

HOUSING NOW TABLES

Winnipeg CMA

Date Released: February 2018



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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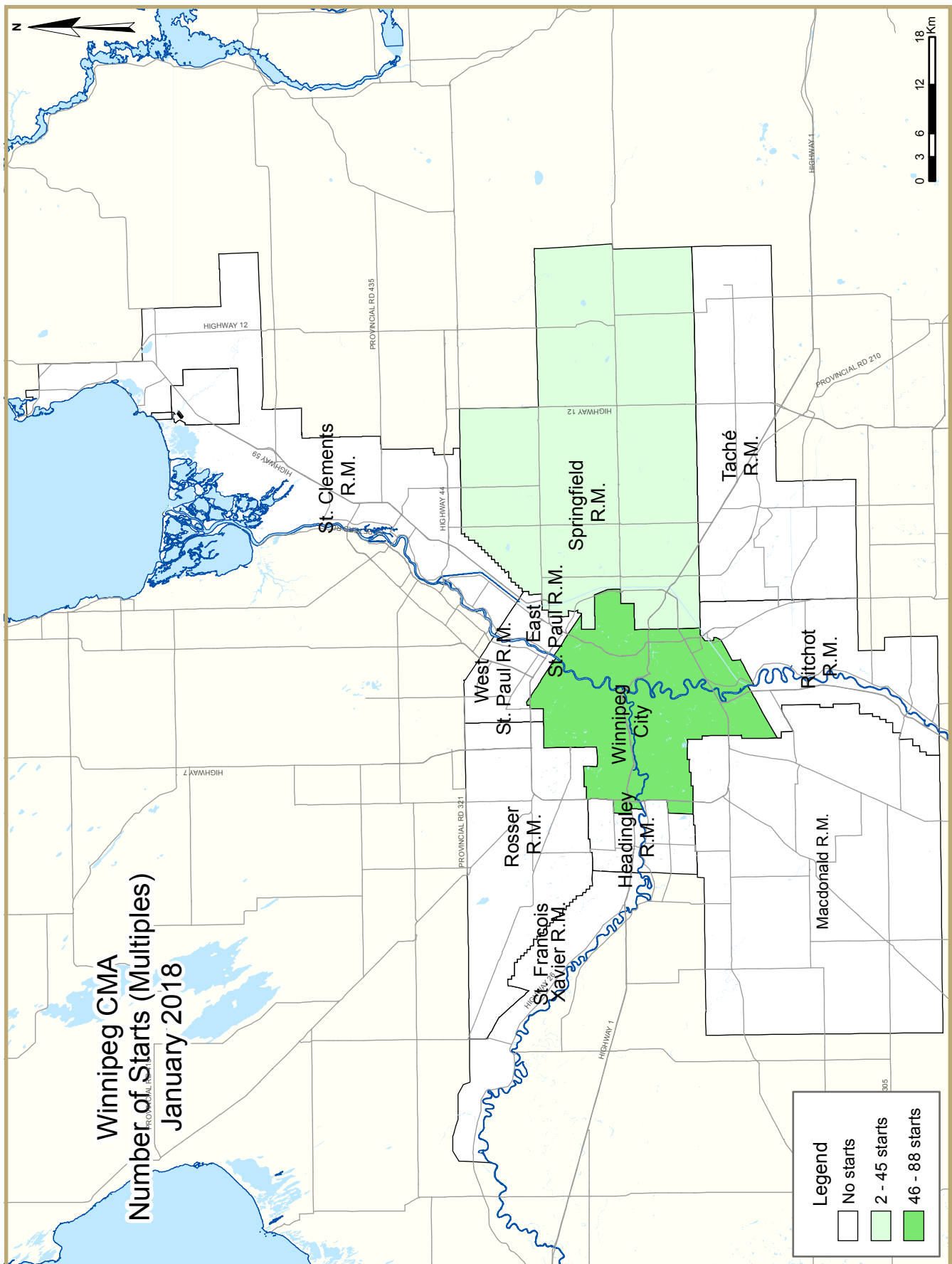
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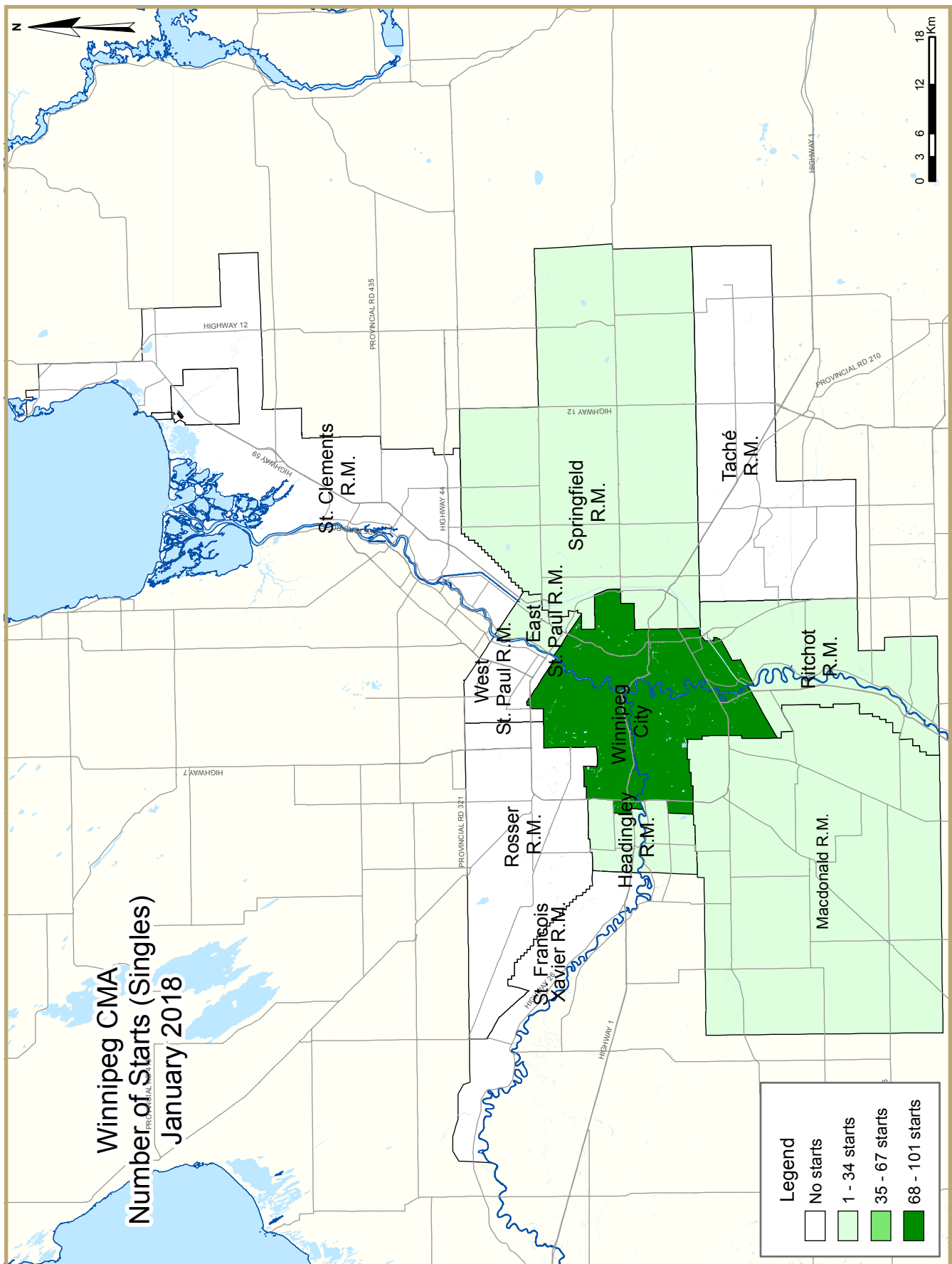
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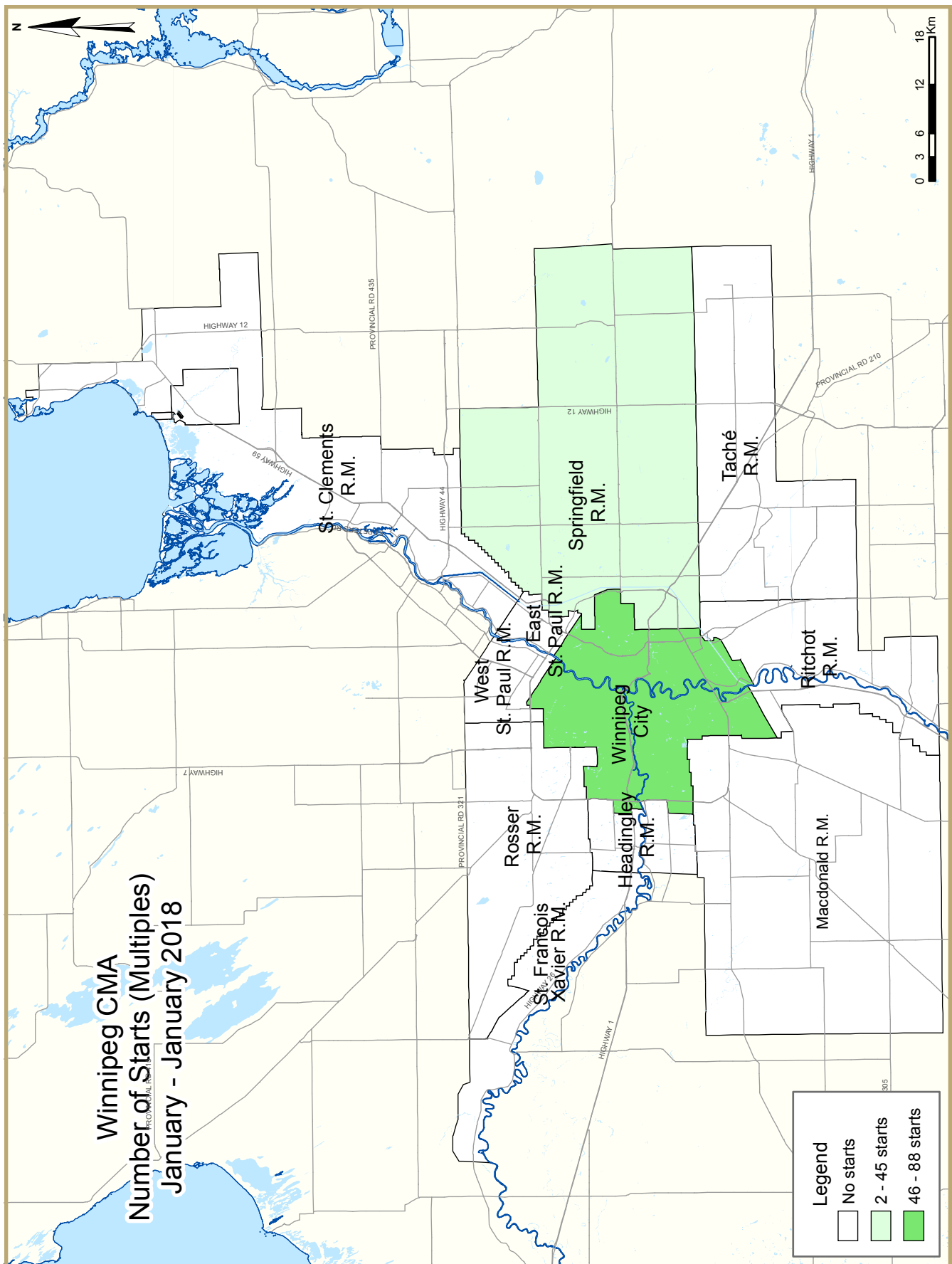
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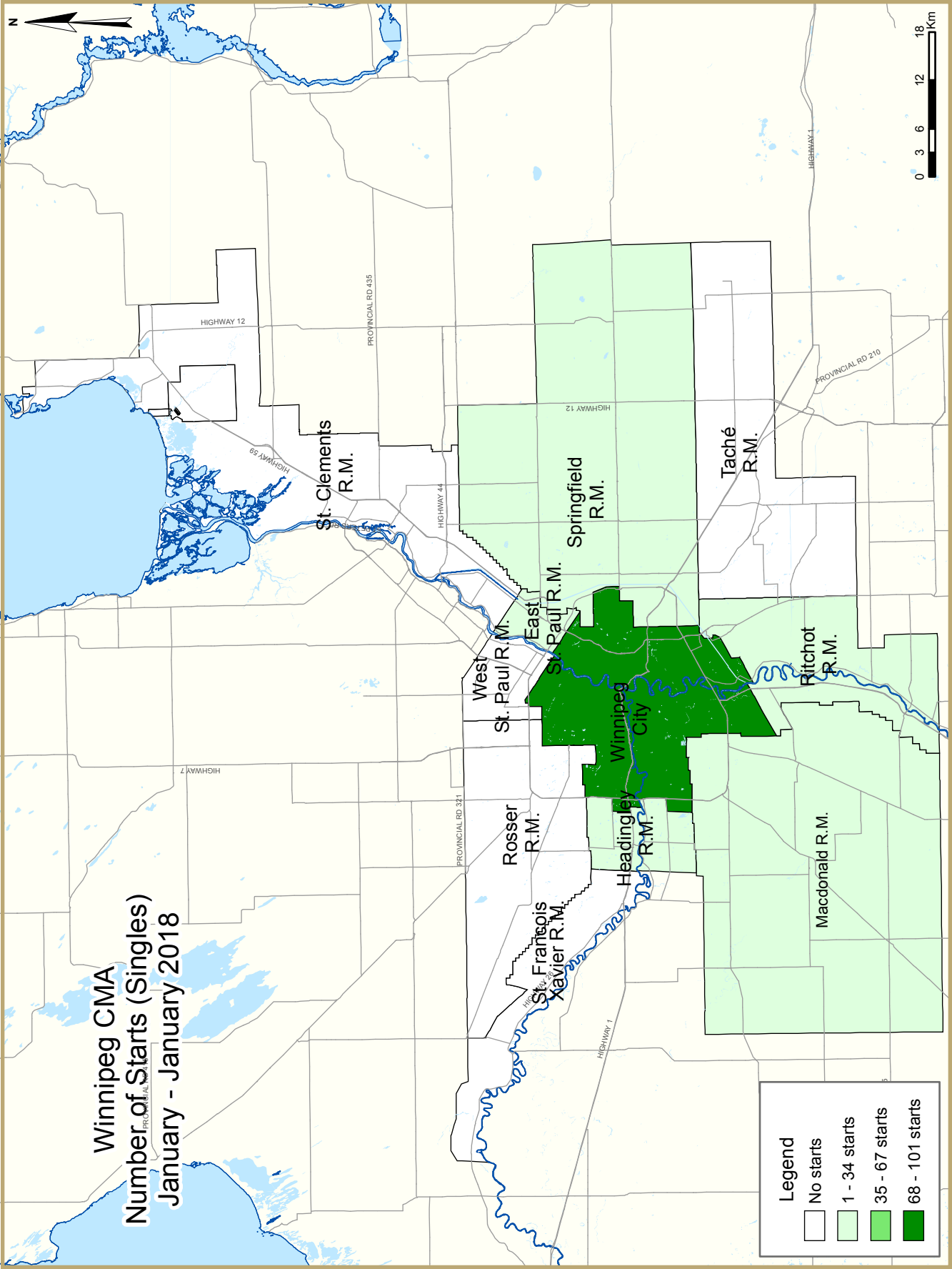
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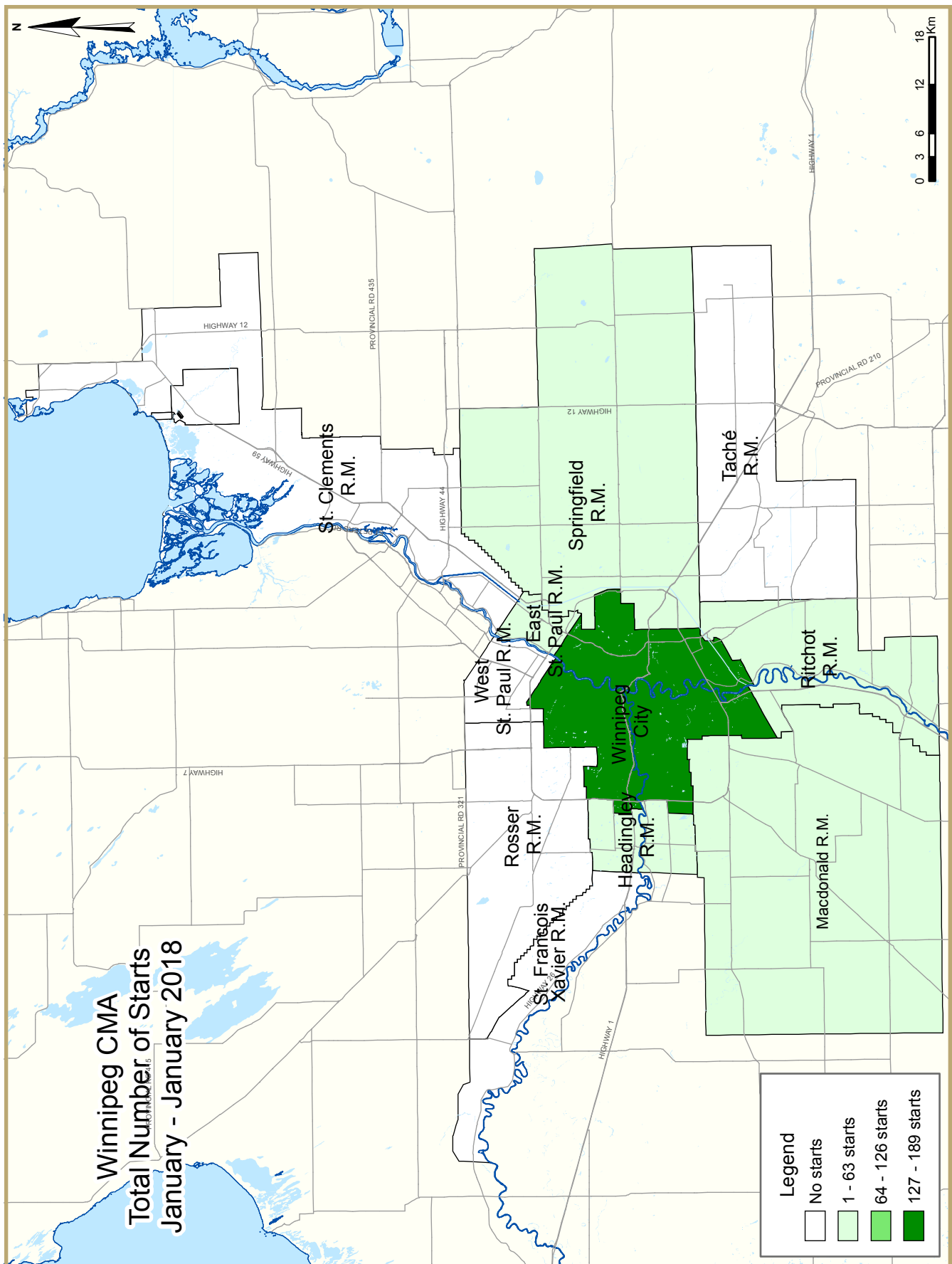












HOUSING NOW REPORT TABLES

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- 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

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- 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
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- 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)		
January 2018		
Winnipeg CMA ¹	December 2017	January 2018
Trend ²	4,873	4,895
SAAR	6,506	3,137
	January 2017	January 2018
Actual		
January - Single-Detached	136	132
January - Multiples	498	90
January - Total	634	222
January to January - Single-Detached	136	132
January to January - Multiples	498	90
January to January - Total	634	222

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
January 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2018	132	8	0	0	35	2	6	39	222
January 2017	136	18	0	0	14	466	0	0	634
% Change	-2.9	-55.6	n/a	n/a	150.0	-99.6	n/a	n/a	-65.0
Year-to-date 2018	132	8	0	0	35	2	6	39	222
Year-to-date 2017	136	18	0	0	14	466	0	0	634
% Change	-2.9	-55.6	n/a	n/a	150.0	-99.6	n/a	n/a	-65.0
UNDER CONSTRUCTION									
January 2018	1,348	270	3	0	339	1,436	106	1,474	4,976
January 2017	1,030	114	0	0	194	1,159	58	1,774	4,329
% Change	30.9	136.8	n/a	n/a	74.7	23.9	82.8	-16.9	14.9
COMPLETIONS									
January 2018	138	20	0	0	62	0	28	118	366
January 2017	164	12	0	3	50	0	7	70	306
% Change	-15.9	66.7	n/a	-100.0	24.0	n/a	**	68.6	19.6
Year-to-date 2018	138	20	0	0	62	0	28	118	366
Year-to-date 2017	164	12	0	3	50	0	7	70	306
% Change	-15.9	66.7	n/a	-100.0	24.0	n/a	**	68.6	19.6
COMPLETED & NOT ABSORBED									
January 2018	258	40	6	1	59	121	n/a	n/a	485
January 2017	229	23	0	1	76	293	n/a	n/a	622
% Change	12.7	73.9	n/a	0.0	-22.4	-58.7	n/a	n/a	-22.0
ABSORBED									
January 2018	124	14	0	0	40	2	n/a	n/a	180
January 2017	153	11	0	2	16	17	n/a	n/a	199
% Change	-19.0	27.3	n/a	-100.0	150.0	-88.2	n/a	n/a	-9.5
Year-to-date 2018	124	14	0	0	40	2	n/a	n/a	180
Year-to-date 2017	153	11	0	2	16	17	n/a	n/a	199
% Change	-19.0	27.3	n/a	-100.0	150.0	-88.2	n/a	n/a	-9.5

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2018	101	6	0	0	35	2	6	39	189
January 2017	92	16	0	0	14	458	0	0	580
East St. Paul R.M.									
January 2018	1	0	0	0	0	0	0	0	1
January 2017	5	0	0	0	0	8	0	0	13
Headingley R.M.									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	5	0	0	0	0	0	0	0	5
MacDonald R.M.									
January 2018	14	0	0	0	0	0	0	0	14
January 2017	14	2	0	0	0	0	0	0	16
Ritchot R.M.									
January 2018	8	0	0	0	0	0	0	0	8
January 2017	4	0	0	0	0	0	0	0	4
Rosser R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
January 2018	5	2	0	0	0	0	0	0	7
January 2017	8	0	0	0	0	0	0	0	8
Tache R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	2	0	0	0	0	0	0	0	2
West St. Paul R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	4	0	0	0	0	0	0	0	4
First Nations									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2018	132	8	0	0	35	2	6	39	222
January 2017	136	18	0	0	14	466	0	0	634

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

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January 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									
January 2018	1,070	260	0	0	339	1,398	99	1,474	4,640
January 2017	796	108	0	0	185	1,137	58	1,774	4,058
East St. Paul R.M.									
January 2018	29	0	0	0	0	0	0	0	29
January 2017	32	0	0	0	0	8	0	0	40
Headingley R.M.									
January 2018	23	0	0	0	0	24	7	0	54
January 2017	21	0	0	0	0	0	0	0	21
MacDonald R.M.									
January 2018	74	0	0	0	0	0	0	0	74
January 2017	45	2	0	0	9	0	0	0	56
Ritchot R.M.									
January 2018	45	0	0	0	0	14	0	0	59
January 2017	32	2	0	0	0	14	0	0	48
Rosser R.M.									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
January 2018	30	0	0	0	0	0	0	0	30
January 2017	26	0	0	0	0	0	0	0	26
St. Francois Xavier R.M.									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
January 2018	34	10	3	0	0	0	0	0	47
January 2017	28	2	0	0	0	0	0	0	30
Tache R.M.									
January 2018	19	0	0	0	0	0	0	0	19
January 2017	21	0	0	0	0	0	0	0	21
West St. Paul R.M.									
January 2018	21	0	0	0	0	0	0	0	21
January 2017	29	0	0	0	0	0	0	0	29
First Nations									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
January 2018	1,348	270	3	0	339	1,436	106	1,474	4,976
January 2017	1,030	114	0	0	194	1,159	58	1,774	4,329

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

Table 1.2: Housing Activity Summary by Submarket
January 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										
January 2018	116	16	0	0	62	0	14	97	305	
January 2017	124	10	0	1	46	0	7	70	258	
East St. Paul R.M.										
January 2018	3	0	0	0	0	0	0	0	3	
January 2017	2	0	0	0	0	0	0	0	2	
Headingley R.M.										
January 2018	0	0	0	0	0	0	14	0	14	
January 2017	0	0	0	0	0	0	0	0	0	
Macdonald R.M.										
January 2018	4	0	0	0	0	0	0	0	4	
January 2017	11	0	0	2	0	0	0	0	13	
Ritchot R.M.										
January 2018	3	0	0	0	0	0	0	0	3	
January 2017	3	0	0	0	0	0	0	0	3	
Rosser R.M.										
January 2018	0	0	0	0	0	0	0	0	0	
January 2017	1	0	0	0	0	0	0	0	1	
St. Clements R.M.										
January 2018	2	0	0	0	0	0	0	0	2	
January 2017	1	0	0	0	0	0	0	0	1	
St. Francois Xavier R.M.										
January 2018	0	0	0	0	0	0	0	0	0	
January 2017	0	0	0	0	0	0	0	0	0	
Springfield R.M.										
January 2018	4	4	0	0	0	0	0	21	29	
January 2017	8	2	0	0	0	0	0	0	10	
Tache R.M.										
January 2018	5	0	0	0	0	0	0	0	5	
January 2017	6	0	0	0	4	0	0	0	10	
West St. Paul R.M.										
January 2018	1	0	0	0	0	0	0	0	1	
January 2017	8	0	0	0	0	0	0	0	8	
First Nations										
January 2018	0	0	0	0	0	0	0	0	0	
January 2017	0	0	0	0	0	0	0	0	0	
Winnipeg CMA										
January 2018	138	20	0	0	62	0	28	118	366	
January 2017	164	12	0	3	50	0	7	70	306	

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2018	208	37	2	1	57	119	n/a	n/a	424
January 2017	195	14	0	1	72	288	n/a	n/a	570
East St. Paul R.M.									
January 2018	7	0	0	0	0	0	n/a	n/a	7
January 2017	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
January 2018	11	0	0	0	0	0	n/a	n/a	11
January 2017	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
January 2018	10	1	0	0	2	0	n/a	n/a	13
January 2017	8	0	0	0	0	0	n/a	n/a	8
Ritchot R.M.									
January 2018	4	0	0	0	0	0	n/a	n/a	4
January 2017	1	0	0	0	0	0	n/a	n/a	1
Rosser R.M.									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
January 2018	5	2	0	0	0	0	n/a	n/a	7
January 2017	8	9	0	0	1	0	n/a	n/a	18
Tache R.M.									
January 2018	8	0	4	0	0	2	n/a	n/a	14
January 2017	7	0	0	0	3	5	n/a	n/a	15
West St. Paul R.M.									
January 2018	4	0	0	0	0	0	n/a	n/a	4
January 2017	2	0	0	0	0	0	n/a	n/a	2
First Nations									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2018	258	40	6	1	59	121	n/a	n/a	485
January 2017	229	23	0	1	76	293	n/a	n/a	622

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2018	102	12	0	0	40	2	n/a	n/a	156
January 2017	115	8	0	0	14	15	n/a	n/a	152
East St. Paul R.M.									
January 2018	3	0	0	0	0	0	n/a	n/a	3
January 2017	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
January 2018	4	0	0	0	0	0	n/a	n/a	4
January 2017	10	0	0	2	0	0	n/a	n/a	12
Ritchot R.M.									
January 2018	3	0	0	0	0	0	n/a	n/a	3
January 2017	3	0	0	0	0	1	n/a	n/a	4
Rosser R.M.									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
January 2018	2	0	0	0	0	0	n/a	n/a	2
January 2017	2	0	0	0	0	0	n/a	n/a	2
St. Francois Xavier R.M.									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
January 2018	6	2	0	0	0	0	n/a	n/a	8
January 2017	5	3	0	0	1	0	n/a	n/a	9
Tache R.M.									
January 2018	3	0	0	0	0	0	n/a	n/a	3
January 2017	6	0	0	0	1	1	n/a	n/a	8
West St. Paul R.M.									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	8	0	0	0	0	0	n/a	n/a	8
First Nations									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
January 2018	124	14	0	0	40	2	n/a	n/a	180
January 2017	153	11	0	2	16	17	n/a	n/a	199

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
January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Winnipeg City	101	92	6	16	41	14	41	458	189	580	-67.4
East St. Paul R.M.	1	5	0	0	0	0	0	8	1	13	-92.3
Headingley R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
MacDonald R.M.	14	14	0	2	0	0	0	0	14	16	-12.5
Ritchot R.M.	8	4	0	0	0	0	0	0	8	4	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	8	2	0	0	0	0	0	7	8	-12.5
Tache R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
West St. Paul R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	132	136	8	18	41	14	41	466	222	634	-65.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 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	101	92	6	16	41	14	41	458	189	580	-67.4
East St. Paul R.M.	1	5	0	0	0	0	0	8	1	13	-92.3
Headingley R.M.	3	5	0	0	0	0	0	0	3	5	-40.0
MacDonald R.M.	14	14	0	2	0	0	0	0	14	16	-12.5
Ritchot R.M.	8	4	0	0	0	0	0	0	8	4	100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	5	8	2	0	0	0	0	0	7	8	-12.5
Tache R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
West St. Paul R.M.	0	4	0	0	0	0	0	0	0	4	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	132	136	8	18	41	14	41	466	222	634	-65.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Winnipeg City	35	14	6	0	2	458	39	0
East St. Paul R.M.	0	0	0	0	0	8	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	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	35	14	6	0	2	466	39	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 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	35	14	6	0	2	458	39	0
East St. Paul R.M.	0	0	0	0	0	8	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	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	35	14	6	0	2	466	39	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Winnipeg City	107	108	37	472	45	0	189	580
East St. Paul R.M.	1	5	0	8	0	0	1	13
Headingley R.M.	3	5	0	0	0	0	3	5
MacDonald R.M.	14	16	0	0	0	0	14	16
Ritchot R.M.	8	4	0	0	0	0	8	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	2	0	0	0	0	0	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	7	8	0	0	0	0	7	8
Tache R.M.	0	2	0	0	0	0	0	2
West St. Paul R.M.	0	4	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	140	154	37	480	45	0	222	634

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	107	108	37	472	45	0	189	580
East St. Paul R.M.	1	5	0	8	0	0	1	13
Headingley R.M.	3	5	0	0	0	0	3	5
MacDonald R.M.	14	16	0	0	0	0	14	16
Ritchot R.M.	8	4	0	0	0	0	8	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	2	0	0	0	0	0	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	7	8	0	0	0	0	7	8
Tache R.M.	0	2	0	0	0	0	0	2
West St. Paul R.M.	0	4	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	140	154	37	480	45	0	222	634

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Winnipeg City	116	126	18	12	74	50	97	70	305	258	18.2
East St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Headingley R.M.	0	0	0	0	14	0	0	0	14	0	n/a
MacDonald R.M.	4	13	0	0	0	0	0	0	4	13	-69.2
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	8	4	2	0	0	21	0	29	10	190.0
Tache R.M.	5	6	0	0	0	4	0	0	5	10	-50.0
West St. Paul R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	138	168	22	14	88	54	118	70	366	306	19.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 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	116	126	18	12	74	50	97	70	305	258	18.2
East St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Headingley R.M.	0	0	0	0	14	0	0	0	14	0	n/a
MacDonald R.M.	4	13	0	0	0	0	0	0	4	13	-69.2
Ritchot R.M.	3	3	0	0	0	0	0	0	3	3	0.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	8	4	2	0	0	21	0	29	10	190.0
Tache R.M.	5	6	0	0	0	4	0	0	5	10	-50.0
West St. Paul R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	138	168	22	14	88	54	118	70	366	306	19.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Winnipeg City	62	44	12	6	0	0	97	70
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	14	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	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
Winnipeg CMA	62	48	26	6	0	0	118	70

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 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	62	44	12	6	0	0	97	70
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	14	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	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
Winnipeg CMA	62	48	26	6	0	0	118	70

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Winnipeg City	132	134	62	47	111	77	305	258
East St. Paul R.M.	3	2	0	0	0	0	3	2
Headingley R.M.	0	0	0	0	14	0	14	0
MacDonald R.M.	4	11	0	2	0	0	4	13
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	1	0	0	0	0	2	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	10	0	0	21	0	29	10
Tache R.M.	5	6	0	4	0	0	5	10
West St. Paul R.M.	1	8	0	0	0	0	1	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	158	176	62	53	146	77	366	306

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	132	134	62	47	111	77	305	258
East St. Paul R.M.	3	2	0	0	0	0	3	2
Headingley R.M.	0	0	0	0	14	0	14	0
MacDonald R.M.	4	11	0	2	0	0	4	13
Ritchot R.M.	3	3	0	0	0	0	3	3
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	1	0	0	0	0	2	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	8	10	0	0	21	0	29	10
Tache R.M.	5	6	0	4	0	0	5	10
West St. Paul R.M.	1	8	0	0	0	0	1	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	158	176	62	53	146	77	366	306

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 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													
January 2018	18	17.8	24	23.8	28	27.7	13	12.9	18	17.8	101	415,000	436,143
January 2017	37	33.0	31	27.7	25	22.3	10	8.9	9	8.0	112	-	399,654
Year-to-date 2018	18	17.8	24	23.8	28	27.7	13	12.9	18	17.8	101	415,000	436,143
Year-to-date 2017	37	33.0	31	27.7	25	22.3	10	8.9	9	8.0	112	-	399,654
East St. Paul R.M.													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 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	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Headingley R.M.													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
MacDonald R.M.													
January 2018	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	-	481,200
January 2017	4	36.4	0	0.0	0	0.0	6	54.5	1	9.1	11	-	401,404
Year-to-date 2018	1	25.0	0	0.0	0	0.0	2	50.0	1	25.0	4	-	481,200
Year-to-date 2017	4	36.4	0	0.0	0	0.0	6	54.5	1	9.1	11	-	401,404
Ritchot R.M.													
January 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
January 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Rosser R.M.													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 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.													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
St. Francois Xavier R.M.													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
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	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 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.													
January 2018	0	0.0	2	40.0	0	0.0	3	60.0	0	0.0	5	-	429,960
January 2017	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2018	0	0.0	2	40.0	0	0.0	3	60.0	0	0.0	5	-	429,960
Year-to-date 2017	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Tache R.M.													
January 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
January 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	335,200
Year-to-date 2018	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	-	335,200
West St. Paul R.M.													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 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	1	100.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
First Nations													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 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													
January 2018	22	18.8	28	23.9	28	23.9	18	15.4	21	17.9	117	415,000	437,818
January 2017	47	34.6	36	26.5	25	18.4	17	12.5	11	8.1	136	-	399,434
Year-to-date 2018	22	18.8	28	23.9	28	23.9	18	15.4	21	17.9	117	415,000	437,818
Year-to-date 2017	47	34.6	36	26.5	25	18.4	17	12.5	11	8.1	136	-	399,434

Source: CMHC (Market Absorption Survey)

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

Submarket	Jan 2018	Jan 2017	% Change	YTD 2018	YTD 2017	% Change
Winnipeg City	436,143	399,654	9.1	436,143	399,654	9.1
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	481,200	401,404	19.9	481,200	401,404	19.9
Ritchot R.M.	-	-	n/a	-	-	n/a
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.	429,960	-	n/a	429,960	-	n/a
Tache R.M.	-	335,200	n/a	-	335,200	n/a
West St. Paul R.M.	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	437,818	399,434	9.6	437,818	399,434	9.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

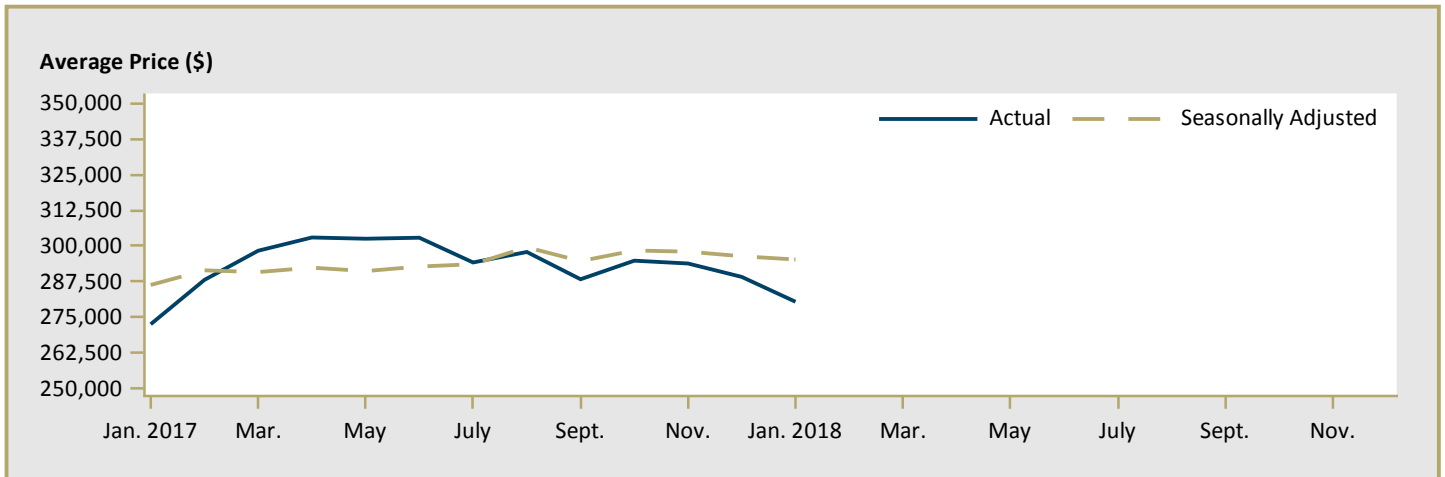


Figure 5.2: MLS® Residential Sales for Winnipeg

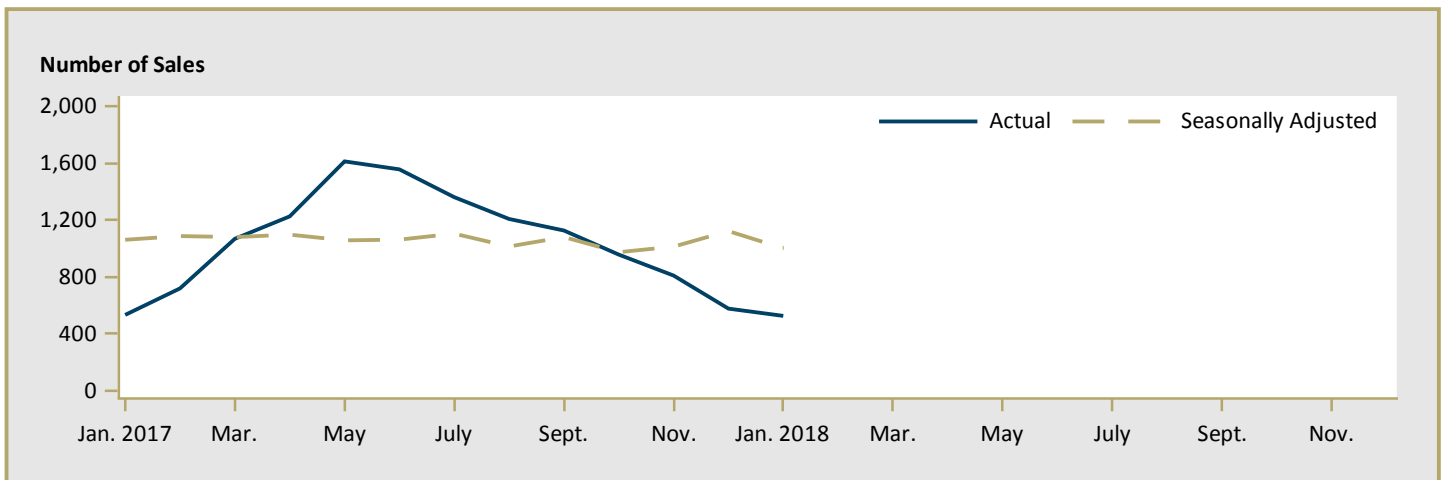
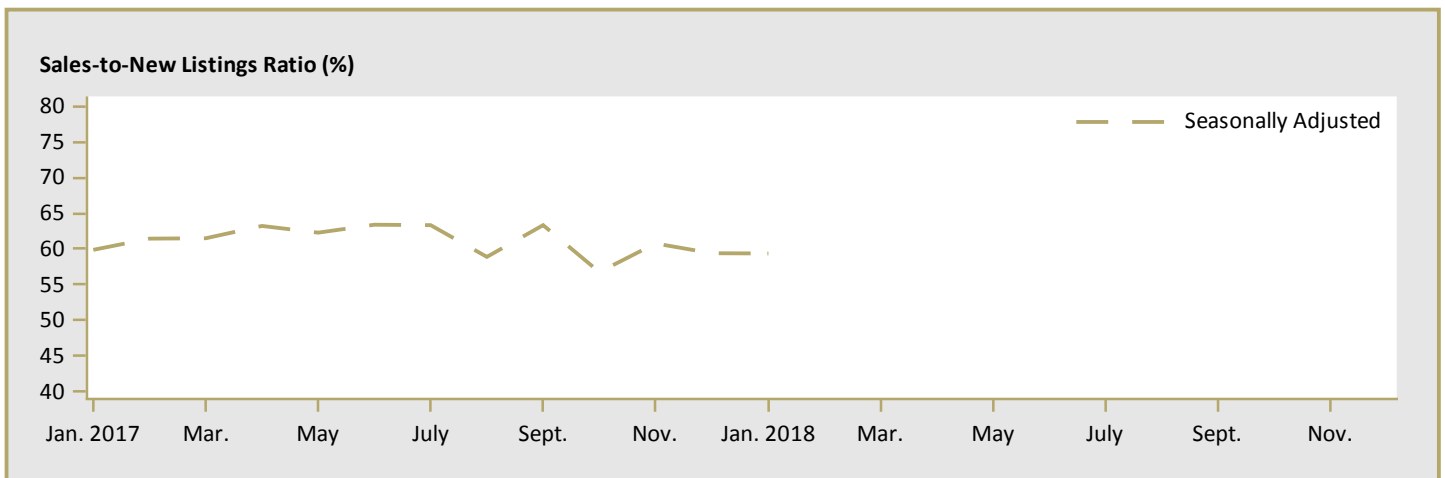


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
January 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		131.9	433	5.7	67.6	881
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	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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