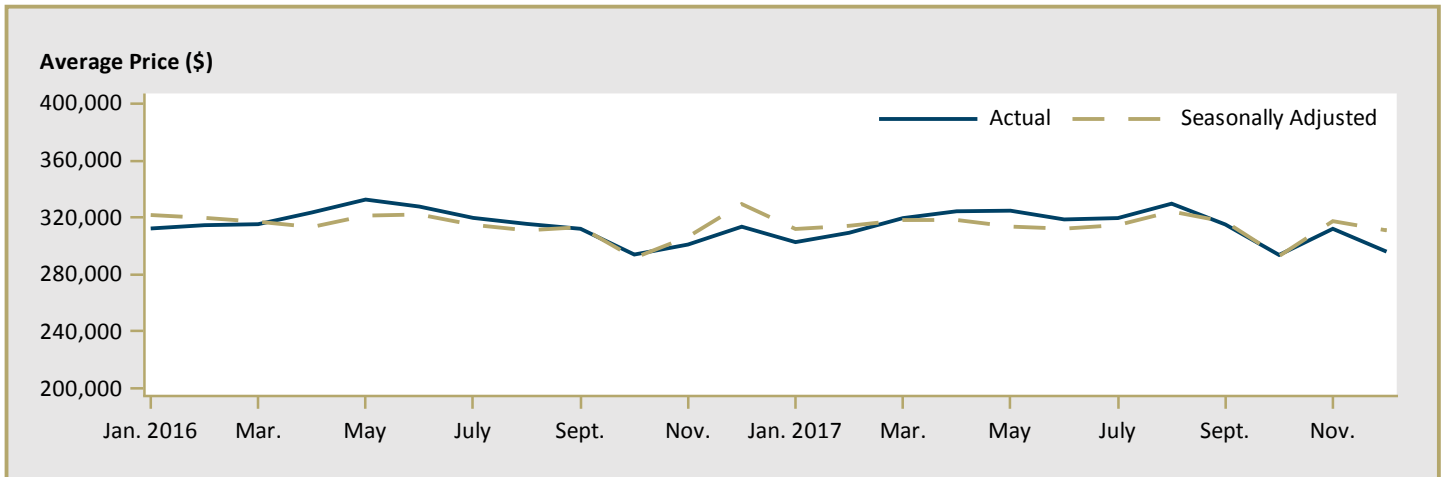


Figure 5.2: MLS® Residential Sales for Regina

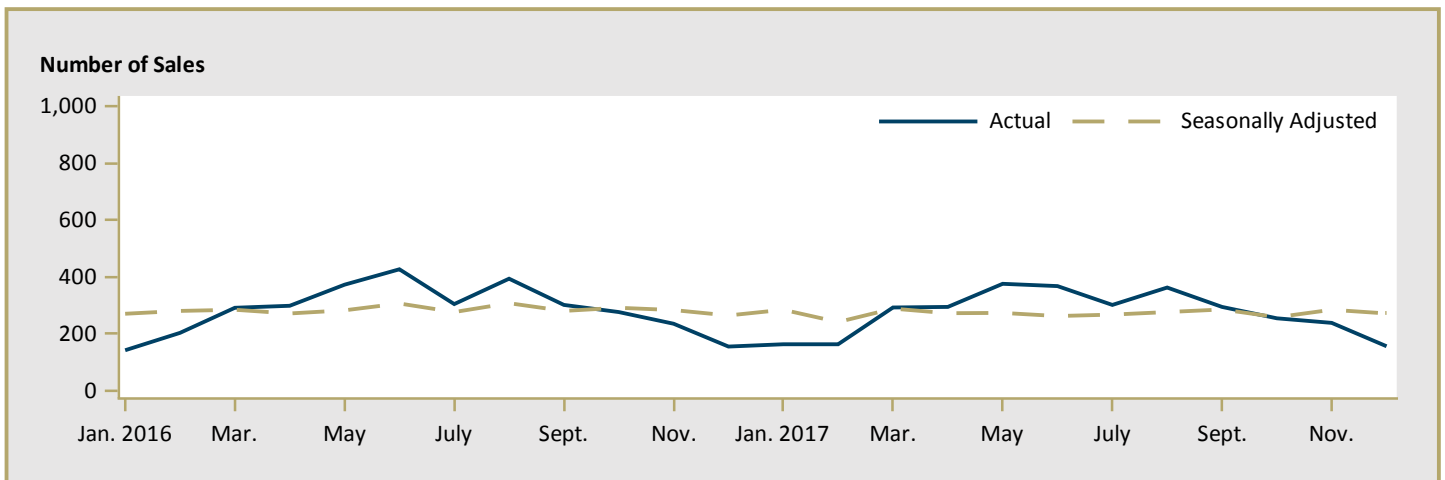
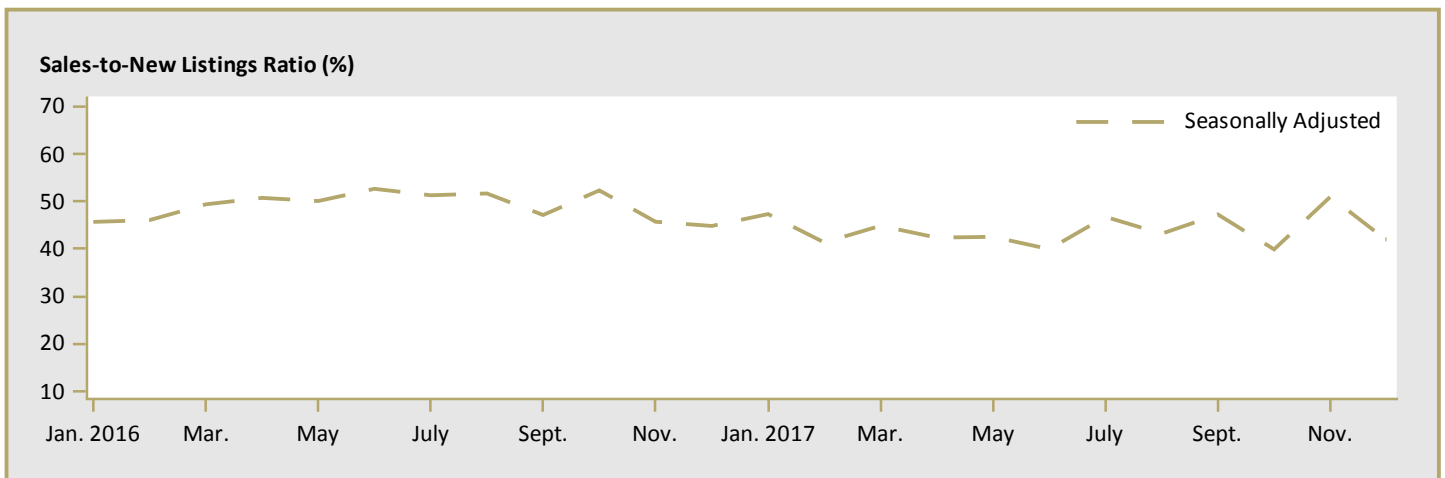


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Regina



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2017

		Interest Rates			NHPI, Total, Regina CMA 2016.12 =100	CPI, 2002 =100	Regina 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	100.8	131.5	139.7	4.5	73.2	1,040
	February	561	3.14	4.64	100.8	131.6	138.4	4.8	72.6	1,058
	March	561	3.14	4.64	100.8	132.9	138.0	5.1	72.6	1,057
	April	561	3.14	4.64	100.7	133.1	138.0	5.5	72.7	1,058
	May	561	3.14	4.64	100.3	133.5	139.7	5.5	73.6	1,052
	June	561	3.14	4.64	100.4	134.2	140.0	5.6	73.7	1,047
	July	567	3.14	4.74	100.6	133.5	140.1	5.4	73.5	1,048
	August	567	3.14	4.74	100.1	133.2	140.0	5.3	73.3	1,047
	September	561	3.14	4.64	100.1	133.1	139.3	5.2	72.7	1,068
	October	561	3.14	4.64	100.0	133.4	139.0	5.4	72.6	1,073
	November	561	3.14	4.64	99.7	132.4	139.0	5.4	72.6	1,078
	December	561	3.14	4.64	100.0	132.2	139.4	5.4	72.7	1,062
2017	January	561	3.14	4.64	99.8	133.9	139	5.5	72.7	1,049
	February	561	3.14	4.64	100.1	133.7	140.9	5.2	73.2	1,038
	March	561	3.14	4.64	100.2	133.7	141.8	4.8	73.3	1,037
	April	561	3.14	4.64	100.3	135.0	142.2	4.6	73.0	1,040
	May	561	3.14	4.64	100.2	134.7	141.4	4.7	72.6	1,051
	June	561	3.14	4.64	100.5	134.7	140.2	5.1	72.2	1,058
	July	573	3.14	4.84	100.5	134.6	140.3	5.4	72.4	1,058
	August	573	3.14	4.84	100.7	135.6	139.1	5.6	71.8	1,057
	September	575	3.09	4.89	100.4	135.7	139.4	5.7	72.0	1,051
	October	581	3.24	4.99	100.6	136.3	139.0	5.4	71.5	1,058
	November	581	3.24	4.99	100.2	137.6	140.1	4.8	71.5	1,066
	December	581	3.24	4.99		136.9	141.2	4.7	71.8	1,079

"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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