

# HOUSING NOW TABLES

Saint John, Moncton CMAs and Fredericton 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](mailto: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](http://www.cmhc.ca/hmiportal).

# HOUSING NOW REPORT TABLES

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## SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)								
Third Quarter 2018								
Saint John CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	131	172	150	185	144	149	158	152
Multiples	20	96	624	-	480	104	104	184
Total	151	268	774	185	624	253	262	336
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	184	168	64	56	-12.5%	121	121	0.0%
Multiples	-	368	64	92	43.8%	64	92	43.8%
Total	184	168	128	148	15.6%	185	213	15.1%

Table 1: Housing Starts (SAAR and Trend)								
Third Quarter 2018								
Moncton CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	240	246	273	241	168	248	238	219
Multiples	383	662	240	264	576	226	270	362
Total	623	908	513	505	744	474	507	581
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	218	235	96	89	-7.3%	180	164	-8.9%
Multiples	270	293	147	90	-38.8%	396	183	-53.8%
Total	488	528	243	179	-26.3%	576	347	-39.8%

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  
Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2018	54	4	0	0	2	15	2	71	148
Q3 2017	61	3	0	0	0	0	3	61	128
% Change	-11.5	33.3	n/a	n/a	n/a	n/a	-33.3	16.4	15.6
Year-to-date 2018	115	4	0	0	2	15	6	71	213
Year-to-date 2017	114	3	0	0	0	0	7	61	185
% Change	0.9	33.3	n/a	n/a	n/a	n/a	-14.3	16.4	15.1
UNDER CONSTRUCTION									
Q3 2018	118	12	6	0	2	15	4	142	299
Q3 2017	105	7	9	0	0	0	2	64	187
% Change	12.4	71.4	-33.3	n/a	n/a	n/a	100.0	121.9	59.9
COMPLETIONS									
Q3 2018	35	4	0	0	0	0	4	0	43
Q3 2017	36	0	6	0	0	0	4	6	52
% Change	-2.8	n/a	-100.0	n/a	n/a	n/a	0.0	-100.0	-17.3
Year-to-date 2018	100	4	0	0	0	0	5	17	126
Year-to-date 2017	93	4	6	0	0	0	5	8	116
% Change	7.5	0.0	-100.0	n/a	n/a	n/a	0.0	112.5	8.6
COMPLETED & NOT ABSORBED									
Q3 2018	14	0	2	0	0	0	n/a	n/a	16
Q3 2017	6	1	2	0	0	0	n/a	n/a	9
% Change	133.3	-100.0	0.0	n/a	n/a	n/a	n/a	n/a	77.8
ABSORBED									
Q3 2018	32	4	0	0	0	0	n/a	n/a	36
Q3 2017	35	1	7	0	0	0	n/a	n/a	43
% Change	-8.6	**	-100.0	n/a	n/a	n/a	n/a	n/a	-16.3
Year-to-date 2018	92	5	0	0	0	0	n/a	n/a	97
Year-to-date 2017	94	3	7	0	0	2	n/a	n/a	106
% Change	-2.1	66.7	-100.0	n/a	n/a	-100.0	n/a	n/a	-8.5

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

**Table 1.1b: Housing Activity Summary of Moncton CMA**  
**Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2018	82	56	14	0	6	0	7	14	179
Q3 2017	83	60	17	0	0	41	13	29	243
% Change	-1.2	-6.7	-17.6	n/a	n/a	-100.0	-46.2	-51.7	-26.3
Year-to-date 2018	142	116	23	0	6	0	22	38	347
Year-to-date 2017	159	128	29	0	0	41	21	198	576
% Change	-10.7	-9.4	-20.7	n/a	n/a	-100.0	4.8	-80.8	-39.8
UNDER CONSTRUCTION									
Q3 2018	144	110	53	0	6	41	12	353	719
Q3 2017	155	120	66	0	0	41	10	353	745
% Change	-7.1	-8.3	-19.7	n/a	n/a	0.0	20.0	0.0	-3.5
COMPLETIONS									
Q3 2018	30	22	0	0	0	0	24	194	270
Q3 2017	36	44	8	3	6	0	14	42	153
% Change	-16.7	-50.0	-100.0	-100.0	-100.0	n/a	71.4	**	76.5
Year-to-date 2018	147	124	12	0	0	0	56	245	584
Year-to-date 2017	146	96	18	7	6	0	26	46	345
% Change	0.7	29.2	-33.3	-100.0	-100.0	n/a	115.4	**	69.3
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	30	22	0	0	0	0	n/a	n/a	52
Q3 2017	50	59	12	3	10	0	n/a	n/a	134
% Change	-40.0	-62.7	-100.0	-100.0	-100.0	n/a	n/a	n/a	-61.2
Year-to-date 2018	147	124	12	0	0	0	n/a	n/a	283
Year-to-date 2017	162	101	23	7	10	5	n/a	n/a	308
% Change	-9.3	22.8	-47.8	-100.0	-100.0	-100.0	n/a	n/a	-8.1

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

**Table 1.1c: Housing Activity Summary of Fredericton CA**  
**Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2018	76	6	0	0	0	0	4	37	123
Q3 2017	86	4	0	0	0	0	28	67	185
% Change	-11.6	50.0	n/a	n/a	n/a	n/a	-85.7	-44.8	-33.5
Year-to-date 2018	129	6	32	0	0	0	24	189	380
Year-to-date 2017	128	4	26	0	0	0	33	67	258
% Change	0.8	50.0	23.1	n/a	n/a	n/a	-27.3	182.1	47.3
UNDER CONSTRUCTION									
Q3 2018	113	6	46	0	0	0	32	232	429
Q3 2017	123	10	26	0	0	0	54	221	434
% Change	-8.1	-40.0	76.9	n/a	n/a	n/a	-40.7	5.0	-1.2
COMPLETIONS									
Q3 2018	35	2	0	0	0	0	17	19	73
Q3 2017	22	2	0	0	0	0	21	0	45
% Change	59.1	0.0	n/a	n/a	n/a	n/a	-19.0	n/a	62.2
Year-to-date 2018	159	4	4	0	0	0	73	125	365
Year-to-date 2017	97	8	7	0	0	0	39	36	187
% Change	63.9	-50.0	-42.9	n/a	n/a	n/a	87.2	**	95.2
COMPLETED & NOT ABSORBED									
Q3 2018	9	5	2	0	0	0	n/a	n/a	16
Q3 2017	7	3	0	0	0	0	n/a	n/a	10
% Change	28.6	66.7	n/a	n/a	n/a	n/a	n/a	n/a	60.0
ABSORBED									
Q3 2018	36	4	0	0	0	0	n/a	n/a	40
Q3 2017	24	1	0	0	0	0	n/a	n/a	25
% Change	50.0	**	n/a	n/a	n/a	n/a	n/a	n/a	60.0
Year-to-date 2018	164	5	2	0	0	0	n/a	n/a	171
Year-to-date 2017	101	9	7	0	0	10	n/a	n/a	127
% Change	62.4	-44.4	-71.4	n/a	n/a	-100.0	n/a	n/a	34.6

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			
STARTS									
Saint John City									
Q3 2018	10	0	0	0	0	0	2	0	12
Q3 2017	19	3	0	0	0	0	1	47	70
Grand Bay-Westfield									
Q3 2018	3	0	0	0	0	0	0	0	3
Q3 2017	1	0	0	0	0	0	0	0	1
Quispamsis									
Q3 2018	17	2	0	0	2	0	0	35	56
Q3 2017	13	0	0	0	0	0	2	0	15
Rothsay									
Q3 2018	5	0	0	0	0	15	0	36	56
Q3 2017	13	0	0	0	0	0	0	14	27
Remainder of Saint John CMA									
Q3 2018	19	2	0	0	0	0	0	0	21
Q3 2017	15	0	0	0	0	0	0	0	15
Saint John CMA									
Q3 2018	54	4	0	0	2	15	2	71	148
Q3 2017	61	3	0	0	0	0	3	61	128
Moncton City									
Q3 2018	29	32	0	0	0	0	3	0	64
Q3 2017	21	26	14	0	0	41	3	29	134
Dieppe City									
Q3 2018	7	20	14	0	0	0	1	14	56
Q3 2017	19	22	3	0	0	0	3	0	47
Riverview Town									
Q3 2018	4	2	0	0	6	0	0	0	12
Q3 2017	5	12	0	0	0	0	6	0	23
Remainder of Moncton CMA									
Q3 2018	42	2	0	0	0	0	3	0	47
Q3 2017	38	0	0	0	0	0	1	0	39
Moncton CMA									
Q3 2018	82	56	14	0	6	0	7	14	179
Q3 2017	83	60	17	0	0	41	13	29	243
Fredericton City									
Q3 2018	22	4	0	0	0	0	0	37	63
Q3 2017	26	4	0	0	0	0	23	67	120
Remainder of Fredericton CA									
Q3 2018	54	2	0	0	0	0	4	0	60
Q3 2017	60	0	0	0	0	0	5	0	65
Fredericton CA									
Q3 2018	76	6	0	0	0	0	4	37	123
Q3 2017	86	4	0	0	0	0	28	67	185

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			
UNDER CONSTRUCTION									
Saint John City									
Q3 2018	17	4	6	0	0	0	2	71	100
Q3 2017	24	7	9	0	0	0	1	50	91
Grand Bay-Westfield									
Q3 2018	7	0	0	0	0	0	0	0	7
Q3 2017	3	0	0	0	0	0	0	0	3
Quispamsis									
Q3 2018	31	2	0	0	2	0	2	35	72
Q3 2017	25	0	0	0	0	0	1	0	26
Rothsay									
Q3 2018	15	4	0	0	0	15	0	36	70
Q3 2017	18	0	0	0	0	0	0	14	32
Remainder of Saint John CMA									
Q3 2018	48	2	0	0	0	0	0	0	50
Q3 2017	35	0	0	0	0	0	0	0	35
Saint John CMA									
Q3 2018	118	12	6	0	2	15	4	142	299
Q3 2017	105	7	9	0	0	0	2	64	187
Moncton City									
Q3 2018	44	52	30	0	0	41	7	124	298
Q3 2017	41	64	51	0	0	41	2	149	348
Dieppe City									
Q3 2018	17	34	23	0	0	0	1	229	304
Q3 2017	31	30	11	0	0	0	3	204	279
Riverview Town									
Q3 2018	10	22	0	0	6	0	0	0	38
Q3 2017	9	26	0	0	0	0	4	0	39
Remainder of Moncton CMA									
Q3 2018	73	2	0	0	0	0	4	0	79
Q3 2017	74	0	4	0	0	0	1	0	79
Moncton CMA									
Q3 2018	144	110	53	0	6	41	12	353	719
Q3 2017	155	120	66	0	0	41	10	353	745
Fredericton City									
Q3 2018	34	4	46	0	0	0	31	231	346
Q3 2017	46	10	26	0	0	0	51	221	354
Remainder of Fredericton CA									
Q3 2018	79	2	0	0	0	0	1	1	83
Q3 2017	77	0	0	0	0	0	3	0	80
Fredericton CA									
Q3 2018	113	6	46	0	0	0	32	232	429
Q3 2017	123	10	26	0	0	0	54	221	434

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									
Saint John City									
Q3 2018	6	2	0	0	0	0	4	0	12
Q3 2017	10	0	6	0	0	0	0	6	22
Grand Bay-Westfield									
Q3 2018	1	0	0	0	0	0	0	0	1
Q3 2017	4	0	0	0	0	0	0	0	4
Quispamsis									
Q3 2018	12	2	0	0	0	0	0	0	14
Q3 2017	8	0	0	0	0	0	4	0	12
Rothesay									
Q3 2018	5	0	0	0	0	0	0	0	5
Q3 2017	7	0	0	0	0	0	0	0	7
Remainder of Saint John CMA									
Q3 2018	11	0	0	0	0	0	0	0	11
Q3 2017	7	0	0	0	0	0	0	0	7
Saint John CMA									
Q3 2018	35	4	0	0	0	0	4	0	43
Q3 2017	36	0	6	0	0	0	4	6	52
Moncton City									
Q3 2018	9	16	0	0	0	0	17	186	228
Q3 2017	19	32	8	3	0	0	6	10	78
Dieppe City									
Q3 2018	12	6	0	0	0	0	3	8	29
Q3 2017	6	10	0	0	0	0	2	32	50
Riverview Town									
Q3 2018	1	0	0	0	0	0	2	0	3
Q3 2017	2	2	0	0	6	0	5	0	15
Remainder of Moncton CMA									
Q3 2018	8	0	0	0	0	0	2	0	10
Q3 2017	9	0	0	0	0	0	1	0	10
Moncton CMA									
Q3 2018	30	22	0	0	0	0	24	194	270
Q3 2017	36	44	8	3	6	0	14	42	153
Fredericton City									
Q3 2018	16	2	0	0	0	0	13	19	50
Q3 2017	5	2	0	0	0	0	18	0	25
Remainder of Fredericton CA									
Q3 2018	19	0	0	0	0	0	4	0	23
Q3 2017	17	0	0	0	0	0	3	0	20
Fredericton CA									
Q3 2018	35	2	0	0	0	0	17	19	73
Q3 2017	22	2	0	0	0	0	21	0	45

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Saint John City									
Q3 2018	4	0	2	0	0	0	n/a	n/a	6
Q3 2017	5	1	2	0	0	0	n/a	n/a	8
Grand Bay-Westfield									
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
Quispamsis									
Q3 2018	6	0	0	0	0	0	n/a	n/a	6
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Rothesay									
Q3 2018	2	0	0	0	0	0	n/a	n/a	2
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Remainder of Saint John CMA									
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
Saint John CMA									
Q3 2018	14	0	2	0	0	0	n/a	n/a	16
Q3 2017	6	1	2	0	0	0	n/a	n/a	9
Moncton City									
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
Dieppe City									
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
Riverview Town									
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
Remainder of Moncton CMA									
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
Moncton CMA									
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
Fredericton City									
Q3 2018	7	5	2	0	0	0	n/a	n/a	14
Q3 2017	6	3	0	0	0	0	n/a	n/a	9
Remainder of Fredericton CA									
Q3 2018	2	0	0	0	0	0	n/a	n/a	2
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Fredericton CA									
Q3 2018	9	5	2	0	0	0	n/a	n/a	16
Q3 2017	7	3	0	0	0	0	n/a	n/a	10

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			
ABSORBED									
Saint John City									
Q3 2018	7	2	0	0	0	0	n/a	n/a	9
Q3 2017	9	0	7	0	0	0	n/a	n/a	16
Grand Bay-Westfield									
Q3 2018	1	0	0	0	0	0	n/a	n/a	1
Q3 2017	4	0	0	0	0	0	n/a	n/a	4
Quispamsis									
Q3 2018	8	2	0	0	0	0	n/a	n/a	10
Q3 2017	8	1	0	0	0	0	n/a	n/a	9
Rothesay									
Q3 2018	5	0	0	0	0	0	n/a	n/a	5
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Remainder of Saint John CMA									
Q3 2018	11	0	0	0	0	0	n/a	n/a	11
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Saint John CMA									
Q3 2018	32	4	0	0	0	0	n/a	n/a	36
Q3 2017	35	1	7	0	0	0	n/a	n/a	43
Moncton City									
Q3 2018	9	16	0	0	0	0	n/a	n/a	25
Q3 2017	23	38	8	3	0	0	n/a	n/a	72
Dieppe City									
Q3 2018	12	6	0	0	0	0	n/a	n/a	18
Q3 2017	8	16	3	0	4	0	n/a	n/a	31
Riverview Town									
Q3 2018	1	0	0	0	0	0	n/a	n/a	1
Q3 2017	9	5	1	0	6	0	n/a	n/a	21
Remainder of Moncton CMA									
Q3 2018	8	0	0	0	0	0	n/a	n/a	8
Q3 2017	10	0	0	0	0	0	n/a	n/a	10
Moncton CMA									
Q3 2018	30	22	0	0	0	0	n/a	n/a	52
Q3 2017	50	59	12	3	10	0	n/a	n/a	134
Fredericton City									
Q3 2018	16	4	0	0	0	0	n/a	n/a	20
Q3 2017	7	1	0	0	0	0	n/a	n/a	8
Remainder of Fredericton CA									
Q3 2018	20	0	0	0	0	0	n/a	n/a	20
Q3 2017	17	0	0	0	0	0	n/a	n/a	17
Fredericton CA									
Q3 2018	36	4	0	0	0	0	n/a	n/a	40
Q3 2017	24	1	0	0	0	0	n/a	n/a	25

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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 <sup>1*</sup>
	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 <sup>1*</sup>
	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**  
**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
<b>Saint John CMA</b>	56	64	6	3	0	0	86	61	148	128	15.6
Saint John City	12	20	0	3	0	0	0	47	12	70	-82.9
Grand Bay-Westfield	3	1	0	0	0	0	0	0	3	1	200.0
Quispamsis	17	15	4	0	0	0	35	0	56	15	**
Rothsay	5	13	0	0	0	0	51	14	56	27	107.4
Remainder of CMA	19	15	2	0	0	0	0	0	21	15	40.0
<b>Moncton CMA</b>	89	96	56	60	20	17	14	70	179	243	-26.3
Moncton City	32	24	32	26	0	14	0	70	64	134	-52.2
Dieppe City	8	22	20	22	14	3	14	0	56	47	19.1
Riverview Town	4	11	2	12	6	0	0	0	12	23	-47.8
Remainder of Moncton CMA	45	39	2	0	0	0	0	0	47	39	20.5
<b>Fredericton CA</b>	80	94	6	4	0	20	37	67	123	185	-33.5
Fredericton City	22	29	4	4	0	20	37	67	63	120	-47.5
Remainder of Fredericton CA	58	65	2	0	0	0	0	0	60	65	-7.7

**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
<b>Saint John CMA</b>	121	121	6	3	0	0	86	61	213	185	15.1
Saint John City	21	28	0	3	0	0	0	47	21	78	-73.1
Grand Bay-Westfield	8	5	0	0	0	0	0	0	8	5	60.0
Quispamsis	33	32	4	0	0	0	35	0	72	32	125.0
Rothsay	14	20	0	0	0	0	51	14	65	34	91.2
Remainder of CMA	45	36	2	0	0	0	0	0	47	36	30.6
<b>Moncton CMA</b>	164	180	116	128	29	29	38	239	347	576	-39.8
Moncton City	54	50	56	70	0	14	24	190	134	324	-58.6
Dieppe City	22	36	36	32	23	11	14	49	95	128	-25.8
Riverview Town	11	20	22	26	6	0	0	0	39	46	-15.2
Remainder of Moncton CMA	77	74	2	0	0	4	0	0	79	78	1.3
<b>Fredericton CA</b>	137	141	10	4	44	46	189	67	380	258	47.3
Fredericton City	35	48	8	4	44	46	188	67	275	165	66.7
Remainder of Fredericton CA	102	93	2	0	0	0	1	0	105	93	12.9

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
<b>Saint John CMA</b>	0	0	0	0	15	0	71	61
Saint John City	0	0	0	0	0	0	0	47
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	35	0
Rothsay	0	0	0	0	15	0	36	14
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	20	17	0	0	0	41	14	29
Moncton City	0	14	0	0	0	41	0	29
Dieppe City	14	3	0	0	0	0	14	0
Riverview Town	6	0	0	0	0	0	0	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
<b>Fredericton CA</b>	0	0	0	20	0	0	37	67
Fredericton City	0	0	0	20	0	0	37	67
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 - 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
<b>Saint John CMA</b>	0	0	0	0	15	0	71	61
Saint John City	0	0	0	0	0	0	0	47
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	35	0
Rothsay	0	0	0	0	15	0	36	14
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	29	29	0	0	0	41	38	198
Moncton City	0	14	0	0	0	41	24	149
Dieppe City	23	11	0	0	0	0	14	49
Riverview Town	6	0	0	0	0	0	0	0
Remainder of Moncton CMA	0	4	0	0	0	0	0	0
<b>Fredericton CA</b>	32	26	12	20	0	0	189	67
Fredericton City	32	26	12	20	0	0	188	67
Remainder of Fredericton CA	0	0	0	0	0	0	1	0

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
<b>Saint John CMA</b>	58	64	17	0	73	64	148	128
Saint John City	10	22	0	0	2	48	12	70
Grand Bay-Westfield	3	1	0	0	0	0	3	1
Quispamsis	19	13	2	0	35	2	56	15
Rothsay	5	13	15	0	36	14	56	27
Remainder of CMA	21	15	0	0	0	0	21	15
<b>Moncton CMA</b>	152	160	6	41	21	42	179	243
Moncton City	61	61	0	41	3	32	64	134
Dieppe City	41	44	0	0	15	3	56	47
Riverview Town	6	17	6	0	0	6	12	23
Remainder of Moncton CMA	44	38	0	0	3	1	47	39
<b>Fredericton CA</b>	82	90	0	0	41	95	123	185
Fredericton City	26	30	0	0	37	90	63	120
Remainder of Fredericton CA	56	60	0	0	4	5	60	65

**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
<b>Saint John CMA</b>	119	117	17	0	77	68	213	185
Saint John City	17	30	0	0	4	48	21	78
Grand Bay-Westfield	8	5	0	0	0	0	8	5
Quispamsis	33	26	2	0	37	6	72	32
Rothsay	14	20	15	0	36	14	65	34
Remainder of CMA	47	36	0	0	0	0	47	36
<b>Moncton CMA</b>	281	316	6	41	60	219	347	576
Moncton City	100	128	0	41	34	155	134	324
Dieppe City	78	75	0	0	17	53	95	128
Riverview Town	31	36	6	0	2	10	39	46
Remainder of Moncton CMA	72	77	0	0	7	1	79	78
<b>Fredericton CA</b>	167	158	0	0	213	100	380	258
Fredericton City	70	74	0	0	205	91	275	165
Remainder of Fredericton CA	97	84	0	0	8	9	105	93

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
<b>Saint John CMA</b>	37	40	6	0	0	6	0	6	43	52	-17.3
Saint John City	8	10	4	0	0	6	0	6	12	22	-45.5
Grand Bay-Westfield	1	4	0	0	0	0	0	0	1	4	-75.0
Quispamsis	12	12	2	0	0	0	0	0	14	12	16.7
Rothsay	5	7	0	0	0	0	0	0	5	7	-28.6
Remainder of CMA	11	7	0	0	0	0	0	0	11	7	57.1
<b>Moncton CMA</b>	37	53	24	44	15	14	194	42	270	153	76.5
Moncton City	11	28	16	32	15	8	186	10	228	78	192.3
Dieppe City	13	8	8	10	0	0	8	32	29	50	-42.0
Riverview Town	3	7	0	2	0	6	0	0	3	15	-80.0
Remainder of Moncton CMA	10	10	0	0	0	0	0	0	10	10	0.0
<b>Fredericton CA</b>	40	29	4	2	10	14	19	0	73	45	62.2
Fredericton City	17	9	4	2	10	14	19	0	50	25	100.0
Remainder of Fredericton CA	23	20	0	0	0	0	0	0	23	20	15.0

**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
<b>Saint John CMA</b>	103	98	6	4	0	6	17	8	126	116	8.6
Saint John City	22	22	4	2	0	6	3	7	29	37	-21.6
Grand Bay-Westfield	4	8	0	0	0	0	0	0	4	8	-50.0
Quispamsis	28	30	2	2	0	0	0	1	30	33	-9.1
Rothsay	15	18	0	0	0	0	14	0	29	18	61.1
Remainder of CMA	34	20	0	0	0	0	0	0	34	20	70.0
<b>Moncton CMA</b>	172	179	126	96	41	24	245	46	584	345	69.3
Moncton City	48	62	64	62	29	10	187	12	328	146	124.7
Dieppe City	41	24	44	24	8	4	56	32	149	84	77.4
Riverview Town	14	20	18	10	0	10	0	0	32	40	-20.0
Remainder of Moncton CMA	69	73	0	0	4	0	2	2	75	75	0.0
<b>Fredericton CA</b>	167	109	8	8	65	30	125	40	365	187	95.2
Fredericton City	59	42	8	6	65	30	125	40	257	118	117.8
Remainder of Fredericton CA	108	67	0	2	0	0	0	0	108	69	56.5

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
<b>Saint John CMA</b>	0	6	0	0	0	0	0	6
Saint John City	0	6	0	0	0	0	0	6
Grand Bay-Westfield	0	0	0	0	0	0	0	0
Quispamsis	0	0	0	0	0	0	0	0
Rothsay	0	0	0	0	0	0	0	0
Remainder of CMA	0	0	0	0	0	0	0	0
<b>Moncton CMA</b>	0	14	15	0	0	0	194	42
Moncton City	0	8	15	0	0	0	186	10
Dieppe City	0	0	0	0	0	0	8	32
Riverview Town	0	6	0	0	0	0	0	0
Remainder of Moncton CMA	0	0	0	0	0	0	0	0
<b>Fredericton CA</b>	0	0	10	14	0	0	19	0
Fredericton City	0	0	10	14	0	0	19	0
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 - 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
<b>Saint John CMA</b>	0	6	0	0	0	0	17	8
Saint John City	0	6	0	0	0	0	3	7
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>	12	24	29	0	0	0	245	46
Moncton City	0	10	29	0	0	0	187	12
Dieppe City	8	4	0	0	0	0	56	32
Riverview Town	0	10	0	0	0	0	0	0
Remainder of Moncton CMA	4	0	0	0	0	0	2	2
<b>Fredericton CA</b>	4	3	61	27	0	4	125	36
Fredericton City	4	3	61	27	0	4	125	36
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  
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
<b>Saint John CMA</b>	39	42	0	0	4	10	43	52
Saint John City	8	16	0	0	4	6	12	22
Grand Bay-Westfield	1	4	0	0	0	0	1	4
Quispamsis	14	8	0	0	0	4	14	12
Rothsay	5	7	0	0	0	0	5	7
Remainder of CMA	11	7	0	0	0	0	11	7
<b>Moncton CMA</b>	52	88	0	9	218	56	270	153
Moncton City	25	59	0	3	203	16	228	78
Dieppe City	18	16	0	0	11	34	29	50
Riverview Town	1	4	0	6	2	5	3	15
Remainder of Moncton CMA	8	9	0	0	2	1	10	10
<b>Fredericton CA</b>	37	24	0	0	36	21	73	45
Fredericton City	18	7	0	0	32	18	50	25
Remainder of Fredericton CA	19	17	0	0	4	3	23	20

**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
<b>Saint John CMA</b>	104	103	0	0	22	13	126	116
Saint John City	22	30	0	0	7	7	29	37
Grand Bay-Westfield	4	8	0	0	0	0	4	8
Quispamsis	29	27	0	0	1	6	30	33
Rothsay	15	18	0	0	14	0	29	18
Remainder of CMA	34	20	0	0	0	0	34	20
<b>Moncton CMA</b>	283	260	0	13	301	72	584	345
Moncton City	105	119	0	7	223	20	328	146
Dieppe City	81	47	0	0	68	37	149	84
Riverview Town	30	23	0	6	2	11	32	40
Remainder of Moncton CMA	67	71	0	0	8	4	75	75
<b>Fredericton CA</b>	167	112	0	0	198	75	365	187
Fredericton City	66	50	0	0	191	68	257	118
Remainder of Fredericton CA	101	62	0	0	7	7	108	69

Source: CMHC (Starts and Completions Survey)

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

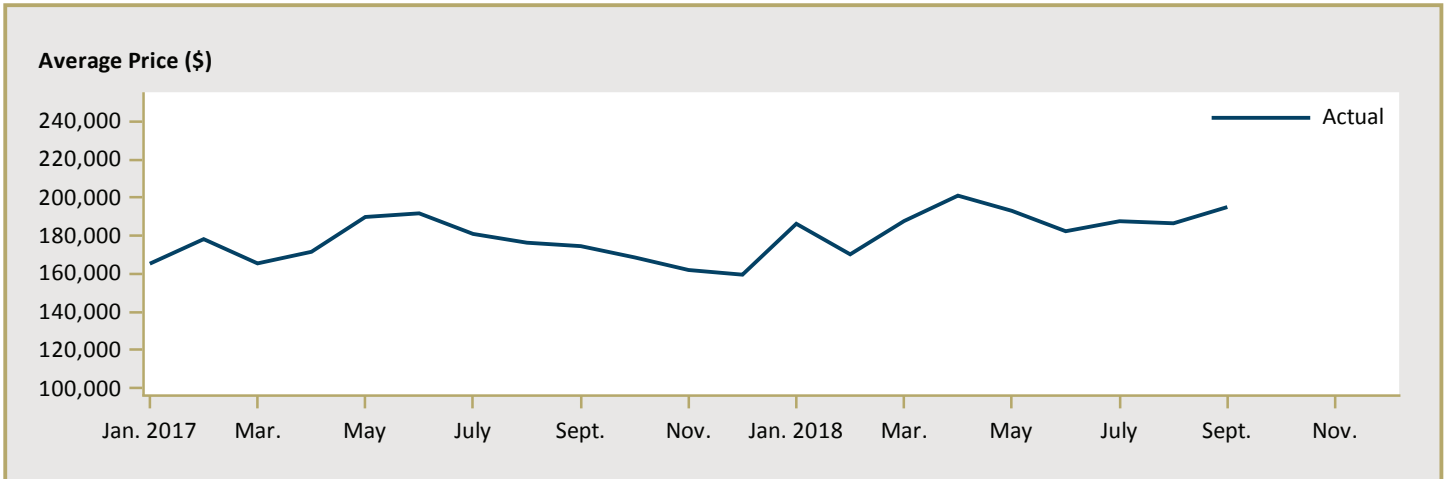
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q3 2018	1	5.3	1	5.3	2	10.5	6	31.6	9	47.4	19	-	440,255
Q3 2017	3	12.5	2	8.3	2	8.3	8	33.3	9	37.5	24	-	374,196
Year-to-date 2018	2	3.1	2	3.1	7	10.9	24	37.5	29	45.3	64	320,000	370,252
Year-to-date 2017	3	5.0	4	6.7	5	8.3	24	40.0	24	40.0	60	335,000	394,887
Moncton CMA													
Q3 2018	1	3.8	1	3.8	2	7.7	3	11.5	19	73.1	26	370,000	353,155
Q3 2017	2	3.8	2	3.8	3	5.7	26	49.1	20	37.7	53	302,500	344,465
Year-to-date 2018	5	3.5	7	4.9	12	8.4	51	35.7	68	47.6	143	340,000	334,740
Year-to-date 2017	3	1.8	4	2.4	9	5.3	88	52.1	65	38.5	169	305,000	340,894
Fredericton CA													
Q3 2018	3	9.1	3	9.1	5	15.2	10	30.3	12	36.4	33	-	324,547
Q3 2017	2	8.3	5	20.8	8	33.3	6	25.0	3	12.5	24	220,000	278,543
Year-to-date 2018	5	3.2	17	10.8	20	12.7	71	44.9	45	28.5	158	295,000	312,044
Year-to-date 2017	8	7.9	11	10.9	18	17.8	34	33.7	30	29.7	101	262,500	301,976

Source: CMHC (Market Absorption Survey)

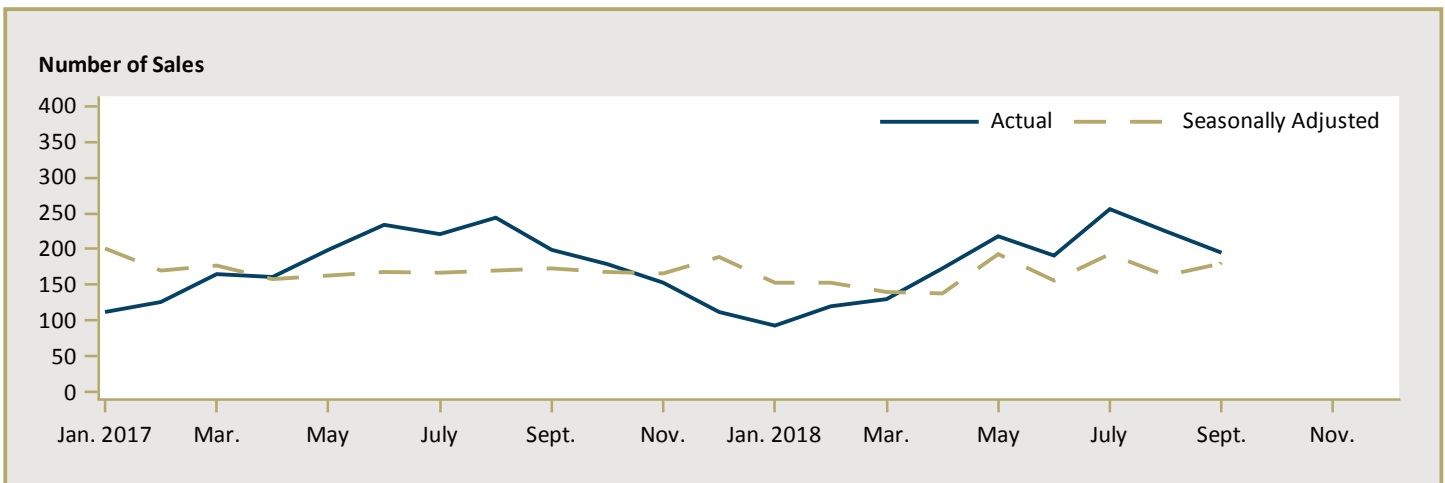
Table 4.1: Average Price (\$) of Absorbed Single-detached Units Third Quarter 2018						
Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
Saint John CMA	440,255	374,196	17.7	370,252	394,887	-6.2
Moncton CMA	353,155	344,465	2.5	334,740	340,894	-1.8
Fredericton CA	324,547	278,543	16.5	312,044	301,976	3.3

Source: CMHC (Market Absorption Survey)

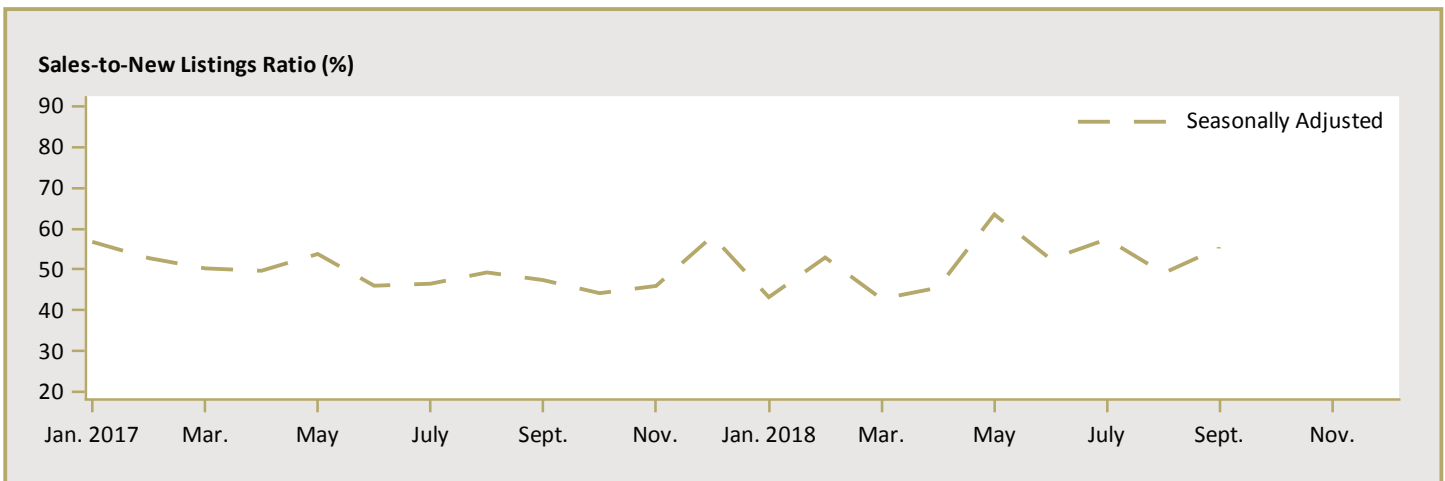
**Figure 5.1a: MLS® Residential Average Price for Saint John**



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



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



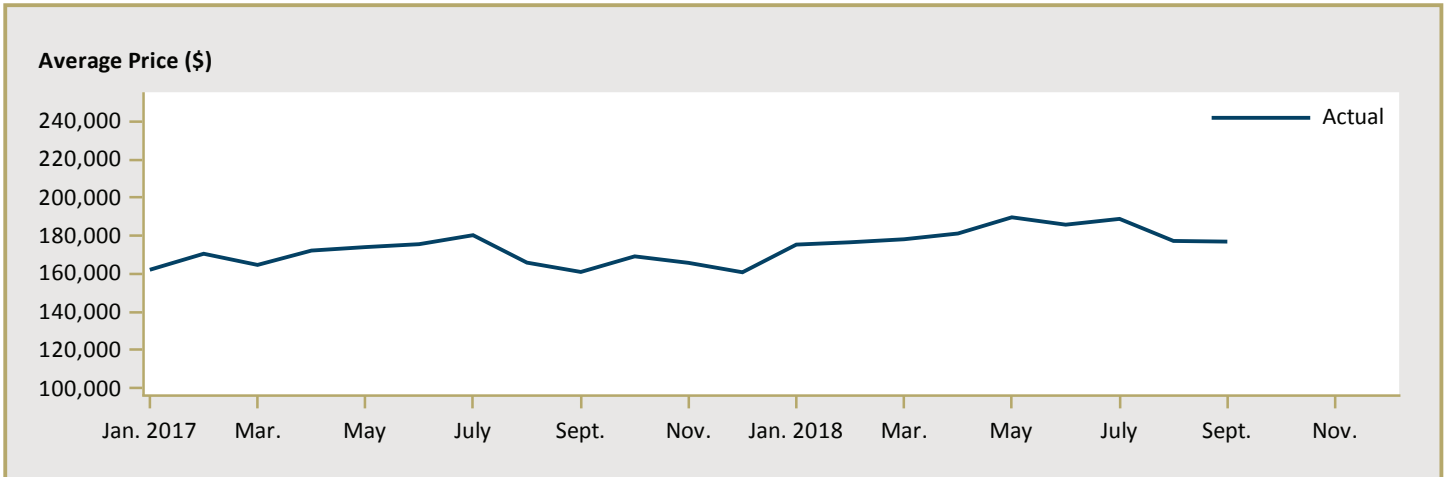
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Source: CREA / Haver Analytics

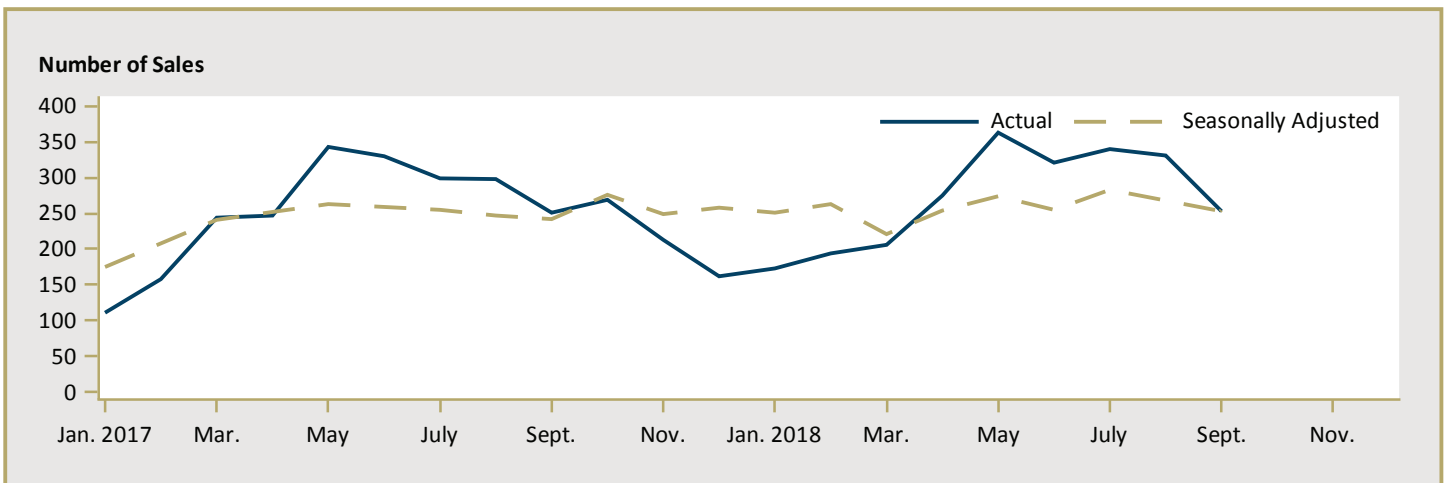
Note: Seasonally adjusted data of average price are not available at the time of publication.



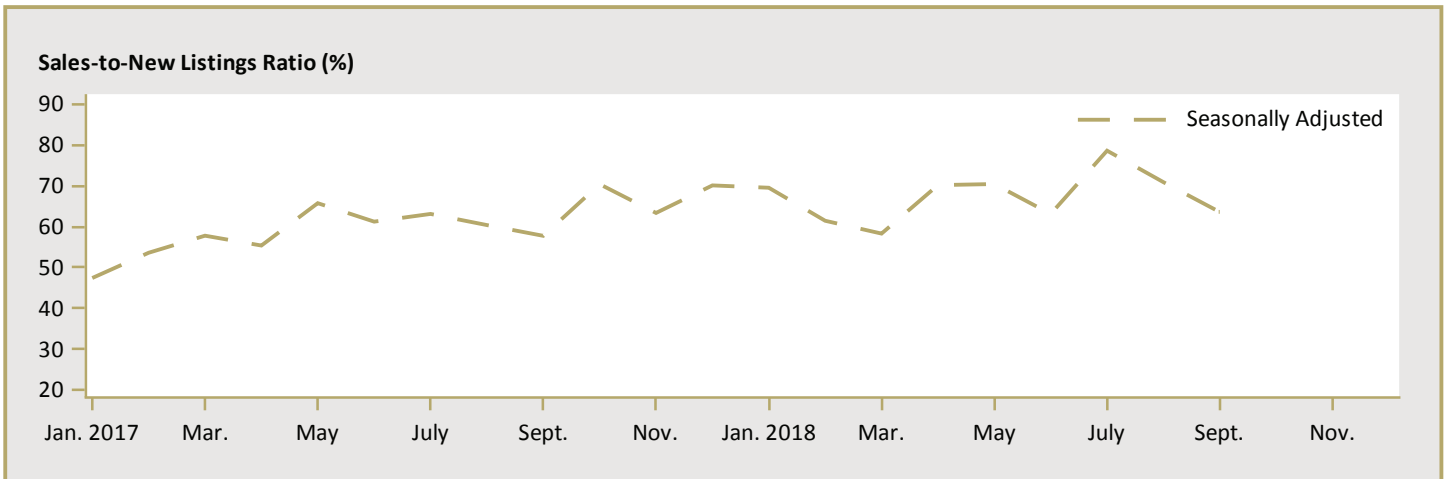
**Figure 5.1b: MLS® Residential Average Price for Moncton**



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



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

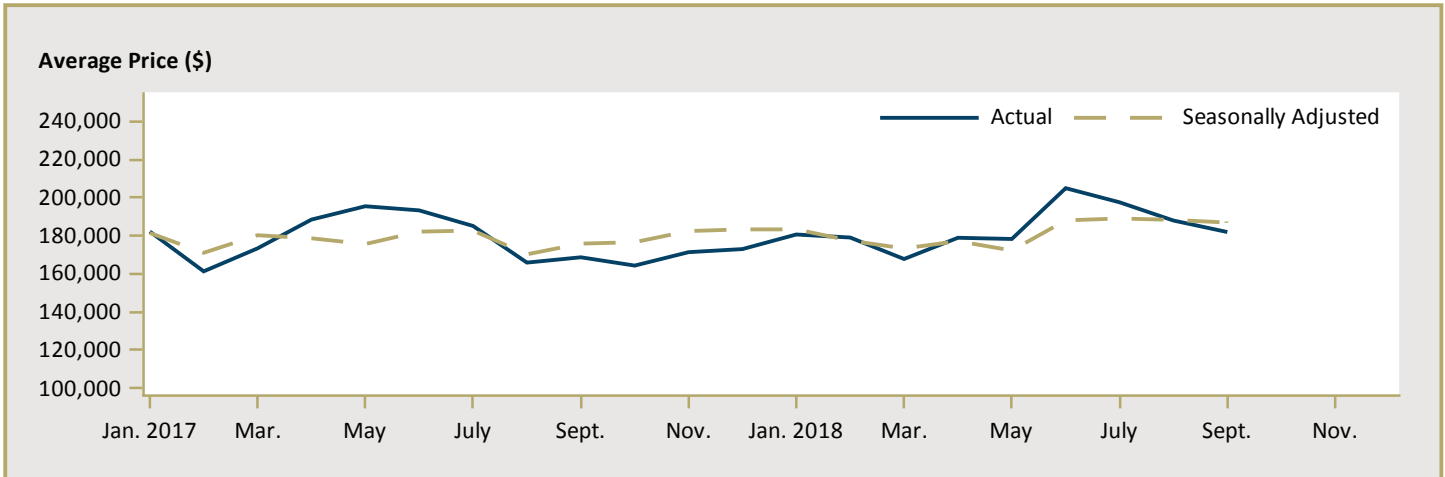


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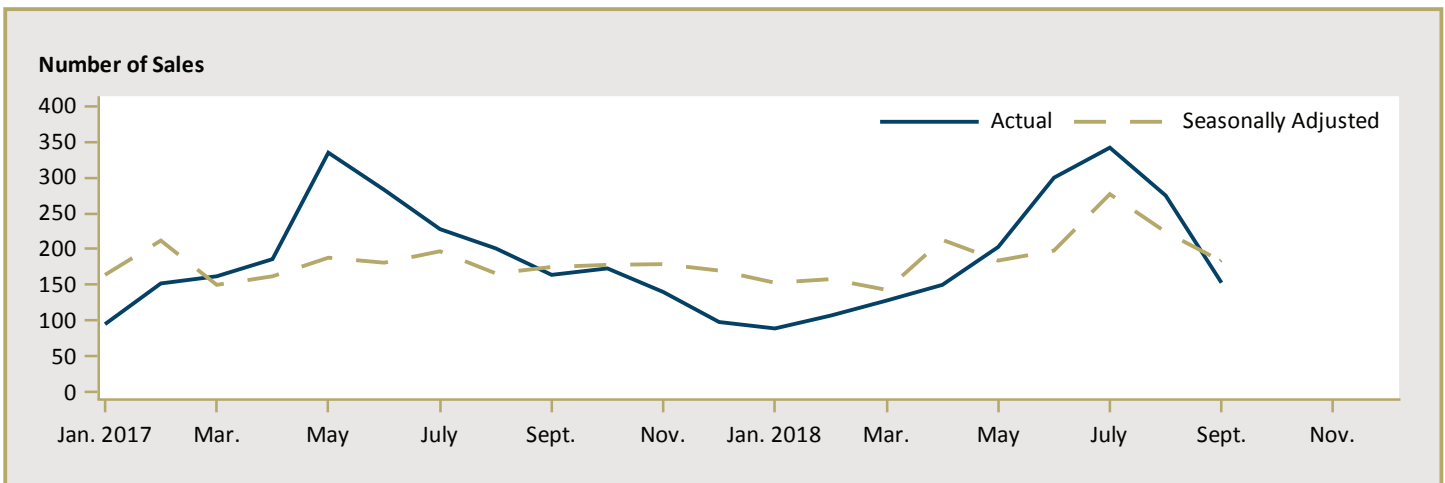
Source: CREA / Haver Analytics

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

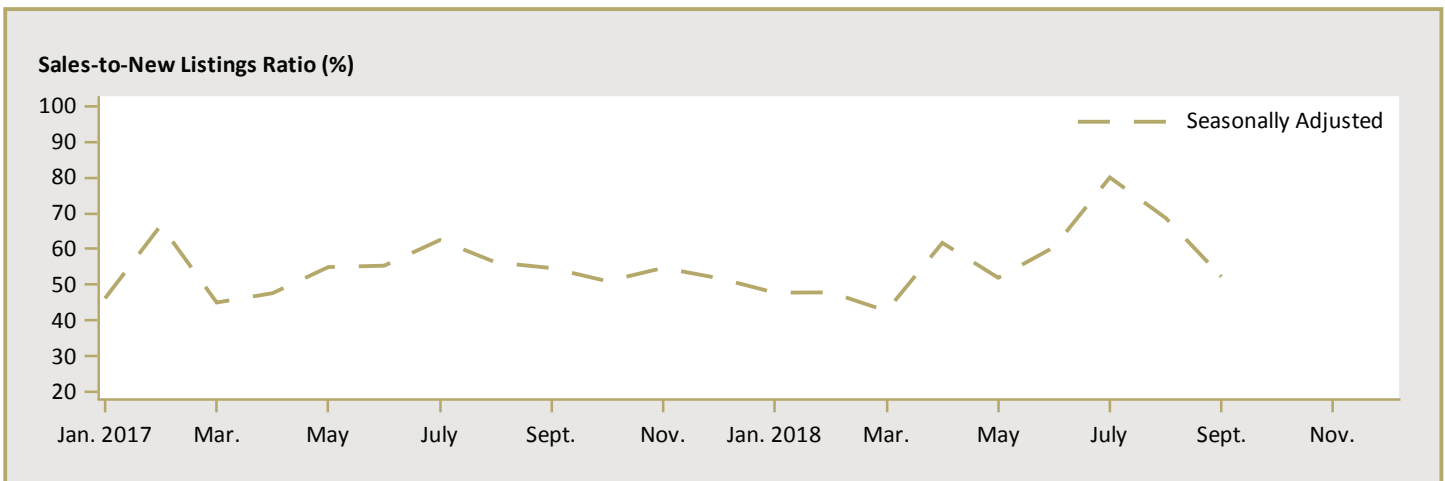
**Figure 5.1c: MLS® Residential Average Price for Fredericton**



**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**  
**Third Quarter 2018**

		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						
2017	January	561	3.14	4.64	100.2	130.0	66.8	7.6	68.6	880
	February	561	3.14	4.64	100.1	129.9	67.1	7.6	68.9	866
	March	561	3.14	4.64	100.1	130.4	67.3	6.5	68.3	857
	April	561	3.14	4.64	100.1	131.1	66.6	6.2	67.5	851
	May	561	3.14	4.64	100.1	131.0	66.2	5.7	66.6	856
	June	561	3.14	4.64	100.1	131.0	65.2	6.3	65.9	863
	July	573	3.14	4.84	100.5	131.1	65.5	6.0	66.1	861
	August	573	3.14	4.84	100.5	131.2	66.0	5.6	66.2	856
	September	575	3.09	4.89	100.5	131.5	65.7	5.7	66.0	862
	October	581	3.24	4.99	100.5	131.3	65.3	6.3	66.0	874
	November	581	3.24	4.99	100.8	132.3	64.4	6.7	65.3	880
	December	581	3.24	4.99	101.0	132.0	64.0	6.0	64.4	873
2018	January	590	3.34	5.14	101.2	132.4	62.4	6.4	63.1	880
	February	590	3.34	5.14	101.2	133.4	61.3	6.6	62.0	891
	March	590	3.34	5.14	101.2	133.7	60.3	6.9	61.3	905
	April	590	3.34	5.14	101.1	134.0	60.2	6.5	60.8	911
	May	601	3.49	5.34	101.1	133.8	60.4	6.6	61.0	912
	June	601	3.49	5.34	101.1	133.9	61.6	6.2	62.0	915
	July	601	3.49	5.34	100.9	134.6	62.6	5.4	62.5	906
	August	601	3.49	5.34	101.1	134.6	63.1	5.5	62.9	888
	September	601	3.49	5.34		134.0	63.7	5.5	63.5	870
	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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