

HOUSING NOW TABLES

Winnipeg CMA

Date Released: November 2018



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

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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)		
October 2018		
Winnipeg CMA ¹	September 2018	October 2018
Trend ²	6,146	6,016
SAAR	8,015	3,625
	October 2017	October 2018
Actual		
October - Single-Detached	159	123
October - Multiples	127	177
October - Total	286	300
January to October - Single-Detached	1,938	1,576
January to October - Multiples	2,736	2,874
January to October - Total	4,674	4,450

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
October 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2018	123	10	4	0	20	0	40	103	300
October 2017	159	64	0	0	20	43	0	0	286
% Change	-22.6	-84.4	n/a	n/a	0.0	-100.0	n/a	n/a	4.9
Year-to-date 2018	1,576	162	19	0	387	938	112	1,256	4,450
Year-to-date 2017	1,936	322	7	2	342	1,152	33	880	4,674
% Change	-18.6	-49.7	171.4	-100.0	13.2	-18.6	**	42.7	-4.8
UNDER CONSTRUCTION									
October 2018	1,210	176	13	0	390	1,847	104	1,621	5,361
October 2017	1,337	270	7	0	246	1,405	101	2,063	5,429
% Change	-9.5	-34.8	85.7	n/a	58.5	31.5	3.0	-21.4	-1.3
COMPLETIONS									
October 2018	200	24	4	0	46	0	53	9	336
October 2017	245	28	0	2	33	0	1	104	413
% Change	-18.4	-14.3	n/a	-100.0	39.4	n/a	**	-91.3	-18.6
Year-to-date 2018	1,694	268	19	0	256	304	200	1,286	4,027
Year-to-date 2017	1,652	154	2	5	275	343	45	694	3,170
% Change	2.5	74.0	**	-100.0	-6.9	-11.4	**	85.3	27.0
COMPLETED & NOT ABSORBED									
October 2018	313	32	11	1	36	122	n/a	n/a	515
October 2017	228	22	2	1	54	160	n/a	n/a	467
% Change	37.3	45.5	**	0.0	-33.3	-23.8	n/a	n/a	10.3
ABSORBED									
October 2018	161	20	6	0	49	5	n/a	n/a	241
October 2017	210	19	0	2	30	13	n/a	n/a	274
% Change	-23.3	5.3	n/a	-100.0	63.3	-61.5	n/a	n/a	-12.0
Year-to-date 2018	1,611	266	14	0	254	305	n/a	n/a	2,450
Year-to-date 2017	1,638	154	0	4	263	493	n/a	n/a	2,552
% Change	-1.6	72.7	n/a	-100.0	-3.4	-38.1	n/a	n/a	-4.0

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

Table 1.2: Housing Activity Summary by Submarket
October 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
October 2018	89	10	4	0	20	0	0	103	226
October 2017	122	62	0	0	20	43	0	0	247
East St. Paul R.M.									
October 2018	5	0	0	0	0	0	0	0	5
October 2017	4	0	0	0	0	0	0	0	4
Headingley R.M.									
October 2018	4	0	0	0	0	0	0	0	4
October 2017	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
October 2018	4	0	0	0	0	0	0	0	4
October 2017	13	0	0	0	0	0	0	0	13
Ritchot R.M.									
October 2018	2	0	0	0	0	0	0	0	2
October 2017	0	0	0	0	0	0	0	0	0
Rosser R.M.									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2018	3	0	0	0	0	0	0	0	3
October 2017	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2018	5	0	0	0	0	0	0	0	5
October 2017	11	2	0	0	0	0	0	0	13
Tache R.M.									
October 2018	4	0	0	0	0	0	0	0	4
October 2017	3	0	0	0	0	0	0	0	3
West St. Paul R.M.									
October 2018	7	0	0	0	0	0	40	0	47
October 2017	1	0	0	0	0	0	0	0	1
First Nations									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2018	123	10	4	0	20	0	40	103	300
October 2017	159	64	0	0	20	43	0	0	286

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

Table 1.2: Housing Activity Summary by Submarket
October 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
October 2018	938	168	9	0	390	1,847	92	1,621	5,065
October 2017	1,077	262	0	0	232	1,367	101	2,063	5,102
East St. Paul R.M.									
October 2018	36	0	0	0	0	0	0	0	36
October 2017	30	0	0	0	0	0	0	0	30
Headingley R.M.									
October 2018	16	0	0	0	0	0	0	0	16
October 2017	19	0	0	0	14	0	0	0	33
MacDonald R.M.									
October 2018	51	0	0	0	0	0	0	0	51
October 2017	58	0	0	0	0	0	0	0	58
Ritchot R.M.									
October 2018	34	0	0	0	0	0	0	0	34
October 2017	33	0	0	0	0	14	0	0	47
Rosser R.M.									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2018	29	0	0	0	0	0	0	0	29
October 2017	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
October 2018	4	0	0	0	0	0	0	0	4
October 2017	3	0	0	0	0	0	0	0	3
Springfield R.M.									
October 2018	30	8	0	0	0	0	0	0	38
October 2017	35	8	3	0	0	0	0	0	46
Tache R.M.									
October 2018	28	0	4	0	0	0	0	0	32
October 2017	23	0	4	0	0	24	0	0	51
West St. Paul R.M.									
October 2018	44	0	0	0	0	0	12	0	56
October 2017	27	0	0	0	0	0	0	0	27
First Nations									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2018	1,210	176	13	0	390	1,847	104	1,621	5,361
October 2017	1,337	270	7	0	246	1,405	101	2,063	5,429

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

Table 1.2: Housing Activity Summary by Submarket
October 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
October 2018	168	24	4	0	46	0	25	9	276
October 2017	203	28	0	2	33	0	1	104	371
East St. Paul R.M.									
October 2018	4	0	0	0	0	0	0	0	4
October 2017	6	0	0	0	0	0	0	0	6
Headingley R.M.									
October 2018	5	0	0	0	0	0	0	0	5
October 2017	0	0	0	0	0	0	0	0	0
Macdonald R.M.									
October 2018	4	0	0	0	0	0	0	0	4
October 2017	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
October 2018	3	0	0	0	0	0	0	0	3
October 2017	8	0	0	0	0	0	0	0	8
Rosser R.M.									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
October 2018	3	0	0	0	0	0	0	0	3
October 2017	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
October 2018	5	0	0	0	0	0	0	0	5
October 2017	10	0	0	0	0	0	0	0	10
Tache R.M.									
October 2018	5	0	0	0	0	0	0	0	5
October 2017	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
October 2018	3	0	0	0	0	0	28	0	31
October 2017	6	0	0	0	0	0	0	0	6
First Nations									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
October 2018	200	24	4	0	46	0	53	9	336
October 2017	245	28	0	2	33	0	1	104	413

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

Table 1.2: Housing Activity Summary by Submarket
October 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									
Winnipeg City									
October 2018	248	27	8	1	36	115	n/a	n/a	435
October 2017	182	20	2	1	52	151	n/a	n/a	408
East St. Paul R.M.									
October 2018	3	0	0	0	0	0	n/a	n/a	3
October 2017	7	0	0	0	0	7	n/a	n/a	14
Headingley R.M.									
October 2018	20	0	0	0	0	0	n/a	n/a	20
October 2017	10	0	0	0	0	0	n/a	n/a	10
MacDonald R.M.									
October 2018	28	0	0	0	0	0	n/a	n/a	28
October 2017	12	1	0	0	2	0	n/a	n/a	15
Ritchot R.M.									
October 2018	5	0	0	0	0	7	n/a	n/a	12
October 2017	5	0	0	0	0	0	n/a	n/a	5
Rosser R.M.									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
October 2018	2	0	0	0	0	0	n/a	n/a	2
October 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
October 2018	3	5	0	0	0	0	n/a	n/a	8
October 2017	5	1	0	0	0	0	n/a	n/a	6
Tache R.M.									
October 2018	1	0	3	0	0	0	n/a	n/a	4
October 2017	2	0	0	0	0	2	n/a	n/a	4
West St. Paul R.M.									
October 2018	3	0	0	0	0	0	n/a	n/a	3
October 2017	4	0	0	0	0	0	n/a	n/a	4
First Nations									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2018	313	32	11	1	36	122	n/a	n/a	515
October 2017	228	22	2	1	54	160	n/a	n/a	467

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

Table 1.2: Housing Activity Summary by Submarket
October 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
October 2018	129	19	6	0	49	5	n/a	n/a	208
October 2017	170	17	0	2	30	13	n/a	n/a	232
East St. Paul R.M.									
October 2018	4	0	0	0	0	0	n/a	n/a	4
October 2017	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
October 2018	6	0	0	0	0	0	n/a	n/a	6
October 2017	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
October 2018	2	1	0	0	0	0	n/a	n/a	3
October 2017	4	0	0	0	0	0	n/a	n/a	4
Ritchot R.M.									
October 2018	3	0	0	0	0	0	n/a	n/a	3
October 2017	7	0	0	0	0	0	n/a	n/a	7
Rosser R.M.									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
October 2018	3	0	0	0	0	0	n/a	n/a	3
October 2017	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
October 2018	7	0	0	0	0	0	n/a	n/a	7
October 2017	10	2	0	0	0	0	n/a	n/a	12
Tache R.M.									
October 2018	5	0	0	0	0	0	n/a	n/a	5
October 2017	5	0	0	0	0	0	n/a	n/a	5
West St. Paul R.M.									
October 2018	2	0	0	0	0	0	n/a	n/a	2
October 2017	5	0	0	0	0	0	n/a	n/a	5
First Nations									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
October 2018	161	20	6	0	49	5	n/a	n/a	241
October 2017	210	19	0	2	30	13	n/a	n/a	274

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
October 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
Winnipeg City	89	122	10	62	20	20	107	43	226	247	-8.5
East St. Paul R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Headingley R.M.	4	0	0	0	0	0	0	0	4	0	n/a
MacDonald R.M.	4	13	0	0	0	0	0	0	4	13	-69.2
Ritchot R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	11	0	2	0	0	0	0	5	13	-61.5
Tache R.M.	4	3	0	0	0	0	0	0	4	3	33.3
West St. Paul R.M.	7	1	0	0	40	0	0	0	47	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	123	159	10	64	60	20	107	43	300	286	4.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 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	1,247	1,563	146	314	458	343	2,206	1,986	4,057	4,206	-3.5
East St. Paul R.M.	33	33	0	0	0	0	0	8	33	41	-19.5
Headingley R.M.	28	25	0	0	0	28	0	0	28	53	-47.2
MacDonald R.M.	71	100	0	2	0	0	0	0	71	102	-30.4
Ritchot R.M.	56	50	0	0	4	0	0	14	60	64	-6.3
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	27	38	0	0	0	0	0	0	27	38	-28.9
St. Francois Xavier R.M.	5	4	0	0	0	0	0	0	5	4	25.0
Springfield R.M.	41	65	16	10	0	3	0	0	57	78	-26.9
Tache R.M.	32	37	0	0	4	4	0	24	36	65	-44.6
West St. Paul R.M.	36	22	0	0	40	0	0	0	76	22	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,576	1,938	162	326	506	378	2,206	2,032	4,450	4,674	-4.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Winnipeg City	20	20	0	0	4	43	103	0
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	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	40	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	20	20	40	0	4	43	103	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 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	386	310	72	33	950	1,106	1,256	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	40	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	394	345	112	33	950	1,152	1,256	880

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Winnipeg City	103	184	20	63	103	0	226	247
East St. Paul R.M.	5	4	0	0	0	0	5	4
Headingley R.M.	4	0	0	0	0	0	4	0
MacDonald R.M.	4	13	0	0	0	0	4	13
Ritchot R.M.	2	0	0	0	0	0	2	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	5	0	0	0	0	3	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	13	0	0	0	0	5	13
Tache R.M.	4	3	0	0	0	0	4	3
West St. Paul R.M.	7	1	0	0	40	0	47	1
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	137	223	20	63	143	0	300	286

Table 2.5: Starts by Submarket and by Intended Market
January - October 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,408	1,871	1,321	1,422	1,328	913	4,057	4,206
East St. Paul R.M.	33	33	0	8	0	0	33	41
Headingley R.M.	28	25	0	28	0	0	28	53
MacDonald R.M.	71	102	0	0	0	0	71	102
Ritchot R.M.	56	50	4	14	0	0	60	64
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	27	38	0	0	0	0	27	38
St. Francois Xavier R.M.	5	4	0	0	0	0	5	4
Springfield R.M.	57	78	0	0	0	0	57	78
Tache R.M.	36	41	0	24	0	0	36	65
West St. Paul R.M.	36	22	0	0	40	0	76	22
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,757	2,265	1,325	1,496	1,368	913	4,450	4,674

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
Winnipeg City	168	206	26	28	69	33	13	104	276	371	-25.6
East St. Paul R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Headingley R.M.	5	0	0	0	0	0	0	0	5	0	n/a
MacDonald R.M.	4	3	0	0	0	0	0	0	4	3	33.3
Ritchot R.M.	3	8	0	0	0	0	0	0	3	8	-62.5
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	10	0	0	0	0	0	0	5	10	-50.0
Tache R.M.	5	4	0	0	0	0	0	0	5	4	25.0
West St. Paul R.M.	3	6	0	0	28	0	0	0	31	6	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	200	248	26	28	97	33	13	104	336	413	-18.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 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	1,377	1,314	256	154	389	281	1,547	1,017	3,569	2,766	29.0
East St. Paul R.M.	28	32	0	0	0	0	0	8	28	40	-30.0
Headingley R.M.	30	22	0	0	21	14	24	0	75	36	108.3
MacDonald R.M.	83	85	0	4	0	7	0	0	83	96	-13.5
Ritchot R.M.	62	48	0	2	4	0	14	14	80	64	25.0
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	30	31	0	0	0	0	0	0	30	31	-3.2
St. Francois Xavier R.M.	4	1	0	0	0	0	0	0	4	1	**
Springfield R.M.	44	58	20	6	3	0	21	0	88	64	37.5
Tache R.M.	28	38	0	0	0	4	0	0	28	42	-33.3
West St. Paul R.M.	14	28	0	0	28	0	0	0	42	28	50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,700	1,659	276	166	445	306	1,606	1,039	4,027	3,170	27.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Winnipeg City	46	33	23	0	4	0	9	104
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	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	28	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	46	33	51	0	4	0	9	104

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 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	250	252	139	29	306	323	1,241	694
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	28	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	257	263	188	43	320	345	1,286	694

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Winnipeg City	196	231	46	35	34	105	276	371
East St. Paul R.M.	4	6	0	0	0	0	4	6
Headingley R.M.	5	0	0	0	0	0	5	0
MacDonald R.M.	4	3	0	0	0	0	4	3
Ritchot R.M.	3	8	0	0	0	0	3	8
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	5	0	0	0	0	3	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	5	10	0	0	0	0	5	10
Tache R.M.	5	4	0	0	0	0	5	4
West St. Paul R.M.	3	6	0	0	28	0	31	6
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	228	273	46	35	62	105	336	413

Table 3.5: Completions by Submarket and by Intended Market
January - October 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,635	1,455	542	586	1,392	725	3,569	2,766
East St. Paul R.M.	28	32	0	8	0	0	28	40
Headingley R.M.	30	22	0	0	45	14	75	36
MacDonald R.M.	83	85	0	11	0	0	83	96
Ritchot R.M.	62	50	18	14	0	0	80	64
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	30	31	0	0	0	0	30	31
St. Francois Xavier R.M.	4	1	0	0	0	0	4	1
Springfield R.M.	67	64	0	0	21	0	88	64
Tache R.M.	28	38	0	4	0	0	28	42
West St. Paul R.M.	14	28	0	0	28	0	42	28
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,981	1,808	560	623	1,486	739	4,027	3,170

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2018	10	7.9	25	19.7	21	16.5	27	21.3	44	34.6	127	-	522,905
October 2017	22	13.0	27	16.0	52	30.8	30	17.8	38	22.5	169	-	-
Year-to-date 2018	181	14.2	235	18.4	281	22.0	226	17.7	355	27.8	1,278	440,000	489,380
Year-to-date 2017	281	22.2	291	22.9	317	25.0	159	12.5	220	17.4	1,268	425,000	435,613
East St. Paul R.M.													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Headingley R.M.													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	855,980
October 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	19	100.0	19	-	756,644
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
MacDonald R.M.													
October 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
October 2017	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2018	14	22.6	2	3.2	7	11.3	9	14.5	30	48.4	62	500,000	491,930
Year-to-date 2017	22	29.3	5	6.7	11	14.7	12	16.0	25	33.3	75	450,000	448,666
Ritchot R.M.													
October 2018	0	0.0	2	66.7	0	0.0	0	0.0	1	33.3	3	-	-
October 2017	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	-	-
Year-to-date 2018	13	22.8	22	38.6	10	17.5	2	3.5	10	17.5	57	-	430,581
Year-to-date 2017	14	33.3	20	47.6	1	2.4	0	0.0	7	16.7	42	-	416,933
Rosser R.M.													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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.													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
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.													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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	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
October 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.													
October 2018	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	492,450
October 2017	0	0.0	5	71.4	0	0.0	1	14.3	1	14.3	7	-	-
Year-to-date 2018	1	3.2	9	29.0	5	16.1	9	29.0	7	22.6	31	-	446,876
Year-to-date 2017	3	8.1	16	43.2	7	18.9	7	18.9	4	10.8	37	-	420,800
Tache R.M.													
October 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
October 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	9	60.0	3	20.0	3	20.0	0	0.0	0	0.0	15	-	-
Year-to-date 2017	15	57.7	7	26.9	3	11.5	1	3.8	0	0.0	26	-	350,380
West St. Paul R.M.													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2018	10	6.9	27	18.6	23	15.9	28	19.3	57	39.3	145	-	532,955
October 2017	26	13.8	37	19.6	53	28.0	31	16.4	42	22.2	189	-	-
Year-to-date 2018	219	14.7	271	18.2	306	20.6	247	16.6	444	29.9	1,487	445,000	490,196
Year-to-date 2017	337	22.9	340	23.1	339	23.0	180	12.2	276	18.8	1,472	425,000	436,516

Source: CMHC (Market Absorption Survey)

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

Submarket	Oct 2018	Oct 2017	% Change	YTD 2018	YTD 2017	% Change
Winnipeg City	522,905	-	n/a	489,380	435,613	12.3
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	855,980	-	n/a	756,644	-	n/a
MacDonald R.M.	-	-	n/a	491,930	448,666	9.6
Ritchot R.M.	-	-	n/a	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.	492,450	-	n/a	446,876	420,800	6.2
Tache R.M.	-	-	n/a	-	350,380	n/a
West St. Paul R.M.	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	532,955	-	n/a	490,196	436,516	12.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

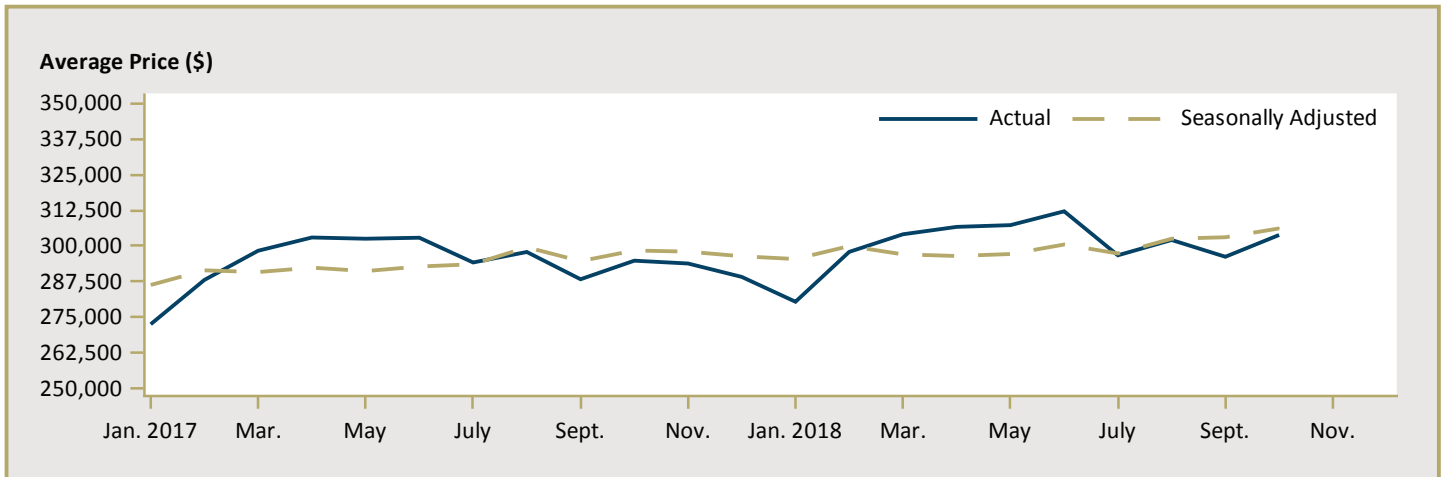


Figure 5.2: MLS® Residential Sales for Winnipeg

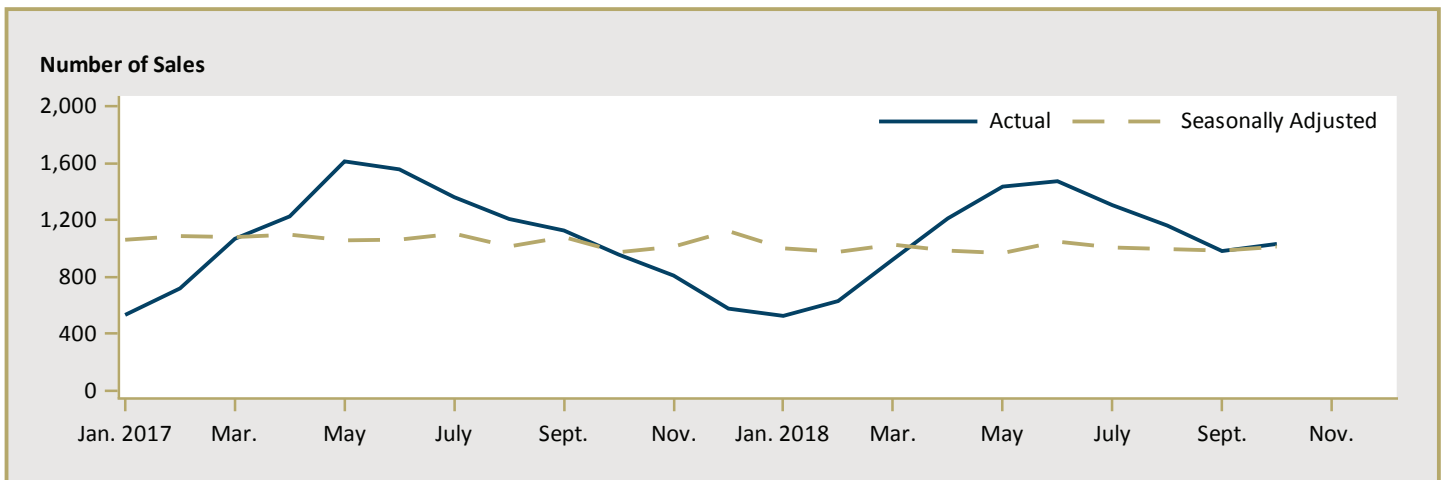
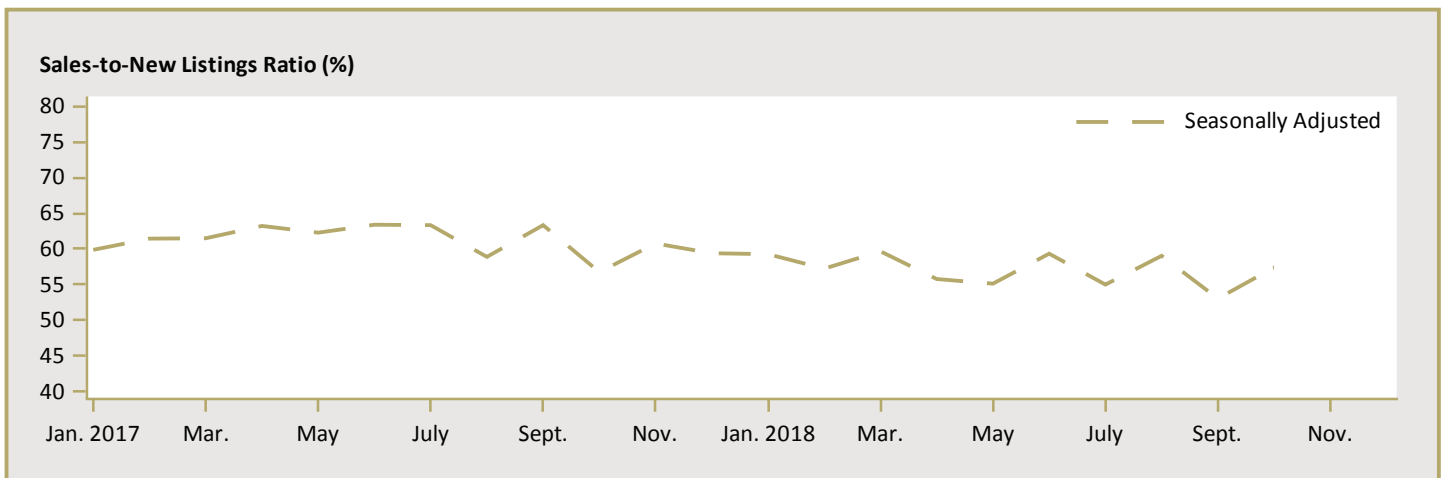


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
October 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	104.1	133.5	441	6.2	68.5	903
	October	601	3.64	5.34		134.6	442	6.1	68.5	902
	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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