

# HOUSING NOW TABLES

## Winnipeg CMA

Date Released: October 2018



### SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

### **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

## 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
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 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
- 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)		
September 2018		
Winnipeg CMA <sup>1</sup>	August 2018	September 2018
Trend <sup>2</sup>	5,823	6,165
SAAR	7,844	8,098
	September 2017	September 2018
Actual		
September - Single-Detached	225	151
September - Multiples	189	519
September - Total	414	670
January to September - Single-Detached	1,779	1,453
January to September - Multiples	2,609	2,697
January to September - Total	4,388	4,150

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

**Table 1.1: Housing Activity Summary of Winnipeg CMA**  
**September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2018	151	30	0	0	17	440	0	32	670
September 2017	225	46	3	0	4	59	0	77	414
% Change	-32.9	-34.8	-100.0	n/a	**	**	n/a	-58.4	61.8
Year-to-date 2018	1,453	152	15	0	367	938	72	1,153	4,150
Year-to-date 2017	1,777	258	7	2	322	1,109	33	880	4,388
% Change	-18.2	-41.1	114.3	-100.0	14.0	-15.4	118.2	31.0	-5.4
UNDER CONSTRUCTION									
September 2018	1,288	192	14	0	416	1,847	115	1,526	5,398
September 2017	1,424	234	7	2	259	1,362	101	2,167	5,556
% Change	-9.6	-17.9	100.0	-100.0	60.6	35.6	13.9	-29.6	-2.8
COMPLETIONS									
September 2018	168	12	2	0	21	43	24	78	348
September 2017	223	8	0	0	60	75	14	68	448
% Change	-24.7	50.0	n/a	n/a	-65.0	-42.7	71.4	14.7	-22.3
Year-to-date 2018	1,494	244	15	0	210	304	147	1,277	3,691
Year-to-date 2017	1,407	126	2	3	242	343	44	590	2,757
% Change	6.2	93.7	**	-100.0	-13.2	-11.4	**	116.4	33.9
COMPLETED & NOT ABSORBED									
September 2018	275	28	13	1	39	127	n/a	n/a	483
September 2017	193	13	2	1	51	173	n/a	n/a	433
% Change	42.5	115.4	**	0.0	-23.5	-26.6	n/a	n/a	11.5
ABSORBED									
September 2018	170	20	0	0	20	42	n/a	n/a	252
September 2017	205	14	0	0	50	64	n/a	n/a	333
% Change	-17.1	42.9	n/a	n/a	-60.0	-34.4	n/a	n/a	-24.3
Year-to-date 2018	1,450	246	8	0	205	300	n/a	n/a	2,209
Year-to-date 2017	1,428	135	0	2	233	480	n/a	n/a	2,278
% Change	1.5	82.2	n/a	-100.0	-12.0	-37.5	n/a	n/a	-3.0

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2018**

	Ownership						Rental		Total <sup>1*</sup>
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Winnipeg City									
September 2018	111	30	0	0	17	440	0	32	630
September 2017	174	46	0	0	4	59	0	77	360
East St. Paul R.M.									
September 2018	7	0	0	0	0	0	0	0	7
September 2017	6	0	0	0	0	0	0	0	6
Headingley R.M.									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	2	0	0	0	0	0	0	0	2
MacDonald R.M.									
September 2018	4	0	0	0	0	0	0	0	4
September 2017	16	0	0	0	0	0	0	0	16
Ritchot R.M.									
September 2018	6	0	0	0	0	0	0	0	6
September 2017	6	0	0	0	0	0	0	0	6
Rosser R.M.									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2018	2	0	0	0	0	0	0	0	2
September 2017	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	1	0	0	0	0	0	0	0	1
Springfield R.M.									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	6	0	3	0	0	0	0	0	9
Tache R.M.									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
September 2018	18	0	0	0	0	0	0	0	18
September 2017	6	0	0	0	0	0	0	0	6
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2018	151	30	0	0	17	440	0	32	670
September 2017	225	46	3	0	4	59	0	77	414

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 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									
Winnipeg City									
September 2018	1,018	184	10	0	416	1,847	115	1,526	5,116
September 2017	1,159	228	0	2	245	1,324	101	2,167	5,226
East St. Paul R.M.									
September 2018	35	0	0	0	0	0	0	0	35
September 2017	32	0	0	0	0	0	0	0	32
Headingley R.M.									
September 2018	17	0	0	0	0	0	0	0	17
September 2017	19	0	0	0	14	0	0	0	33
MacDonald R.M.									
September 2018	51	0	0	0	0	0	0	0	51
September 2017	48	0	0	0	0	0	0	0	48
Ritchot R.M.									
September 2018	35	0	0	0	0	0	0	0	35
September 2017	41	0	0	0	0	14	0	0	55
Rosser R.M.									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2018	29	0	0	0	0	0	0	0	29
September 2017	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
September 2018	4	0	0	0	0	0	0	0	4
September 2017	3	0	0	0	0	0	0	0	3
Springfield R.M.									
September 2018	30	8	0	0	0	0	0	0	38
September 2017	34	6	3	0	0	0	0	0	43
Tache R.M.									
September 2018	29	0	4	0	0	0	0	0	33
September 2017	24	0	4	0	0	24	0	0	52
West St. Paul R.M.									
September 2018	40	0	0	0	0	0	0	0	40
September 2017	32	0	0	0	0	0	0	0	32
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2018	1,288	192	14	0	416	1,847	115	1,526	5,398
September 2017	1,424	234	7	2	259	1,362	101	2,167	5,556

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Winnipeg City									
September 2018	129	12	2	0	21	43	24	78	309
September 2017	179	8	0	0	60	75	0	68	390
East St. Paul R.M.									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	1	0	0	0	0	0	0	0	1
Headingley R.M.									
September 2018	8	0	0	0	0	0	0	0	8
September 2017	3	0	0	0	0	0	14	0	17
Macdonald R.M.									
September 2018	13	0	0	0	0	0	0	0	13
September 2017	20	0	0	0	0	0	0	0	20
Ritchot R.M.									
September 2018	6	0	0	0	0	0	0	0	6
September 2017	5	0	0	0	0	0	0	0	5
Rosser R.M.									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
September 2018	3	0	0	0	0	0	0	0	3
September 2017	4	0	0	0	0	0	0	0	4
St. Francois Xavier R.M.									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	1	0	0	0	0	0	0	0	1
Springfield R.M.									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	6	0	0	0	0	0	0	0	6
Tache R.M.									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
September 2018	6	0	0	0	0	0	0	0	6
September 2017	0	0	0	0	0	0	0	0	0
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
September 2018	168	12	2	0	21	43	24	78	348
September 2017	223	8	0	0	60	75	14	68	448

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



**Table 1.2: Housing Activity Summary by Submarket**  
**September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Winnipeg City									
September 2018	210	22	10	1	39	120	n/a	n/a	402
September 2017	149	9	2	1	49	164	n/a	n/a	374
East St. Paul R.M.									
September 2018	3	0	0	0	0	0	n/a	n/a	3
September 2017	5	0	0	0	0	7	n/a	n/a	12
Headingley R.M.									
September 2018	21	0	0	0	0	0	n/a	n/a	21
September 2017	10	0	0	0	0	0	n/a	n/a	10
MacDonald R.M.									
September 2018	26	1	0	0	0	0	n/a	n/a	27
September 2017	13	1	0	0	2	0	n/a	n/a	16
Ritchot R.M.									
September 2018	5	0	0	0	0	7	n/a	n/a	12
September 2017	4	0	0	0	0	0	n/a	n/a	4
Rosser R.M.									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
September 2018	2	0	0	0	0	0	n/a	n/a	2
September 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
September 2018	5	5	0	0	0	0	n/a	n/a	10
September 2017	5	3	0	0	0	0	n/a	n/a	8
Tache R.M.									
September 2018	1	0	3	0	0	0	n/a	n/a	4
September 2017	3	0	0	0	0	2	n/a	n/a	5
West St. Paul R.M.									
September 2018	2	0	0	0	0	0	n/a	n/a	2
September 2017	3	0	0	0	0	0	n/a	n/a	3
First Nations									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2018	275	28	13	1	39	127	n/a	n/a	483
September 2017	193	13	2	1	51	173	n/a	n/a	433

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Winnipeg City									
September 2018	137	19	0	0	20	42	n/a	n/a	218
September 2017	167	13	0	0	49	64	n/a	n/a	293
East St. Paul R.M.									
September 2018	2	0	0	0	0	0	n/a	n/a	2
September 2017	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
September 2018	1	0	0	0	0	0	n/a	n/a	1
September 2017	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
September 2018	8	0	0	0	0	0	n/a	n/a	8
September 2017	18	0	0	0	1	0	n/a	n/a	19
Ritchot R.M.									
September 2018	6	0	0	0	0	0	n/a	n/a	6
September 2017	5	0	0	0	0	0	n/a	n/a	5
Rosser R.M.									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
September 2018	3	0	0	0	0	0	n/a	n/a	3
September 2017	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
September 2018	1	0	0	0	0	0	n/a	n/a	1
September 2017	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
September 2018	4	1	0	0	0	0	n/a	n/a	5
September 2017	5	1	0	0	0	0	n/a	n/a	6
Tache R.M.									
September 2018	2	0	0	0	0	0	n/a	n/a	2
September 2017	4	0	0	0	0	0	n/a	n/a	4
West St. Paul R.M.									
September 2018	6	0	0	0	0	0	n/a	n/a	6
September 2017	0	0	0	0	0	0	n/a	n/a	0
First Nations									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
September 2018	170	20	0	0	20	42	n/a	n/a	252
September 2017	205	14	0	0	50	64	n/a	n/a	333

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

**Table 1.3: History of Housing Starts of Winnipeg 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	2,270	406	7	2	512	1,292	107	1,025	5,621
% Change	22.4	120.7	0.0	-33.3	82.9	141.9	18.9	-6.9	38.7
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**September 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Winnipeg City	111	174	30	46	17	4	472	136	630	360	75.0
East St. Paul R.M.	7	6	0	0	0	0	0	0	7	6	16.7
Headingley R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
MacDonald R.M.	4	16	0	0	0	0	0	0	4	16	-75.0
Ritchot R.M.	6	6	0	0	0	0	0	0	6	6	0.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	1	6	0	0	0	3	0	0	1	9	-88.9
Tache R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
West St. Paul R.M.	18	6	0	0	0	0	0	0	18	6	200.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Winnipeg CMA</b>	<b>151</b>	<b>225</b>	<b>30</b>	<b>46</b>	<b>17</b>	<b>7</b>	<b>472</b>	<b>136</b>	<b>670</b>	<b>414</b>	<b>61.8</b>

**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
Winnipeg City	1,158	1,441	136	252	438	323	2,099	1,943	3,831	3,959	-3.2
East St. Paul R.M.	28	29	0	0	0	0	0	8	28	37	-24.3
Headingley R.M.	24	25	0	0	0	28	0	0	24	53	-54.7
MacDonald R.M.	67	87	0	2	0	0	0	0	67	89	-24.7
Ritchot R.M.	54	50	0	0	4	0	0	14	58	64	-9.4
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	24	33	0	0	0	0	0	0	24	33	-27.3
St. Francois Xavier R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Springfield R.M.	36	54	16	8	0	3	0	0	52	65	-20.0
Tache R.M.	28	34	0	0	4	4	0	24	32	62	-48.4
West St. Paul R.M.	29	21	0	0	0	0	0	0	29	21	38.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Winnipeg CMA</b>	<b>1,453</b>	<b>1,779</b>	<b>152</b>	<b>262</b>	<b>446</b>	<b>358</b>	<b>2,099</b>	<b>1,989</b>	<b>4,150</b>	<b>4,388</b>	<b>-5.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Winnipeg City	17	4	0	0	440	59	32	77
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>17</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>440</b>	<b>59</b>	<b>32</b>	<b>77</b>

**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
Winnipeg City	366	290	72	33	946	1,063	1,153	880
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	28	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	4	0	0	0	24	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>374</b>	<b>325</b>	<b>72</b>	<b>33</b>	<b>946</b>	<b>1,109</b>	<b>1,153</b>	<b>880</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**September 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Winnipeg City	141	220	457	63	32	77	630	360
East St. Paul R.M.	7	6	0	0	0	0	7	6
Headingley R.M.	1	2	0	0	0	0	1	2
MacDonald R.M.	4	16	0	0	0	0	4	16
Ritchot R.M.	6	6	0	0	0	0	6	6
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	6	0	0	0	0	2	6
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	1	9	0	0	0	0	1	9
Tache R.M.	1	2	0	0	0	0	1	2
West St. Paul R.M.	18	6	0	0	0	0	18	6
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>181</b>	<b>274</b>	<b>457</b>	<b>63</b>	<b>32</b>	<b>77</b>	<b>670</b>	<b>414</b>

**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
Winnipeg City	1,305	1,687	1,301	1,359	1,225	913	3,831	3,959
East St. Paul R.M.	28	29	0	8	0	0	28	37
Headingley R.M.	24	25	0	28	0	0	24	53
MacDonald R.M.	67	89	0	0	0	0	67	89
Ritchot R.M.	54	50	4	14	0	0	58	64
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	24	33	0	0	0	0	24	33
St. Francois Xavier R.M.	5	4	0	0	0	0	5	4
Springfield R.M.	52	65	0	0	0	0	52	65
Tache R.M.	32	38	0	24	0	0	32	62
West St. Paul R.M.	29	21	0	0	0	0	29	21
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>1,620</b>	<b>2,042</b>	<b>1,305</b>	<b>1,433</b>	<b>1,225</b>	<b>913</b>	<b>4,150</b>	<b>4,388</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**September 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Winnipeg City	129	179	12	8	45	60	123	143	309	390	-20.8
East St. Paul R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Headingley R.M.	8	3	0	0	0	14	0	0	8	17	-52.9
MacDonald R.M.	13	20	0	0	0	0	0	0	13	20	-35.0
Ritchot R.M.	6	5	0	0	0	0	0	0	6	5	20.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
Tache R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
West St. Paul R.M.	6	0	0	0	0	0	0	0	6	0	n/a
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Winnipeg CMA</b>	<b>168</b>	<b>223</b>	<b>12</b>	<b>8</b>	<b>45</b>	<b>74</b>	<b>123</b>	<b>143</b>	<b>348</b>	<b>448</b>	<b>-22.3</b>

**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
Winnipeg City	1,209	1,108	230	126	320	248	1,534	913	3,293	2,395	37.5
East St. Paul R.M.	24	26	0	0	0	0	0	8	24	34	-29.4
Headingley R.M.	25	22	0	0	21	14	24	0	70	36	94.4
MacDonald R.M.	79	82	0	4	0	7	0	0	79	93	-15.1
Ritchot R.M.	59	40	0	2	4	0	14	14	77	56	37.5
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	27	26	0	0	0	0	0	0	27	26	3.8
St. Francois Xavier R.M.	4	1	0	0	0	0	0	0	4	1	**
Springfield R.M.	39	48	20	6	3	0	21	0	83	54	53.7
Tache R.M.	23	34	0	0	0	4	0	0	23	38	-39.5
West St. Paul R.M.	11	22	0	0	0	0	0	0	11	22	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
<b>Winnipeg CMA</b>	<b>1,500</b>	<b>1,411</b>	<b>250</b>	<b>138</b>	<b>348</b>	<b>273</b>	<b>1,593</b>	<b>935</b>	<b>3,691</b>	<b>2,757</b>	<b>33.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Winnipeg City	21	60	24	0	45	75	78	68
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	14	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>21</b>	<b>60</b>	<b>24</b>	<b>14</b>	<b>45</b>	<b>75</b>	<b>78</b>	<b>68</b>

**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
Winnipeg City	204	219	116	29	302	323	1,232	590
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	0	21	14	0	0	24	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	21	0
Tache R.M.	0	4	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>211</b>	<b>230</b>	<b>137</b>	<b>43</b>	<b>316</b>	<b>345</b>	<b>1,277</b>	<b>590</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market**  
**September 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Winnipeg City	143	187	64	135	102	68	309	390
East St. Paul R.M.	1	1	0	0	0	0	1	1
Headingley R.M.	8	3	0	0	0	14	8	17
MacDonald R.M.	13	20	0	0	0	0	13	20
Ritchot R.M.	6	5	0	0	0	0	6	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	4	0	0	0	0	3	4
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	1	6	0	0	0	0	1	6
Tache R.M.	1	4	0	0	0	0	1	4
West St. Paul R.M.	6	0	0	0	0	0	6	0
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>182</b>	<b>231</b>	<b>64</b>	<b>135</b>	<b>102</b>	<b>82</b>	<b>348</b>	<b>448</b>

**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
Winnipeg City	1,439	1,224	496	551	1,358	620	3,293	2,395
East St. Paul R.M.	24	26	0	8	0	0	24	34
Headingley R.M.	25	22	0	0	45	14	70	36
MacDonald R.M.	79	82	0	11	0	0	79	93
Ritchot R.M.	59	42	18	14	0	0	77	56
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	27	26	0	0	0	0	27	26
St. Francois Xavier R.M.	4	1	0	0	0	0	4	1
Springfield R.M.	62	54	0	0	21	0	83	54
Tache R.M.	23	34	0	4	0	0	23	38
West St. Paul R.M.	11	22	0	0	0	0	11	22
First Nations	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>1,753</b>	<b>1,535</b>	<b>514</b>	<b>588</b>	<b>1,424</b>	<b>634</b>	<b>3,691</b>	<b>2,757</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
September 2018	14	10.5	22	16.5	36	27.1	26	19.5	35	26.3	133	-	482,182
September 2017	33	20.1	14	8.5	51	31.1	30	18.3	36	22.0	164	425,000	460,711
Year-to-date 2018	171	14.9	210	18.2	260	22.6	199	17.3	311	27.0	1,151	440,000	483,858
Year-to-date 2017	259	23.6	264	24.0	265	24.1	129	11.7	182	16.6	1,099	425,000	435,613
East St. Paul R.M.													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Headingley R.M.													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	632,475
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
MacDonald R.M.													
September 2018	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	-	550,900
September 2017	7	41.2	1	5.9	0	0.0	3	17.6	6	35.3	17	450,000	431,067
Year-to-date 2018	14	23.3	2	3.3	7	11.7	8	13.3	29	48.3	60	500,000	491,930
Year-to-date 2017	22	30.6	5	6.9	10	13.9	12	16.7	23	31.9	72	450,000	448,666
Ritchot R.M.													
September 2018	1	16.7	0	0.0	3	50.0	0	0.0	2	33.3	6	-	462,300
September 2017	0	0.0	2	40.0	0	0.0	0	0.0	3	60.0	5	-	550,980
Year-to-date 2018	13	24.1	20	37.0	10	18.5	2	3.7	9	16.7	54	-	430,581
Year-to-date 2017	11	31.4	16	45.7	1	2.9	0	0.0	7	20.0	35	-	416,933
Rosser R.M.													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
St. Francois Xavier R.M.													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
September 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
September 2018	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
September 2017	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	-	462,425
Year-to-date 2018	1	3.7	9	33.3	4	14.8	9	33.3	4	14.8	27	-	428,646
Year-to-date 2017	3	10.0	11	36.7	7	23.3	6	20.0	3	10.0	30	-	420,800
Tache R.M.													
September 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	9	64.3	3	21.4	2	14.3	0	0.0	0	0.0	14	-	-
Year-to-date 2017	14	58.3	6	25.0	3	12.5	1	4.2	0	0.0	24	-	350,380
West St. Paul R.M.													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
First Nations													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
September 2018	16	10.5	24	15.7	39	25.5	28	18.3	46	30.1	153	-	487,334
September 2017	43	22.2	17	8.8	53	27.3	36	18.6	45	23.2	194	425,000	458,219
Year-to-date 2018	209	15.6	244	18.2	283	21.1	219	16.3	387	28.8	1,342	445,000	483,337
Year-to-date 2017	311	24.2	303	23.6	286	22.3	149	11.6	234	18.2	1,283	425,000	436,516

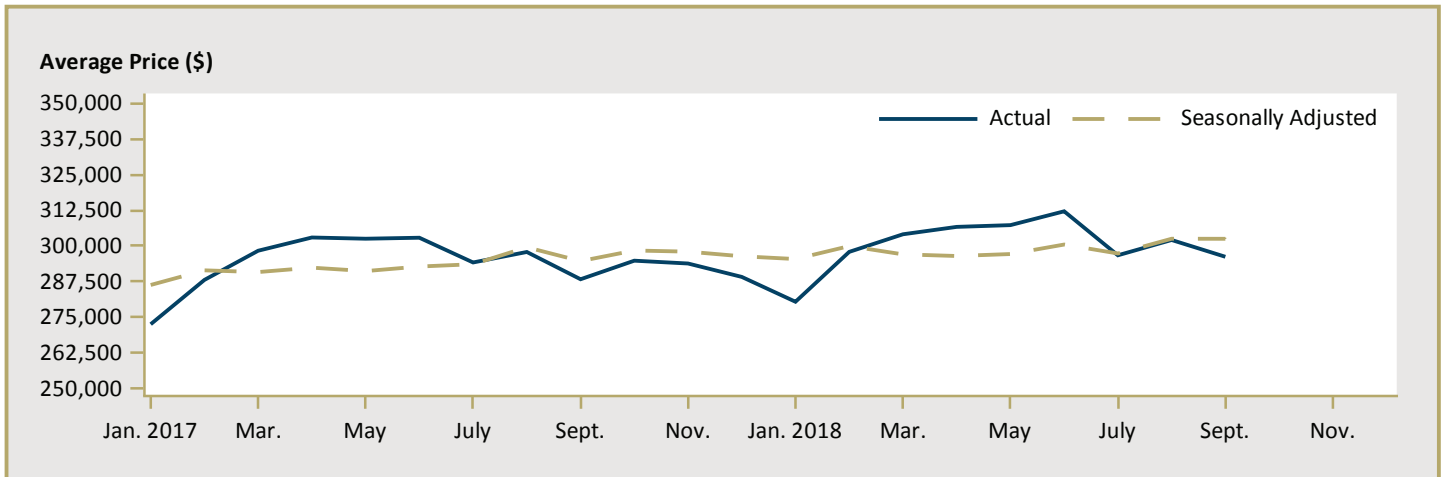
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**September 2018**

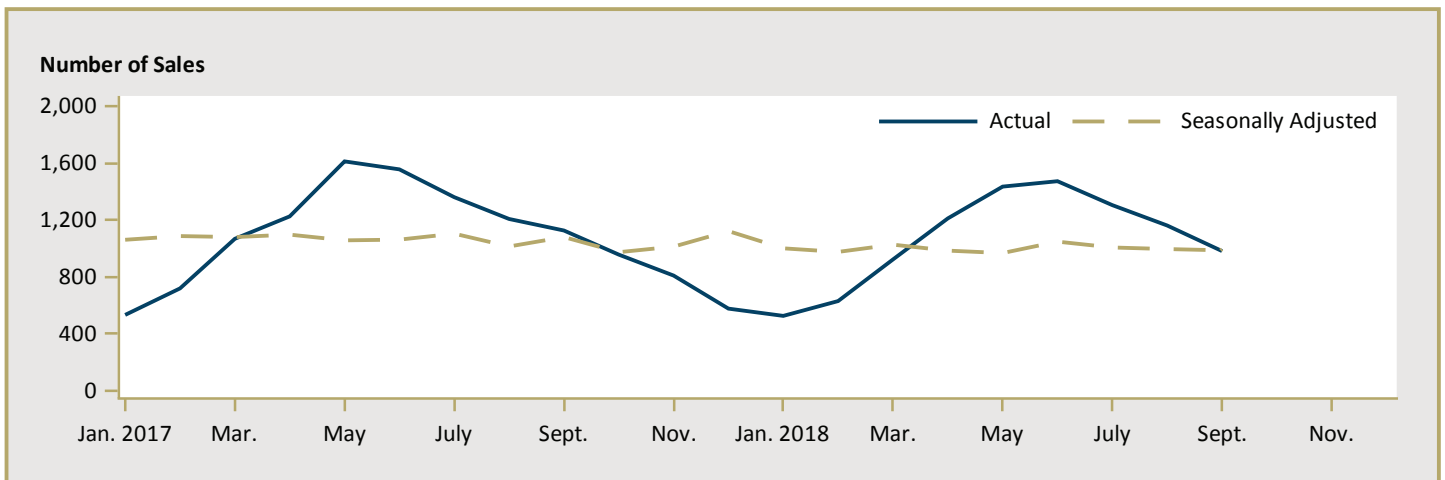
Submarket	Sept 2018	Sept 2017	% Change	YTD 2018	YTD 2017	% Change
Winnipeg City	482,182	460,711	4.7	483,858	435,613	11.1
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	632,475	-	n/a
MacDonald R.M.	550,900	431,067	27.8	491,930	448,666	9.6
Ritchot R.M.	462,300	550,980	-16.1	430,581	416,933	3.3
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	462,425	n/a	428,646	420,800	1.9
Tache R.M.	-	-	n/a	-	350,380	n/a
West St. Paul R.M.	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
<b>Winnipeg CMA</b>	<b>487,334</b>	<b>458,219</b>	<b>6.4</b>	<b>483,337</b>	<b>436,516</b>	<b>10.7</b>

Source: CMHC (Market Absorption Survey)

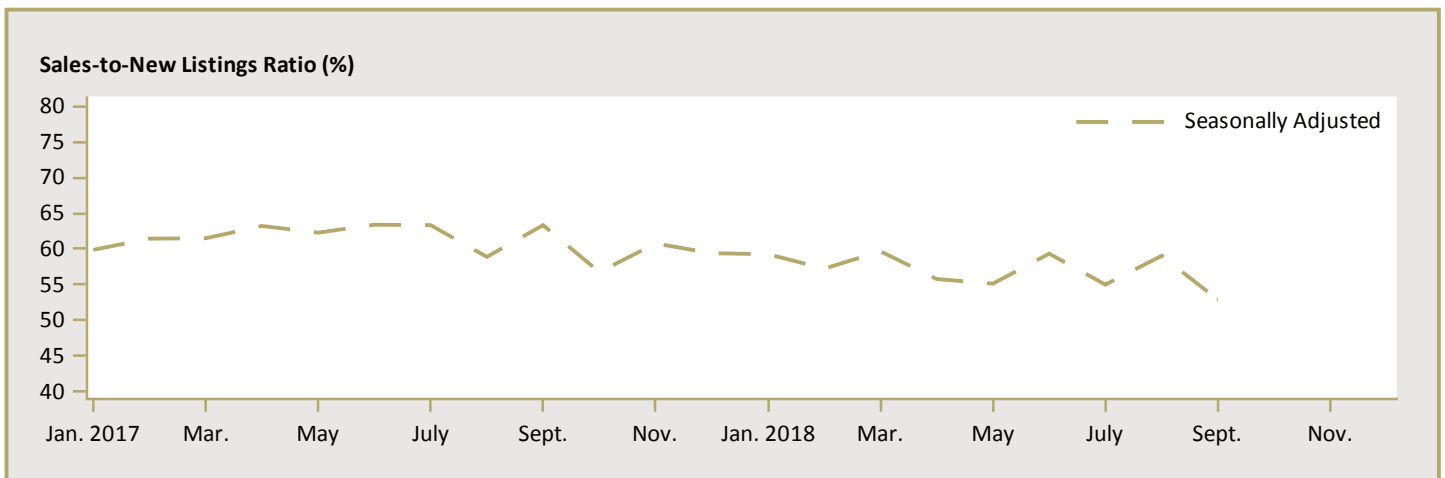
**Figure 5.1: MLS® Residential Average Price for Winnipeg**



**Figure 5.2: MLS® Residential Sales for Winnipeg**



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



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

Source: CREA / Haver Analytics

**Table 6: Economic Indicators**  
**September 2018**

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg 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	100.3	129.4	426	6.5	68.3	861
	February	561	3.14	4.64	100.5	129.3	427	6.5	68.3	870
	March	561	3.14	4.64	100.5	129.7	427	6.3	68.0	883
	April	561	3.14	4.64	101.3	130.1	427	6.1	67.7	886
	May	561	3.14	4.64	101.8	130.0	428	5.8	67.6	889
	June	561	3.14	4.64	102.2	129.9	431	5.6	67.7	887
	July	573	3.14	4.84	102.3	129.8	434	5.5	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.1	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.1	886
	October	581	3.24	4.99	103.0	131.1	434	5.6	67.8	886
	November	581	3.24	4.99	103.2	131.7	433	5.7	67.8	884
	December	581	3.24	4.99	103.3	131.1	434	5.6	67.8	882
2018	January	590	3.34	5.14	103.3	131.9	433	5.7	67.6	881
	February	590	3.34	5.14	103.4	132.2	431	6.0	67.4	880
	March	590	3.34	5.14	103.5	132.6	430	6.3	67.4	876
	April	590	3.34	5.14	103.5	133.6	431	6.5	67.5	874
	May	601	3.49	5.34	103.7	133.3	432	6.7	67.7	877
	June	601	3.49	5.34	103.9	133.2	434	6.8	68.0	881
	July	601	3.49	5.34	104.0	133.9	437	6.7	68.3	889
	August	601	3.49	5.34	104.1	133.7	441	6.5	68.6	894
	September	601	3.49	5.34		133.5	441	6.2	68.5	903
	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.



## CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at [Housing\\_Knowledge\\_Centre@cmhc.ca](mailto:Housing_Knowledge_Centre@cmhc.ca). Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on

## PUBLICATIONS AND REPORTS AVAILABLE ONLINE

*Local, regional and national analysis and data on current market conditions and future trends.*

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

## DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

## HOUSING MARKET INFORMATION PORTAL

*The housing data you want, the way you want it.*

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

[cmhc.ca/hmportal](http://cmhc.ca/hmportal)

## SUBSCRIBE NOW

*Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.*

**Get your myCMHC account today!**

**Get the market intelligence you need today!**

Find all the latest trends, research and insights at [cmhc.ca/housingmarketinformation](http://cmhc.ca/housingmarketinformation)

## Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

[www.cmhc.ca/observer](http://www.cmhc.ca/observer)

