HOUSING MARKET INFORMATION

HOUSING NOW TABLES
St John's CMA

Date Released: First Quarter 2018

Canada

CMHC SCHL

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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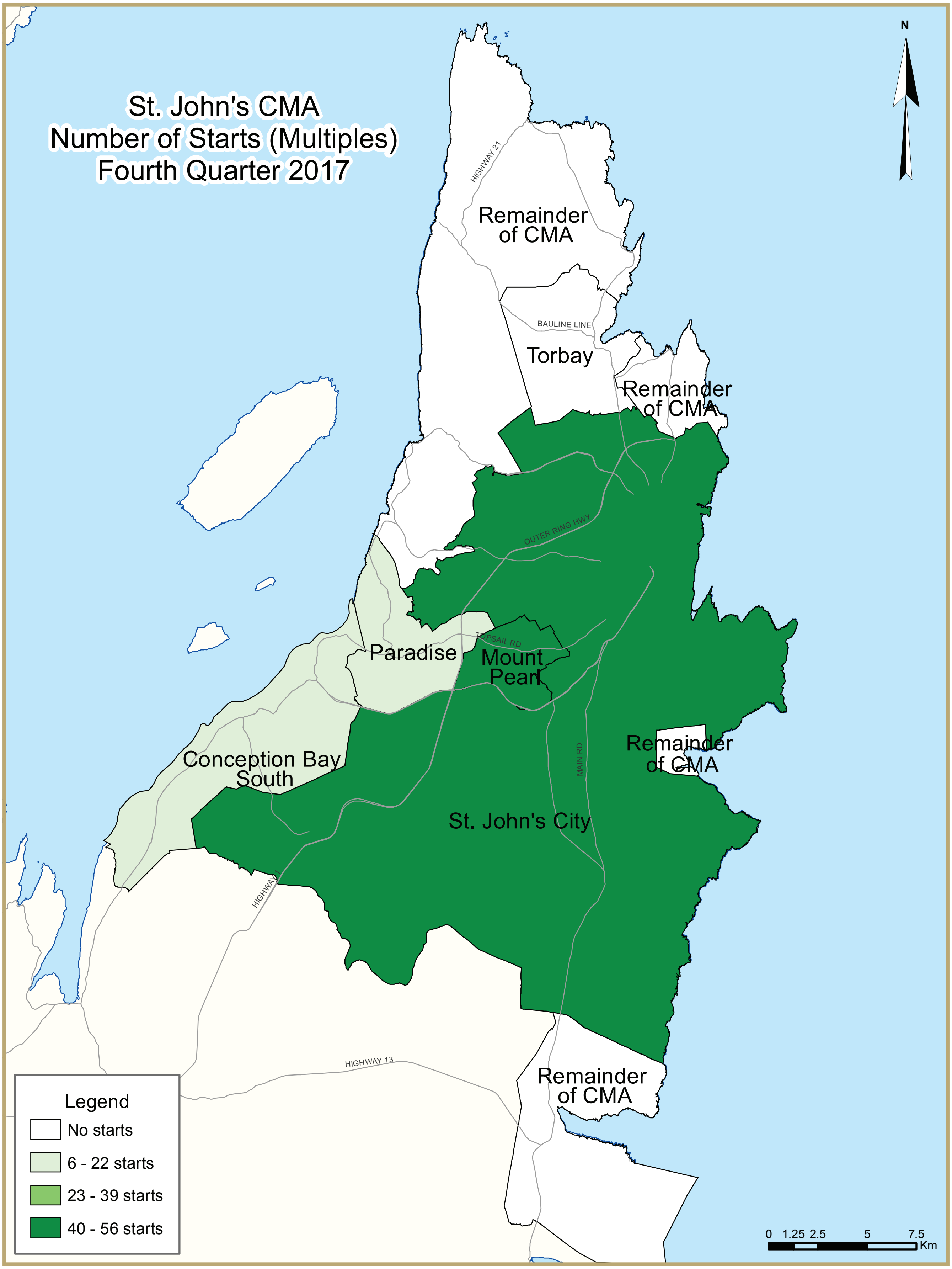
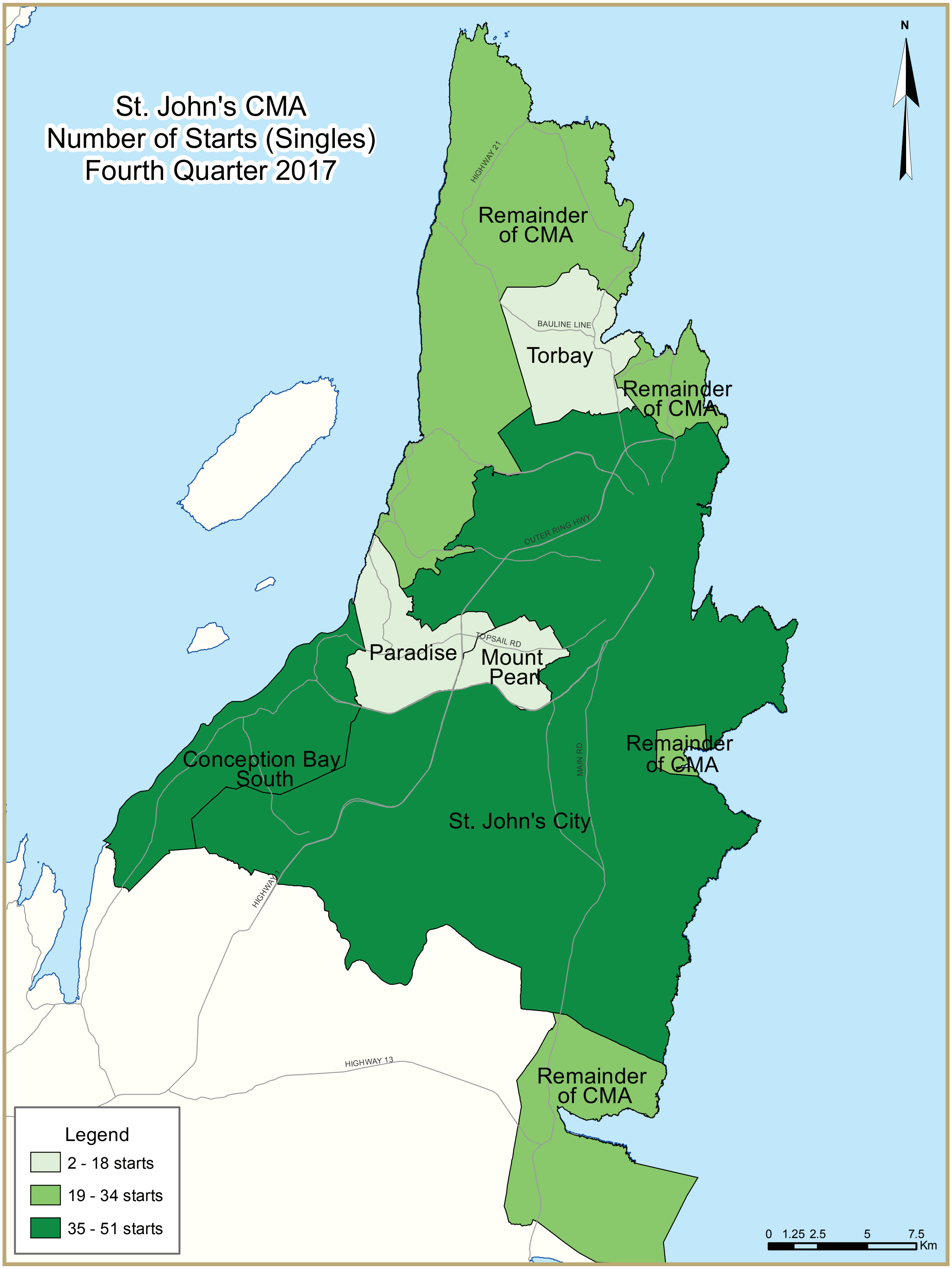
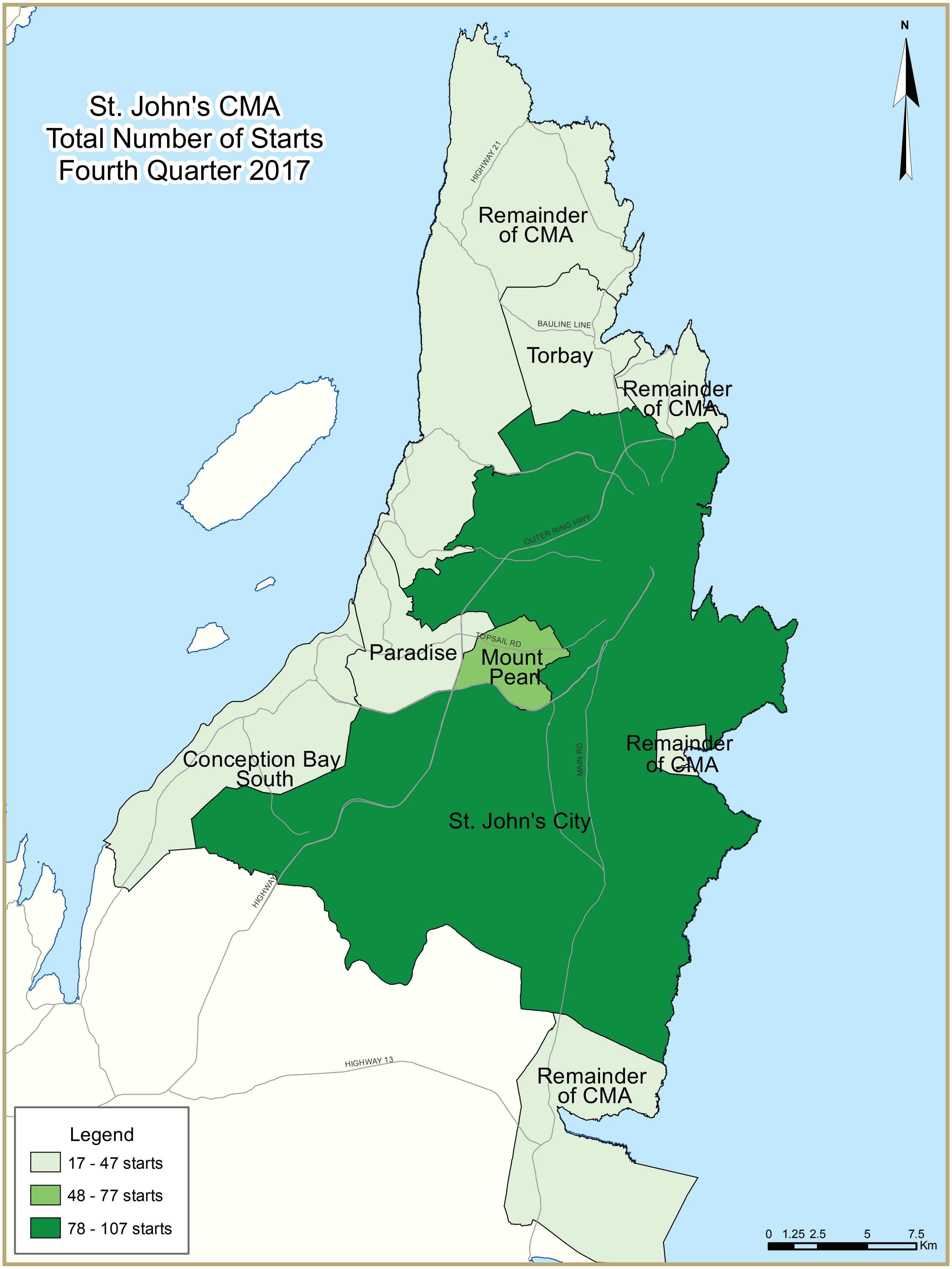
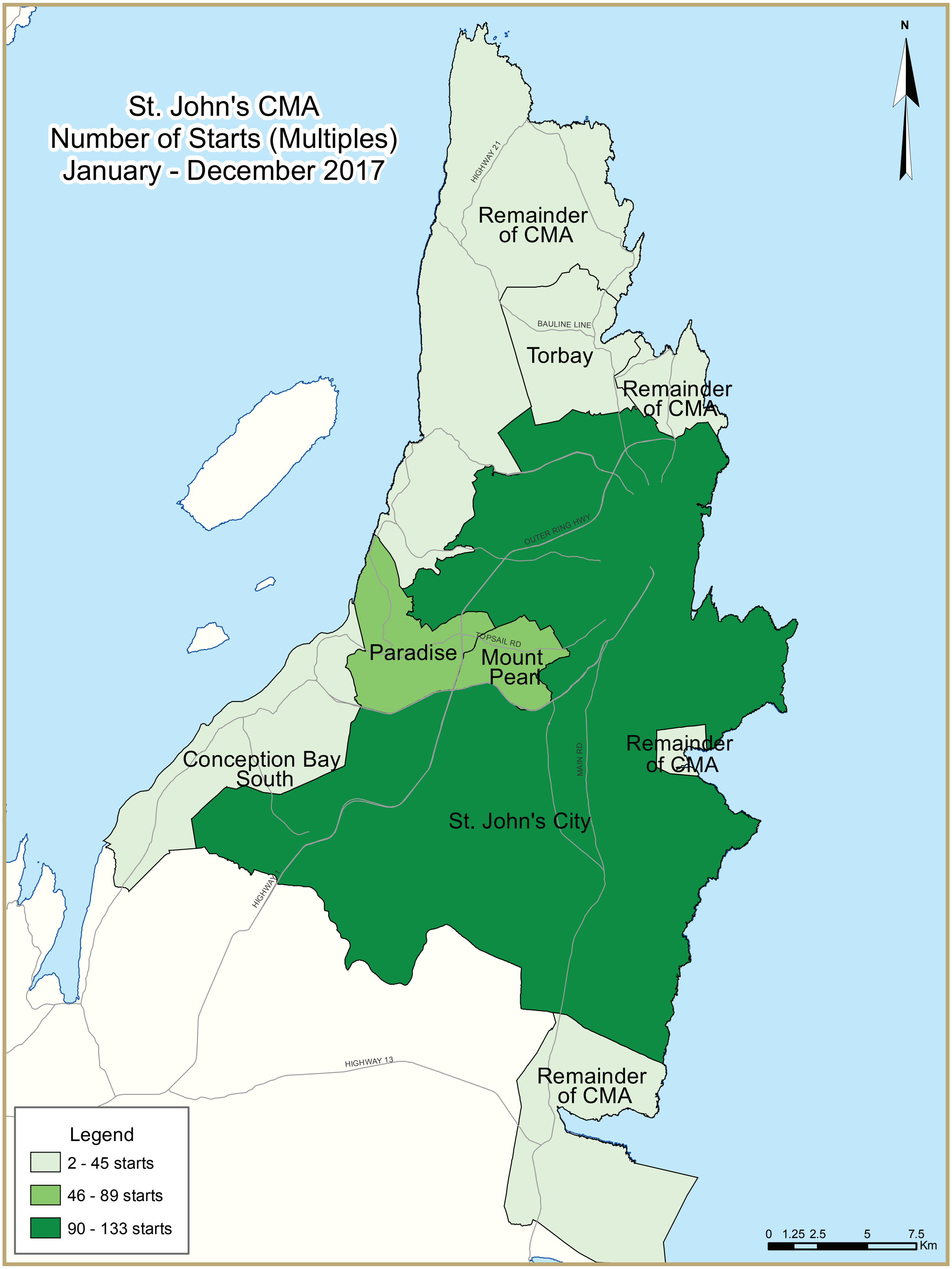
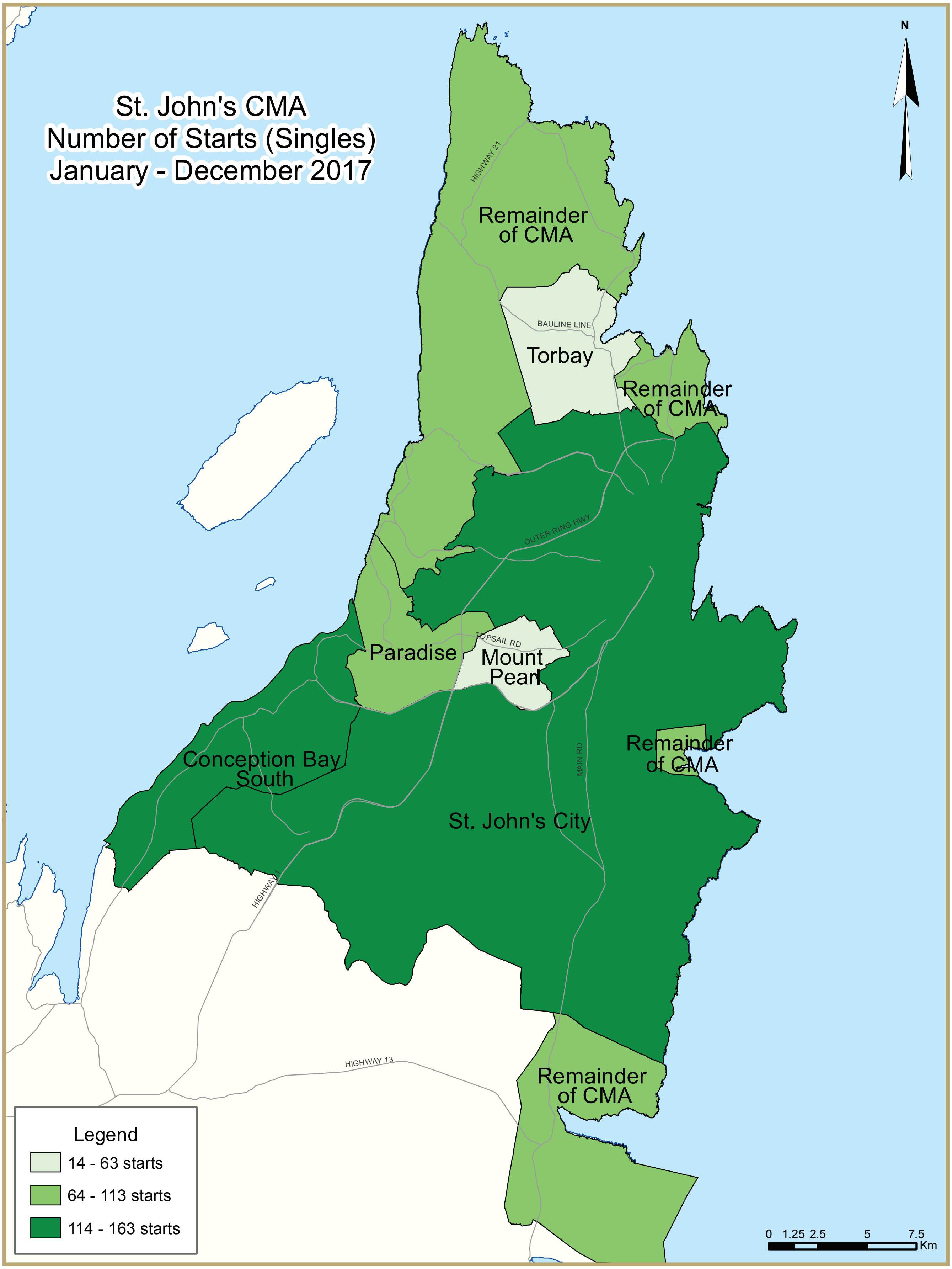

St. John's CMA
Number of Starts (Multiples)
Fourth Quarter 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
No starts
6 - 22 starts
23 - 39 starts
40 - 56 starts
0 1.25 2.5 5 7.5
Km

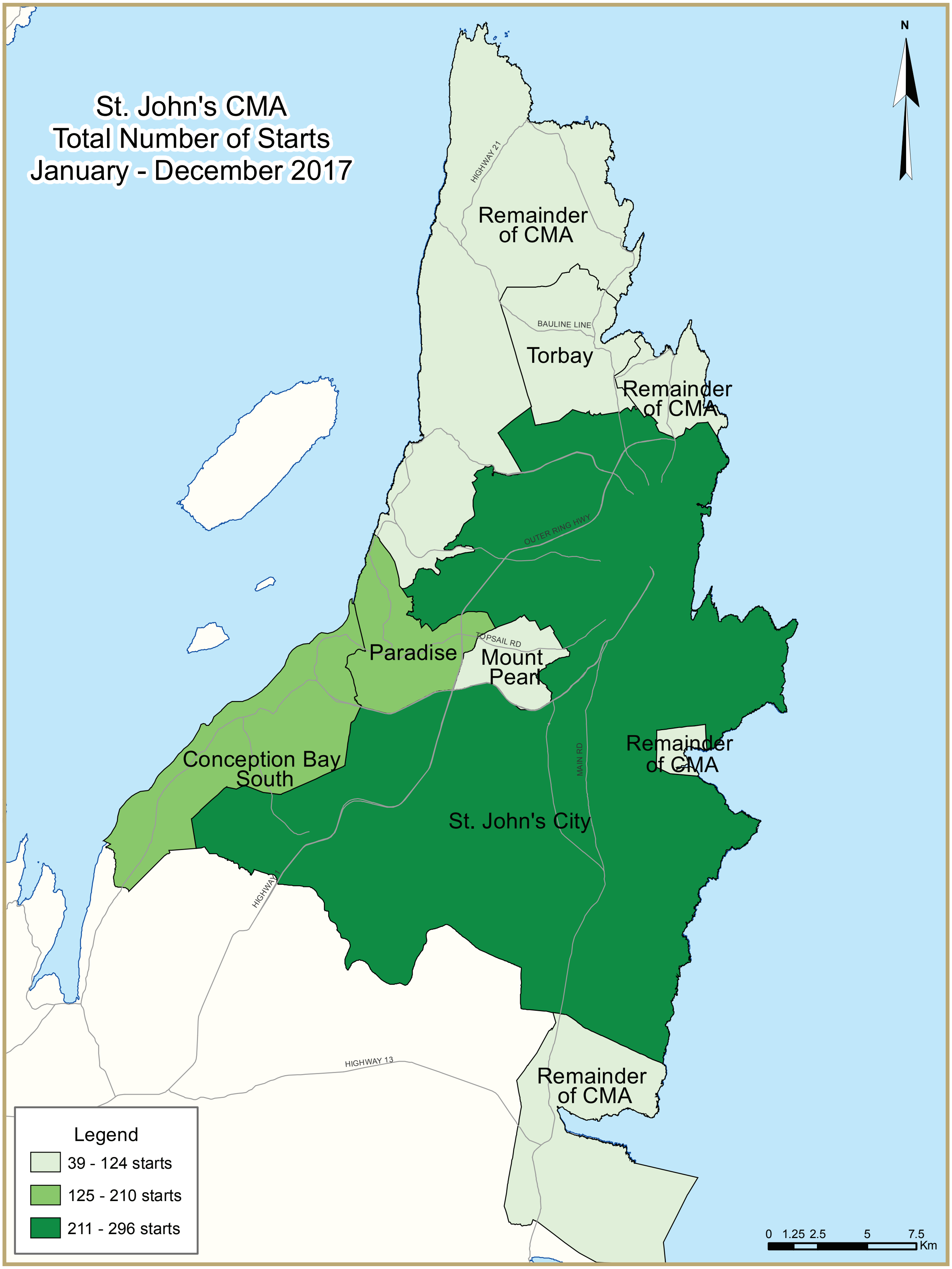

St. John's CMA
Number of Starts (Singles)
Fourth Quarter 2017
N
Remainder of CMA
HIGHWAY 21
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Remainder of CMA
Conception Bay South
MAIN RD
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
2 - 18 starts
19 - 34 starts
35 - 51 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
Fourth Quarter 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
17 - 47 starts
48 - 77 starts
78 - 107 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Number of Starts (Multiples)
January - December 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
Conception Bay South
MAIN RD
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
2 - 45 starts
46 - 89 starts
90 - 133 starts
0 1.25 2.5 5 7.5
Km



St. John's CMA
Number of Starts (Singles)
January - December 2017
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
MAIN RD
Conception Bay South
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
14 - 63 starts
64 - 113 starts
114 - 163 starts
0 1.25 2.5 5 7.5
Km


St. John's CMA
Total Number of Starts
January - December 2017
N
Remainder of CMA
HIGHWAY 21
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
TOPSAIL RD
Paradise
Mount Pearl
Remainder of CMA
Conception Bay South
MAIN RD
St. John's City
HIGHWAY 1
HIGHWAY 13
Remainder of CMA
Legend
39 - 124 starts
125 - 210 starts
211 - 296 starts
0 1.25 2.5 5 7.5
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
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

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
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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
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 1: Housing Starts (SAAR and Trend) Fourth Quarter 2017								
St. John's CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	667	665	375	402	580	462	471	499
Multiples	896	1,258	504	624	468	394	472	472
Total	1,563	1,923	879	1,026	1,048	855	943	970
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	638	446	193	176	-8.8%	450	323	-28.2%
Multiples	540	532	65	103	58.5%	132	166	25.8%
Total	1,178	978	258	279	8.1%	582	489	-16.0%

Source: CMHC

[1] Census Metropolitan Area

[2] 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 St. John's CMA 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	140	42	39	0	35	0	1	17	274
Q4 2016	175	22	23	0	0	0	0	31	251
% Change	-20.0	90.9	69.6	n/a	n/a	n/a	n/a	-45.2	9.2
Year-to-date 2017	463	80	89	0	42	24	11	54	763
Year-to-date 2016	625	86	44	0	0	12	0	66	833
% Change	-25.9	-7.0	102.3	n/a	n/a	100.0	n/a	-18.2	-8.4
UNDER CONSTRUCTION									
Q4 2017	454	76	99	0	42	24	11	64	770
Q4 2016	559	64	58	0	4	8	0	74	767
% Change	-18.8	18.8	70.7	n/a	**	200.0	n/a	-13.5	0.4
COMPLETIONS									
Q4 2017	123	24	9	0	0	0	0	16	172
Q4 2016	199	26	1	0	0	0	10	11	247
% Change	-38.2	-7.7	**	n/a	n/a	n/a	-100.0	45.5	-30.4
Year-to-date 2017	547	72	44	0	4	8	20	56	751
Year-to-date 2016	784	47	1	0	12	12	11	220	1,087
% Change	-30.2	53.2	**	n/a	-66.7	-33.3	81.8	-74.5	-30.9
COMPLETED & NOT ABSORBED									
Q4 2017	77	24	6	0	8	5	n/a	n/a	120
Q4 2016	69	6	0	0	11	16	n/a	n/a	102
% Change	11.6	**	n/a	n/a	-27.3	-68.8	n/a	n/a	17.6
ABSORBED									
Q4 2017	126	18	6	0	1	12	n/a	n/a	163
Q4 2016	193	20	1	0	2	0	n/a	n/a	216
% Change	-34.7	-10.0	**	n/a	-50.0	n/a	n/a	n/a	-24.5
Year-to-date 2017	533	54	38	0	7	19	n/a	n/a	651
Year-to-date 2016	769	41	4	0	7	17	n/a	n/a	838
% Change	-30.7	31.7	**	n/a	0.0	11.8	n/a	n/a	-22.3

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	
STARTS									
St. John's City									
Q4 2017	50	12	3	0	31	0	1	10	107
Q4 2016	56	14	0	0	0	0	0	23	93
Conception Bay South									
Q4 2017	36	6	0	0	0	0	0	0	42
Q4 2016	39	0	0	0	0	0	0	0	39
Mount Pearl									
Q4 2017	2	20	30	0	0	0	0	1	53
Q4 2016	10	0	23	0	0	0	0	0	33
Paradise									
Q4 2017	14	4	6	0	4	0	0	6	34
Q4 2016	29	8	0	0	0	0	0	7	44
Torbay									
Q4 2017	17	0	0	0	0	0	0	0	17
Q4 2016	7	0	0	0	0	0	0	0	7
Remainder of the CMA									
Q4 2017	21	0	0	0	0	0	0	0	21
Q4 2016	34	0	0	0	0	0	0	1	35
St. John's CMA									
Q4 2017	140	42	39	0	35	0	1	17	274
Q4 2016	175	22	23	0	0	0	0	31	251
UNDER CONSTRUCTION									
St. John's City									
Q4 2017	170	22	37	0	31	15	11	36	322
Q4 2016	192	25	18	0	4	8	0	45	292
Conception Bay South									
Q4 2017	100	14	7	0	0	0	0	10	131
Q4 2016	116	0	19	0	0	0	0	10	145
Mount Pearl									
Q4 2017	12	28	34	0	0	0	0	3	77
Q4 2016	35	10	21	0	0	0	0	2	68
Paradise									
Q4 2017	56	12	21	0	11	0	0	13	113
Q4 2016	71	29	0	0	0	0	0	13	113
Torbay									
Q4 2017	28	0	0	0	0	9	0	0	37
Q4 2016	24	0	0	0	0	0	0	3	27
Remainder of the CMA									
Q4 2017	88	0	0	0	0	0	0	2	90
Q4 2016	121	0	0	0	0	0	0	1	122
St. John's CMA									
Q4 2017	454	76	99	0	42	24	11	64	770
Q4 2016	559	64	58	0	4	8	0	74	767

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									
St. John's City									
Q4 2017	44	16	4	0	0	0	0	12	76
Q4 2016	65	2	1	0	0	0	0	7	75
Conception Bay South									
Q4 2017	26	4	0	0	0	0	0	0	30
Q4 2016	48	0	0	0	0	0	0	0	48
Mount Pearl									
Q4 2017	9	0	5	0	0	0	0	0	14
Q4 2016	13	2	0	0	0	0	0	0	15
Paradise									
Q4 2017	23	4	0	0	0	0	0	4	31
Q4 2016	30	22	0	0	0	0	0	3	55
Torbay									
Q4 2017	3	0	0	0	0	0	0	0	3
Q4 2016	3	0	0	0	0	0	0	1	4
Remainder of the CMA									
Q4 2017	18	0	0	0	0	0	0	0	18
Q4 2016	40	0	0	0	0	0	10	0	50
St. John's CMA									
Q4 2017	123	24	9	0	0	0	0	16	172
Q4 2016	199	26	1	0	0	0	10	11	247
COMPLETED & NOT ABSORBED									
St. John's City									
Q4 2017	25	11	6	0	3	5	n/a	n/a	50
Q4 2016	24	1	0	0	5	16	n/a	n/a	46
Conception Bay South									
Q4 2017	17	8	0	0	5	0	n/a	n/a	30
Q4 2016	13	0	0	0	5	0	n/a	n/a	18
Mount Pearl									
Q4 2017	6	1	0	0	0	0	n/a	n/a	7
Q4 2016	10	0	0	0	1	0	n/a	n/a	11
Paradise									
Q4 2017	17	4	0	0	0	0	n/a	n/a	21
Q4 2016	7	5	0	0	0	0	n/a	n/a	12
Torbay									
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
Remainder of the CMA									
Q4 2017	10	0	0	0	0	0	n/a	n/a	10
Q4 2016	13	0	0	0	0	0	n/a	n/a	13
St. John's CMA									
Q4 2017	77	24	6	0	8	5	n/a	n/a	120
Q4 2016	69	6	0	0	11	16	n/a	n/a	102

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									
St. John's City									
Q4 2017	47	9	1	0	1	12	n/a	n/a	70
Q4 2016	68	1	1	0	2	0	n/a	n/a	72
Conception Bay South									
Q4 2017	25	4	0	0	0	0	n/a	n/a	29
Q4 2016	46	0	0	0	0	0	n/a	n/a	46
Mount Pearl									
Q4 2017	9	1	5	0	0	0	n/a	n/a	15
Q4 2016	8	2	0	0	0	0	n/a	n/a	10
Paradise									
Q4 2017	20	4	0	0	0	0	n/a	n/a	24
Q4 2016	29	17	0	0	0	0	n/a	n/a	46
Torbay									
Q4 2017	3	0	0	0	0	0	n/a	n/a	3
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
Q4 2017	22	0	0	0	0	0	n/a	n/a	22
Q4 2016	39	0	0	0	0	0	n/a	n/a	39
St. John's CMA									
Q4 2017	126	18	6	0	1	12	n/a	n/a	163
Q4 2016	193	20	1	0	2	0	n/a	n/a	216

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

Table 1.3: History of Housing Starts of St. John's 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	463	80	89	0	42	24	11	54	763
% Change	-25.9	-7.0	102.3	n/a	n/a	100.0	n/a	-18.2	-8.4
2016	625	86	44	0	0	12	0	66	833
% Change	-14.3	**	**	n/a	-100.0	-90.2	n/a	-37.1	-15.4
2015	729	16	5	0	8	122	0	105	985
% Change	-19.6	6.7	-61.5	n/a	-60.0	117.9	-100.0	-48.0	-19.9
2014	907	15	13	0	20	56	4	202	1,230
% Change	-26.7	**	-61.8	-100.0	n/a	-41.7	-33.3	-42.5	-29.1
2013	1,237	4	34	6	0	96	6	351	1,734
% Change	-4.3	-77.8	-93.7	n/a	-100.0	-56.4	n/a	**	-19.5
2012	1,292	18	542	0	43	220	0	38	2,153
% Change	-0.8	**	13.4	-100.0	-8.5	**	n/a	72.7	12.0
2011	1,302	4	478	2	47	68	0	22	1,923
% Change	-10.9	-71.4	77.7	-88.9	113.6	**	-100.0	83.3	5.9
2010	1,461	14	269	18	22	4	16	12	1,816
% Change	5.7	-36.4	59.2	**	-42.1	-81.0	166.7	-80.6	6.6
2009	1,382	22	169	3	38	21	6	62	1,703
% Change	-6.9	-77.1	-17.2	n/a	58.3	-22.2	20.0	181.8	-8.6
2008	1,485	96	204	0	24	27	5	22	1,863

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
St. John's City	51	56	12	14	34	0	10	23	107	93	15.1
Conception Bay South	36	39	6	0	0	0	0	0	42	39	7.7
Mount Pearl	2	10	20	0	30	23	1	0	53	33	60.6
Paradise	14	29	4	8	10	0	6	7	34	44	-22.7
Torbay	17	7	0	0	0	0	0	0	17	7	142.9
Remainder of the CMA	21	34	0	0	0	0	0	1	21	35	-40.0
St. John's CMA	141	175	42	22	74	23	17	31	274	251	9.2

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
St. John's City	163	201	22	25	71	11	40	57	296	294	0.7
Conception Bay South	118	134	22	0	4	10	10	0	154	144	6.9
Mount Pearl	14	41	28	10	34	23	1	2	77	76	1.3
Paradise	69	95	8	51	32	0	16	14	125	160	-21.9
Torbay	30	30	0	0	0	0	9	4	39	34	14.7
Remainder of the CMA	70	124	0	0	0	0	2	1	72	125	-42.4
St. John's CMA	464	625	80	86	141	44	78	78	763	833	-8.4

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
St. John's City	34	0	0	0	0	0	10	23
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	30	23	0	0	0	0	1	0
Paradise	10	0	0	0	0	0	6	7
Torbay	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	1
St. John's CMA	74	23	0	0	0	0	17	31

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
St. John's City	61	11	10	0	15	12	25	45
Conception Bay South	4	10	0	0	0	0	10	0
Mount Pearl	34	23	0	0	0	0	1	2
Paradise	32	0	0	0	0	0	16	14
Torbay	0	0	0	0	9	0	0	4
Remainder of the CMA	0	0	0	0	0	0	2	1
St. John's CMA	131	44	10	0	24	12	54	66

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
St. John's City	65	70	31	0	11	23	107	93
Conception Bay South	42	39	0	0	0	0	42	39
Mount Pearl	52	33	0	0	1	0	53	33
Paradise	24	37	4	0	6	7	34	44
Torbay	17	7	0	0	0	0	17	7
Remainder of the CMA	21	34	0	0	0	1	21	35
St. John's CMA	221	220	35	0	18	31	274	251

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
St. John's City	214	237	46	12	36	45	296	294
Conception Bay South	144	144	0	0	10	0	154	144
Mount Pearl	76	74	0	0	1	2	77	76
Paradise	98	146	11	0	16	14	125	160
Torbay	30	30	9	0	0	4	39	34
Remainder of the CMA	70	124	0	0	2	1	72	125
St. John's CMA	632	755	66	12	65	66	763	833

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
St. John's City	44	65	16	2	0	1	16	7	76	75	1.3
Conception Bay South	26	48	4	0	0	0	0	0	30	48	-37.5
Mount Pearl	9	13	0	2	5	0	0	0	14	15	-6.7
Paradise	23	30	4	22	0	0	4	3	31	55	-43.6
Torbay	3	3	0	0	0	0	0	1	3	4	-25.0
Remainder of the CMA	18	40	0	0	0	10	0	0	18	50	-64.0
St. John's CMA	123	199	24	26	5	11	20	11	172	247	-30.4

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
St. John's City	175	234	24	8	14	8	46	181	259	431	-39.9
Conception Bay South	122	177	12	1	29	5	1	2	164	185	-11.4
Mount Pearl	35	58	10	2	21	0	0	0	66	60	10.0
Paradise	89	131	26	36	0	0	17	38	132	205	-35.6
Torbay	26	42	0	0	0	0	3	9	29	51	-43.1
Remainder of the CMA	100	143	0	0	0	10	1	2	101	155	-34.8
St. John's CMA	547	785	72	47	64	23	68	232	751	1,087	-30.9

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
St. John's City	0	1	0	0	4	0	12	7
Conception Bay South	0	0	0	0	0	0	0	0
Mount Pearl	5	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	4	3
Torbay	0	0	0	0	0	0	0	1
Remainder of the CMA	0	0	0	10	0	0	0	0
St. John's CMA	5	1	0	10	4	0	16	11

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
St. John's City	14	8	0	0	12	12	34	169
Conception Bay South	9	5	20	0	0	0	1	2
Mount Pearl	21	0	0	0	0	0	0	0
Paradise	0	0	0	0	0	0	17	38
Torbay	0	0	0	0	0	0	3	9
Remainder of the CMA	0	0	0	10	0	0	1	2
St. John's CMA	44	13	20	10	12	12	56	220

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
St. John's City	64	68	0	0	12	7	76	75
Conception Bay South	30	48	0	0	0	0	30	48
Mount Pearl	14	15	0	0	0	0	14	15
Paradise	27	52	0	0	4	3	31	55
Torbay	3	3	0	0	0	1	3	4
Remainder of the CMA	18	40	0	0	0	10	18	50
St. John's CMA	156	226	0	0	16	21	172	247

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
St. John's City	213	242	12	19	34	170	259	431
Conception Bay South	143	178	0	5	21	2	164	185
Mount Pearl	66	60	0	0	0	0	66	60
Paradise	115	167	0	0	17	38	132	205
Torbay	26	42	0	0	3	9	29	51
Remainder of the CMA	100	143	0	0	1	12	101	155
St. John's CMA	663	832	12	24	76	231	751	1,087

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges: < $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q4 2017	1	2.1	2	4.3	13	27.7	11	23.4	20	42.6	47	365,000	434,706
Q4 2016	0	0.0	1	1.5	16	23.5	18	26.5	33	48.5	68	392,500	462,034
Year-to-date 2017	2	1.2	4	2.4	31	18.6	58	34.7	72	43.1	167	385,000	431,425
Year-to-date 2016	2	0.9	4	1.7	31	13.2	70	29.9	127	54.3	234	402,500	444,456
Conception Bay South													
Q4 2017	4	16.0	5	20.0	8	32.0	2	8.0	6	24.0	25	280,000	367,834
Q4 2016	4	8.7	11	23.9	14	30.4	8	17.4	9	19.6	46	325,000	371,177
Year-to-date 2017	12	10.2	41	34.7	32	27.1	13	11.0	20	16.9	118	300,000	333,374
Year-to-date 2016	11	6.5	60	35.3	48	28.2	25	14.7	26	15.3	170	307,500	342,239
Mount Pearl													
Q4 2017	0	0.0	1	11.1	6	66.7	1	11.1	1	11.1	9	-	330,583
Q4 2016	0	0.0	2	25.0	2	25.0	3	37.5	1	12.5	8	-	334,504
Year-to-date 2017	0	0.0	8	20.5	21	53.8	7	17.9	3	7.7	39	-	333,222
Year-to-date 2016	0	0.0	13	25.0	20	38.5	10	19.2	9	17.3	52	295,000	361,095
Paradise													
Q4 2017	0	0.0	1	5.0	12	60.0	1	5.0	6	30.0	20	345,000	397,780
Q4 2016	0	0.0	1	3.4	6	20.7	11	37.9	11	37.9	29	370,000	401,444
Year-to-date 2017	0	0.0	8	10.1	31	39.2	18	22.8	22	27.8	79	360,000	387,281
Year-to-date 2016	0	0.0	6	4.6	29	22.3	41	31.5	54	41.5	130	370,000	412,923
Torbay													
Q4 2017	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Q4 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	2	7.7	7	26.9	17	65.4	26	-	488,267
Year-to-date 2016	0	0.0	0	0.0	3	7.5	3	7.5	34	85.0	40	-	540,699
Remainder of the CMA													
Q4 2017	0	0.0	1	4.5	4	18.2	5	22.7	12	54.5	22	-	380,000
Q4 2016	0	0.0	0	0.0	6	15.4	9	23.1	24	61.5	39	-	545,212
Year-to-date 2017	1	1.0	6	5.9	15	14.7	24	23.5	56	54.9	102	-	502,562
Year-to-date 2016	0	0.0	10	7.0	12	8.4	31	21.7	90	62.9	143	-	516,613
St. John's CMA													
Q4 2017	5	4.0	10	7.9	43	34.1	22	17.5	46	36.5	126	360,000	413,563
Q4 2016	4	2.1	15	7.8	44	22.8	50	25.9	80	41.5	193	380,000	433,037
Year-to-date 2017	15	2.8	67	12.6	132	24.9	127	23.9	190	35.8	531	360,000	407,745
Year-to-date 2016	13	1.7	93	12.1	143	18.6	180	23.4	340	44.2	769	385,000	424,647

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
St. John's City	434,706	462,034	-5.9	431,425	444,456	-2.9
Conception Bay South	367,834	371,177	-0.9	333,374	342,239	-2.6
Mount Pearl	330,583	334,504	-1.2	333,222	361,095	-7.7
Paradise	397,780	401,444	-0.9	387,281	412,923	-6.2
Torbay	-	-	n/a	488,267	540,699	-9.7
Remainder of the CMA	380,000	545,212	-30.3	502,562	516,613	-2.7
St. John's CMA	413,563	433,037	-4.5	407,745	424,647	-4.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Newfoundland and Labrador

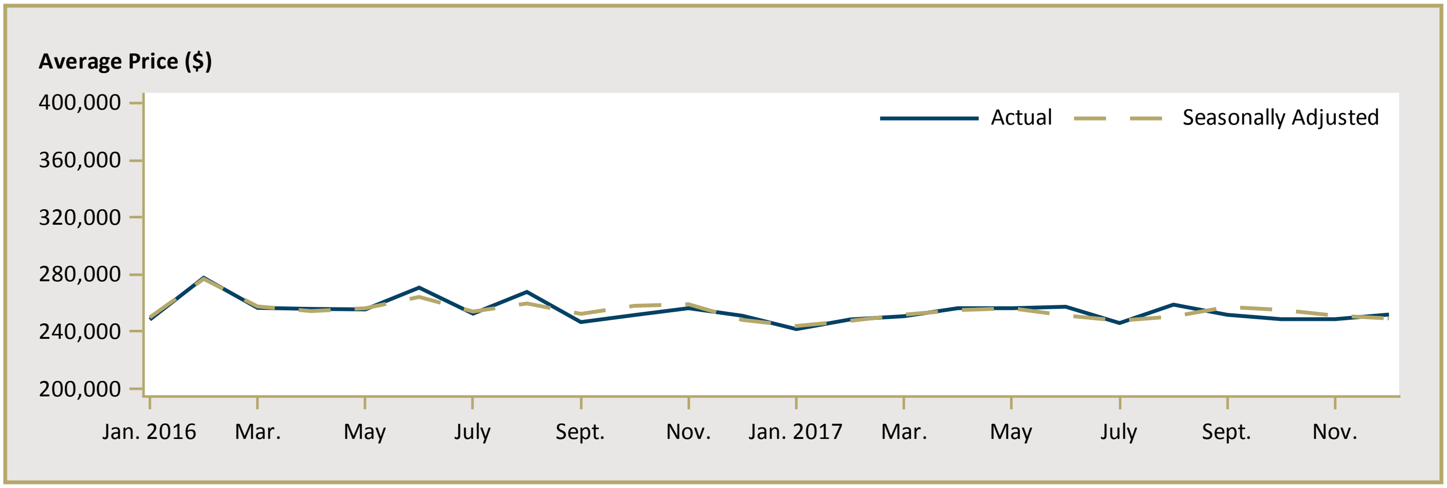


Figure 5.2: MLS® Residential Sales for Newfoundland and Labrador

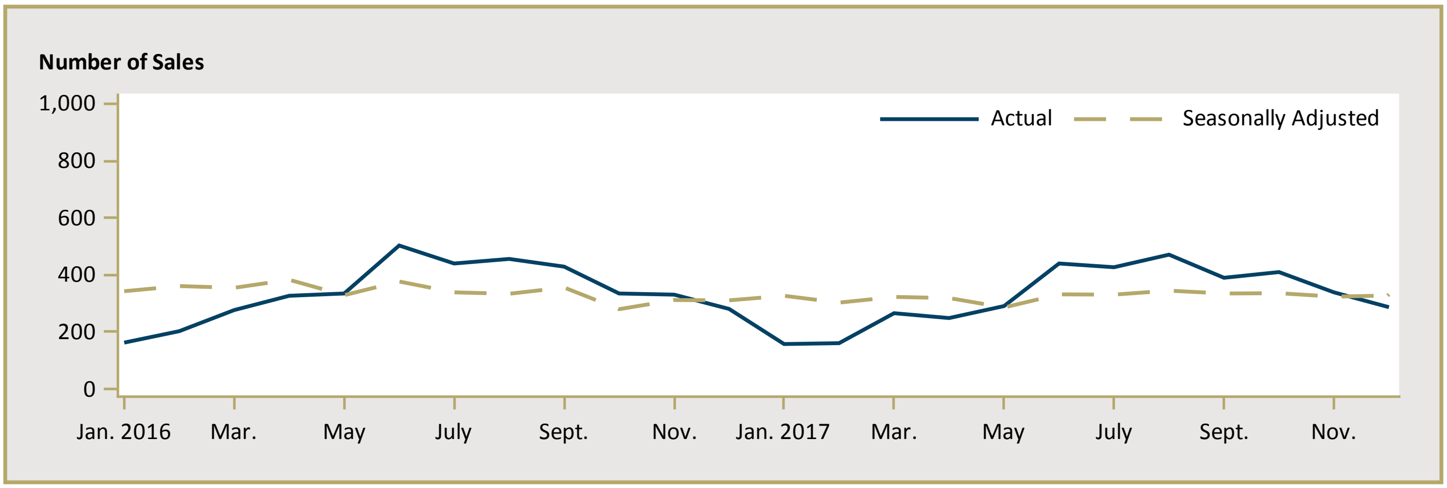
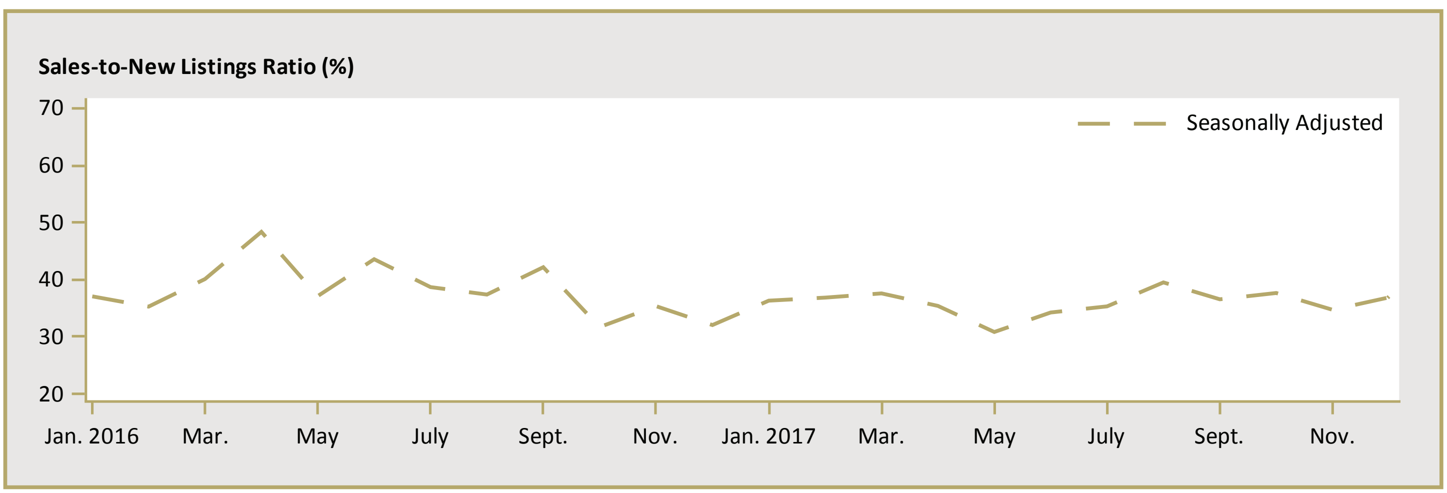


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Newfoundland and Labrador



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2017

		Interest Rates			NHPI, Total, St. John's CMA 2016.12 =100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2016	January	561	3.14	4.64	100.3	128.9	114.2	6.5	68.0	953
	February	561	3.14	4.64	100.3	129.3	114.0	7.5	68.4	937
	March	561	3.14	4.64	100.2	129.9	114.8	7.3	68.7	928
	April	561	3.14	4.64	100.2	130.6	115.8	7.4	69.2	931
	May	561	3.14	4.64	100.3	131.2	117.3	6.8	69.6	937
	June	561	3.14	4.64	100.3	132.7	118.3	6.8	70.1	941
	July	567	3.14	4.74	100.0	133.8	118.6	6.9	70.2	947
	August	567	3.14	4.74	99.8	133.5	118.1	7.0	69.9	958
	September	561	3.14	4.64	100.0	134.1	118.0	7.4	69.9	968
	October	561	3.14	4.64	100.0	134.6	116.4	8.3	69.7	971
	November	561	3.14	4.64	100.0	133.8	115.6	9.3	69.8	979
	December	561	3.14	4.64	100.0	133.7	114.0	9.8	69.3	982
2017	January	561	3.14	4.64	99.6	134.9	114.1	9.6	69.0	991
	February	561	3.14	4.64	99.6	134.7	113.7	9.1	68.4	981
	March	561	3.14	4.64	99.5	135.1	113.2	8.9	67.8	979
	April	561	3.14	4.64	99.5	135.2	112.5	8.3	66.8	973
	May	561	3.14	4.64	99.5	135.1	110.4	8.5	65.6	978
	June	561	3.14	4.64	99.4	134.8	110.0	7.9	64.9	982
	July	573	3.14	4.84	99.4	135.2	109.1	8.4	64.6	981
	August	573	3.14	4.84	98.9	135.1	109.0	8.4	64.4	979
	September	575	3.09	4.89	98.9	136.1	107.1	8.9	63.7	970
	October	581	3.24	4.99	98.9	135.7	106.8	8.8	63.4	972
	November	581	3.24	4.99	99.0	136.2	108.3	8.5	64.1	968
	December	581	3.24	4.99		135.7	110.0	8.2	64.8	960

"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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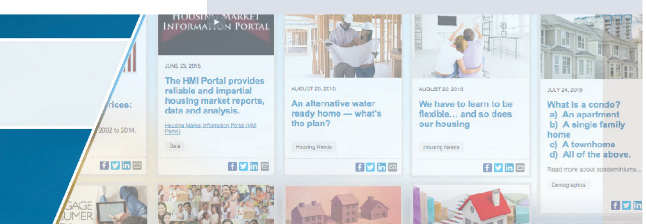

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