

# HOUSING NOW TABLES

## Charlottetown CA

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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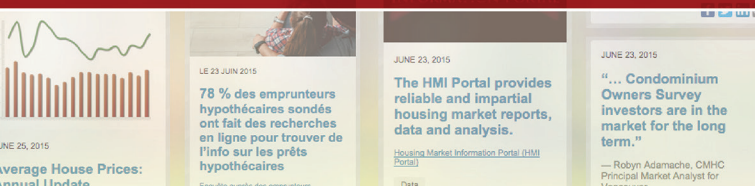
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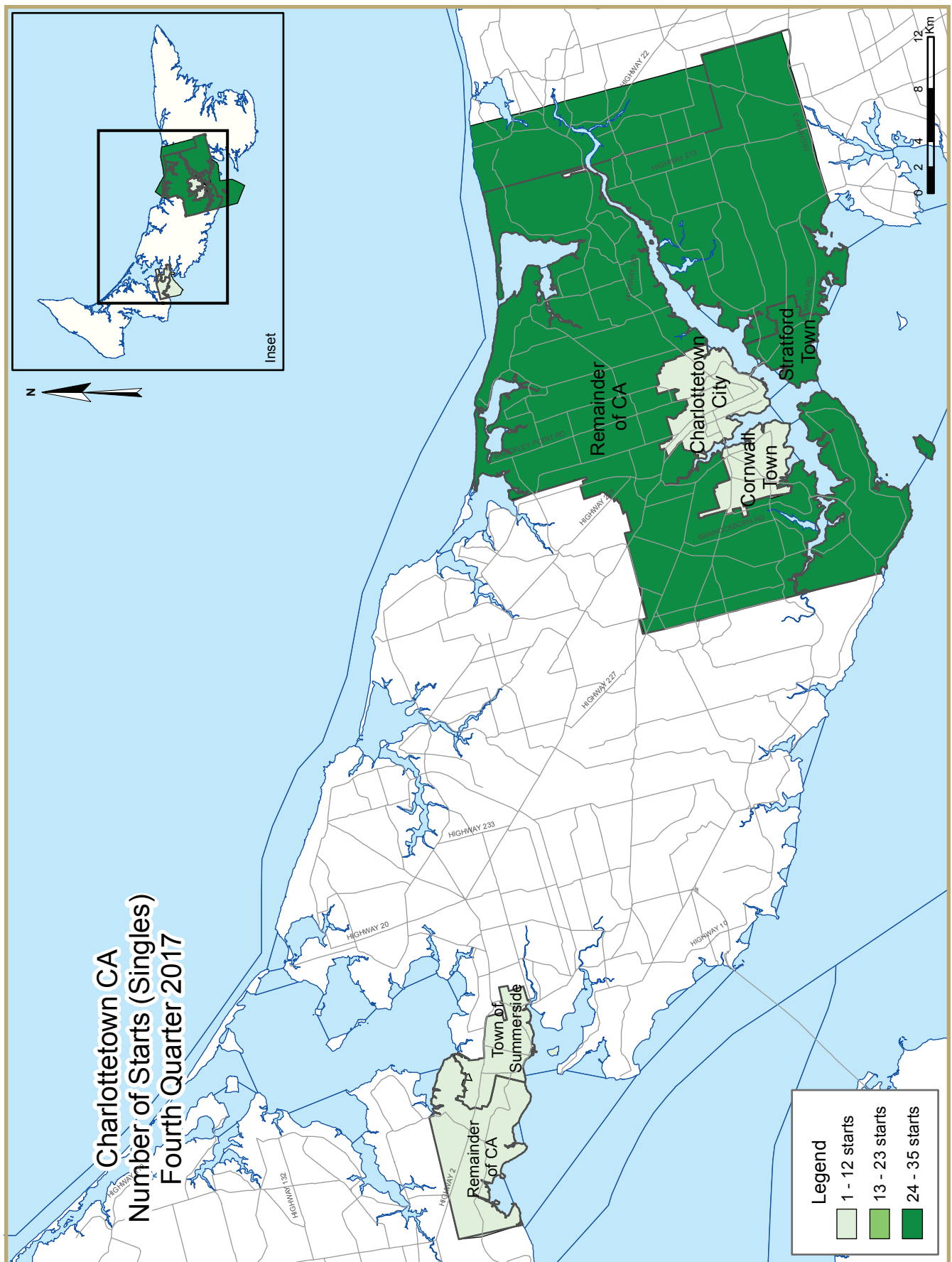
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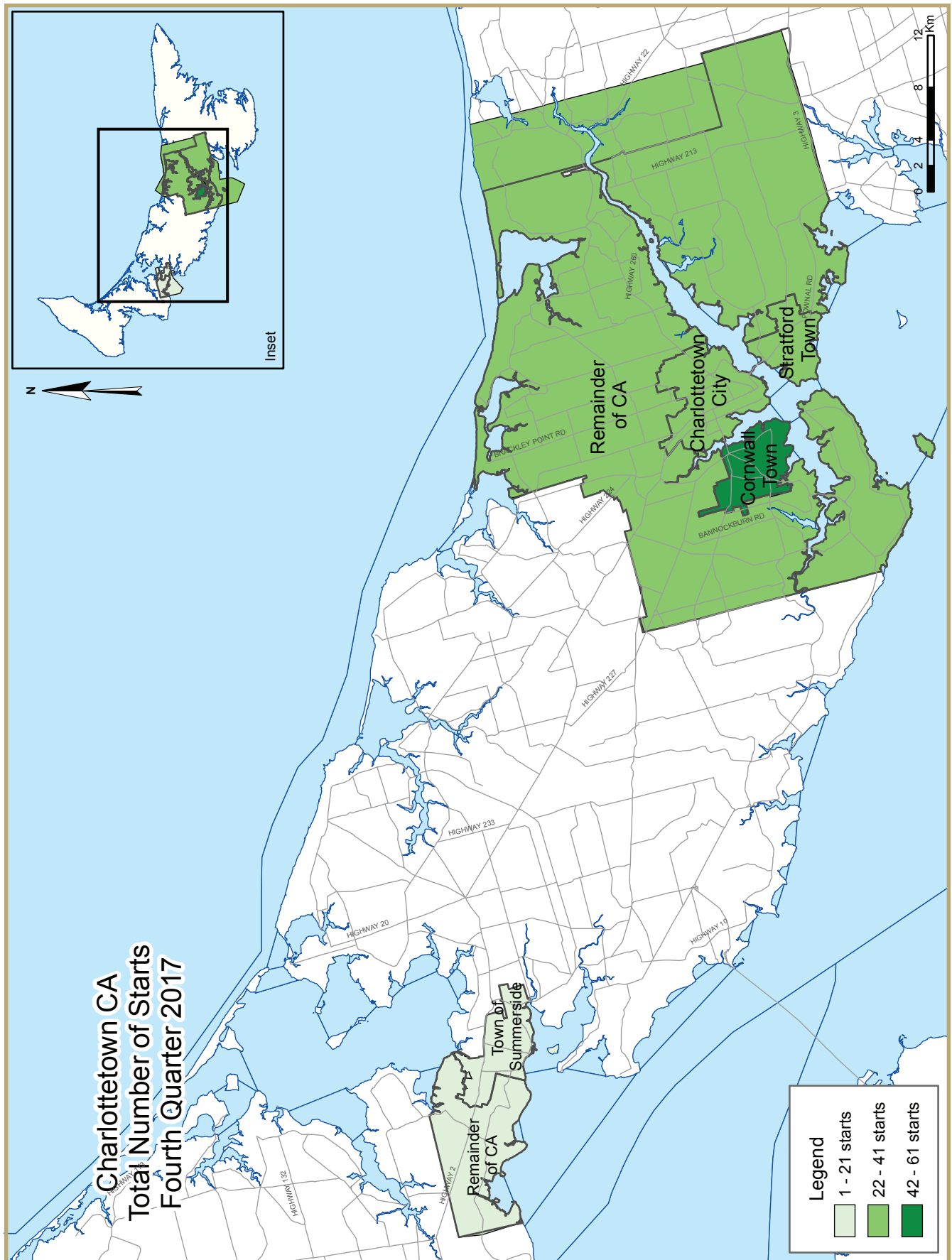
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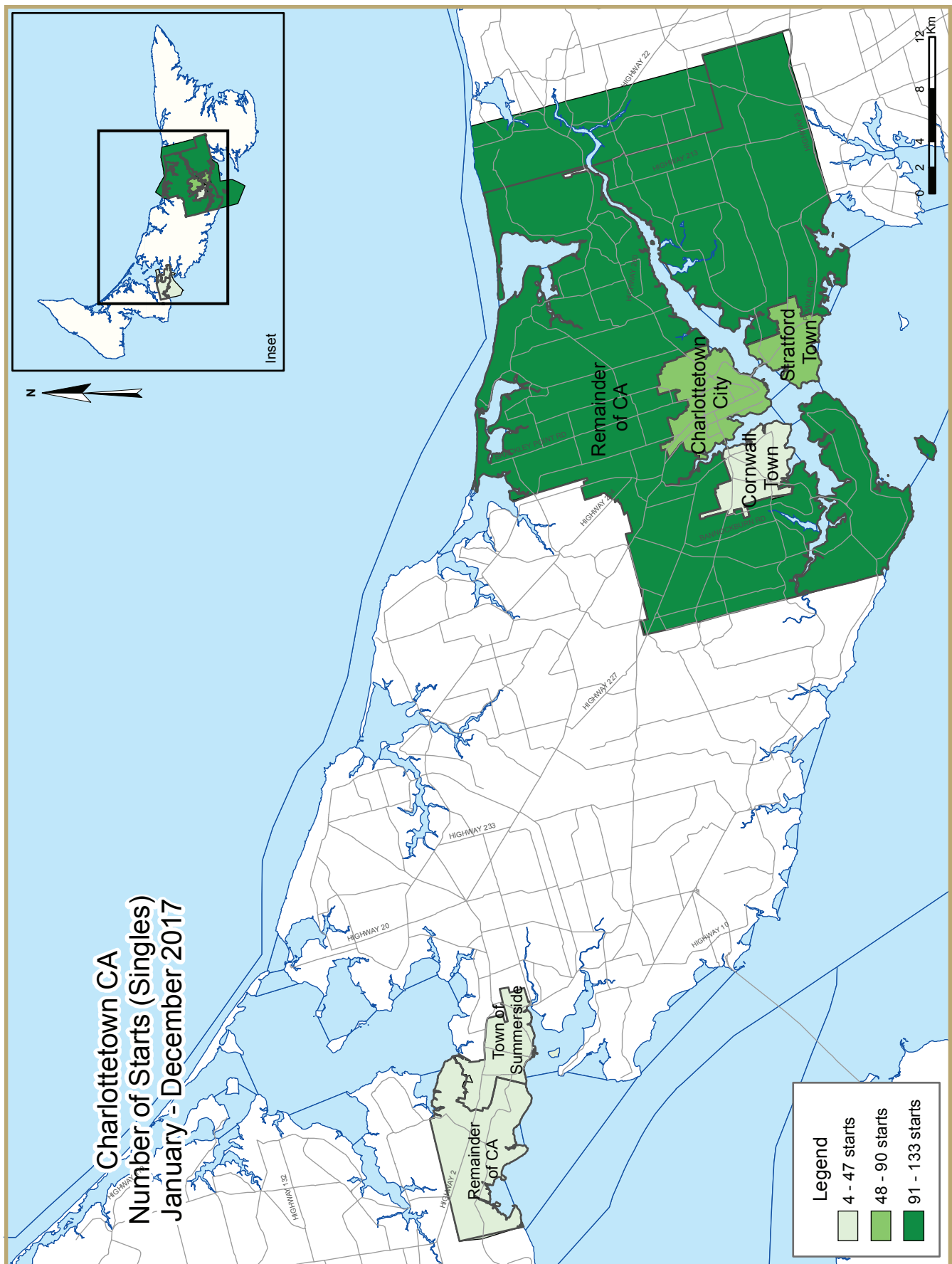


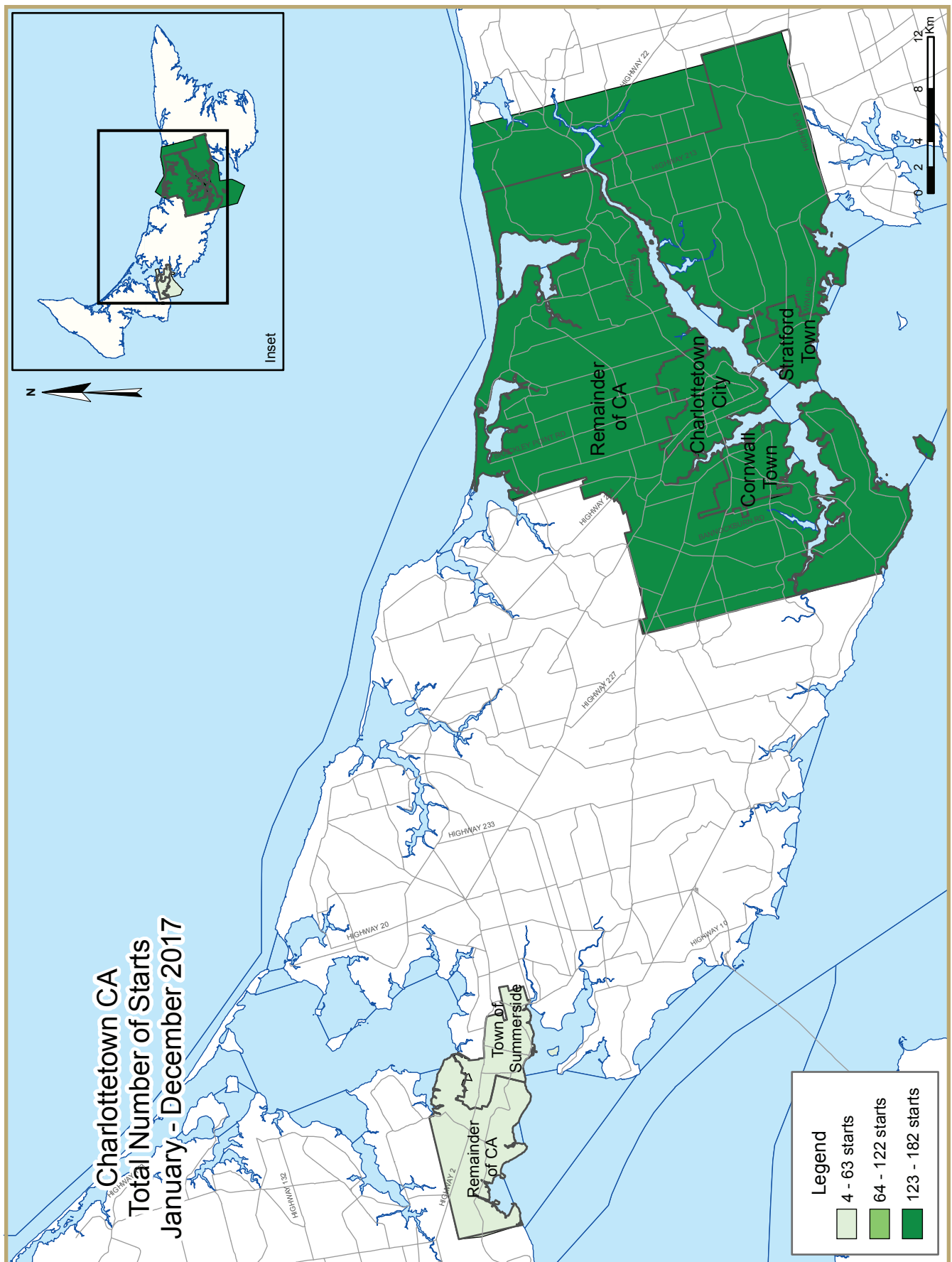














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- 1.1 Housing Activity Summary of CA
- 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
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

## Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 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
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

## 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 1.1a: Housing Activity Summary of Charlottetown CA**  
**Fourth Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2017	81	18	25	0	0	0	0	42	166
Q4 2016	31	10	9	0	0	0	0	0	50
% Change	161.3	80.0	177.8	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2017	293	58	73	0	4	36	3	132	599
Year-to-date 2016	138	26	63	0	0	0	4	81	312
% Change	112.3	123.1	15.9	n/a	n/a	n/a	-25.0	63.0	92.0
UNDER CONSTRUCTION									
Q4 2017	175	36	67	0	4	36	0	117	435
Q4 2016	100	16	31	0	0	0	17	47	211
% Change	75.0	125.0	116.1	n/a	n/a	n/a	-100.0	148.9	106.2
COMPLETIONS									
Q4 2017	82	16	4	0	0	0	10	1	113
Q4 2016	30	6	15	0	4	0	11	8	74
% Change	173.3	166.7	-73.3	n/a	-100.0	n/a	-9.1	-87.5	52.7
Year-to-date 2017	218	36	12	0	0	0	42	69	377
Year-to-date 2016	138	24	34	0	4	0	25	152	377
% Change	58.0	50.0	-64.7	n/a	-100.0	n/a	68.0	-54.6	0.0
COMPLETED & NOT ABSORBED									
Q4 2017	5	10	4	0	0	0	n/a	n/a	19
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
% Change	66.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
Q4 2017	86	6	0	0	0	0	n/a	n/a	92
Q4 2016	27	6	15	0	4	0	n/a	n/a	52
% Change	**	0.0	-100.0	n/a	-100.0	n/a	n/a	n/a	76.9
Year-to-date 2017	213	26	8	0	0	0	n/a	n/a	247
Year-to-date 2016	137	24	34	0	4	0	n/a	n/a	199
% Change	55.5	8.3	-76.5	n/a	-100.0	n/a	n/a	n/a	24.1

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

**Table 1.1b: Housing Activity Summary of Summerside CA**  
**Fourth Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2017	1	8	0	0	0	0	4	0	13
Q4 2016	2	2	0	0	0	0	0	0	4
% Change	-50.0	**	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2017	15	24	6	0	0	0	14	0	59
Year-to-date 2016	10	12	24	0	0	0	3	26	75
% Change	50.0	100.0	-75.0	n/a	n/a	n/a	**	-100.0	-21.3
UNDER CONSTRUCTION									
Q4 2017	11	18	6	0	0	0	8	0	43
Q4 2016	5	4	24	0	0	0	1	64	98
% Change	120.0	**	-75.0	n/a	n/a	n/a	**	-100.0	-56.1
COMPLETIONS									
Q4 2017	4	4	0	0	0	0	3	0	11
Q4 2016	3	8	0	0	0	0	0	0	11
% Change	33.3	-50.0	n/a	n/a	n/a	n/a	n/a	n/a	0.0
Year-to-date 2017	9	10	8	0	0	0	23	64	114
Year-to-date 2016	13	20	0	0	0	0	16	26	75
% Change	-30.8	-50.0	n/a	n/a	n/a	n/a	43.8	146.2	52.0
COMPLETED & NOT ABSORBED									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2016	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q4 2017	11	16	14	0	0	0	0	0	41
Q4 2016	8	2	0	0	0	0	0	0	10
Stratford Town									
Q4 2017	25	0	4	0	0	0	0	0	29
Q4 2016	8	2	5	0	0	0	0	0	15
Cornwall Town									
Q4 2017	10	2	7	0	0	0	0	42	61
Q4 2016	4	4	4	0	0	0	0	0	12
Remainder of the CA									
Q4 2017	35	0	0	0	0	0	0	0	35
Q4 2016	11	2	0	0	0	0	0	0	13
Charlottetown CA									
Q4 2017	81	18	25	0	0	0	0	42	166
Q4 2016	31	10	9	0	0	0	0	0	50
UNDER CONSTRUCTION									
Charlottetown City									
Q4 2017	29	26	23	0	0	0	0	57	135
Q4 2016	25	8	6	0	0	0	14	47	100
Stratford Town									
Q4 2017	43	0	28	0	4	36	0	0	111
Q4 2016	22	2	9	0	0	0	0	0	33
Cornwall Town									
Q4 2017	24	8	16	0	0	0	0	60	108
Q4 2016	10	4	16	0	0	0	3	0	33
Remainder of the CA									
Q4 2017	79	2	0	0	0	0	0	0	81
Q4 2016	43	2	0	0	0	0	0	0	45
Charlottetown CA									
Q4 2017	175	36	67	0	4	36	0	117	435
Q4 2016	100	16	31	0	0	0	17	47	211

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q4 2017	21	6	0	0	0	0	2	0	29
Q4 2016	8	6	0	0	0	0	11	8	33
Stratford Town									
Q4 2017	15	0	4	0	0	0	0	0	19
Q4 2016	8	0	15	0	4	0	0	0	27
Cornwall Town									
Q4 2017	11	10	0	0	0	0	8	1	30
Q4 2016	3	0	0	0	0	0	0	0	3
Remainder of the CA									
Q4 2017	35	0	0	0	0	0	0	0	35
Q4 2016	11	0	0	0	0	0	0	0	11
Charlottetown CA									
Q4 2017	82	16	4	0	0	0	10	1	113
Q4 2016	30	6	15	0	4	0	11	8	74
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q4 2017	2	4	0	0	0	0	n/a	n/a	6
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Stratford Town									
Q4 2017	1	0	4	0	0	0	n/a	n/a	5
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Cornwall Town									
Q4 2017	1	6	0	0	0	0	n/a	n/a	7
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Remainder of the CA									
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
Charlottetown CA									
Q4 2017	5	10	4	0	0	0	n/a	n/a	19
Q4 2016	3	0	0	0	0	0	n/a	n/a	3

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q4 2017	21	2	0	0	0	0	n/a	n/a	23
Q4 2016	7	6	0	0	0	0	n/a	n/a	13
Stratford Town									
Q4 2017	15	0	0	0	0	0	n/a	n/a	15
Q4 2016	8	0	15	0	4	0	n/a	n/a	27
Cornwall Town									
Q4 2017	10	4	0	0	0	0	n/a	n/a	14
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CA									
Q4 2017	40	0	0	0	0	0	n/a	n/a	40
Q4 2016	10	0	0	0	0	0	n/a	n/a	10
Charlottetown CA									
Q4 2017	86	6	0	0	0	0	n/a	n/a	92
Q4 2016	27	6	15	0	4	0	n/a	n/a	52

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

**Table 1.3: History of Housing Starts of Charlottetown CA  
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	293	58	73	0	4	36	3	132	599
% Change	112.3	123.1	15.9	n/a	n/a	n/a	-25.0	63.0	92.0
2016	138	26	63	0	0	0	4	81	312
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669
% Change	-4.3	15.0	59.1	n/a	n/a	**	-40.0	**	57.0
2008	280	40	22	0	0	13	20	51	426

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
Charlottetown City	11	8	16	2	14	0	0	0	41	10	**
Stratford Town	25	8	0	2	4	5	0	0	29	15	93.3
Cornwall Town	10	4	2	4	7	4	42	0	61	12	**
Remainder of the CA	35	11	0	2	0	0	0	0	35	13	169.2
<b>Charlottetown CA</b>	<b>81</b>	<b>31</b>	<b>18</b>	<b>10</b>	<b>25</b>	<b>9</b>	<b>42</b>	<b>0</b>	<b>166</b>	<b>50</b>	<b>**</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - December 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Charlottetown City	55	34	38	18	17	23	72	75	182	150	21.3
Stratford Town	70	32	0	2	32	24	36	0	138	58	137.9
Cornwall Town	36	13	20	4	28	19	60	6	144	42	**
Remainder of the CA	133	60	2	2	0	0	0	0	135	62	117.7
<b>Charlottetown CA</b>	<b>294</b>	<b>139</b>	<b>60</b>	<b>26</b>	<b>77</b>	<b>66</b>	<b>168</b>	<b>81</b>	<b>599</b>	<b>312</b>	<b>92.0</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Charlottetown City	14	0	0	0	0	0	0	0
Stratford Town	4	5	0	0	0	0	0	0
Cornwall Town	7	4	0	0	0	0	42	0
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>25</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>0</b>

**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
Charlottetown City	17	23	0	0	0	0	72	75
Stratford Town	32	24	0	0	36	0	0	0
Cornwall Town	28	16	0	3	0	0	60	6
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>77</b>	<b>63</b>	<b>0</b>	<b>3</b>	<b>36</b>	<b>0</b>	<b>132</b>	<b>81</b>

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
Charlottetown City	41	10	0	0	0	0	41	10
Stratford Town	29	15	0	0	0	0	29	15
Cornwall Town	19	12	0	0	42	0	61	12
Remainder of the CA	35	13	0	0	0	0	35	13
<b>Charlottetown CA</b>	<b>124</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>166</b>	<b>50</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	107	75	0	0	75	75	182	150
Stratford Town	98	57	40	0	0	1	138	58
Cornwall Town	84	33	0	0	60	9	144	42
Remainder of the CA	135	62	0	0	0	0	135	62
<b>Charlottetown CA</b>	<b>424</b>	<b>227</b>	<b>40</b>	<b>0</b>	<b>135</b>	<b>85</b>	<b>599</b>	<b>312</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Charlottetown City	21	8	8	8	0	9	0	8	29	33	-12.1
Stratford Town	15	8	0	0	4	19	0	0	19	27	-29.6
Cornwall Town	11	3	10	0	8	0	1	0	30	3	**
Remainder of the CA	35	11	0	0	0	0	0	0	35	11	**
<b>Charlottetown CA</b>	<b>82</b>	<b>30</b>	<b>18</b>	<b>8</b>	<b>12</b>	<b>28</b>	<b>1</b>	<b>8</b>	<b>113</b>	<b>74</b>	<b>52.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - December 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Charlottetown City	51	36	20	12	14	13	62	116	147	177	-16.9
Stratford Town	48	29	2	4	12	19	0	24	62	76	-18.4
Cornwall Town	23	17	14	10	25	26	7	12	69	65	6.2
Remainder of the CA	97	57	2	2	0	0	0	0	99	59	67.8
<b>Charlottetown CA</b>	<b>219</b>	<b>139</b>	<b>38</b>	<b>28</b>	<b>51</b>	<b>58</b>	<b>69</b>	<b>152</b>	<b>377</b>	<b>377</b>	<b>0.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Charlottetown City	0	0	0	9	0	0	0	8
Stratford Town	4	19	0	0	0	0	0	0
Cornwall Town	0	0	8	0	0	0	1	0
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>4</b>	<b>19</b>	<b>8</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>8</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	0	4	14	9	0	0	62	116
Stratford Town	12	19	0	0	0	0	0	24
Cornwall Town	0	15	25	11	0	0	7	12
Remainder of the CA	0	0	0	0	0	0	0	0
<b>Charlottetown CA</b>	<b>12</b>	<b>38</b>	<b>39</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>69</b>	<b>152</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Charlottetown City	27	14	0	0	2	19	29	33
Stratford Town	19	23	0	4	0	0	19	27
Cornwall Town	21	3	0	0	9	0	30	3
Remainder of the CA	35	11	0	0	0	0	35	11
<b>Charlottetown CA</b>	<b>102</b>	<b>51</b>	<b>0</b>	<b>4</b>	<b>11</b>	<b>19</b>	<b>113</b>	<b>74</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Charlottetown City	68	50	0	0	79	127	147	177
Stratford Town	62	47	0	4	0	25	62	76
Cornwall Town	37	40	0	0	32	25	69	65
Remainder of the CA	99	59	0	0	0	0	99	59
<b>Charlottetown CA</b>	<b>266</b>	<b>196</b>	<b>0</b>	<b>4</b>	<b>111</b>	<b>177</b>	<b>377</b>	<b>377</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Fourth Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q4 2017	0	0.0	2	9.5	2	9.5	6	28.6	11	52.4	21	-	345,389
Q4 2016	0	0.0	1	14.3	4	57.1	1	14.3	1	14.3	7	-	231,483
Year-to-date 2017	0	0.0	4	8.2	6	12.2	12	24.5	27	55.1	49	-	350,402
Year-to-date 2016	2	5.3	3	7.9	10	26.3	18	47.4	5	13.2	38	-	271,036
Stratford Town													
Q4 2017	0	0.0	2	13.3	0	0.0	5	33.3	8	53.3	15	-	399,300
Q4 2016	0	0.0	0	0.0	3	37.5	4	50.0	1	12.5	8	-	281,813
Year-to-date 2017	0	0.0	6	12.5	3	6.3	16	33.3	23	47.9	48	-	383,031
Year-to-date 2016	0	0.0	0	0.0	8	26.7	12	40.0	10	33.3	30	-	327,783
Cornwall Town													
Q4 2017	0	0.0	0	0.0	2	20.0	6	60.0	2	20.0	10	-	294,500
Q4 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	1	4.3	6	26.1	11	47.8	5	21.7	23	-	315,100
Year-to-date 2016	0	0.0	1	6.3	7	43.8	3	18.8	5	31.3	16	-	308,580
Remainder of the CA													
Q4 2017	4	10.0	3	7.5	5	12.5	16	40.0	12	30.0	40	-	340,763
Q4 2016	0	0.0	5	50.0	0	0.0	5	50.0	0	0.0	10	-	-
Year-to-date 2017	18	19.4	11	11.8	15	16.1	30	32.3	19	20.4	93	-	340,763
Year-to-date 2016	6	11.3	12	22.6	8	15.1	18	34.0	9	17.0	53	-	356,370
Charlottetown CA													
Q4 2017	4	4.7	7	8.1	9	10.5	33	38.4	33	38.4	86	327,500	335,575
Q4 2016	0	0.0	7	25.9	8	29.6	10	37.0	2	7.4	27	240,000	255,459
Year-to-date 2017	18	8.5	22	10.3	30	14.1	69	32.4	74	34.7	213	310,000	312,182
Year-to-date 2016	8	5.8	16	11.7	33	24.1	51	37.2	29	21.2	137	290,000	295,225

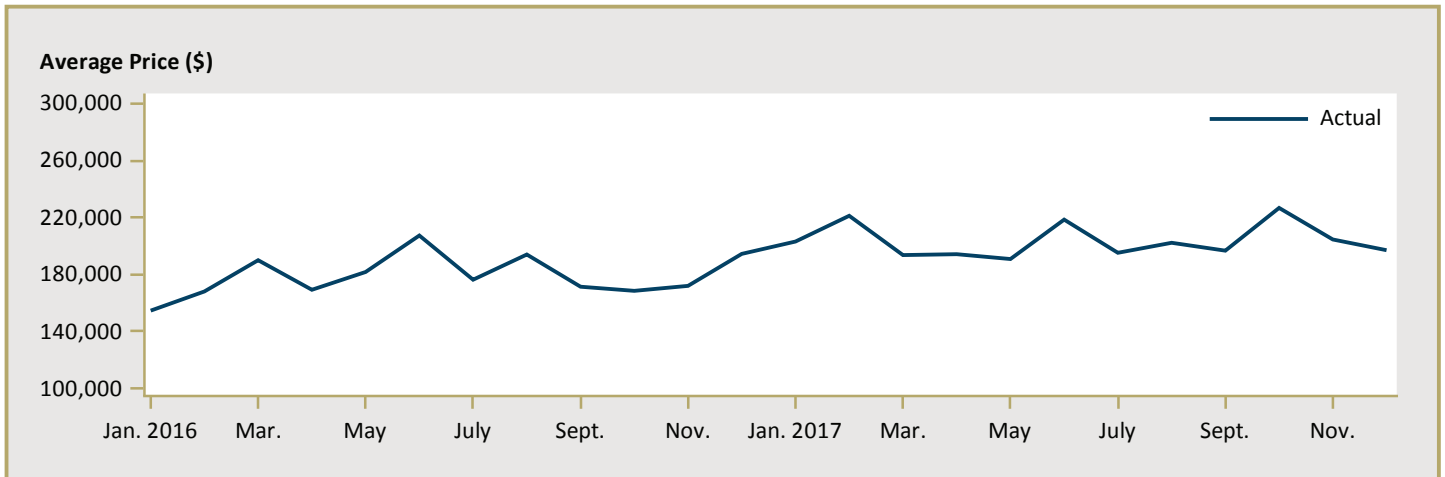
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Fourth Quarter 2017**

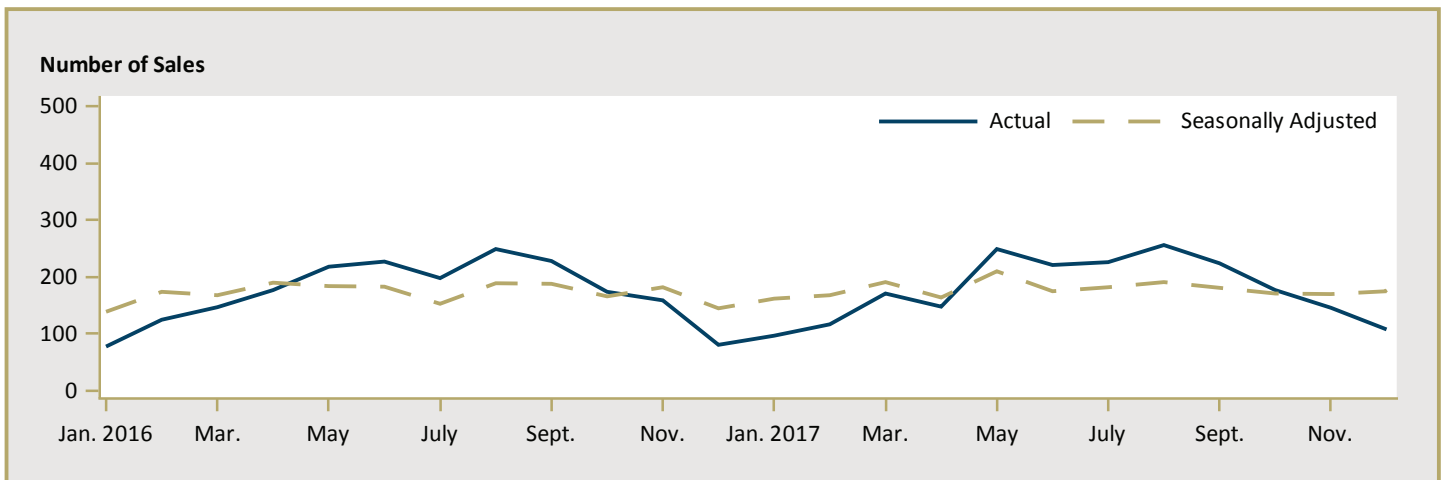
Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Charlottetown City	345,389	231,483	49.2	350,402	271,036	29.3
Stratford Town	399,300	281,813	41.7	383,031	327,783	16.9
Cornwall Town	294,500	-	n/a	315,100	308,580	2.1
Remainder of the CA	340,763	-	n/a	340,763	356,370	-4.4
<b>Charlottetown CA</b>	<b>335,575</b>	<b>255,459</b>	<b>31.4</b>	<b>312,182</b>	<b>295,225</b>	<b>5.7</b>

Source: CMHC (Market Absorption Survey)

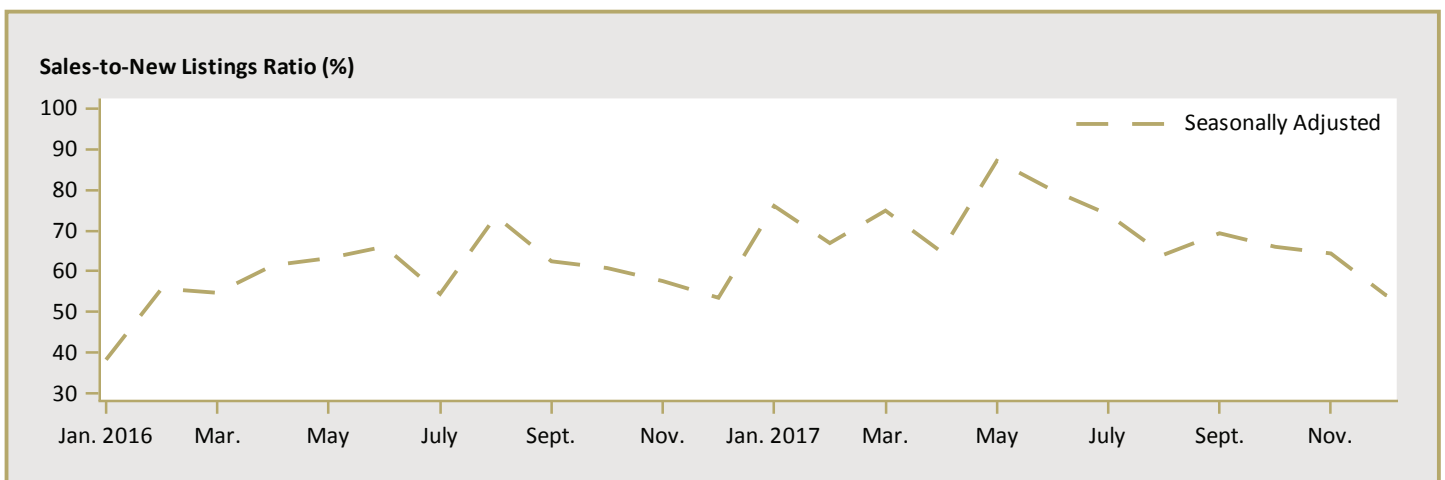
**Figure 5.1: MLS® Residential Average Price for Prince Edward Island**



**Figure 5.2: MLS® Residential Sales for Prince Edward Island**



**Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Prince Edward Island**



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

Source: CREA / Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

**Table 6: Economic Indicators**  
**Fourth Quarter 2017**

		Interest Rates			NHPI, Total, Charlottetown CA 2016.12 =100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.1	128.6	72.2	9.6	65.9	778
	February	561	3.14	4.64	100.3	129.2	71.6	11.1	66.4	777
	March	561	3.14	4.64	100.3	129.8	71.0	10.9	65.7	780
	April	561	3.14	4.64	100.4	130.6	71.0	11.5	66.0	785
	May	561	3.14	4.64	100.0	130.8	71.6	10.5	65.7	791
	June	561	3.14	4.64	100.0	131.2	71.3	10.9	65.7	786
	July	567	3.14	4.74	100.0	130.6	71.4	9.7	64.8	786
	August	567	3.14	4.74	100.0	130.1	71.3	12.0	66.3	784
	September	561	3.14	4.64	100.0	130.1	71.5	10.7	65.6	788
	October	561	3.14	4.64	100.0	131.3	71.4	11.5	66.0	786
	November	561	3.14	4.64	100.0	131.2	71.5	10.6	65.4	786
	December	561	3.14	4.64	100.0	130.2	72.1	10.5	65.8	783
2017	January	561	3.14	4.64	100.0	131.6	72.7	9.8	65.8	784
	February	561	3.14	4.64	100.0	130.9	73.0	10.0	66.0	788
	March	561	3.14	4.64	100.0	131.7	72.7	10.1	65.8	793
	April	561	3.14	4.64	100.0	132.5	73.5	10.3	66.4	797
	May	561	3.14	4.64	99.8	132.6	75.0	10.0	67.3	803
	June	561	3.14	4.64	99.7	132.7	74.5	10.2	67.0	808
	July	573	3.14	4.84	100.3	132.7	73.5	10.0	66.0	809
	August	573	3.14	4.84	100.3	133.0	73.8	8.8	65.2	807
	September	575	3.09	4.89	100.3	133.1	73.1	9.5	65.1	807
	October	581	3.24	4.99	100.3	132.8	72.6	10.3	65.1	812
	November	581	3.24	4.99	100.3	134.1	74.0	8.8	65.2	816
	December	581	3.24	4.99		132.8	74.9	9.8	66.6	826

"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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