

# HOUSING NOW TABLES

Saint John, Moncton CMAs and Fredericton 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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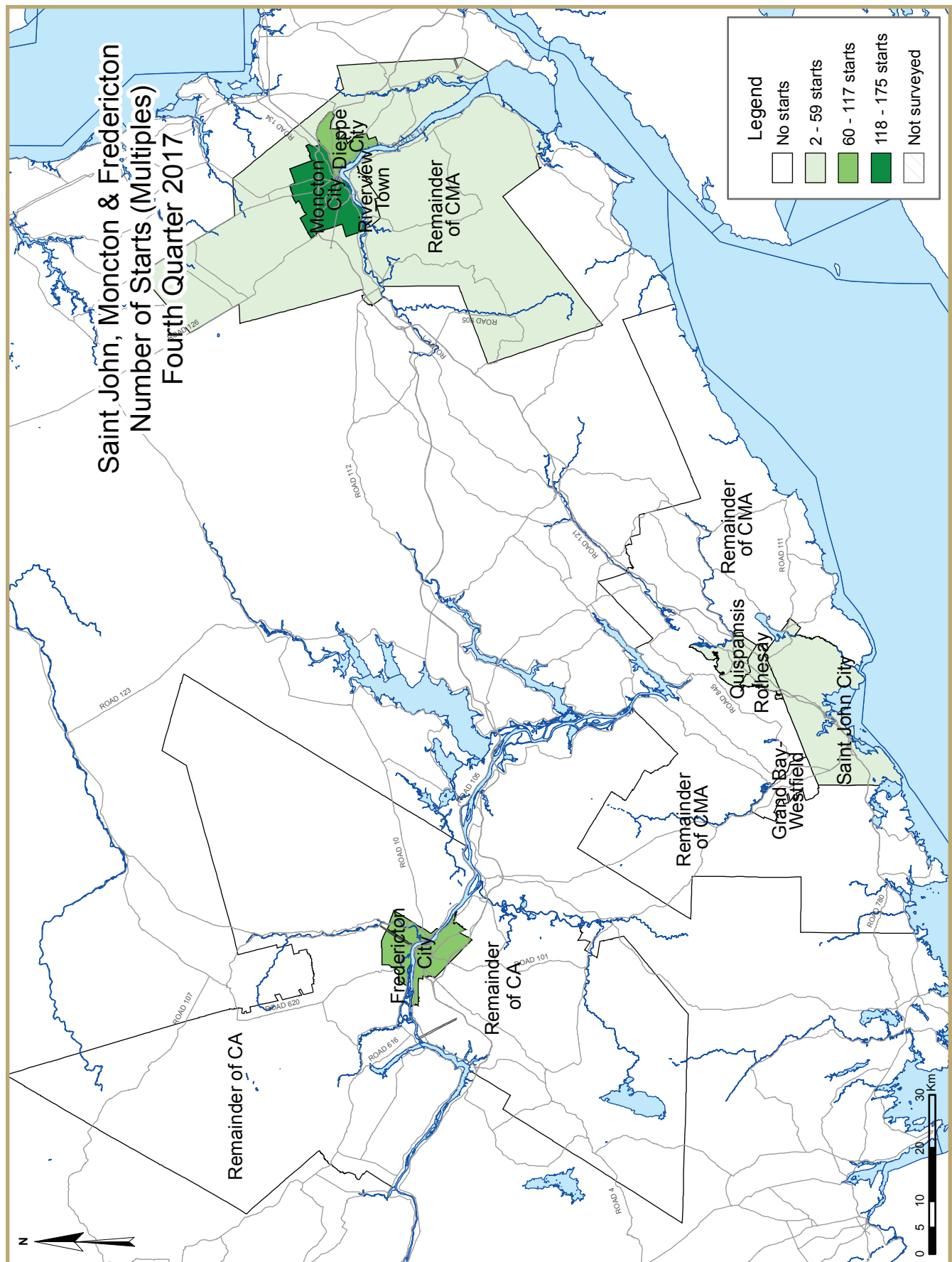
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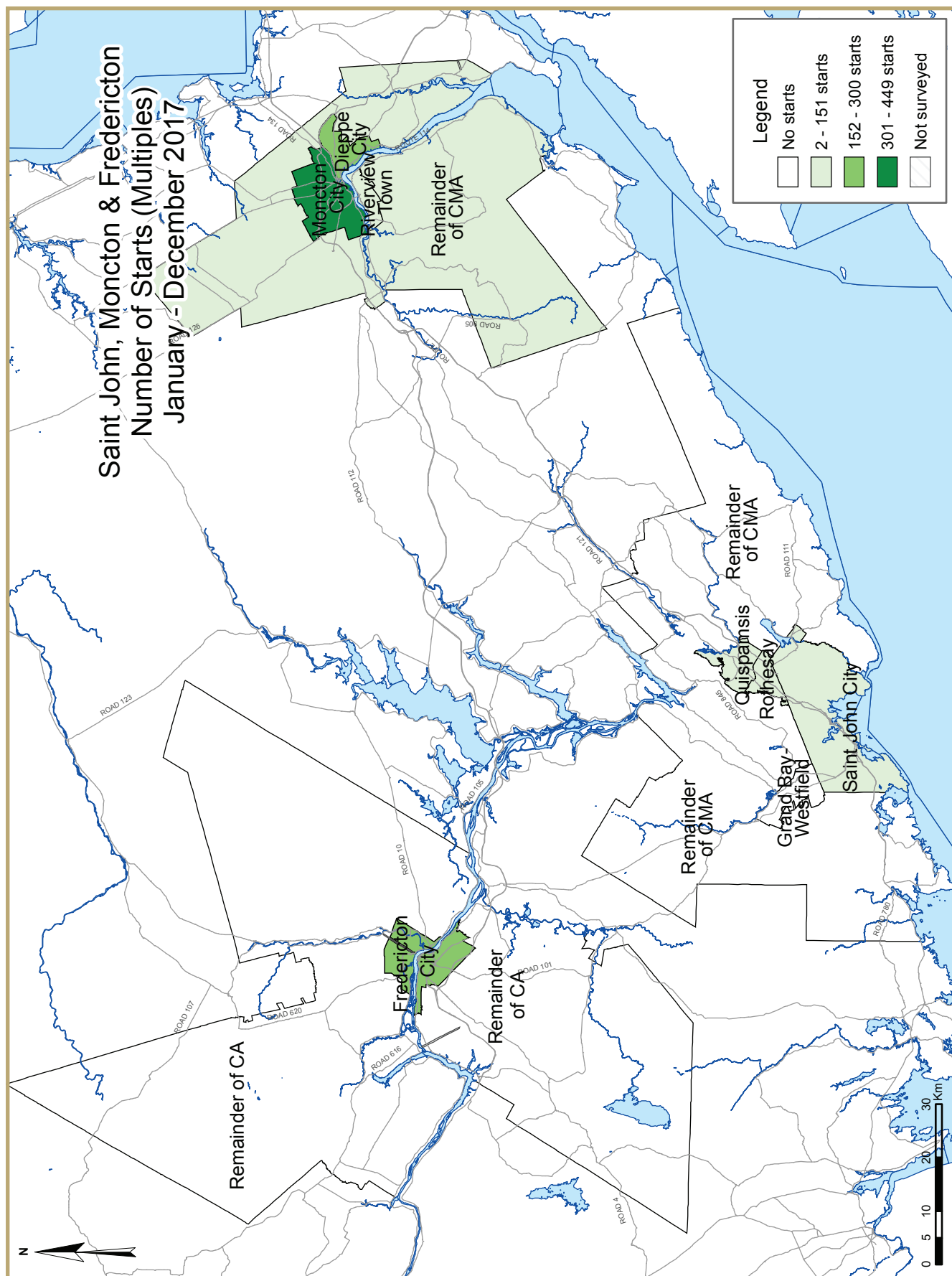
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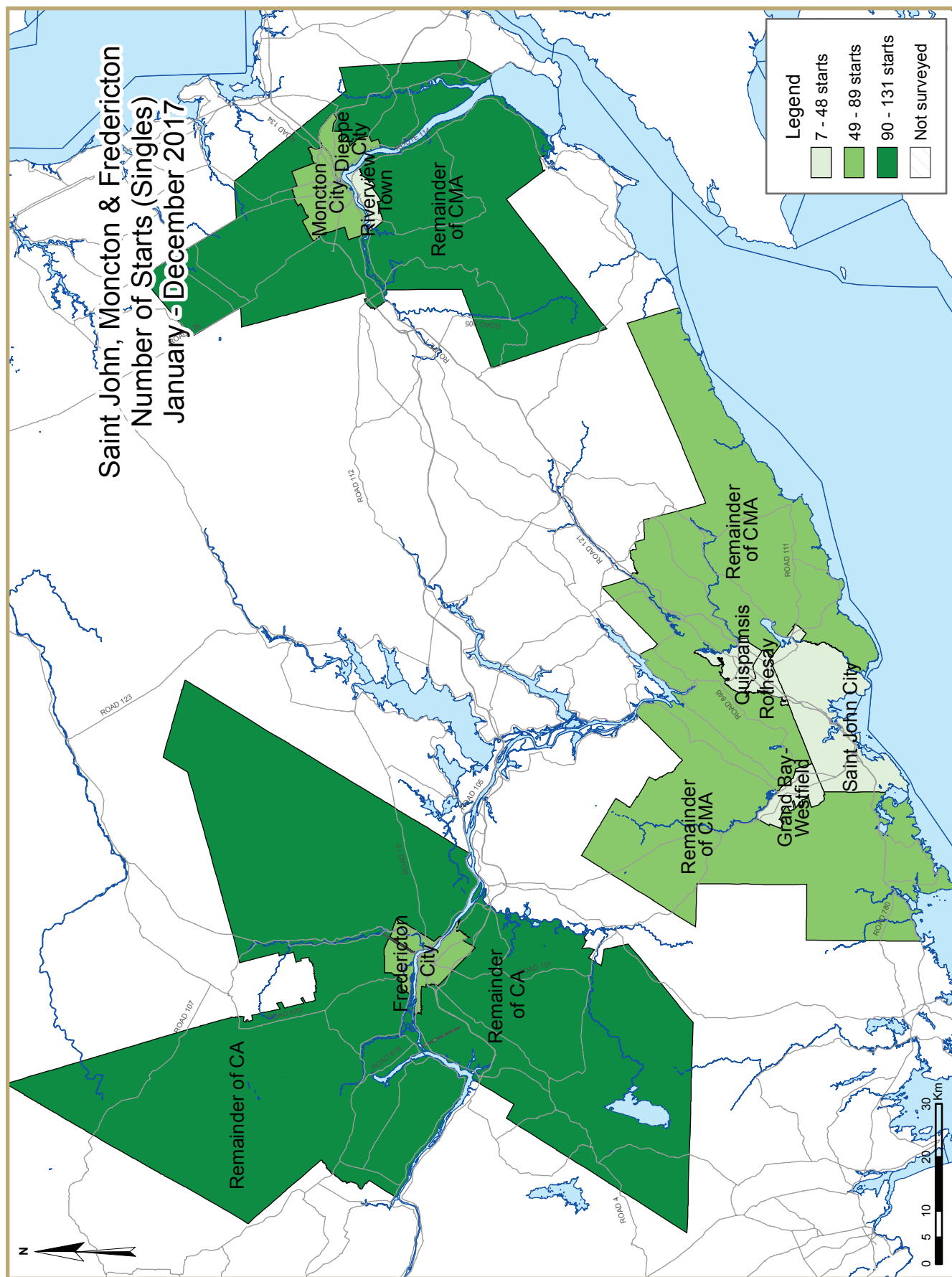




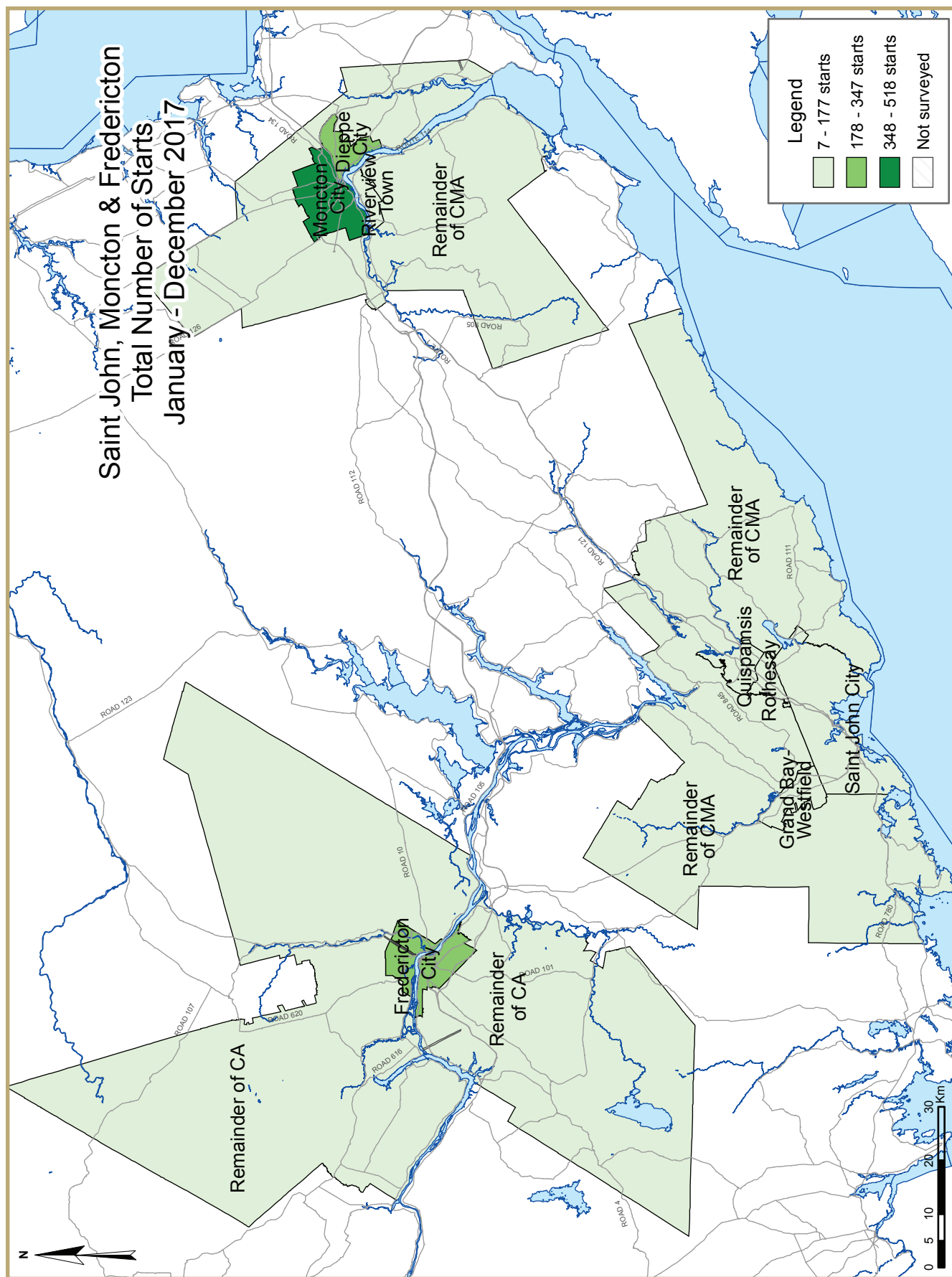














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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
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- 4 Absorbed Single-Detached Units by Price Range

## Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 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 I: Housing Starts (SAAR and Trend)**  
**Fourth Quarter 2017**

<b>Saint John CMA<sup>1</sup></b>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	873	810	187	261	146	169	187	189
Multiples	3,893	5,830	48	24	312	136	140	192
Total	4,766	6,640	235	285	458	305	327	381
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	193	225	39	64	64.1%	100	121	21.0%
Multiples	260	128	7	64	814.3%	10	64	540.0%
Total	453	225	46	128	178.3%	110	185	68.2%

**Table I: Housing Starts (SAAR and Trend)**  
**Fourth Quarter 2017**

<b>Moncton CMA<sup>1</sup></b>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	486	487	332	187	183	276	265	248
Multiples	191	282	1,680	1,092	420	814	816	826
Total	677	769	2,012	1,279	603	1,090	1,081	1,074
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	289	237	78	96	23.1%	181	180	-0.6%
Multiples	533	1,083	240	147	-38.8%	312	396	26.9%
Total	822	1,320	318	243	-23.6%	493	576	16.8%

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Detailed data available upon request

**Table 1.1a: Housing Activity Summary of Saint John 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	51	8	0	0	0	0	0	24	83
Q4 2016	31	0	6	0	0	0	0	4	41
% Change	64.5	n/a	-100.0	n/a	n/a	n/a	n/a	**	102.4
Year-to-date 2017	165	11	0	0	0	0	7	85	268
Year-to-date 2016	124	6	9	0	0	0	7	5	151
% Change	33.1	83.3	-100.0	n/a	n/a	n/a	0.0	**	77.5
UNDER CONSTRUCTION									
Q4 2017	106	14	6	0	0	0	0	88	214
Q4 2016	81	8	15	0	0	0	2	11	117
% Change	30.9	75.0	-60.0	n/a	n/a	n/a	-100.0	**	82.9
COMPLETIONS									
Q4 2017	50	1	3	0	0	0	2	0	56
Q4 2016	46	0	0	0	0	0	2	1	49
% Change	8.7	n/a	n/a	n/a	n/a	n/a	0.0	-100.0	14.3
Year-to-date 2017	143	5	9	0	0	0	7	8	172
Year-to-date 2016	140	12	11	0	0	0	9	140	312
% Change	2.1	-58.3	-18.2	n/a	n/a	n/a	-22.2	-94.3	-44.9
COMPLETED & NOT ABSORBED									
Q4 2017	6	1	2	0	0	0	n/a	n/a	9
Q4 2016	8	0	3	0	0	2	n/a	n/a	13
% Change	-25.0	n/a	-33.3	n/a	n/a	-100.0	n/a	n/a	-30.8
ABSORBED									
Q4 2017	50	1	3	0	0	0	n/a	n/a	54
Q4 2016	45	0	0	0	0	0	n/a	n/a	45
% Change	11.1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	20.0
Year-to-date 2017	144	4	10	0	0	2	n/a	n/a	160
Year-to-date 2016	138	12	8	0	0	0	n/a	n/a	158
% Change	4.3	-66.7	25.0	n/a	n/a	n/a	n/a	n/a	1.3

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

**Table 1.1b: Housing Activity Summary of Moncton 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	56	44	15	0	0	0	10	207	332
Q4 2016	52	26	7	0	6	32	7	0	130
% Change	7.7	69.2	114.3	n/a	-100.0	-100.0	42.9	n/a	155.4
Year-to-date 2017	215	172	44	0	0	41	31	405	908
Year-to-date 2016	210	106	55	2	6	32	28	184	623
% Change	2.4	62.3	-20.0	-100.0	-100.0	28.1	10.7	120.1	45.7
UNDER CONSTRUCTION									
Q4 2017	148	120	74	0	0	41	15	559	957
Q4 2016	145	84	55	7	6	42	14	159	512
% Change	2.1	42.9	34.5	-100.0	-100.0	-2.4	7.1	**	86.9
COMPLETIONS									
Q4 2017	63	44	7	0	0	0	5	1	120
Q4 2016	64	30	4	1	0	0	9	49	157
% Change	-1.6	46.7	75.0	-100.0	n/a	n/a	-44.4	-98.0	-23.6
Year-to-date 2017	209	140	25	7	6	0	31	47	465
Year-to-date 2016	244	160	58	4	6	0	37	493	1,002
% Change	-14.3	-12.5	-56.9	75.0	0.0	n/a	-16.2	-90.5	-53.6
COMPLETED & NOT ABSORBED									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	16	7	5	0	4	5	n/a	n/a	37
% Change	-100.0	-100.0	-100.0	n/a	-100.0	-100.0	n/a	n/a	-100.0
ABSORBED									
Q4 2017	63	44	7	0	0	0	n/a	n/a	114
Q4 2016	65	41	8	1	0	0	n/a	n/a	115
% Change	-3.1	7.3	-12.5	-100.0	n/a	n/a	n/a	n/a	-0.9
Year-to-date 2017	225	145	30	7	10	5	n/a	n/a	422
Year-to-date 2016	228	169	57	4	2	16	n/a	n/a	476
% Change	-1.3	-14.2	-47.4	75.0	**	-68.8	n/a	n/a	-11.3

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



**Table 1.1c: Housing Activity Summary of Fredericton 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	64	2	6	0	0	0	21	42	135
Q4 2016	43	10	36	0	0	0	3	35	131
% Change	48.8	-80.0	-83.3	n/a	n/a	n/a	**	20.0	3.1
Year-to-date 2017	192	6	32	0	0	0	54	109	393
Year-to-date 2016	139	12	65	0	0	48	18	95	383
% Change	38.1	-50.0	-50.8	n/a	n/a	-100.0	200.0	14.7	2.6
UNDER CONSTRUCTION									
Q4 2017	143	6	32	0	0	0	67	168	416
Q4 2016	89	14	53	0	0	48	7	142	359
% Change	60.7	-57.1	-39.6	n/a	n/a	-100.0	**	18.3	15.9
COMPLETIONS									
Q4 2017	41	6	0	0	0	0	8	95	150
Q4 2016	31	0	0	0	0	0	2	46	79
% Change	32.3	n/a	n/a	n/a	n/a	n/a	**	106.5	89.9
Year-to-date 2017	138	14	7	0	0	0	47	131	337
Year-to-date 2016	184	8	10	0	0	0	54	245	501
% Change	-25.0	75.0	-30.0	n/a	n/a	n/a	-13.0	-46.5	-32.7
COMPLETED & NOT ABSORBED									
Q4 2017	14	6	0	0	0	0	n/a	n/a	20
Q4 2016	12	4	5	0	0	49	n/a	n/a	70
% Change	16.7	50.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-71.4
ABSORBED									
Q4 2017	33	3	0	0	0	0	n/a	n/a	36
Q4 2016	33	0	1	0	0	2	n/a	n/a	36
% Change	0.0	n/a	-100.0	n/a	n/a	-100.0	n/a	n/a	0.0
Year-to-date 2017	134	12	7	0	0	10	n/a	n/a	163
Year-to-date 2016	185	8	19	0	1	5	n/a	n/a	218
% Change	-27.6	50.0	-63.2	n/a	-100.0	100.0	n/a	n/a	-25.2

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									
Saint John City									
Q4 2017	7	2	0	0	0	0	0	24	33
Q4 2016	7	0	6	0	0	0	0	3	16
Grand Bay-Westfield									
Q4 2017	2	0	0	0	0	0	0	0	2
Q4 2016	3	0	0	0	0	0	0	0	3
Quispamsis									
Q4 2017	14	2	0	0	0	0	0	0	16
Q4 2016	12	0	0	0	0	0	0	1	13
Rothsay									
Q4 2017	5	4	0	0	0	0	0	0	9
Q4 2016	6	0	0	0	0	0	0	0	6
Remainder of Saint John CMA									
Q4 2017	23	0	0	0	0	0	0	0	23
Q4 2016	3	0	0	0	0	0	0	0	3
Saint John CMA									
Q4 2017	51	8	0	0	0	0	0	24	83
Q4 2016	31	0	6	0	0	0	0	4	41
Moncton City									
Q4 2017	17	22	15	0	0	0	2	138	194
Q4 2016	11	18	7	0	0	0	3	0	39
Dieppe City									
Q4 2017	11	14	0	0	0	0	5	68	98
Q4 2016	12	6	0	0	0	32	1	0	51
Riverview Town									
Q4 2017	7	6	0	0	0	0	0	0	13
Q4 2016	4	2	0	0	6	0	2	0	14
Remainder of Moncton CMA									
Q4 2017	21	2	0	0	0	0	3	1	27
Q4 2016	25	0	0	0	0	0	1	0	26
Moncton CMA									
Q4 2017	56	44	15	0	0	0	10	207	332
Q4 2016	52	26	7	0	6	32	7	0	130
Fredericton City									
Q4 2017	28	2	6	0	0	0	19	42	97
Q4 2016	9	8	36	0	0	0	1	35	93
Remainder of Fredericton CA									
Q4 2017	36	0	0	0	0	0	2	0	38
Q4 2016	34	2	0	0	0	0	2	0	38
Fredericton CA									
Q4 2017	64	2	6	0	0	0	21	42	135
Q4 2016	43	10	36	0	0	0	3	35	131

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	
UNDER CONSTRUCTION									
Saint John City									
Q4 2017	21	8	6	0	0	0	0	74	109
Q4 2016	19	6	15	0	0	0	2	10	52
Grand Bay-Westfield									
Q4 2017	3	0	0	0	0	0	0	0	3
Q4 2016	6	0	0	0	0	0	0	0	6
Quispamsis									
Q4 2017	28	2	0	0	0	0	0	0	30
Q4 2016	24	2	0	0	0	0	0	1	27
Rothsay									
Q4 2017	16	4	0	0	0	0	0	14	34
Q4 2016	15	0	0	0	0	0	0	0	15
Remainder of Saint John CMA									
Q4 2017	38	0	0	0	0	0	0	0	38
Q4 2016	17	0	0	0	0	0	0	0	17
Saint John CMA									
Q4 2017	106	14	6	0	0	0	0	88	214
Q4 2016	81	8	15	0	0	0	2	11	117
Moncton City									
Q4 2017	41	60	59	0	0	41	4	287	492
Q4 2016	45	52	47	7	0	10	5	2	168
Dieppe City									
Q4 2017	30	40	11	0	0	0	7	271	359
Q4 2016	20	22	4	0	0	32	2	155	235
Riverview Town									
Q4 2017	13	18	0	0	0	0	0	0	31
Q4 2016	8	10	4	0	6	0	5	0	33
Remainder of Moncton CMA									
Q4 2017	64	2	4	0	0	0	4	1	75
Q4 2016	72	0	0	0	0	0	2	2	76
Moncton CMA									
Q4 2017	148	120	74	0	0	41	15	559	957
Q4 2016	145	84	55	7	6	42	14	159	512
Fredericton City									
Q4 2017	58	6	32	0	0	0	64	168	328
Q4 2016	39	12	53	0	0	48	6	142	306
Remainder of Fredericton CA									
Q4 2017	85	0	0	0	0	0	3	0	88
Q4 2016	50	2	0	0	0	0	1	0	53
Fredericton CA									
Q4 2017	143	6	32	0	0	0	67	168	416
Q4 2016	89	14	53	0	0	48	7	142	359

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									
Saint John City									
Q4 2017	10	1	3	0	0	0	1	0	15
Q4 2016	18	0	0	0	0	0	1	0	19
Grand Bay-Westfield									
Q4 2017	2	0	0	0	0	0	0	0	2
Q4 2016	5	0	0	0	0	0	0	0	5
Quispamsis									
Q4 2017	11	0	0	0	0	0	1	0	12
Q4 2016	13	0	0	0	0	0	1	1	15
Rothsay									
Q4 2017	7	0	0	0	0	0	0	0	7
Q4 2016	7	0	0	0	0	0	0	0	7
Remainder of Saint John CMA									
Q4 2017	20	0	0	0	0	0	0	0	20
Q4 2016	3	0	0	0	0	0	0	0	3
Saint John CMA									
Q4 2017	50	1	3	0	0	0	2	0	56
Q4 2016	46	0	0	0	0	0	2	1	49
Moncton City									
Q4 2017	17	26	7	0	0	0	0	0	50
Q4 2016	14	22	0	1	0	0	2	24	63
Dieppe City									
Q4 2017	12	4	0	0	0	0	1	1	18
Q4 2016	7	6	0	0	0	0	4	1	18
Riverview Town									
Q4 2017	3	14	0	0	0	0	4	0	21
Q4 2016	8	2	4	0	0	0	3	24	41
Remainder of Moncton CMA									
Q4 2017	31	0	0	0	0	0	0	0	31
Q4 2016	35	0	0	0	0	0	0	0	35
Moncton CMA									
Q4 2017	63	44	7	0	0	0	5	1	120
Q4 2016	64	30	4	1	0	0	9	49	157
Fredericton City									
Q4 2017	15	6	0	0	0	0	6	95	122
Q4 2016	12	0	0	0	0	0	0	46	58
Remainder of Fredericton CA									
Q4 2017	26	0	0	0	0	0	2	0	28
Q4 2016	19	0	0	0	0	0	2	0	21
Fredericton CA									
Q4 2017	41	6	0	0	0	0	8	95	150
Q4 2016	31	0	0	0	0	0	2	46	79

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	
COMPLETED & NOT ABSORBED									
Saint John City									
Q4 2017	5	1	2	0	0	0	n/a	n/a	8
Q4 2016	4	0	3	0	0	2	n/a	n/a	9
Grand Bay-Westfield									
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
Quispamsis									
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Rothesay									
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
Remainder of Saint John CMA									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Saint John CMA									
Q4 2017	6	1	2	0	0	0	n/a	n/a	9
Q4 2016	8	0	3	0	0	2	n/a	n/a	13
Moncton City									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	5	5	0	0	0	5	n/a	n/a	15
Dieppe City									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	3	1	4	0	4	0	n/a	n/a	12
Riverview Town									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	8	1	1	0	0	0	n/a	n/a	10
Remainder of Moncton CMA									
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
Moncton CMA									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	16	7	5	0	4	5	n/a	n/a	37
Fredericton City									
Q4 2017	7	6	0	0	0	0	n/a	n/a	13
Q4 2016	10	4	5	0	0	49	n/a	n/a	68
Remainder of Fredericton CA									
Q4 2017	7	0	0	0	0	0	n/a	n/a	7
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
Fredericton CA									
Q4 2017	14	6	0	0	0	0	n/a	n/a	20
Q4 2016	12	4	5	0	0	49	n/a	n/a	70

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									
Saint John City									
Q4 2017	10	1	3	0	0	0	n/a	n/a	14
Q4 2016	16	0	0	0	0	0	n/a	n/a	16
Grand Bay-Westfield									
Q4 2017	2	0	0	0	0	0	n/a	n/a	2
Q4 2016	5	0	0	0	0	0	n/a	n/a	5
Quispamsis									
Q4 2017	10	0	0	0	0	0	n/a	n/a	10
Q4 2016	14	0	0	0	0	0	n/a	n/a	14
Rothsay									
Q4 2017	8	0	0	0	0	0	n/a	n/a	8
Q4 2016	7	0	0	0	0	0	n/a	n/a	7
Remainder of Saint John CMA									
Q4 2017	20	0	0	0	0	0	n/a	n/a	20
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Saint John CMA									
Q4 2017	50	1	3	0	0	0	n/a	n/a	54
Q4 2016	45	0	0	0	0	0	n/a	n/a	45
Moncton City									
Q4 2017	17	26	7	0	0	0	n/a	n/a	50
Q4 2016	15	26	0	1	0	0	n/a	n/a	42
Dieppe City									
Q4 2017	12	4	0	0	0	0	n/a	n/a	16
Q4 2016	7	11	3	0	0	0	n/a	n/a	21
Riverview Town									
Q4 2017	3	14	0	0	0	0	n/a	n/a	17
Q4 2016	8	3	5	0	0	0	n/a	n/a	16
Remainder of Moncton CMA									
Q4 2017	31	0	0	0	0	0	n/a	n/a	31
Q4 2016	35	1	0	0	0	0	n/a	n/a	36
Moncton CMA									
Q4 2017	63	44	7	0	0	0	n/a	n/a	114
Q4 2016	65	41	8	1	0	0	n/a	n/a	115
Fredericton City									
Q4 2017	13	3	0	0	0	0	n/a	n/a	16
Q4 2016	12	0	1	0	0	2	n/a	n/a	15
Remainder of Fredericton CA									
Q4 2017	20	0	0	0	0	0	n/a	n/a	20
Q4 2016	21	0	0	0	0	0	n/a	n/a	21
Fredericton CA									
Q4 2017	33	3	0	0	0	0	n/a	n/a	36
Q4 2016	33	0	1	0	0	2	n/a	n/a	36

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

**Table 1.3a: History of Housing Starts of Saint John 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	165	11	0	0	0	0	7	85	268
% Change	33.1	83.3	-100.0	n/a	n/a	n/a	0.0	**	77.5
2016	124	6	9	0	0	0	7	5	151
% Change	0.8	-33.3	-35.7	n/a	n/a	n/a	0.0	-93.1	-32.9
2015	123	9	14	0	0	0	7	72	225
% Change	1.7	-55.0	40.0	n/a	n/a	n/a	16.7	-8.9	-4.7
2014	121	20	10	0	0	0	6	79	236
% Change	-10.4	-23.1	-33.3	n/a	n/a	n/a	20.0	-16.8	-14.5
2013	135	26	15	0	0	0	5	95	276
% Change	-27.4	44.4	15.4	n/a	n/a	n/a	25.0	-29.1	-22.3
2012	186	18	13	0	0	0	4	134	355
% Change	-14.3	-47.1	-50.0	n/a	-100.0	n/a	33.3	71.8	-1.7
2011	217	34	26	0	3	0	3	78	361
% Change	-36.2	70.0	-39.5	n/a	n/a	-100.0	-62.5	-51.6	-44.7
2010	340	20	43	0	0	81	8	161	653
% Change	-7.9	-63.0	-8.5	n/a	-100.0	**	n/a	1.9	-0.9
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Moncton 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	215	172	44	0	0	41	31	405	908
% Change	2.4	62.3	-20.0	-100.0	-100.0	28.1	10.7	120.1	45.7
2016	210	106	55	2	6	32	28	184	623
% Change	1.4	-13.1	-14.1	-81.8	n/a	**	12.0	52.1	5.2
2015	207	122	64	11	0	10	25	121	592
% Change	-17.9	-42.5	48.8	n/a	-100.0	n/a	150.0	-62.7	-30.5
2014	252	212	43	0	11	0	10	324	852
% Change	7.2	-1.9	30.3	n/a	37.5	n/a	-56.5	-18.2	-6.5
2013	235	216	33	0	8	0	23	396	911
% Change	-30.5	-39.7	-47.6	n/a	**	n/a	-11.5	-22.4	-29.8
2012	338	358	63	0	2	0	26	510	1,297
% Change	-8.2	5.9	3.3	n/a	-50.0	-100.0	0.0	43.3	8.6
2011	368	338	61	0	4	41	26	356	1,194
% Change	-18.0	-13.3	-10.3	n/a	-80.0	n/a	4.0	-20.5	-14.7
2010	449	390	68	0	20	0	25	448	1,400
% Change	15.4	15.4	58.1	n/a	-25.9	-100.0	-44.4	**	43.9
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359

Source: CMHC (Starts and Completions Survey)



**Table 1.3c: History of Housing Starts of Fredericton 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	192	6	32	0	0	0	54	109	393
% Change	38.1	-50.0	-50.8	n/a	n/a	-100.0	200.0	14.7	2.6
2016	139	12	65	0	0	48	18	95	383
% Change	-16.8	-14.3	**	n/a	n/a	n/a	-59.1	-24.0	1.9
2015	167	14	6	0	0	0	44	125	376
% Change	-34.5	-22.2	100.0	n/a	n/a	-100.0	**	45.3	-5.5
2014	255	18	3	0	0	12	13	86	398
% Change	-15.6	-10.0	-90.3	n/a	-100.0	n/a	-50.0	-69.2	-40.9
2013	302	20	31	0	15	0	26	279	673
% Change	-14.2	-23.1	-36.7	n/a	n/a	n/a	73.3	45.3	6.2
2012	352	26	49	0	0	0	15	192	634
% Change	7.6	-7.1	-50.0	n/a	n/a	-100.0	25.0	-14.7	-13.2
2011	327	28	98	0	0	40	12	225	730
% Change	-3.8	55.6	36.1	n/a	-100.0	-13.0	-60.0	25.7	5.2
2010	340	18	72	0	9	46	30	179	694
% Change	-7.4	12.5	80.0	n/a	28.6	-52.6	-53.8	9.8	-8.1
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698

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
<b>Saint John CMA</b>	51	31	8	0	0	6	24	4	83	41	102.4
Saint John City	7	7	2	0	0	6	24	3	33	16	106.3
Grand Bay-Westfield	2	3	0	0	0	0	0	0	2	3	-33.3
Quispamsis	14	12	2	0	0	0	0	1	16	13	23.1
Rothsay	5	6	4	0	0	0	0	0	9	6	50.0
Remainder of CMA	23	3	0	0	0	0	0	0	23	3	**
<b>Moncton CMA</b>	66	59	44	26	15	13	207	32	332	130	155.4
Moncton City	19	14	22	18	15	7	138	0	194	39	**
Dieppe City	16	13	14	6	0	0	68	32	98	51	92.2
Riverview Town	7	6	6	2	0	6	0	0	13	14	-7.1
Remainder of Moncton CMA	24	26	2	0	0	0	1	0	27	26	3.8
<b>Fredericton CA</b>	68	46	4	10	21	36	42	39	135	131	3.1
Fredericton City	30	10	4	8	21	36	42	39	97	93	4.3
Remainder of Fredericton CA	38	36	0	2	0	0	0	0	38	38	0.0

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
<b>Saint John CMA</b>	172	131	11	6	0	9	85	5	268	151	77.5
Saint John City	35	37	5	2	0	9	71	4	111	52	113.5
Grand Bay-Westfield	7	8	0	0	0	0	0	0	7	8	-12.5
Quispamsis	46	40	2	4	0	0	0	1	48	45	6.7
Rothsay	25	24	4	0	0	0	14	0	43	24	79.2
Remainder of CMA	59	22	0	0	0	0	0	0	59	22	168.2
<b>Moncton CMA</b>	246	240	172	106	44	61	446	216	908	623	45.7
Moncton City	69	67	92	64	29	47	328	2	518	180	187.8
Dieppe City	52	33	46	30	11	4	117	188	226	255	-11.4
Riverview Town	27	25	32	12	0	10	0	24	59	71	-16.9
Remainder of Moncton CMA	98	115	2	0	4	0	1	2	105	117	-10.3
<b>Fredericton CA</b>	209	152	8	12	67	70	109	149	393	383	2.6
Fredericton City	78	60	8	10	67	70	109	149	262	289	-9.3
Remainder of Fredericton CA	131	92	0	2	0	0	0	0	131	94	39.4

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
<b>Saint John CMA</b>	0	6	0	0	0	0	24	4
Saint John City	0	6	0	0	0	0	24	3
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	1
Rothsay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	15	13	0	0	0	32	207	0
Moncton City	15	7	0	0	0	0	138	0
Dieppe City	0	0	0	0	0	32	68	0
Riverview Town	0	6	0	0	0	0	0	0
Remainder of Moncton CMA	0	0	0	0	0	0	1	0
<b>Fredericton CA</b>	6	36	15	0	0	0	42	35
Fredericton City	6	36	15	0	0	0	42	35
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

**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
<b>Saint John CMA</b>	0	9	0	0	0	0	85	5
Saint John City	0	9	0	0	0	0	71	4
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	1
Rothsay	0	0	0	0	0	0	14	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	44	61	0	0	41	32	405	184
Moncton City	29	47	0	0	41	0	287	2
Dieppe City	11	4	0	0	0	32	117	156
Riverview Town	0	10	0	0	0	0	0	24
Remainder of Moncton CMA	4	0	0	0	0	0	1	2
<b>Fredericton CA</b>	32	65	35	5	0	48	109	95
Fredericton City	32	65	35	5	0	48	109	95
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

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
<b>Saint John CMA</b>	59	37	0	0	24	4	83	41
Saint John City	9	13	0	0	24	3	33	16
Grand Bay-Westfield	2	3	0	0	0	0	2	3
Quispamsis	16	12	0	0	0	1	16	13
Rothsay	9	6	0	0	0	0	9	6
Remainder of CMA	23	3	0	0	0	0	23	3
<b>Moncton CMA</b>	115	85	0	38	217	7	332	130
Moncton City	54	36	0	0	140	3	194	39
Dieppe City	25	18	0	32	73	1	98	51
Riverview Town	13	6	0	6	0	2	13	14
Remainder of Moncton CMA	23	25	0	0	4	1	27	26
<b>Fredericton CA</b>	72	89	0	0	63	38	135	131
Fredericton City	36	53	0	0	61	36	97	93
Remainder of Fredericton CA	36	36	0	0	2	2	38	38

**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
<b>Saint John CMA</b>	176	139	0	0	92	12	268	151
Saint John City	39	44	0	0	72	8	111	52
Grand Bay-Westfield	7	8	0	0	0	0	7	8
Quispamsis	42	41	0	0	6	4	48	45
Rothsay	29	24	0	0	14	0	43	24
Remainder of CMA	59	22	0	0	0	0	59	22
<b>Moncton CMA</b>	431	371	41	40	436	212	908	623
Moncton City	182	167	41	2	295	11	518	180
Dieppe City	100	63	0	32	126	160	226	255
Riverview Town	49	32	0	6	10	33	59	71
Remainder of Moncton CMA	100	109	0	0	5	8	105	117
<b>Fredericton CA</b>	230	216	0	48	163	113	393	383
Fredericton City	110	128	0	48	152	107	262	289
Remainder of Fredericton CA	120	88	0	0	11	6	131	94

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
<b>Saint John CMA</b>	52	48	1	0	3	0	0	1	56	49	14.3
Saint John City	11	19	1	0	3	0	0	0	15	19	-21.1
Grand Bay-Westfield	2	5	0	0	0	0	0	0	2	5	-60.0
Quispamsis	12	14	0	0	0	0	0	1	12	15	-20.0
Rothsay	7	7	0	0	0	0	0	0	7	7	0.0
Remainder of CMA	20	3	0	0	0	0	0	0	20	3	**
<b>Moncton CMA</b>	68	74	44	30	7	4	1	49	120	157	-23.6
Moncton City	17	17	26	22	7	0	0	24	50	63	-20.6
Dieppe City	13	11	4	6	0	0	1	1	18	18	0.0
Riverview Town	7	11	14	2	0	4	0	24	21	41	-48.8
Remainder of Moncton CMA	31	35	0	0	0	0	0	0	31	35	-11.4
<b>Fredericton CA</b>	45	33	6	0	4	0	95	46	150	79	89.9
Fredericton City	17	12	6	0	4	0	95	46	122	58	110.3
Remainder of Fredericton CA	28	21	0	0	0	0	0	0	28	21	33.3

**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
<b>Saint John CMA</b>	150	147	5	14	9	11	8	140	172	312	-44.9
Saint John City	33	33	3	10	9	4	7	104	52	151	-65.6
Grand Bay-Westfield	10	10	0	0	0	3	0	0	10	13	-23.1
Quispamsis	42	53	2	2	0	0	1	3	45	58	-22.4
Rothsay	25	25	0	0	0	4	0	33	25	62	-59.7
Remainder of CMA	40	26	0	2	0	0	0	0	40	28	42.9
<b>Moncton CMA</b>	247	285	140	160	31	64	47	493	465	1,002	-53.6
Moncton City	79	79	88	104	17	12	12	379	196	574	-65.9
Dieppe City	37	49	28	34	4	34	33	49	102	166	-38.6
Riverview Town	27	34	24	20	10	14	0	64	61	132	-53.8
Remainder of Moncton CMA	104	123	0	2	0	4	2	1	106	130	-18.5
<b>Fredericton CA</b>	154	197	14	8	34	51	135	245	337	501	-32.7
Fredericton City	59	75	12	6	34	51	135	245	240	377	-36.3
Remainder of Fredericton CA	95	122	2	2	0	0	0	0	97	124	-21.8

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
<b>Saint John CMA</b>	3	0	0	0	0	0	0	1
Saint John City	3	0	0	0	0	0	0	0
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	1
Rothsay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	7	4	0	0	0	0	1	49
Moncton City	7	0	0	0	0	0	0	24
Dieppe City	0	0	0	0	0	0	1	1
Riverview Town	0	4	0	0	0	0	0	24
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
<b>Fredericton CA</b>	0	0	4	0	0	0	95	46
Fredericton City	0	0	4	0	0	0	95	46
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

**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
<b>Saint John CMA</b>	9	11	0	0	0	0	8	140
Saint John City	9	4	0	0	0	0	7	104
Grand Bay-Westfield	0	3	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	1	3
Rothsay	0	4	0	0	0	0	0	33
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	31	64	0	0	0	0	47	493
Moncton City	17	12	0	0	0	0	12	379
Dieppe City	4	34	0	0	0	0	33	49
Riverview Town	10	14	0	0	0	0	0	64
Remainder of Moncton CMA	0	4	0	0	0	0	2	1
<b>Fredericton CA</b>	3	10	31	41	4	0	131	245
Fredericton City	3	10	31	41	4	0	131	245
Remainder of Fredericton CA	0	0	0	0	0	0	0	0

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
<b>Saint John CMA</b>	54	46	0	0	2	3	56	49
Saint John City	14	18	0	0	1	1	15	19
Grand Bay-Westfield	2	5	0	0	0	0	2	5
Quispamsis	11	13	0	0	1	2	12	15
Rothsay	7	7	0	0	0	0	7	7
Remainder of CMA	20	3	0	0	0	0	20	3
<b>Moncton CMA</b>	114	98	0	1	6	58	120	157
Moncton City	50	36	0	1	0	26	50	63
Dieppe City	16	13	0	0	2	5	18	18
Riverview Town	17	14	0	0	4	27	21	41
Remainder of Moncton CMA	31	35	0	0	0	0	31	35
<b>Fredericton CA</b>	47	31	0	0	103	48	150	79
Fredericton City	21	12	0	0	101	46	122	58
Remainder of Fredericton CA	26	19	0	0	2	2	28	21

**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
<b>Saint John CMA</b>	157	163	0	0	15	149	172	312
Saint John City	44	41	0	0	8	110	52	151
Grand Bay-Westfield	10	13	0	0	0	0	10	13
Quispamsis	38	52	0	0	7	6	45	58
Rothsay	25	29	0	0	0	33	25	62
Remainder of CMA	40	28	0	0	0	0	40	28
<b>Moncton CMA</b>	374	462	13	10	78	530	465	1,002
Moncton City	169	181	7	4	20	389	196	574
Dieppe City	63	105	0	0	39	61	102	166
Riverview Town	40	53	6	6	15	73	61	132
Remainder of Moncton CMA	102	123	0	0	4	7	106	130
<b>Fredericton CA</b>	159	202	0	0	178	299	337	501
Fredericton City	71	81	0	0	169	296	240	377
Remainder of Fredericton CA	88	121	0	0	9	3	97	124

Source: CMHC (Starts and Completions Survey)

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

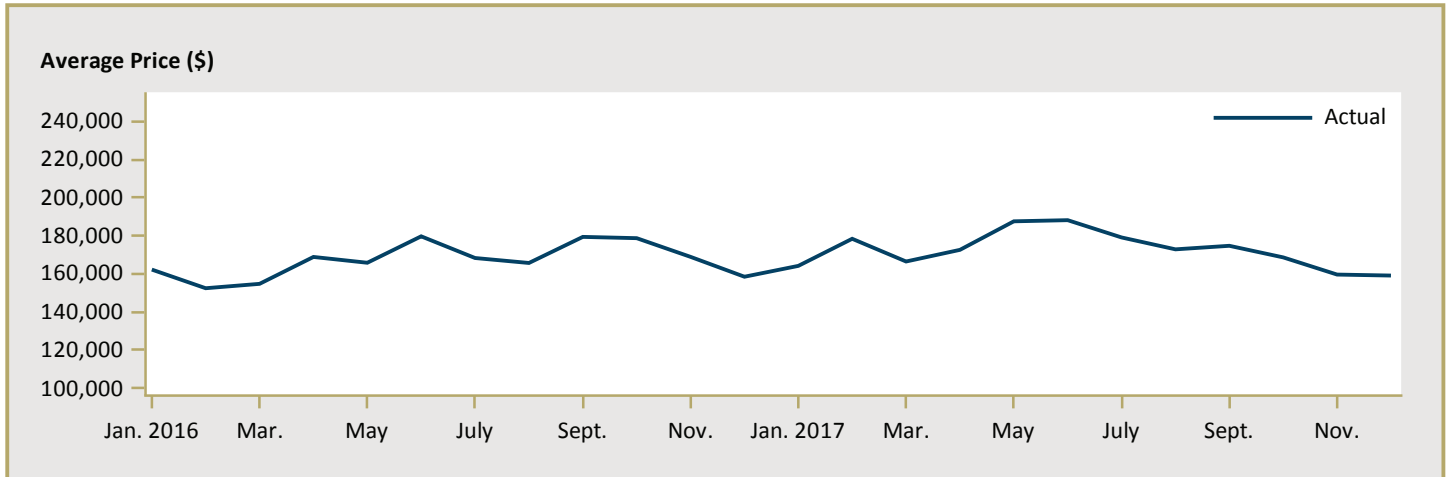
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q4 2017	2	5.7	4	11.4	2	5.7	12	34.3	15	42.9	35	390,000	331,136
Q4 2016	1	3.0	1	3.0	5	15.2	8	24.2	18	54.5	33	-	430,152
Year-to-date 2017	5	5.3	8	8.4	7	7.4	36	37.9	39	41.1	95	337,500	370,095
Year-to-date 2016	3	3.1	5	5.2	11	11.5	26	27.1	51	53.1	96	307,500	408,882
Moncton CMA													
Q4 2017	1	1.6	2	3.2	1	1.6	34	54.0	25	39.7	63	335,000	347,730
Q4 2016	2	3.0	0	0.0	5	7.6	29	43.9	30	45.5	66	325,000	337,979
Year-to-date 2017	4	1.7	6	2.6	10	4.3	122	52.6	90	38.8	232	325,000	342,729
Year-to-date 2016	5	2.2	11	4.7	35	15.1	81	34.9	100	43.1	232	340,000	334,445
Fredericton CA													
Q4 2017	7	21.2	3	9.1	3	9.1	9	27.3	11	33.3	33	300,000	306,340
Q4 2016	2	6.1	5	15.2	5	15.2	10	30.3	11	33.3	33	-	325,504
Year-to-date 2017	15	11.2	14	10.4	21	15.7	43	32.1	41	30.6	134	270,000	303,166
Year-to-date 2016	12	6.5	27	14.6	25	13.5	73	39.5	48	25.9	185	270,000	306,967

Source: CMHC (Market Absorption Survey)

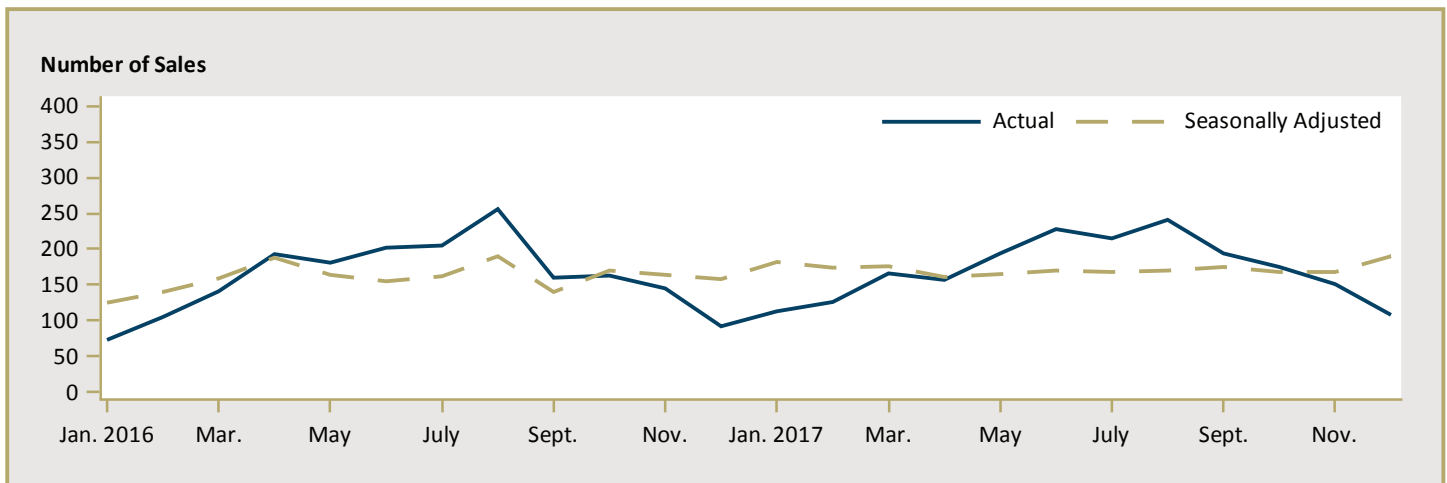
Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2017						
Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Saint John CMA	331,136	430,152	-23.0	370,095	408,882	-9.5
Moncton CMA	347,730	337,979	2.9	342,729	334,445	2.5
Fredericton CA	306,340	325,504	-5.9	303,166	306,967	-1.2

Source: CMHC (Market Absorption Survey)

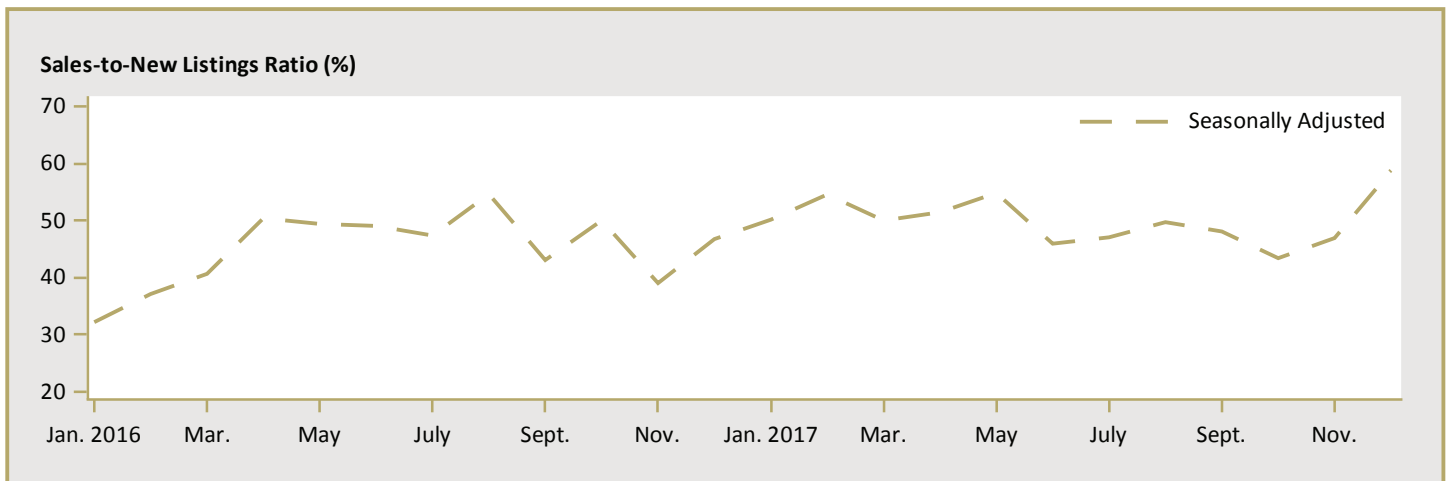
**Figure 5.1a: MLS® Residential Average Price for Saint John**



**Figure 5.2a: MLS® Residential Sales for Saint John**



**Figure 5.3a: MLS® Residential Sales-to- New Listings Ratio for Saint John**

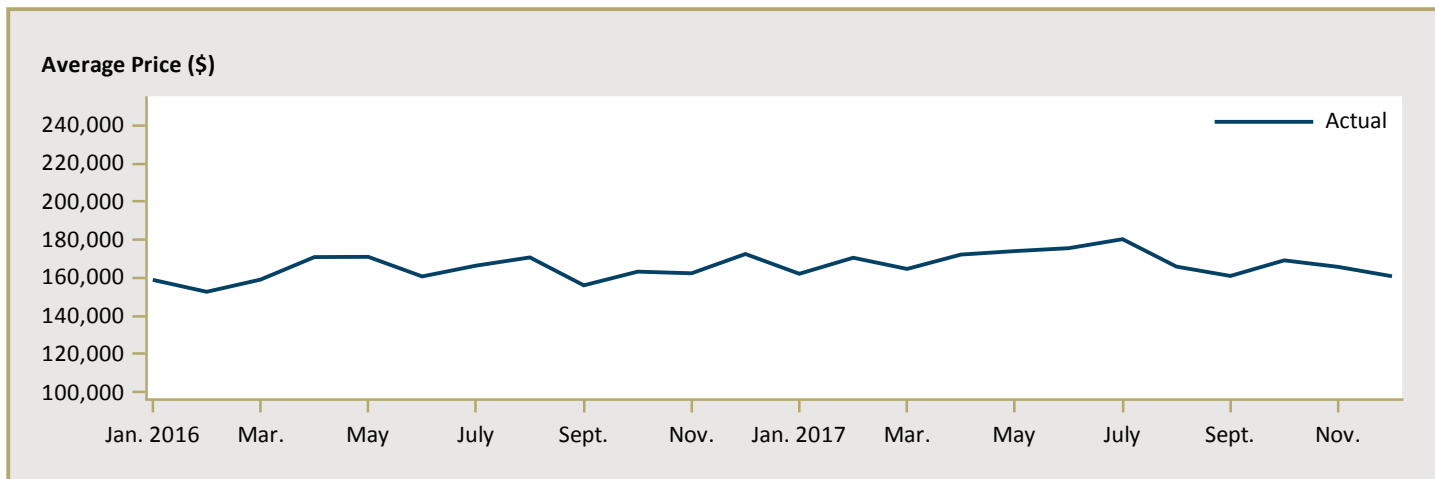


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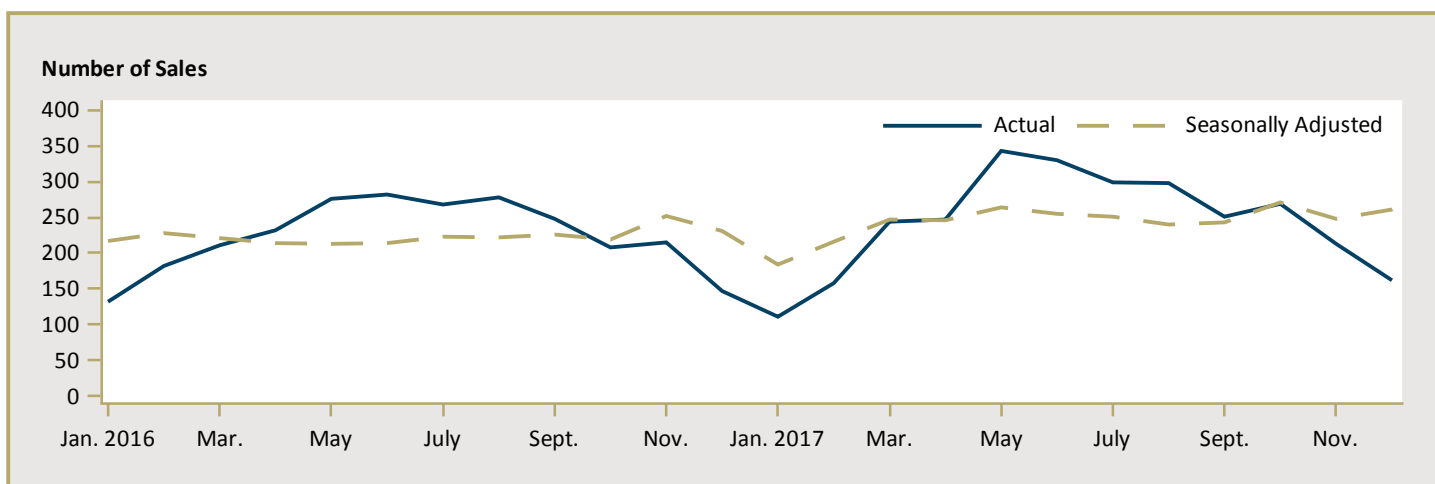
Source: CREA / Haver Analytics

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

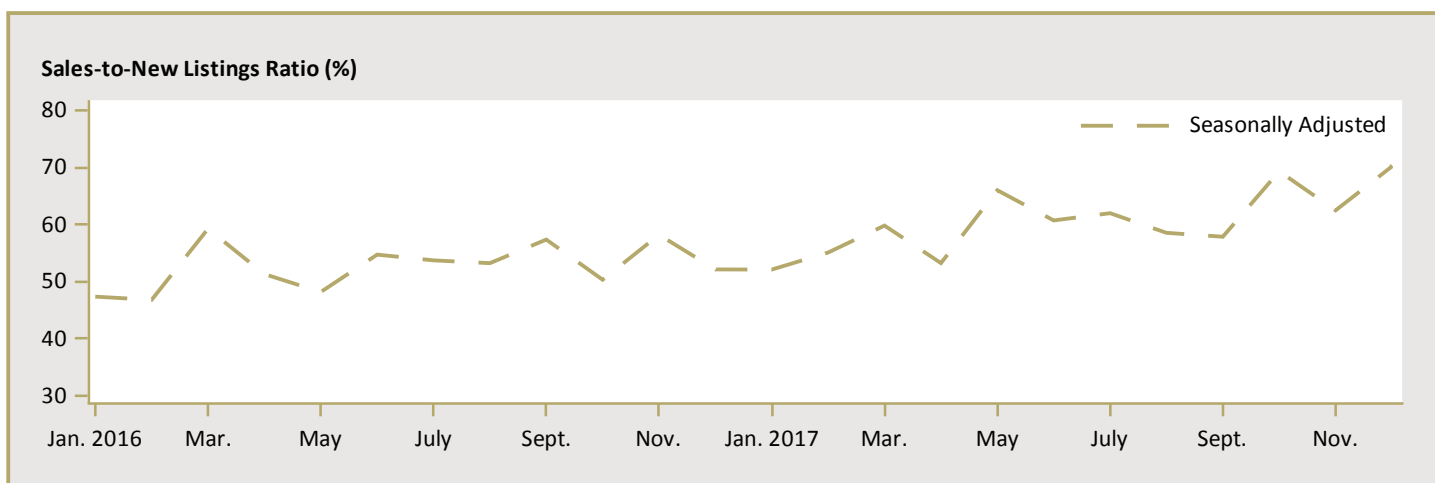
**Figure 5.1b: MLS® Residential Average Price for Moncton**



**Figure 5.2b: MLS® Residential Sales for Moncton**



**Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Moncton**



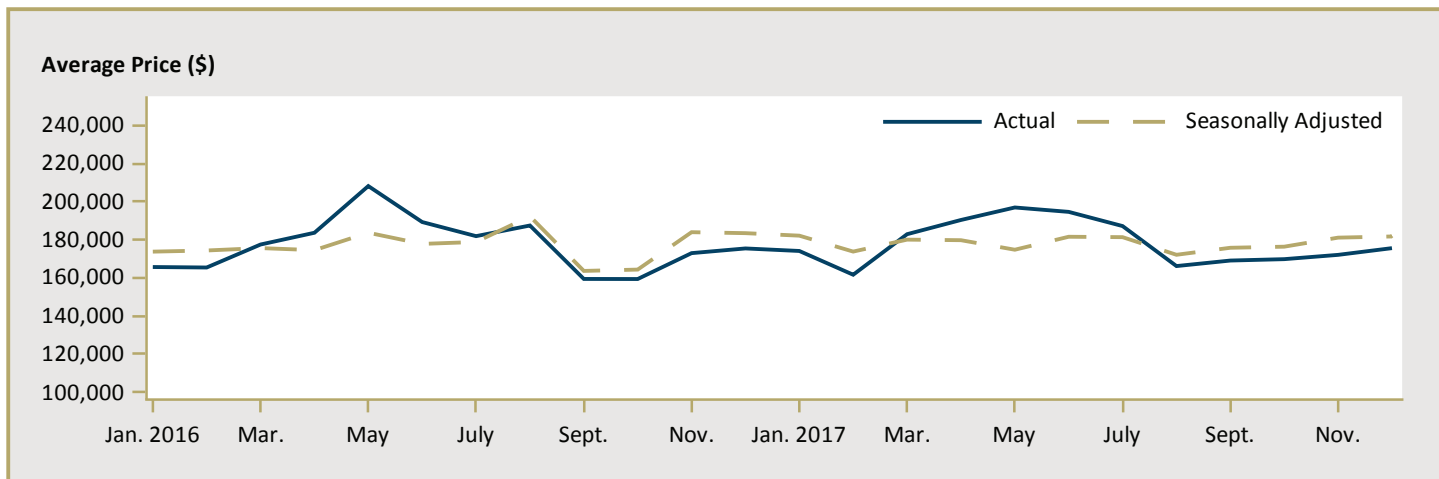
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Source: CREA / Haver Analytics

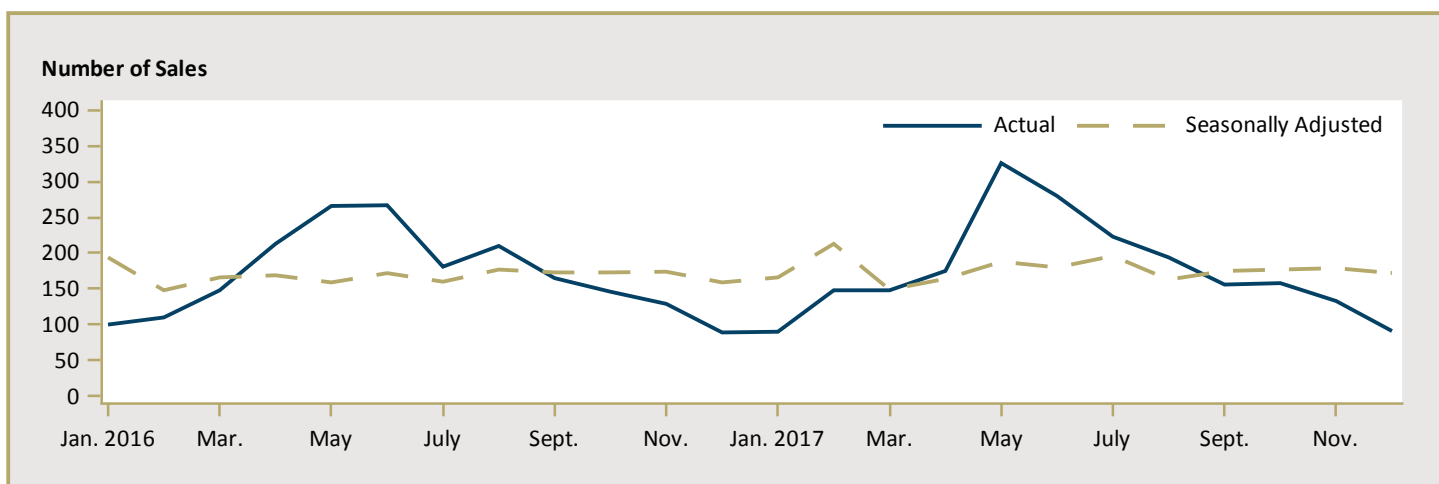
Note: Seasonally adjusted data of average price are not available at the time of publication.



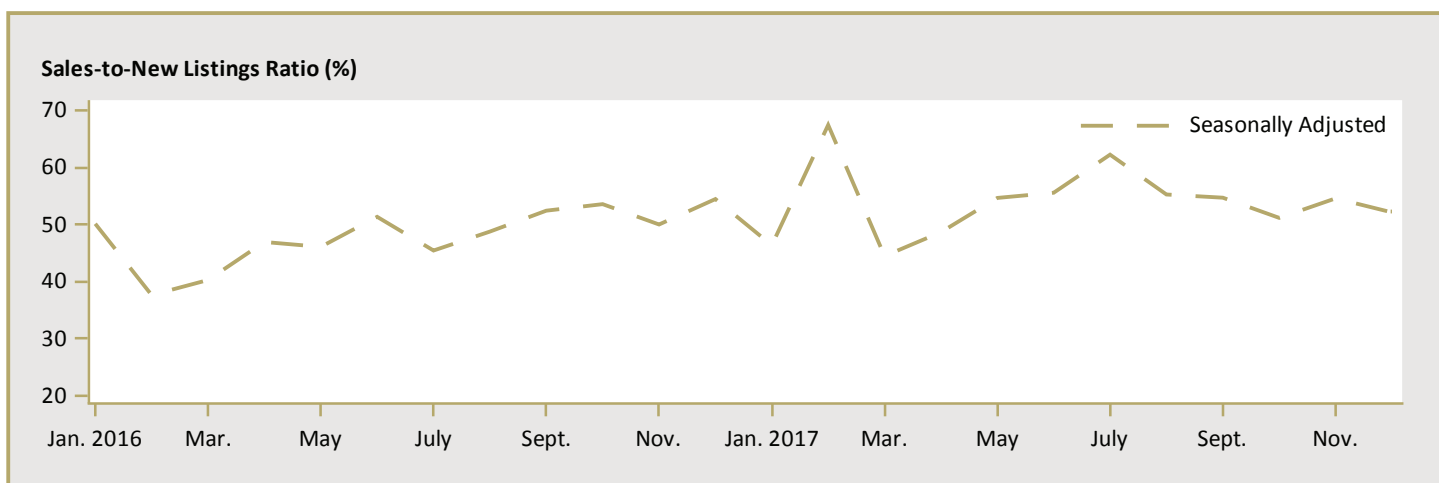
**Figure 5.1c: MLS® Residential Average Price for Fredericton**



**Figure 5.2c: MLS® Residential Sales for Fredericton**



**Figure 5.3c: MLS® Residential Sales-to- New Listings Ratio for Fredericton**



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Source: CREA / Haver Analytics

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

		Interest Rates			NHPI, Total, Saint John CMA 2016.12 =100	CPI, 2002 =100	Saint John Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	98.3	125.9	62.1	8.1	64.0	832
	February	561	3.14	4.64	98.3	126.3	62.2	8.3	64.3	831
	March	561	3.14	4.64	98.3	126.8	62.5	8.4	64.7	828
	April	561	3.14	4.64	98.3	127.6	62.6	8.3	64.8	826
	May	561	3.14	4.64	98.3	127.9	62.8	8.2	64.8	825
	June	561	3.14	4.64	98.3	128.3	62.9	7.9	64.7	822
	July	567	3.14	4.74	98.3	129.2	63.2	7.6	64.8	826
	August	567	3.14	4.74	98.4	128.9	62.8	7.8	64.5	844
	September	561	3.14	4.64	99.7	129.3	63.3	7.6	64.9	865
	October	561	3.14	4.64	100.0	129.2	63.6	7.7	65.3	895
	November	561	3.14	4.64	100.0	128.8	64.7	7.7	66.5	898
	December	561	3.14	4.64	100.0	128.2	65.7	8.1	67.8	897
2017	January	561	3.14	4.64	100.2	130.0	66.6	7.8	68.5	880
	February	561	3.14	4.64	100.1	129.9	66.7	7.9	68.7	866
	March	561	3.14	4.64	100.1	130.4	67.1	6.7	68.2	857
	April	561	3.14	4.64	100.1	131.1	66.5	6.2	67.2	851
	May	561	3.14	4.64	100.1	131.0	66.1	5.6	66.4	856
	June	561	3.14	4.64	100.1	131.0	65.1	6.3	65.9	863
	July	573	3.14	4.84	100.5	131.1	65.6	6.2	66.3	861
	August	573	3.14	4.84	100.5	131.2	66.2	5.8	66.5	856
	September	575	3.09	4.89	100.5	131.5	65.8	5.7	66.2	862
	October	581	3.24	4.99	100.5	131.3	65.3	6.4	66.1	874
	November	581	3.24	4.99	100.8	132.3	64.5	6.8	65.5	880
	December	581	3.24	4.99		132.0	64.1	6.1	64.6	873

"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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