

HOUSING NOW TABLES

Charlottetown CA

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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- 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
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2018	86	16	12	0	0	0	6	44	164
Q3 2017	91	16	27	0	4	24	0	28	190
% Change	-5.5	0.0	-55.6	n/a	-100.0	-100.0	n/a	57.1	-13.7
Year-to-date 2018	194	48	28	0	0	0	14	171	455
Year-to-date 2017	212	40	48	0	4	36	3	90	433
% Change	-8.5	20.0	-41.7	n/a	-100.0	-100.0	**	90.0	5.1
UNDER CONSTRUCTION									
Q3 2018	169	42	41	0	0	12	12	213	489
Q3 2017	176	36	54	0	4	36	2	75	383
% Change	-4.0	16.7	-24.1	n/a	-100.0	-66.7	**	184.0	27.7
COMPLETIONS									
Q3 2018	51	8	11	0	0	0	23	28	121
Q3 2017	44	10	4	0	0	0	8	15	81
% Change	15.9	-20.0	175.0	n/a	n/a	n/a	187.5	86.7	49.4
Year-to-date 2018	194	28	14	0	4	12	57	87	396
Year-to-date 2017	136	20	8	0	0	0	32	68	264
% Change	42.6	40.0	75.0	n/a	n/a	n/a	78.1	27.9	50.0
COMPLETED & NOT ABSORBED									
Q3 2018	9	6	2	0	0	0	n/a	n/a	17
Q3 2017	9	0	0	0	0	0	n/a	n/a	9
% Change	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	88.9
ABSORBED									
Q3 2018	53	6	9	0	0	0	n/a	n/a	68
Q3 2017	60	12	4	0	0	0	n/a	n/a	76
% Change	-11.7	-50.0	125.0	n/a	n/a	n/a	n/a	n/a	-10.5
Year-to-date 2018	190	28	16	0	4	12	n/a	n/a	250
Year-to-date 2017	127	20	8	0	0	0	n/a	n/a	155
% Change	49.6	40.0	100.0	n/a	n/a	n/a	n/a	n/a	61.3

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

**Table 1.1b: Housing Activity Summary of Summerside CA
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2018	6	0	0	0	0	0	7	0	13
Q3 2017	10	10	6	0	0	0	1	0	27
% Change	-40.0	-100.0	-100.0	n/a	n/a	n/a	**	n/a	-51.9
Year-to-date 2018	23	10	6	0	0	0	13	0	52
Year-to-date 2017	14	16	6	0	0	0	10	0	46
% Change	64.3	-37.5	0.0	n/a	n/a	n/a	30.0	n/a	13.0
UNDER CONSTRUCTION									
Q3 2018	8	2	6	0	0	0	7	0	23
Q3 2017	14	14	6	0	0	0	7	0	41
% Change	-42.9	-85.7	0.0	n/a	n/a	n/a	0.0	n/a	-43.9
COMPLETIONS									
Q3 2018	8	2	6	0	0	0	3	0	19
Q3 2017	1	2	0	0	0	0	1	0	4
% Change	**	0.0	n/a	n/a	n/a	n/a	200.0	n/a	**
Year-to-date 2018	26	26	6	0	0	0	14	0	72
Year-to-date 2017	5	6	8	0	0	0	20	64	103
% Change	**	**	-25.0	n/a	n/a	n/a	-30.0	-100.0	-30.1
COMPLETED & NOT ABSORBED									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	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									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	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 2018	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2017	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
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									
Charlottetown City									
Q3 2018	16	4	0	0	0	0	2	44	66
Q3 2017	18	10	3	0	0	0	0	10	41
Stratford Town									
Q3 2018	15	0	12	0	0	0	0	0	27
Q3 2017	16	0	24	0	4	24	0	0	68
Cornwall Town									
Q3 2018	11	8	0	0	0	0	0	0	19
Q3 2017	13	6	0	0	0	0	0	18	37
Remainder of the CA									
Q3 2018	44	4	0	0	0	0	4	0	52
Q3 2017	44	0	0	0	0	0	0	0	44
Charlottetown CA									
Q3 2018	86	16	12	0	0	0	6	44	164
Q3 2017	91	16	27	0	4	24	0	28	190
UNDER CONSTRUCTION									
Charlottetown City									
Q3 2018	34	8	17	0	0	0	2	129	190
Q3 2017	39	16	9	0	0	0	2	57	123
Stratford Town									
Q3 2018	37	0	16	0	0	12	0	24	89
Q3 2017	33	0	28	0	4	36	0	0	101
Cornwall Town									
Q3 2018	24	28	8	0	0	0	6	60	126
Q3 2017	24	18	17	0	0	0	0	18	77
Remainder of the CA									
Q3 2018	74	6	0	0	0	0	4	0	84
Q3 2017	80	2	0	0	0	0	0	0	82
Charlottetown CA									
Q3 2018	169	42	41	0	0	12	12	213	489
Q3 2017	176	36	54	0	4	36	2	75	383

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Charlottetown City									
Q3 2018	3	2	7	0	0	0	2	10	24
Q3 2017	6	4	0	0	0	0	0	15	25
Stratford Town									
Q3 2018	21	0	4	0	0	0	14	0	39
Q3 2017	12	2	4	0	0	0	0	0	18
Cornwall Town									
Q3 2018	2	6	0	0	0	0	7	18	33
Q3 2017	1	2	0	0	0	0	8	0	11
Remainder of the CA									
Q3 2018	25	0	0	0	0	0	0	0	25
Q3 2017	25	2	0	0	0	0	0	0	27
Charlottetown CA									
Q3 2018	51	8	11	0	0	0	23	28	121
Q3 2017	44	10	4	0	0	0	8	15	81
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q3 2018	1	6	2	0	0	0	n/a	n/a	9
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Stratford Town									
Q3 2018	6	0	0	0	0	0	n/a	n/a	6
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Cornwall Town									
Q3 2018	2	0	0	0	0	0	n/a	n/a	2
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CA									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	6	0	0	0	0	0	n/a	n/a	6
Charlottetown CA									
Q3 2018	9	6	2	0	0	0	n/a	n/a	17
Q3 2017	9	0	0	0	0	0	n/a	n/a	9

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									
Charlottetown City									
Q3 2018	3	0	5	0	0	0	n/a	n/a	8
Q3 2017	8	6	0	0	0	0	n/a	n/a	14
Stratford Town									
Q3 2018	19	0	4	0	0	0	n/a	n/a	23
Q3 2017	13	2	4	0	0	0	n/a	n/a	19
Cornwall Town									
Q3 2018	4	6	0	0	0	0	n/a	n/a	10
Q3 2017	2	2	0	0	0	0	n/a	n/a	4
Remainder of the CA									
Q3 2018	27	0	0	0	0	0	n/a	n/a	27
Q3 2017	37	2	0	0	0	0	n/a	n/a	39
Charlottetown CA									
Q3 2018	53	6	9	0	0	0	n/a	n/a	68
Q3 2017	60	12	4	0	0	0	n/a	n/a	76

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
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
Charlottetown City	16	18	6	10	0	3	44	10	66	41	61.0
Stratford Town	15	16	0	0	12	28	0	24	27	68	-60.3
Cornwall Town	11	13	8	6	0	0	0	18	19	37	-48.6
Remainder of the CA	44	44	4	0	4	0	0	0	52	44	18.2
Charlottetown CA	86	91	18	16	16	31	44	52	164	190	-13.7

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
Charlottetown City	36	44	12	22	4	3	129	72	181	141	28.4
Stratford Town	47	45	0	0	16	28	24	36	87	109	-20.2
Cornwall Town	26	26	32	18	14	21	18	18	90	83	8.4
Remainder of the CA	87	98	6	2	4	0	0	0	97	100	-3.0
Charlottetown CA	196	213	50	42	38	52	171	126	455	433	5.1

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
Charlottetown City	0	3	0	0	0	0	44	10
Stratford Town	12	28	0	0	0	24	0	0
Cornwall Town	0	0	0	0	0	0	0	18
Remainder of the CA	0	0	4	0	0	0	0	0
Charlottetown CA	12	31	4	0	0	24	44	28

**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
Charlottetown City	4	3	0	0	0	0	129	72
Stratford Town	16	28	0	0	0	36	24	0
Cornwall Town	8	21	6	0	0	0	18	18
Remainder of the CA	0	0	4	0	0	0	0	0
Charlottetown CA	28	52	10	0	0	36	171	90

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
Charlottetown City	20	31	0	0	46	10	66	41
Stratford Town	27	40	0	28	0	0	27	68
Cornwall Town	19	19	0	0	0	18	19	37
Remainder of the CA	48	44	0	0	4	0	52	44
Charlottetown CA	114	134	0	28	50	28	164	190

**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
Charlottetown City	50	66	0	0	131	75	181	141
Stratford Town	63	69	0	40	24	0	87	109
Cornwall Town	65	65	0	0	25	18	90	83
Remainder of the CA	92	100	0	0	5	0	97	100
Charlottetown CA	270	300	0	40	185	93	455	433

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
Charlottetown City	3	6	4	4	7	0	10	15	24	25	-4.0
Stratford Town	21	12	0	2	18	4	0	0	39	18	116.7
Cornwall Town	2	1	6	2	7	8	18	0	33	11	200.0
Remainder of the CA	25	25	0	2	0	0	0	0	25	27	-7.4
Charlottetown CA	51	44	10	10	32	12	28	15	121	81	49.4

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
Charlottetown City	31	30	28	12	10	14	57	62	126	118	6.8
Stratford Town	53	33	0	2	32	8	24	0	109	43	153.5
Cornwall Town	26	12	12	4	16	17	18	6	72	39	84.6
Remainder of the CA	87	62	2	2	0	0	0	0	89	64	39.1
Charlottetown CA	197	137	42	20	58	39	99	68	396	264	50.0

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
Charlottetown City	7	0	0	0	0	0	10	15
Stratford Town	4	4	14	0	0	0	0	0
Cornwall Town	0	0	7	8	0	0	18	0
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	11	4	21	8	0	0	28	15

**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
Charlottetown City	7	0	3	14	0	0	57	62
Stratford Town	8	8	24	0	12	0	12	0
Cornwall Town	3	0	13	17	0	0	18	6
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	18	8	40	31	12	0	87	68

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
Charlottetown City	12	10	0	0	12	15	24	25
Stratford Town	25	18	0	0	14	0	39	18
Cornwall Town	8	3	0	0	25	8	33	11
Remainder of the CA	25	27	0	0	0	0	25	27
Charlottetown CA	70	58	0	0	51	23	121	81

**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
Charlottetown City	52	41	0	0	74	77	126	118
Stratford Town	57	43	16	0	36	0	109	43
Cornwall Town	40	16	0	0	32	23	72	39
Remainder of the CA	87	64	0	0	2	0	89	64
Charlottetown CA	236	164	16	0	144	100	396	264

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q3 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Q3 2017	0	0.0	1	12.5	0	0.0	2	25.0	5	62.5	8	-	361,450
Year-to-date 2018	0	0.0	0	0.0	3	9.4	13	40.6	16	50.0	32	-	315,081
Year-to-date 2017	0	0.0	2	7.1	4	14.3	6	21.4	16	57.1	28	-	357,420
Stratford Town													
Q3 2018	0	0.0	0	0.0	1	5.3	3	15.8	15	78.9	19	-	437,063
Q3 2017	0	0.0	3	23.1	2	15.4	3	23.1	5	38.5	13	-	360,307
Year-to-date 2018	0	0.0	1	2.1	2	4.2	13	27.1	32	66.7	48	452,500	417,276
Year-to-date 2017	0	0.0	4	12.1	3	9.1	11	33.3	15	45.5	33	-	363,804
Cornwall Town													
Q3 2018	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
Q3 2017	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	6	25.0	8	33.3	10	41.7	24	-	353,067
Year-to-date 2017	0	0.0	1	7.7	4	30.8	5	38.5	3	23.1	13	-	346,000
Remainder of the CA													
Q3 2018	2	8.0	4	16.0	1	4.0	8	32.0	10	40.0	25	-	335,425
Q3 2017	11	29.7	6	16.2	4	10.8	11	29.7	5	13.5	37	-	-
Year-to-date 2018	9	11.3	10	12.5	3	3.8	27	33.8	31	38.8	80	-	366,494
Year-to-date 2017	14	26.4	8	15.1	10	18.9	14	26.4	7	13.2	53	-	-
Charlottetown CA													
Q3 2018	2	3.9	4	7.8	2	3.9	13	25.5	30	58.8	51	370,000	373,625
Q3 2017	11	18.3	11	18.3	7	11.7	16	26.7	15	25.0	60	260,000	268,036
Year-to-date 2018	9	4.9	11	6.0	14	7.6	61	33.2	89	48.4	184	350,000	361,824
Year-to-date 2017	14	11.0	15	11.8	21	16.5	36	28.3	41	32.3	127	280,000	296,341

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
Charlottetown City	-	361,450	n/a	315,081	357,420	-11.8
Stratford Town	437,063	360,307	21.3	417,276	363,804	14.7
Cornwall Town	-	-	n/a	353,067	346,000	2.0
Remainder of the CA	335,425	-	n/a	366,494	-	n/a
Charlottetown CA	373,625	268,036	39.4	361,824	296,341	22.1

Source: CMHC (Market Absorption Survey)

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

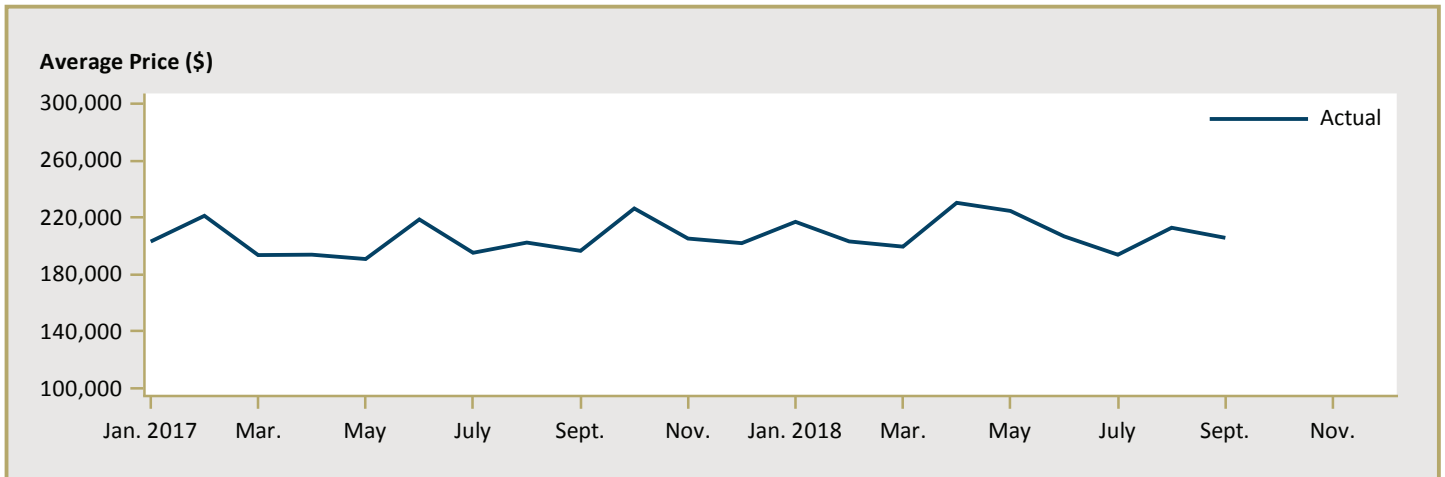


Figure 5.2: MLS® Residential Sales for Prince Edward Island

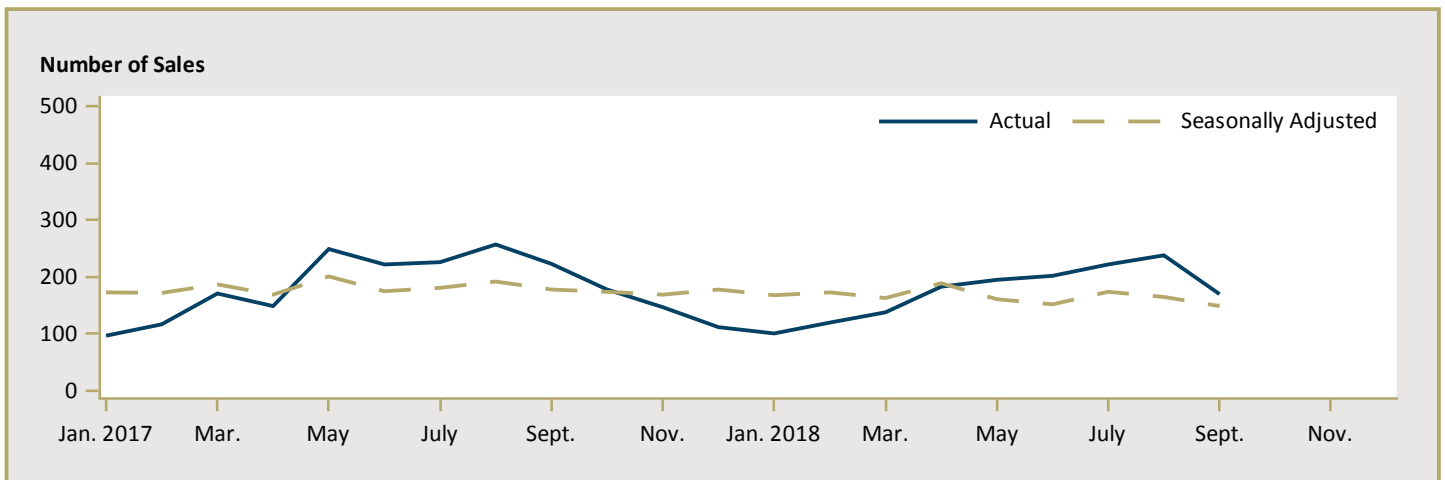
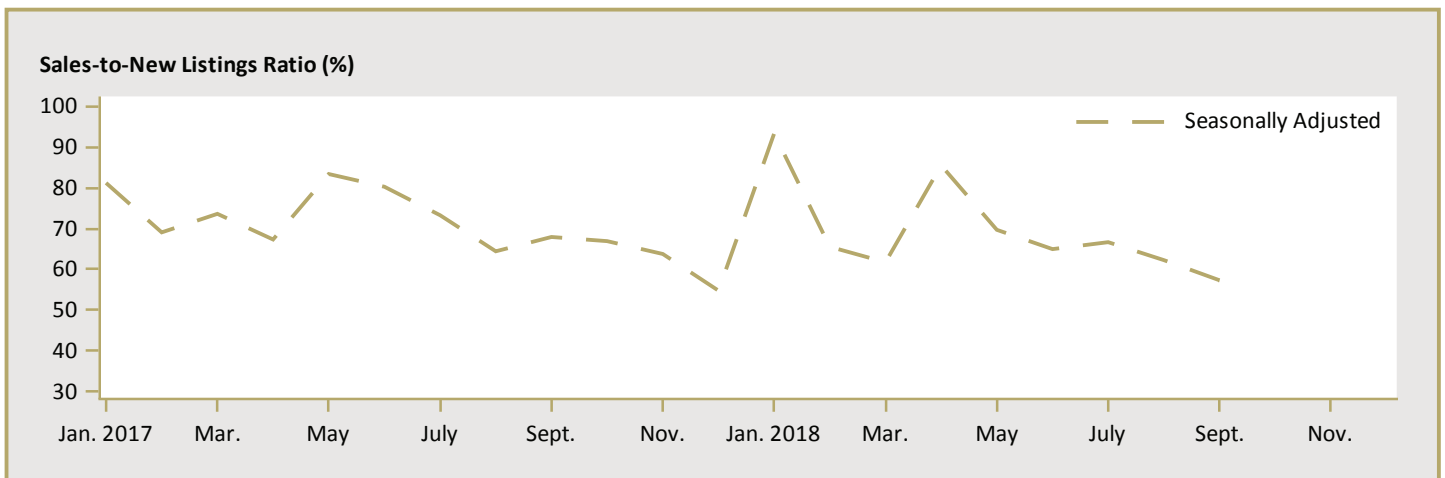


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Prince Edward Island



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
Third Quarter 2018

		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						
2017	January	561	3.14	4.64	100.0	131.6	72.9	10.0	66.1	784
	February	561	3.14	4.64	100.0	130.9	73.1	9.9	66.0	788
	March	561	3.14	4.64	100.0	131.7	73.0	10.0	65.9	793
	April	561	3.14	4.64	100.0	132.5	73.8	9.9	66.5	797
	May	561	3.14	4.64	99.8	132.6	74.7	9.9	67.0	803
	June	561	3.14	4.64	99.7	132.7	74.4	10.3	66.9	808
	July	573	3.14	4.84	100.3	132.7	73.6	10.3	66.0	809
	August	573	3.14	4.84	100.3	133.0	74.0	9.1	65.6	807
	September	575	3.09	4.89	100.3	133.1	73.2	10.2	65.6	807
	October	581	3.24	4.99	100.3	132.8	72.8	10.2	65.2	812
	November	581	3.24	4.99	100.3	134.1	74.0	9.0	65.4	816
	December	581	3.24	4.99	100.3	132.8	74.8	9.7	66.5	826
2018	January	590	3.34	5.14	100.3	133.8	74.9	10.6	67.3	834
	February	590	3.34	5.14	100.3	134.7	75.4	10.1	67.2	838
	March	590	3.34	5.14	100.5	134.9	75.2	10.3	67.1	833
	April	590	3.34	5.14	100.5	135.5	75.0	11.2	67.4	835
	May	601	3.49	5.34	100.5	135.9	75.8	9.3	66.7	832
	June	601	3.49	5.34	100.4	136.7	76.2	8.9	66.8	831
	July	601	3.49	5.34	100.5	137.5	76.5	9.5	67.1	817
	August	601	3.49	5.34	100.5	137.1	76.2	9.3	66.7	813
	September	601	3.49	5.34		135.5	76.4	8.7	66.3	816
	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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