

HOUSING NOW TABLES

Victoria CMA

Date Released: October 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.

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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 I: Housing Starts (SAAR and Trend) September 2018		
Victoria CMA ¹	August 2018	September 2018
Trend ²	4,651	4,573
SAAR	7,027	3,111
	September 2017	September 2018
Actual		
September - Single-Detached	62	73
September - Multiples	538	190
September - Total	600	263
January to September - Single-Detached	681	660
January to September - Multiples	2,015	2,368
January to September - Total	2,696	3,028

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 I.1: Housing Activity Summary of Victoria 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	70	2	0	1	37	0	2	151	263
September 2017	62	6	0	0	20	316	9	187	600
% Change	12.9	-66.7	n/a	n/a	85.0	-100.0	-77.8	-19.3	-56.2
Year-to-date 2018	603	58	0	21	202	459	45	1,640	3,028
Year-to-date 2017	651	56	0	16	229	689	67	988	2,696
% Change	-7.4	3.6	n/a	31.3	-11.8	-33.4	-32.8	66.0	12.3
UNDER CONSTRUCTION									
September 2018	736	58	0	27	253	1,546	41	2,534	5,195
September 2017	685	66	1	5	248	1,166	53	1,391	3,615
% Change	7.4	-12.1	-100.0	**	2.0	32.6	-22.6	82.2	43.7
COMPLETIONS									
September 2018	63	11	0	0	25	32	4	26	161
September 2017	103	8	0	0	18	57	6	93	285
% Change	-38.8	37.5	n/a	n/a	38.9	-43.9	-33.3	-72.0	-43.5
Year-to-date 2018	487	79	0	9	201	313	69	847	2,005
Year-to-date 2017	609	68	0	10	126	299	63	750	1,925
% Change	-20.0	16.2	n/a	-10.0	59.5	4.7	9.5	12.9	4.2
COMPLETED & NOT ABSORBED									
September 2018	54	14	0	0	15	6	n/a	n/a	89
September 2017	36	3	0	0	5	5	n/a	n/a	49
% Change	50.0	**	n/a	n/a	200.0	20.0	n/a	n/a	81.6
ABSORBED									
September 2018	53	8	0	0	20	33	n/a	n/a	114
September 2017	96	5	0	1	18	56	n/a	n/a	176
% Change	-44.8	60.0	n/a	-100.0	11.1	-41.1	n/a	n/a	-35.2
Year-to-date 2018	478	68	0	9	193	325	n/a	n/a	1,073
Year-to-date 2017	593	66	0	11	132	318	n/a	n/a	1,120
% Change	-19.4	3.0	n/a	-18.2	46.2	2.2	n/a	n/a	-4.2

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			
STARTS									
Victoria City									
September 2018	0	0	0	0	0	0	1	0	1
September 2017	3	0	0	0	4	252	0	2	261
Oak Bay									
September 2018	5	0	0	0	0	0	0	0	5
September 2017	5	0	0	0	0	0	0	0	5
Esquimalt									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	2	0	0	0	0	0	0	0	2
Saanich									
September 2018	9	0	0	0	2	0	0	58	69
September 2017	13	0	0	0	0	46	0	105	164
Central Saanich									
September 2018	0	0	0	0	6	0	0	0	6
September 2017	0	0	0	0	0	0	0	0	0
North Saanich									
September 2018	10	0	0	0	0	0	0	0	10
September 2017	6	0	0	0	0	18	0	0	24
Sidney									
September 2018	5	0	0	0	0	0	0	0	5
September 2017	3	0	0	0	2	0	0	1	6
View Royal									
September 2018	9	0	0	0	0	0	0	0	9
September 2017	1	0	0	0	0	0	0	72	73
Reg. Dist. Area H									
September 2018	8	0	0	1	0	0	0	1	10
September 2017	3	0	0	0	0	0	0	0	3
Highlands									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Langford									
September 2018	13	0	0	0	11	0	0	86	110
September 2017	9	2	0	0	14	0	0	6	31
Colwood									
September 2018	1	2	0	0	6	0	0	0	9
September 2017	6	0	0	0	0	0	0	0	6
Metchosin									
September 2018	2	0	0	0	0	0	0	0	2
September 2017	0	0	0	0	0	0	0	0	0
Sooke									
September 2018	7	0	0	0	12	0	1	6	26
September 2017	11	4	0	0	0	0	0	1	16
First Nations									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	9	0	9
Victoria CMA									
September 2018	70	2	0	1	37	0	2	151	263
September 2017	62	6	0	0	20	316	9	187	600

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									
Victoria City									
September 2018	23	2	0	0	7	868	3	382	1,285
September 2017	34	6	0	2	6	648	0	636	1,332
Oak Bay									
September 2018	52	0	0	0	0	0	0	0	52
September 2017	48	2	0	0	0	0	0	0	50
Esquimalt									
September 2018	9	2	0	0	2	30	0	1	44
September 2017	8	0	0	1	12	30	0	0	51
Saanich									
September 2018	119	2	0	0	2	310	0	379	812
September 2017	117	0	1	0	4	196	0	217	535
Central Saanich									
September 2018	29	2	0	0	6	72	1	10	120
September 2017	17	4	0	0	0	0	0	5	26
North Saanich									
September 2018	69	0	0	0	0	54	2	9	134
September 2017	61	2	0	0	3	36	0	11	113
Sidney									
September 2018	19	12	0	0	34	63	0	59	187
September 2017	23	2	0	1	9	42	0	29	106
View Royal									
September 2018	38	0	0	0	4	37	9	276	364
September 2017	11	26	0	0	0	0	0	72	109
Reg. Dist. Area H									
September 2018	31	2	0	3	0	0	2	6	44
September 2017	34	0	0	0	0	0	0	3	37
Highlands									
September 2018	13	0	0	0	0	0	1	0	14
September 2017	9	0	0	0	0	0	0	0	9
Langford									
September 2018	198	14	0	13	147	89	2	1,189	1,652
September 2017	183	8	0	0	143	174	1	338	847
Colwood									
September 2018	50	4	0	11	36	20	0	142	263
September 2017	67	0	0	0	48	33	0	60	208
Metchosin									
September 2018	8	0	0	0	0	0	0	2	10
September 2017	10	0	0	0	0	0	0	1	11
Sooke									
September 2018	78	18	0	0	15	3	2	79	195
September 2017	63	16	0	1	23	7	0	19	129
First Nations									
September 2018	0	0	0	0	0	0	19	0	19
September 2017	0	0	0	0	0	0	52	0	52
Victoria CMA									
September 2018	736	58	0	27	253	1,546	41	2,534	5,195
September 2017	685	66	1	5	248	1,166	53	1,391	3,615

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									
Victoria City									
September 2018	1	0	0	0	0	32	0	1	34
September 2017	2	0	0	0	6	32	0	64	104
Oak Bay									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	2	0	0	0	0	0	0	0	2
Esquimalt									
September 2018	1	0	0	0	12	0	0	0	13
September 2017	1	0	0	0	0	0	0	0	1
Saanich									
September 2018	11	0	0	0	13	0	0	7	31
September 2017	12	0	0	0	4	25	0	7	48
Central Saanich									
September 2018	1	0	0	0	0	0	0	1	2
September 2017	1	4	0	0	0	0	0	0	5
North Saanich									
September 2018	5	0	0	0	0	0	0	0	5
September 2017	9	0	0	0	0	0	1	4	14
Sidney									
September 2018	1	2	0	0	0	0	0	0	3
September 2017	1	4	0	0	0	0	0	0	5
View Royal									
September 2018	7	0	0	0	0	0	0	5	12
September 2017	6	0	0	0	0	0	0	0	6
Reg. Dist. Area H									
September 2018	8	0	0	0	0	0	0	1	9
September 2017	0	0	0	0	0	0	1	0	1
Highlands									
September 2018	2	0	0	0	0	0	0	0	2
September 2017	0	0	0	0	0	0	0	0	0
Langford									
September 2018	13	4	0	0	0	0	0	8	25
September 2017	29	0	0	0	8	0	4	16	57
Colwood									
September 2018	7	0	0	0	0	0	0	0	7
September 2017	28	0	0	0	0	0	0	0	28
Metchosin									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	0	0	0	0	0	0	0	0	0
Sooke									
September 2018	6	5	0	0	0	0	0	3	14
September 2017	12	0	0	0	0	0	0	2	14
First Nations									
September 2018	0	0	0	0	0	0	4	0	4
September 2017	0	0	0	0	0	0	0	0	0
Victoria CMA									
September 2018	63	11	0	0	25	32	4	26	161
September 2017	103	8	0	0	18	57	6	93	285

Table 1.2: Housing Activity Summary by Submarket
September 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									
Victoria City									
September 2018	3	1	0	0	0	1	n/a	n/a	5
September 2017	1	0	0	0	4	5	n/a	n/a	10
Oak Bay									
September 2018	2	2	0	0	0	0	n/a	n/a	4
September 2017	1	0	0	0	0	0	n/a	n/a	1
Esquimalt									
September 2018	1	0	0	0	2	0	n/a	n/a	3
September 2017	0	0	0	0	0	0	n/a	n/a	0
Saanich									
September 2018	9	0	0	0	4	0	n/a	n/a	13
September 2017	4	0	0	0	1	0	n/a	n/a	5
Central Saanich									
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
North Saanich									
September 2018	3	0	0	0	0	0	n/a	n/a	3
September 2017	3	0	0	0	0	0	n/a	n/a	3
Sidney									
September 2018	1	3	0	0	2	2	n/a	n/a	8
September 2017	1	3	0	0	0	0	n/a	n/a	4
View Royal									
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
Reg. Dist. Area H									
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
Highlands									
September 2018	1	0	0	0	0	0	n/a	n/a	1
September 2017	3	0	0	0	0	0	n/a	n/a	3
Langford									
September 2018	16	3	0	0	4	0	n/a	n/a	23
September 2017	16	0	0	0	0	0	n/a	n/a	16
Colwood									
September 2018	15	0	0	0	0	0	n/a	n/a	15
September 2017	4	0	0	0	0	0	n/a	n/a	4
Metchosin									
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
Sooke									
September 2018	1	5	0	0	3	3	n/a	n/a	12
September 2017	2	0	0	0	0	0	n/a	n/a	2
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
Victoria CMA									
September 2018	54	14	0	0	15	6	n/a	n/a	89
September 2017	36	3	0	0	5	5	n/a	n/a	49

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									
Victoria City									
September 2018	2	0	0	0	0	32	n/a	n/a	34
September 2017	2	0	0	0	6	29	n/a	n/a	37
Oak Bay									
September 2018	0	0	0	0	0	0	n/a	n/a	0
September 2017	2	0	0	0	0	0	n/a	n/a	2
Esquimalt									
September 2018	1	0	0	0	10	0	n/a	n/a	11
September 2017	1	0	0	0	0	0	n/a	n/a	1
Saanich									
September 2018	10	0	0	0	9	0	n/a	n/a	19
September 2017	14	0	0	1	3	25	n/a	n/a	43
Central Saanich									
September 2018	1	0	0	0	0	0	n/a	n/a	1
September 2017	1	4	0	0	0	0	n/a	n/a	5
North Saanich									
September 2018	5	0	0	0	0	0	n/a	n/a	5
September 2017	9	0	0	0	0	0	n/a	n/a	9
Sidney									
September 2018	0	1	0	0	0	1	n/a	n/a	2
September 2017	1	1	0	0	0	0	n/a	n/a	2
View Royal									
September 2018	7	0	0	0	0	0	n/a	n/a	7
September 2017	6	0	0	0	0	0	n/a	n/a	6
Reg. Dist. Area H									
September 2018	8	0	0	0	0	0	n/a	n/a	8
September 2017	0	0	0	0	0	0	n/a	n/a	0
Highlands									
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
Langford									
September 2018	9	3	0	0	1	0	n/a	n/a	13
September 2017	23	0	0	0	9	0	n/a	n/a	32
Colwood									
September 2018	3	0	0	0	0	0	n/a	n/a	3
September 2017	25	0	0	0	0	0	n/a	n/a	25
Metchosin									
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
Sooke									
September 2018	5	4	0	0	0	0	n/a	n/a	9
September 2017	12	0	0	0	0	2	n/a	n/a	14
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
Victoria CMA									
September 2018	53	8	0	0	20	33	n/a	n/a	114
September 2017	96	5	0	1	18	56	n/a	n/a	176

**Table 1.3: History of Housing Starts of Victoria 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	852	80	0	27	314	1,011	97	1,481	3,862
% Change	-3.0	-16.7	n/a	170.0	85.8	48.5	102.1	40.9	31.7
2016	878	96	0	10	169	681	48	1,051	2,933
% Change	31.2	57.4	n/a	100.0	26.1	64.9	**	47.4	46.1
2015	669	61	0	5	134	413	13	713	2,008
% Change	33.3	13.0	n/a	-66.7	3.9	50.7	-61.8	132.2	52.7
2014	502	54	0	15	129	274	34	307	1,315
% Change	3.9	8.0	n/a	15.4	59.3	-61.5	47.8	-5.2	-22.0
2013	483	50	0	13	81	711	23	324	1,685
% Change	-9.7	-37.5	-100.0	**	-25.7	16.9	15.0	-4.7	-0.9
2012	535	80	7	1	109	608	20	340	1,700
% Change	-7.4	25.0	n/a	-92.9	-43.8	19.4	-51.2	40.5	3.5
2011	578	64	0	14	194	509	41	242	1,642
% Change	-28.8	-28.9	n/a	27.3	4.3	-36.5	-66.9	157.4	-22.5
2010	812	90	0	11	186	801	124	94	2,118
% Change	27.9	42.9	n/a	37.5	84.2	**	40.9	n/a	104.8
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905

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
Victoria City	1	3	0	4	0	0	0	254	1	261	-99.6
Oak Bay	5	5	0	0	0	0	0	0	5	5	0.0
Esquimalt	1	2	0	0	0	0	0	0	1	2	-50.0
Saanich	9	13	2	0	0	0	58	151	69	164	-57.9
Central Saanich	0	0	0	0	6	0	0	0	6	0	n/a
North Saanich	10	6	0	0	0	0	0	18	10	24	-58.3
Sidney	5	3	0	2	0	0	0	1	5	6	-16.7
View Royal	9	1	0	0	0	0	0	72	9	73	-87.7
Reg. Dist. Area H	9	3	0	0	0	0	1	0	10	3	**
Highlands	0	0	0	0	0	0	0	0	0	0	n/a
Langford	13	9	0	4	11	12	86	6	110	31	**
Colwood	1	6	2	0	6	0	0	0	9	6	50.0
Metchosin	2	0	0	0	0	0	0	0	2	0	n/a
Sooke	8	11	0	4	12	0	6	1	26	16	62.5
First Nations	0	0	0	0	0	9	0	0	0	9	-100.0
Victoria CMA	73	62	4	14	35	21	151	503	263	600	-56.2

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
Victoria City	22	25	2	8	0	0	295	632	319	665	-52.0
Oak Bay	31	32	0	2	0	0	0	0	31	34	-8.8
Esquimalt	6	9	2	0	0	12	1	30	9	51	-82.4
Saanich	74	85	2	4	13	0	280	334	369	423	-12.8
Central Saanich	23	9	2	8	6	0	80	4	111	21	**
North Saanich	59	65	0	0	0	0	23	48	82	113	-27.4
Sidney	17	25	12	8	20	3	25	55	74	91	-18.7
View Royal	36	18	0	20	13	0	92	72	141	110	28.2
Reg. Dist. Area H	36	22	0	0	0	0	7	2	43	24	79.2
Highlands	13	7	0	0	0	0	0	0	13	7	85.7
Langford	193	199	26	28	108	129	1,112	409	1,439	765	88.1
Colwood	52	86	10	4	14	35	102	60	178	185	-3.8
Metchosin	6	8	0	0	0	0	2	1	8	9	-11.1
Sooke	75	80	24	24	15	0	80	30	194	134	44.8
First Nations	17	11	0	0	0	53	0	0	17	64	-73.4
Victoria CMA	660	681	80	106	189	232	2,099	1,677	3,028	2,696	12.3

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
Victoria City	0	0	0	0	0	252	0	2
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	46	58	105
Central Saanich	6	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	18	0	0
Sidney	0	0	0	0	0	0	0	1
View Royal	0	0	0	0	0	0	0	72
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	11	12	0	0	0	0	86	6
Colwood	6	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	12	0	0	0	0	0	6	1
First Nations	0	0	0	9	0	0	0	0
Victoria CMA	35	12	0	9	0	316	151	187

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
Victoria City	0	0	0	0	144	397	151	235
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	12	0	0	0	30	1	0
Saanich	13	0	0	0	166	131	114	203
Central Saanich	6	0	0	0	72	0	8	4
North Saanich	0	0	0	0	18	36	5	12
Sidney	20	3	0	0	22	25	3	30
View Royal	4	0	9	0	0	0	92	72
Reg. Dist. Area H	0	0	0	0	0	0	7	2
Highlands	0	0	0	0	0	0	0	0
Langford	108	129	0	0	14	66	1,098	343
Colwood	14	35	0	0	20	0	82	60
Metchosin	0	0	0	0	0	0	2	1
Sooke	15	0	0	0	3	4	77	26
First Nations	0	0	0	53	0	0	0	0
Victoria CMA	180	179	9	53	459	699	1,640	999

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
Victoria City	0	3	0	256	1	2	1	261
Oak Bay	5	5	0	0	0	0	5	5
Esquimalt	1	2	0	0	0	0	1	2
Saanich	9	13	2	46	58	105	69	164
Central Saanich	0	0	6	0	0	0	6	0
North Saanich	10	6	0	18	0	0	10	24
Sidney	5	3	0	2	0	1	5	6
View Royal	9	1	0	0	0	72	9	73
Reg. Dist. Area H	8	3	1	0	1	0	10	3
Highlands	0	0	0	0	0	0	0	0
Langford	13	11	11	14	86	6	110	31
Colwood	3	6	6	0	0	0	9	6
Metchosin	2	0	0	0	0	0	2	0
Sooke	7	15	12	0	7	1	26	16
First Nations	0	0	0	0	0	9	0	9
Victoria CMA	72	68	38	336	153	196	263	600

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
Victoria City	20	27	144	403	155	235	319	665
Oak Bay	31	34	0	0	0	0	31	34
Esquimalt	8	9	0	42	1	0	9	51
Saanich	74	85	181	135	114	203	369	423
Central Saanich	24	17	78	0	9	4	111	21
North Saanich	57	60	18	40	7	13	82	113
Sidney	29	26	42	35	3	30	74	91
View Royal	36	30	4	8	101	72	141	110
Reg. Dist. Area H	29	21	3	0	11	3	43	24
Highlands	12	7	0	0	1	0	13	7
Langford	193	205	145	216	1,101	344	1,439	765
Colwood	47	86	49	39	82	60	178	185
Metchosin	6	8	0	0	2	1	8	9
Sooke	95	92	18	16	81	26	194	134
First Nations	0	0	0	0	17	64	17	64
Victoria CMA	661	707	682	934	1,685	1,055	3,028	2,696

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
Victoria City	1	2	0	6	0	0	33	96	34	104	-67.3
Oak Bay	0	2	0	0	0	0	0	0	0	2	-100.0
Esquimalt	1	1	0	0	12	0	0	0	13	1	**
Saanich	11	12	0	0	13	4	7	32	31	48	-35.4
Central Saanich	1	1	0	4	0	0	1	0	2	5	-60.0
North Saanich	5	10	0	0	0	0	0	4	5	14	-64.3
Sidney	1	1	2	4	0	0	0	0	3	5	-40.0
View Royal	7	6	0	0	0	0	5	0	12	6	100.0
Reg. Dist. Area H	8	1	0	0	0	0	1	0	9	1	**
Highlands	2	0	0	0	0	0	0	0	2	0	n/a
Langford	13	29	4	0	0	12	8	16	25	57	-56.1
Colwood	7	28	0	0	0	0	0	0	7	28	-75.0
Metchosin	0	0	0	0	0	0	0	0	0	0	n/a
Sooke	6	12	5	0	0	0	3	2	14	14	0.0
First Nations	0	0	0	0	4	0	0	0	4	0	n/a
Victoria CMA	63	105	11	14	29	16	58	150	161	285	-43.5

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
Victoria City	24	25	6	14	0	5	542	431	572	475	20.4
Oak Bay	21	24	2	0	0	0	0	0	23	24	-4.2
Esquimalt	6	5	0	2	12	4	0	1	18	12	50.0
Saanich	70	80	4	0	13	22	82	253	169	355	-52.4
Central Saanich	8	9	4	4	0	0	3	55	15	68	-77.9
North Saanich	44	37	2	0	3	0	7	8	56	45	24.4
Sidney	14	26	12	18	3	0	20	3	49	47	4.3
View Royal	20	17	16	10	0	3	13	0	49	30	63.3
Reg. Dist. Area H	37	11	0	0	0	0	3	0	40	11	**
Highlands	9	28	0	0	0	0	0	0	9	28	-67.9
Langford	133	196	28	24	100	86	405	275	666	581	14.6
Colwood	62	86	12	0	24	0	69	0	167	86	94.2
Metchosin	9	4	0	0	0	0	2	0	11	4	175.0
Sooke	46	75	39	14	0	0	14	23	99	112	-11.6
First Nations	8	7	0	0	54	40	0	0	62	47	31.9
Victoria CMA	511	630	125	86	209	160	1,160	1,049	2,005	1,925	4.2

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
Victoria City	0	0	0	0	32	32	1	64
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	12	0	0	0	0	0	0	0
Saanich	13	4	0	0	0	25	7	7
Central Saanich	0	0	0	0	0	0	1	0
North Saanich	0	0	0	0	0	0	0	4
Sidney	0	0	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	5	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	0	8	0	4	0	0	8	16
Colwood	0	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	3	2
First Nations	0	0	4	0	0	0	0	0
Victoria CMA	25	12	4	4	32	57	26	93

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
Victoria City	0	5	0	0	120	173	422	258
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	12	4	0	0	0	0	0	1
Saanich	13	14	0	8	46	126	36	127
Central Saanich	0	0	0	0	0	0	3	55
North Saanich	3	0	0	0	0	0	7	8
Sidney	3	0	0	0	17	0	3	3
View Royal	0	3	0	0	0	0	13	0
Reg. Dist. Area H	0	0	0	0	0	0	3	0
Highlands	0	0	0	0	0	0	0	0
Langford	100	82	0	4	93	0	312	275
Colwood	24	0	0	0	33	0	36	0
Metchosin	0	0	0	0	0	0	2	0
Sooke	0	0	0	0	4	0	10	23
First Nations	0	0	54	40	0	0	0	0
Victoria CMA	155	108	54	52	313	299	847	750

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
Victoria City	1	2	32	38	1	64	34	104
Oak Bay	0	2	0	0	0	0	0	2
Esquimalt	1	1	12	0	0	0	13	1
Saanich	11	12	13	29	7	7	31	48
Central Saanich	1	5	0	0	1	0	2	5
North Saanich	5	9	0	0	0	5	5	14
Sidney	3	5	0	0	0	0	3	5
View Royal	7	6	0	0	5	0	12	6
Reg. Dist. Area H	8	0	0	0	1	1	9	1
Highlands	2	0	0	0	0	0	2	0
Langford	17	29	0	8	8	20	25	57
Colwood	7	28	0	0	0	0	7	28
Metchosin	0	0	0	0	0	0	0	0
Sooke	11	12	0	0	3	2	14	14
First Nations	0	0	0	0	4	0	4	0
Victoria CMA	74	111	57	75	30	99	161	285

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
Victoria City	30	33	120	184	422	258	572	475
Oak Bay	23	24	0	0	0	0	23	24
Esquimalt	6	5	12	6	0	1	18	12
Saanich	70	80	63	140	36	135	169	355
Central Saanich	11	13	0	0	4	55	15	68
North Saanich	46	27	3	8	7	10	56	45
Sidney	19	44	27	0	3	3	49	47
View Royal	36	23	0	7	13	0	49	30
Reg. Dist. Area H	32	10	3	0	5	1	40	11
Highlands	9	28	0	0	0	0	9	28
Langford	141	220	211	82	314	279	666	581
Colwood	59	84	72	2	36	0	167	86
Metchosin	9	4	0	0	2	0	11	4
Sooke	75	82	12	6	12	24	99	112
First Nations	0	0	0	0	62	47	62	47
Victoria CMA	566	677	523	435	916	813	2,005	1,925

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 (\$)
	< \$400,000		\$400,000 - \$549,999		\$550,000 - \$699,999		\$700,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria City													
September 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	7	31.8	15	68.2	22	-	1,342,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	8	33.3	16	66.7	24	-	1,327,148
Oak Bay													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	2,718,843
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	-	2,287,350
Esquimalt													
September 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
September 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	-
Saanich													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,550,000	1,724,930
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,435,000	1,943,767
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	9.0	61	91.0	67	1,600,000	1,780,560
Year-to-date 2017	0	0.0	0	0.0	1	1.3	23	29.1	55	69.6	79	1,300,000	1,408,521
Central Saanich													
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	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	-
Year-to-date 2017	0	0.0	0	0.0	1	11.1	3	33.3	5	55.6	9	-	1,124,950
North Saanich													
September 2018	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	-	1,153,900
September 2017	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	-	1,117,056
Year-to-date 2018	0	0.0	0	0.0	0	0.0	19	43.2	25	56.8	44	900,000	1,264,095
Year-to-date 2017	0	0.0	8	24.2	3	9.1	15	45.5	7	21.2	33	510,000	838,063
Sidney													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	11	68.8	5	31.3	16	-	1,091,559
Year-to-date 2017	1	3.8	0	0.0	12	46.2	9	34.6	4	15.4	26	-	903,389
View Royal													
September 2018	0	0.0	0	0.0	1	14.3	0	0.0	6	85.7	7	-	1,110,771
September 2017	1	16.7	0	0.0	4	66.7	1	16.7	0	0.0	6	-	613,348
Year-to-date 2018	0	0.0	0	0.0	1	5.3	4	21.1	14	73.7	19	-	1,069,117
Year-to-date 2017	1	5.9	1	5.9	12	70.6	3	17.6	0	0.0	17	-	629,919
Reg. Dist. Area H													
September 2018	1	12.5	0	0.0	1	12.5	1	12.5	5	62.5	8	-	1,004,738
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	7	20.0	3	8.6	6	17.1	7	20.0	12	34.3	35	450,000	810,110
Year-to-date 2017	1	10.0	2	20.0	1	10.0	4	40.0	2	20.0	10	-	-

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$549,999		\$550,000 - \$699,999		\$700,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
September 2018	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	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	1	10.0	8	80.0	1	10.0	10	-	-
Year-to-date 2017	0	0.0	1	3.7	1	3.7	25	92.6	0	0.0	27	-	810,836
Langford													
September 2018	0	0.0	0	0.0	0	0.0	8	88.9	1	11.1	9	-	1,002,156
September 2017	0	0.0	0	0.0	9	39.1	11	47.8	3	13.0	23	780,000	827,924
Year-to-date 2018	1	0.8	1	0.8	30	22.6	85	63.9	16	12.0	133	810,000	878,987
Year-to-date 2017	1	0.5	15	8.0	60	31.9	90	47.9	22	11.7	188	740,000	805,677
Colwood													
September 2018	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
September 2017	0	0.0	0	0.0	17	68.0	4	16.0	4	16.0	25	655,000	789,158
Year-to-date 2018	0	0.0	0	0.0	7	13.0	34	63.0	13	24.1	54	720,000	927,908
Year-to-date 2017	0	0.0	1	1.2	60	72.3	13	15.7	9	10.8	83	650,000	740,662
Metchosin													
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	5	55.6	4	44.4	9	-	-
Year-to-date 2017	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Sooke													
September 2018	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	-	691,900
September 2017	0	0.0	2	16.7	8	66.7	1	8.3	1	8.3	12	645,000	700,113
Year-to-date 2018	14	31.8	5	11.4	12	27.3	10	22.7	3	6.8	44	700,000	601,018
Year-to-date 2017	5	6.7	41	54.7	25	33.3	2	2.7	2	2.7	75	545,000	570,869
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	-	-
Victoria CMA													
September 2018	1	1.9	1	1.9	3	5.7	22	41.5	26	49.1	53	1,000,000	1,145,170
September 2017	1	1.0	2	2.1	40	41.2	22	22.7	32	33.0	97	780,000	1,044,436
Year-to-date 2018	22	4.5	9	1.8	57	11.7	203	41.7	196	40.2	487	930,000	1,127,224
Year-to-date 2017	9	1.5	69	11.4	181	30.0	197	32.6	148	24.5	604	760,000	938,571

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
Victoria City	-	-	n/a	1,342,000	1,327,148	1.1
Oak Bay	-	-	n/a	2,718,843	2,287,350	18.9
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,724,930	1,943,767	-11.3	1,780,560	1,408,521	26.4
Central Saanich	-	-	n/a	-	1,124,950	n/a
North Saanich	1,153,900	1,117,056	3.3	1,264,095	838,063	50.8
Sidney	-	-	n/a	1,091,559	903,389	20.8
View Royal	1,110,771	613,348	81.1	1,069,117	629,919	69.7
Reg. Dist. Area H	1,004,738	-	n/a	810,110	-	n/a
Highlands	-	-	n/a	-	810,836	n/a
Langford	1,002,156	827,924	21.0	878,987	805,677	9.1
Colwood	-	789,158	n/a	927,908	740,662	25.3
Metchosin	-	-	n/a	-	-	n/a
Sooke	691,900	700,113	-1.2	601,018	570,869	5.3
First Nations	-	-	n/a	-	-	n/a
Victoria CMA	1,145,170	1,044,436	9.6	1,127,224	938,571	20.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Victoria

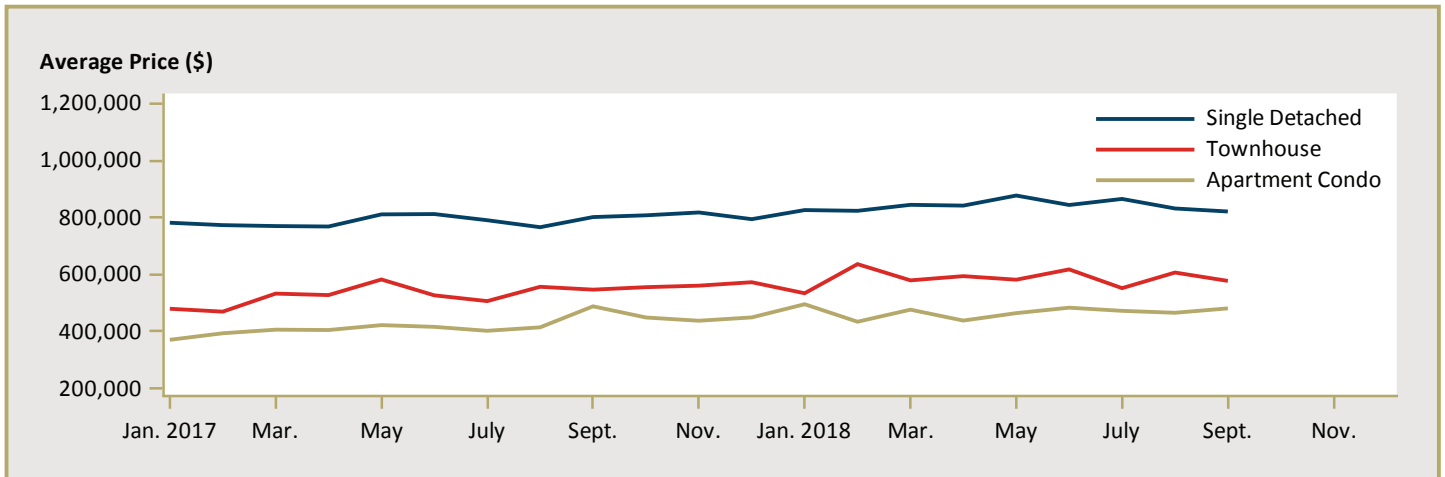


Figure 5.2: MLS® Residential Sales for Victoria

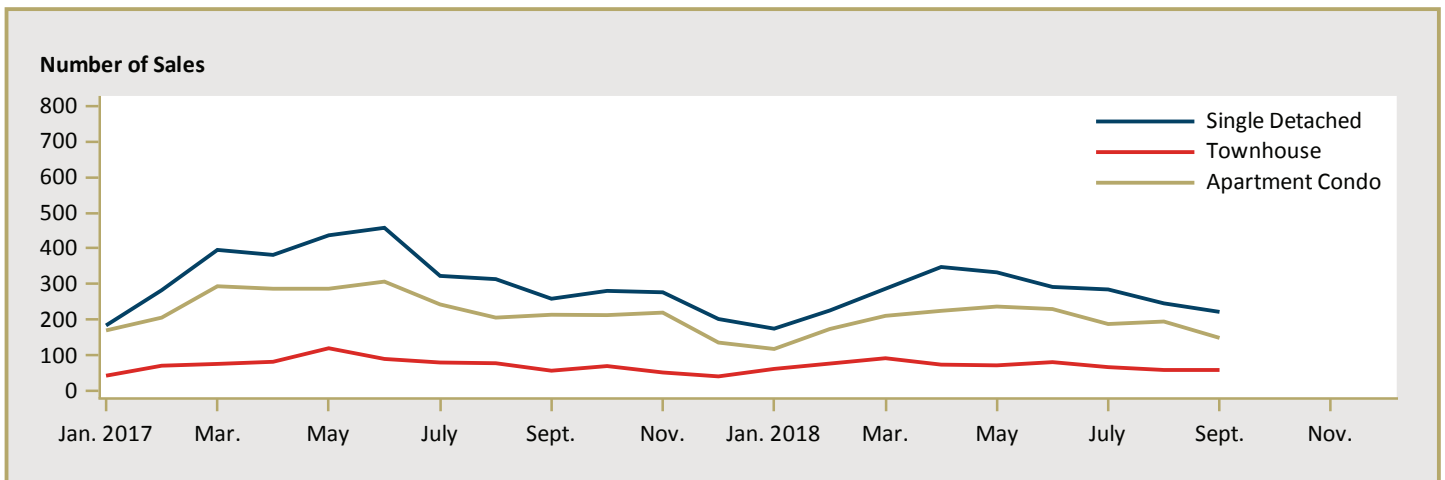
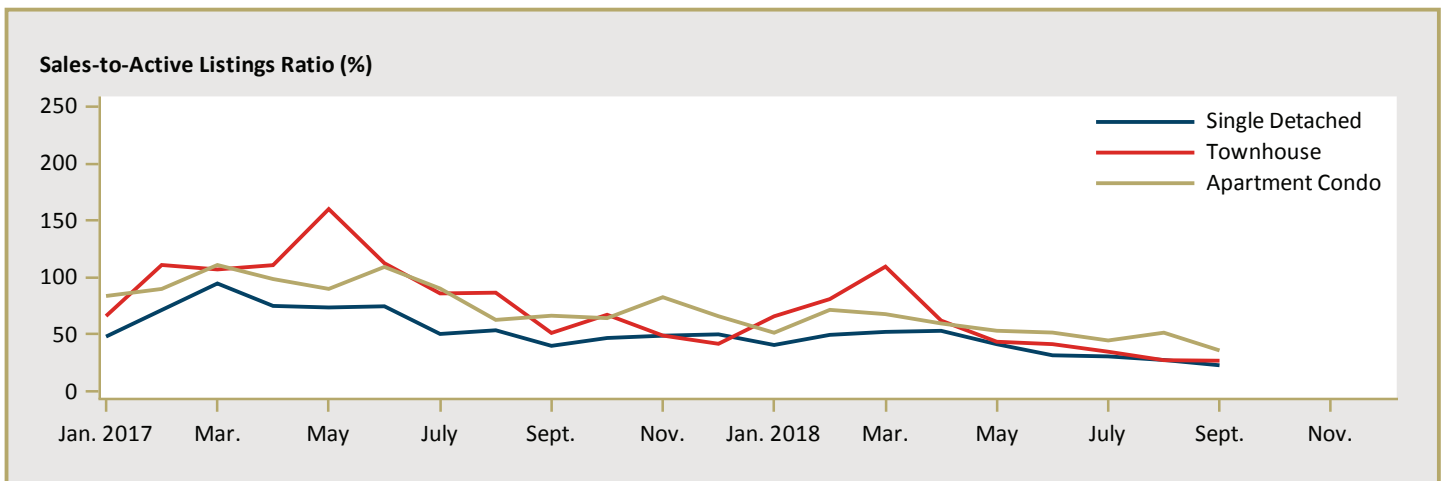


Figure 5.3: MLS® Residential Sales-to- Active Listings Ratio for Victoria



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

Source: Victoria Real Estate Board (VREB)

Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manufactured homes.

Table 6: Economic Indicators
September 2018

		Interest Rates			NHPI, Total, Victoria CMA 2016.12 =100	CPI, 2002 =100	Victoria 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	100.4	121.6	188	4.6	63.7	897
	February	561	3.14	4.64	101.4	121.9	189	4.3	63.9	899
	March	561	3.14	4.64	101.4	122.6	191	3.7	64.0	902
	April	561	3.14	4.64	101.4	122.7	192	3.6	64.4	903
	May	561	3.14	4.64	101.4	123.4	192	3.8	64.2	910
	June	561	3.14	4.64	101.4	123.5	191	4.0	64.2	919
	July	573	3.14	4.84	101.4	123.9	190	4.5	64.0	932
	August	573	3.14	4.84	101.4	124.0	192	4.5	64.5	927
	September	575	3.09	4.89	101.4	123.6	193	4.4	64.8	928
	October	581	3.24	4.99	101.6	123.3	195	3.7	64.8	929
	November	581	3.24	4.99	101.6	123.4	194	3.3	64.3	944
	December	581	3.24	4.99	101.6	122.6	193	3.5	64.0	957
2018	January	590	3.34	5.14	101.6	123.4	193	3.9	64.2	964
	February	590	3.34	5.14	101.6	124.5	192	4.4	64.3	965
	March	590	3.34	5.14	102.8	124.9	194	4.5	64.9	965
	April	590	3.34	5.14	102.8	125.2	196	4.2	65.1	962
	May	601	3.49	5.34	102.8	126.0	199	3.9	66.0	957
	June	601	3.49	5.34	102.8	126.1	199	4.2	66.1	949
	July	601	3.49	5.34	102.8	127.1	200	4.2	66.3	940
	August	601	3.49	5.34	102.8	127.1	197	4.3	65.4	951
	September	601	3.49	5.34		126.6	197	3.9	64.9	960
	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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