

HOUSING NOW TABLES

Regina 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.

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)								
Third Quarter 2018								
Regina CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	667	665	314	358	351	390	363	344
Multiples	896	1,258	456	348	432	596	438	498
Total	1,563	1,923	770	706	783	986	801	841
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	321	333	201	93	-53.7%	552	286	-48.2%
Multiples	584	412	399	103	-74.2%	1,020	635	-37.7%
Total	905	745	600	196	-67.3%	1,572	921	-41.4%

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 I.1: Housing Activity Summary of Regina CMA
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2018	91	30	19	1	9	0	23	23	196
Q3 2017	201	48	8	0	76	40	0	227	600
% Change	-54.7	-37.5	137.5	n/a	-88.2	-100.0	n/a	-89.9	-67.3
Year-to-date 2018	276	60	84	3	37	0	55	406	921
Year-to-date 2017	549	142	30	0	193	75	43	540	1,572
% Change	-49.7	-57.7	180.0	n/a	-80.8	-100.0	27.9	-24.8	-41.4
UNDER CONSTRUCTION									
Q3 2018	269	52	74	2	33	97	49	412	988
Q3 2017	529	106	40	0	131	95	76	742	1,719
% Change	-49.1	-50.9	85.0	n/a	-74.8	2.1	-35.5	-44.5	-42.5
COMPLETIONS									
Q3 2018	158	2	26	2	6	0	12	325	531
Q3 2017	183	46	14	0	57	27	12	129	468
% Change	-13.7	-95.7	85.7	n/a	-89.5	-100.0	0.0	151.9	13.5
Year-to-date 2018	435	78	60	3	52	59	57	891	1,635
Year-to-date 2017	438	98	60	0	140	46	20	257	1,059
% Change	-0.7	-20.4	0.0	n/a	-62.9	28.3	185.0	**	54.4
COMPLETED & NOT ABSORBED									
Q3 2018	127	32	40	0	43	129	n/a	n/a	371
Q3 2017	73	23	28	0	70	187	n/a	n/a	381
% Change	74.0	39.1	42.9	n/a	-38.6	-31.0	n/a	n/a	-2.6
ABSORBED									
Q3 2018	155	13	22	2	22	22	n/a	n/a	236
Q3 2017	176	42	25	0	36	47	n/a	n/a	326
% Change	-11.9	-69.0	-12.0	n/a	-38.9	-53.2	n/a	n/a	-27.6
Year-to-date 2018	396	84	51	3	69	103	n/a	n/a	706
Year-to-date 2017	450	105	51	2	86	78	n/a	n/a	772
% Change	-12.0	-20.0	0.0	50.0	-19.8	32.1	n/a	n/a	-8.5

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									
Central									
Q3 2018	12	8	11	0	0	0	23	8	62
Q3 2017	54	16	4	0	33	21	0	34	162
South: Lakeview / Albert Park									
Q3 2018	3	0	0	0	0	0	0	1	4
Q3 2017	0	0	0	0	0	0	0	15	15
South: Wascana-University									
Q3 2018	1	0	0	0	0	0	0	0	1
Q3 2017	0	0	0	0	0	0	0	0	0
East									
Q3 2018	32	8	8	0	6	0	0	13	67
Q3 2017	62	20	4	0	30	19	0	89	224
West									
Q3 2018	2	6	0	0	0	0	0	0	8
Q3 2017	10	6	0	0	4	0	0	0	20
Northeast									
Q3 2018	2	0	0	0	0	0	0	1	3
Q3 2017	5	0	0	0	0	0	0	4	9
Northwest									
Q3 2018	7	8	0	1	0	0	0	0	16
Q3 2017	25	6	0	0	9	0	0	85	125
Remainder of the CMA									
Q3 2018	32	0	0	0	3	0	0	0	35
Q3 2017	45	0	0	0	0	0	0	0	45
Regina CMA									
Q3 2018	91	30	19	1	9	0	23	23	196
Q3 2017	201	48	8	0	76	40	0	227	600

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	
UNDER CONSTRUCTION									
Central									
Q3 2018	34	12	32	0	14	21	43	229	385
Q3 2017	127	36	28	0	41	45	76	311	664
South: Lakeview / Albert Park									
Q3 2018	10	0	0	0	0	0	0	5	15
Q3 2017	9	0	0	0	0	0	0	21	30
South: Wascana-University									
Q3 2018	4	0	0	0	0	0	0	0	4
Q3 2017	1	0	0	0	0	0	0	0	1
East									
Q3 2018	78	16	29	1	16	76	0	157	373
Q3 2017	148	34	12	0	69	50	0	89	402
West									
Q3 2018	5	14	13	0	0	0	6	10	48
Q3 2017	20	14	0	0	7	0	0	226	267
Northeast									
Q3 2018	7	2	0	0	0	0	0	11	20
Q3 2017	10	0	0	0	0	0	0	8	18
Northwest									
Q3 2018	18	8	0	1	0	0	0	0	27
Q3 2017	48	22	0	0	9	0	0	87	166
Remainder of the CMA									
Q3 2018	113	0	0	0	3	0	0	0	116
Q3 2017	166	0	0	0	5	0	0	0	171
Regina CMA									
Q3 2018	269	52	74	2	33	97	49	412	988
Q3 2017	529	106	40	0	131	95	76	742	1,719

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									
Central									
Q3 2018	25	0	8	0	0	0	8	108	149
Q3 2017	63	24	4	0	0	0	10	34	135
South: Lakeview / Albert Park									
Q3 2018	3	0	0	0	0	0	0	12	15
Q3 2017	2	0	0	0	0	0	2	0	4
South: Wascana-University									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	1	0	0	0	0	0	0	0	1
East									
Q3 2018	59	2	11	1	4	0	0	132	209
Q3 2017	60	10	7	0	23	27	0	0	127
West									
Q3 2018	6	0	7	0	0	0	0	0	13
Q3 2017	3	0	3	0	18	0	0	2	26
Northeast									
Q3 2018	2	0	0	0	0	0	4	2	8
Q3 2017	2	0	0	0	0	0	0	4	6
Northwest									
Q3 2018	10	0	0	1	0	0	0	71	82
Q3 2017	26	12	0	0	0	0	0	89	127
Remainder of the CMA									
Q3 2018	53	0	0	0	2	0	0	0	55
Q3 2017	26	0	0	0	16	0	0	0	42
Regina CMA									
Q3 2018	158	2	26	2	6	0	12	325	531
Q3 2017	183	46	14	0	57	27	12	129	468

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	
COMPLETED & NOT ABSORBED									
Central									
Q3 2018	46	9	9	0	9	36	n/a	n/a	109
Q3 2017	24	10	13	0	13	61	n/a	n/a	121
South: Lakeview / Albert Park									
Q3 2018	3	0	0	0	0	0	n/a	n/a	3
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
South: Wascana-University									
Q3 2018	1	0	0	0	0	0	n/a	n/a	1
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
East									
Q3 2018	48	19	18	0	19	93	n/a	n/a	197
Q3 2017	24	7	9	0	16	126	n/a	n/a	182
West									
Q3 2018	7	3	13	0	0	0	n/a	n/a	23
Q3 2017	5	1	6	0	20	0	n/a	n/a	32
Northeast									
Q3 2018	4	1	0	0	0	0	n/a	n/a	5
Q3 2017	4	1	0	0	1	0	n/a	n/a	6
Northwest									
Q3 2018	14	0	0	0	15	0	n/a	n/a	29
Q3 2017	9	4	0	0	11	0	n/a	n/a	24
Remainder of the CMA									
Q3 2018	4	0	0	0	0	0	n/a	n/a	4
Q3 2017	5	0	0	0	9	0	n/a	n/a	14
Regina CMA									
Q3 2018	127	32	40	0	43	129	n/a	n/a	371
Q3 2017	73	23	28	0	70	187	n/a	n/a	381

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									
Central									
Q3 2018	28	3	0	0	6	15	n/a	n/a	52
Q3 2017	59	20	6	0	7	26	n/a	n/a	118
South: Lakeview / Albert Park									
Q3 2018	1	0	0	0	0	0	n/a	n/a	1
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
South: Wascana-University									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
East									
Q3 2018	54	10	14	1	11	7	n/a	n/a	97
Q3 2017	53	10	12	0	21	20	n/a	n/a	116
West									
Q3 2018	9	0	8	0	0	0	n/a	n/a	17
Q3 2017	2	1	7	0	7	0	n/a	n/a	17
Northeast									
Q3 2018	4	0	0	0	0	0	n/a	n/a	4
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Northwest									
Q3 2018	8	0	0	1	3	0	n/a	n/a	12
Q3 2017	33	11	0	0	0	1	n/a	n/a	45
Remainder of the CMA									
Q3 2018	51	0	0	0	2	0	n/a	n/a	53
Q3 2017	24	0	0	0	1	0	n/a	n/a	25
Regina CMA									
Q3 2018	155	13	22	2	22	22	n/a	n/a	236
Q3 2017	176	42	25	0	36	47	n/a	n/a	326

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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
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
Central	13	54	10	16	31	37	8	55	62	162	-61.7
South: Lakeview / Albert Park	3	0	0	0	0	0	1	15	4	15	-73.3
South: Wascana-University	1	0	0	0	0	0	0	0	1	0	n/a
East	32	62	10	20	12	34	13	108	67	224	-70.1
West	2	10	6	6	0	4	0	0	8	20	-60.0
Northeast	2	5	0	0	0	0	1	4	3	9	-66.7
Northwest	3	13	8	6	0	9	0	85	11	113	-90.3
Remainder of the CMA	32	45	0	0	3	0	0	0	35	45	-22.2
Regina CMA	93	201	34	48	46	84	23	267	196	600	-67.3

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
Central	48	171	18	96	79	71	224	204	369	542	-31.9
South: Lakeview / Albert Park	11	10	0	0	0	0	4	21	15	31	-51.6
South: Wascana-University	4	1	0	0	0	0	0	0	4	1	**
East	110	170	24	42	53	97	164	143	351	452	-22.3
West	7	20	20	14	20	37	8	142	55	213	-74.2
Northeast	10	9	0	0	0	0	5	8	15	17	-11.8
Northwest	7	31	8	34	0	9	0	97	15	171	-91.2
Remainder of the CMA	77	113	4	0	3	5	0	0	84	118	-28.8
Regina CMA	286	552	74	186	155	219	406	615	921	1,572	-41.4

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
Central	11	37	20	0	0	21	8	34
South: Lakeview / Albert Park	0	0	0	0	0	0	1	15
South: Wascana-University	0	0	0	0	0	0	0	0
East	12	34	0	0	0	19	13	89
West	0	4	0	0	0	0	0	0
Northeast	0	0	0	0	0	0	1	4
Northwest	0	9	0	0	0	0	0	85
Remainder of the CMA	3	0	0	0	0	0	0	0
Regina CMA	26	84	20	0	0	40	23	227

**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
Central	39	71	40	0	0	21	224	183
South: Lakeview / Albert Park	0	0	0	0	0	0	4	21
South: Wascana-University	0	0	0	0	0	0	0	0
East	53	97	0	0	0	54	164	89
West	20	37	0	0	0	0	8	142
Northeast	0	0	0	0	0	0	5	8
Northwest	0	9	0	0	0	0	0	97
Remainder of the CMA	3	5	0	0	0	0	0	0
Regina CMA	115	219	40	0	0	75	406	540

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
Central	31	74	0	54	31	34	62	162
South: Lakeview / Albert Park	3	0	0	0	1	15	4	15
South: Wascana-University	1	0	0	0	0	0	1	0
East	48	86	6	49	13	89	67	224
West	8	16	0	4	0	0	8	20
Northeast	2	5	0	0	1	4	3	9
Northwest	10	19	1	9	0	85	11	113
Remainder of the CMA	32	45	3	0	0	0	35	45
Regina CMA	140	257	10	116	46	227	196	600

**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
Central	79	228	21	88	269	226	369	542
South: Lakeview / Albert Park	11	10	0	0	4	21	15	31
South: Wascana-University	4	1	0	0	0	0	4	1
East	174	231	11	132	166	89	351	452
West	41	37	0	34	14	142	55	213
Northeast	8	9	0	0	7	8	15	17
Northwest	14	65	1	9	0	97	15	171
Remainder of the CMA	77	113	7	5	0	0	84	118
Regina CMA	420	721	40	268	461	583	921	1,572

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
Central	25	67	4	30	12	4	108	34	149	135	10.4
South: Lakeview / Albert Park	3	4	0	0	0	0	12	0	15	4	**
South: Wascana-University	0	1	0	0	0	0	0	0	0	1	-100.0
East	60	60	2	14	15	26	132	27	209	127	64.6
West	6	3	0	0	7	21	0	2	13	26	-50.0
Northeast	2	2	4	0	0	0	2	4	8	6	33.3
Northwest	4	14	0	12	0	0	71	89	75	115	-34.8
Remainder of the CMA	53	26	2	0	0	16	0	0	55	42	31.0
Regina CMA	160	189	12	56	34	67	325	156	531	468	13.5

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
Central	113	161	46	42	35	51	378	163	572	417	37.2
South: Lakeview / Albert Park	5	7	0	0	0	0	15	0	20	7	185.7
South: Wascana-University	1	1	0	0	0	0	0	0	1	1	0.0
East	144	123	44	46	68	66	263	27	519	262	98.1
West	20	10	6	2	18	44	213	12	257	68	**
Northeast	7	5	8	0	0	0	3	10	18	15	20.0
Northwest	19	44	6	18	9	0	77	91	111	153	-27.5
Remainder of the CMA	110	78	4	0	0	35	0	0	114	113	0.9
Regina CMA	441	452	114	108	130	196	950	303	1,635	1,059	54.4

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
Central	8	4	4	0	0	0	108	34
South: Lakeview / Albert Park	0	0	0	0	0	0	12	0
South: Wascana-University	0	0	0	0	0	0	0	0
East	15	26	0	0	0	27	132	0
West	7	21	0	0	0	0	0	2
Northeast	0	0	0	0	0	0	2	4
Northwest	0	0	0	0	0	0	71	89
Remainder of the CMA	0	16	0	0	0	0	0	0
Regina CMA	30	67	4	0	0	27	325	129

**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
Central	13	51	22	0	24	19	354	144
South: Lakeview / Albert Park	0	0	0	0	0	0	15	0
South: Wascana-University	0	0	0	0	0	0	0	0
East	68	66	0	0	35	27	228	0
West	18	44	0	0	0	0	213	12
Northeast	0	0	0	0	0	0	3	10
Northwest	9	0	0	0	0	0	77	91
Remainder of the CMA	0	35	0	0	0	0	0	0
Regina CMA	108	196	22	0	59	46	891	257

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
Central	33	91	0	0	116	44	149	135
South: Lakeview / Albert Park	3	2	0	0	12	2	15	4
South: Wascana-University	0	1	0	0	0	0	0	1
East	72	77	5	50	132	0	209	127
West	13	6	0	18	0	2	13	26
Northeast	2	2	0	0	6	4	8	6
Northwest	3	26	1	0	71	89	75	115
Remainder of the CMA	53	26	2	16	0	0	55	42
Regina CMA	186	243	8	84	337	141	531	468

**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
Central	136	203	29	54	407	160	572	417
South: Lakeview / Albert Park	5	5	0	0	15	2	20	7
South: Wascana-University	1	1	0	0	0	0	1	1
East	225	198	66	64	228	0	519	262
West	40	23	4	33	213	12	257	68
Northeast	11	4	0	0	7	11	18	15
Northwest	23	61	11	0	77	92	111	153
Remainder of the CMA	110	78	4	35	0	0	114	113
Regina CMA	573	596	114	186	948	277	1,635	1,059

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 (\$)
	< \$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													
Q3 2018	0	0.0	4	14.3	8	28.6	7	25.0	9	32.1	28	-	501,024
Q3 2017	7	12.3	18	31.6	10	17.5	8	14.0	14	24.6	57	432,500	453,971
Year-to-date 2018	4	4.8	20	23.8	13	15.5	21	25.0	26	31.0	84	467,500	510,236
Year-to-date 2017	16	11.1	32	22.2	38	26.4	28	19.4	30	20.8	144	437,500	446,537
South: Lakeview / Albert Park													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q3 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
South: Wascana-University													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	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	0	0.0	1	100.0	1	-	-
East													
Q3 2018	0	0.0	2	3.8	6	11.3	6	11.3	39	73.6	53	590,000	680,594
Q3 2017	1	2.0	3	5.9	11	21.6	5	9.8	31	60.8	51	540,000	565,909
Year-to-date 2018	0	0.0	3	2.5	8	6.6	17	13.9	94	77.0	122	582,500	662,673
Year-to-date 2017	2	1.6	9	7.1	28	22.2	12	9.5	75	59.5	126	527,500	586,196
West													
Q3 2018	0	0.0	1	12.5	2	25.0	4	50.0	1	12.5	8	-	440,750
Q3 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2018	0	0.0	2	12.5	4	25.0	9	56.3	1	6.3	16	-	440,750
Year-to-date 2017	2	33.3	0	0.0	0	0.0	2	33.3	2	33.3	6	-	-
Northeast													
Q3 2018	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Q3 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	2	28.6	2	28.6	1	14.3	1	14.3	1	14.3	7	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Northwest													
Q3 2018	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	-
Q3 2017	4	12.5	4	12.5	2	6.3	5	15.6	17	53.1	32	-	-
Year-to-date 2018	1	2.8	2	5.6	2	5.6	8	22.2	23	63.9	36	-	-
Year-to-date 2017	6	7.2	19	22.9	13	15.7	10	12.0	35	42.2	83	-	407,722
Remainder of the CMA													
Q3 2018	5	13.2	3	7.9	3	7.9	6	15.8	21	55.3	38	-	514,375
Q3 2017	7	30.4	1	4.3	3	13.0	1	4.3	11	47.8	23	-	383,871
Year-to-date 2018	11	11.6	11	11.6	9	9.5	13	13.7	51	53.7	95	412,500	511,350
Year-to-date 2017	13	18.6	7	10.0	7	10.0	6	8.6	37	52.9	70	-	461,084
Regina CMA													
Q3 2018	5	3.6	11	7.9	20	14.4	25	18.0	78	56.1	139	540,000	590,126
Q3 2017	19	11.2	27	15.9	26	15.3	20	11.8	78	45.9	170	475,000	510,949
Year-to-date 2018	18	4.9	40	11.0	37	10.1	69	18.9	201	55.1	365	525,000	570,769
Year-to-date 2017	39	8.9	68	15.6	86	19.7	59	13.5	184	42.2	436	470,000	516,849

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
Central	501,024	453,971	10.4	510,236	446,537	14.3
South: Lakeview / Albert Park	-	-	n/a	-	-	n/a
South: Wascana-University	-	-	n/a	-	-	n/a
East	680,594	565,909	20.3	662,673	586,196	13.0
West	440,750	-	n/a	440,750	-	n/a
Northeast	-	-	n/a	-	-	n/a
Northwest	-	-	n/a	-	407,722	n/a
Remainder of the CMA	514,375	383,871	34.0	511,350	461,084	10.9
Regina CMA	590,126	510,949	15.5	570,769	516,849	10.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Regina

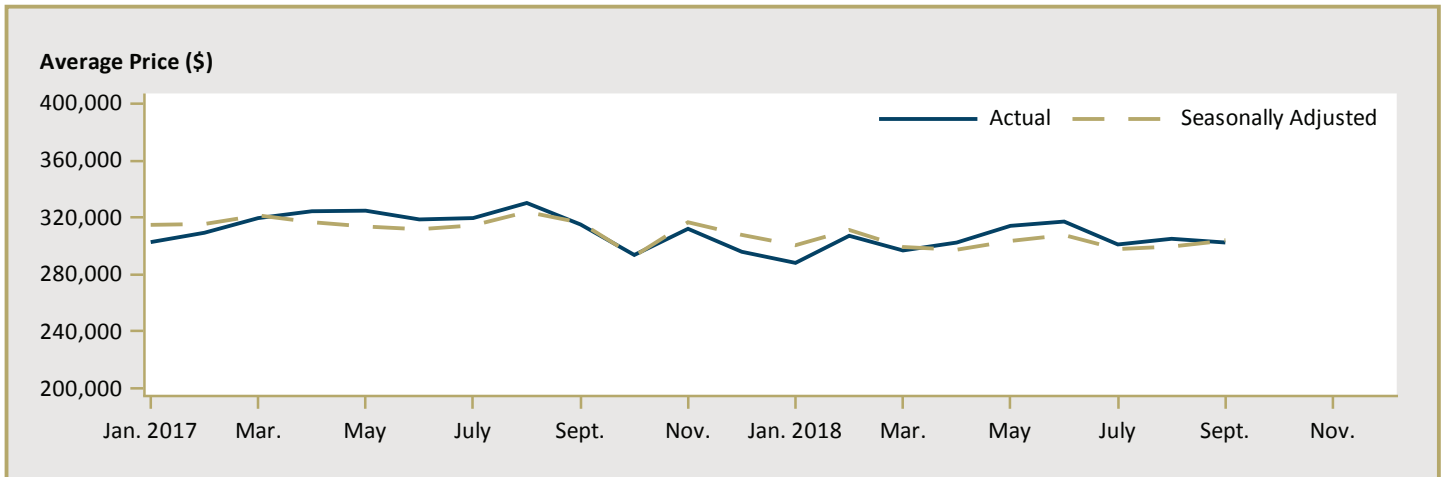


Figure 5.2: MLS® Residential Sales for Regina

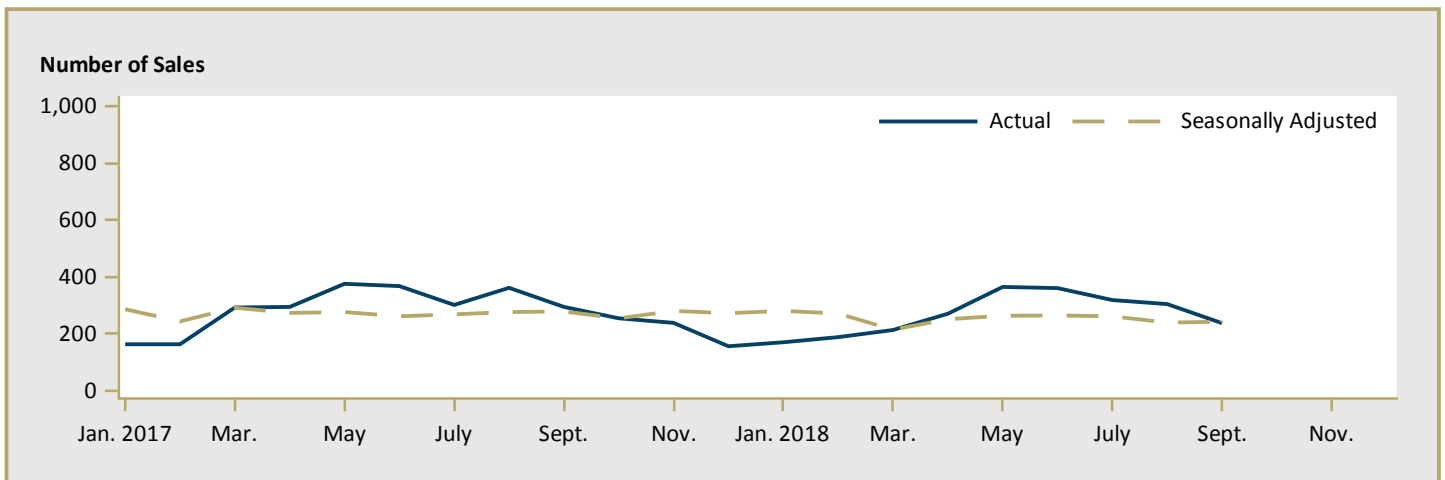
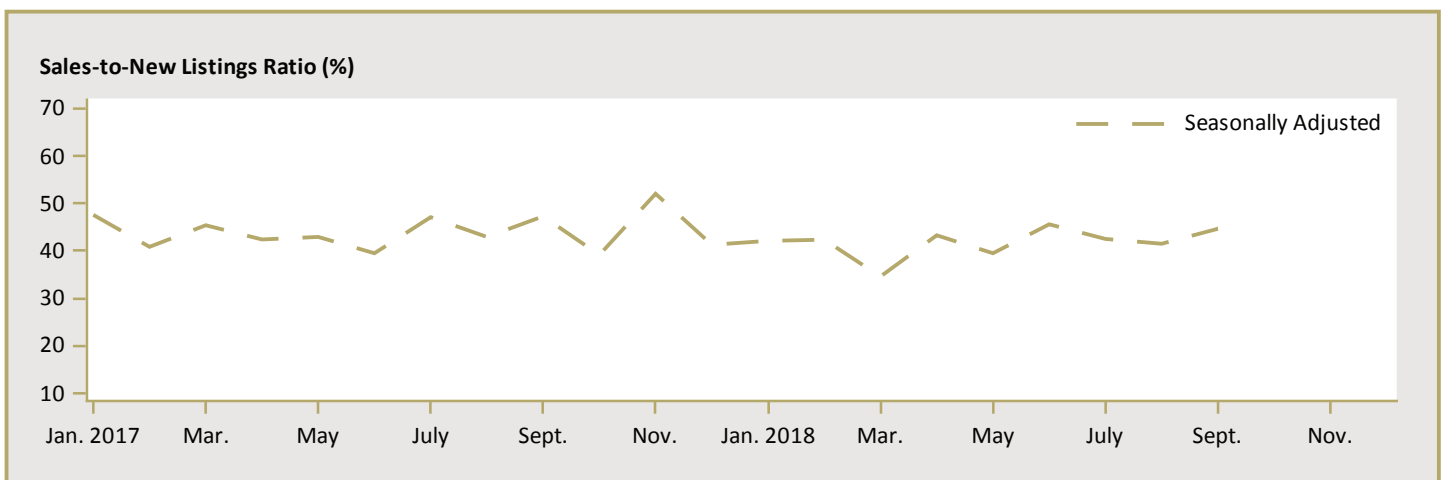


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Regina



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2018

		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						
2017	January	561	3.14	4.64	99.8	133.9	139.4	5.4	72.6	1,049
	February	561	3.14	4.64	100.1	133.7	140.6	5.1	72.9	1,038
	March	561	3.14	4.64	100.2	133.7	141.4	4.9	73.1	1,037
	April	561	3.14	4.64	100.3	135.0	141.7	4.6	72.9	1,040
	May	561	3.14	4.64	100.2	134.7	141.0	4.7	72.5	1,051
	June	561	3.14	4.64	100.5	134.7	140.1	5.1	72.2	1,058
	July	573	3.14	4.84	100.5	134.6	140.2	5.4	72.3	1,058
	August	573	3.14	4.84	100.7	135.6	139.5	5.6	72.0	1,057
	September	575	3.09	4.89	100.4	135.7	139.8	5.6	72.1	1,051
	October	581	3.24	4.99	100.6	136.3	139.6	5.3	71.7	1,058
	November	581	3.24	4.99	100.2	137.6	140.4	4.8	71.6	1,066
	December	581	3.24	4.99	100.2	136.9	141.4	4.6	71.9	1,079
2018	January	590	3.34	5.14	100.4	137.4	142	4.4	72.0	1,085
	February	590	3.34	5.14	100.0	137.7	141.3	4.9	71.9	1,081
	March	590	3.34	5.14	99.9	137.8	141.2	5.0	71.8	1,076
	April	590	3.34	5.14	99.9	138.5	140.9	5.7	72.0	1,077
	May	601	3.49	5.34	99.5	138.9	141.2	6.3	72.5	1,065
	June	601	3.49	5.34	99.3	138.4	141.3	6.5	72.6	1,060
	July	601	3.49	5.34	99.3	139.0	140.7	6.5	72.1	1,048
	August	601	3.49	5.34	98.6	138.5	140.4	6.3	71.8	1,061
	September	601	3.49	5.34		138.1	139.9	6.4	71.5	1,067
	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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