

# HOUSING NOW TABLES

## Victoria 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](mailto:HMIInformationMH@cmhc-schl.gc.ca). Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: [www.cmhc.ca/hmiportal](http://www.cmhc.ca/hmiportal).

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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		
Victoria CMA <sup>1</sup>	September 2018	October 2018
Trend <sup>2</sup>	4,566	4,476
SAAR	3,097	2,728
	October 2017	October 2018
Actual		
October - Single-Detached	76	60
October - Multiples	705	168
October - Total	781	228
January to October - Single-Detached	757	720
January to October - Multiples	2,720	2,536
January to October - Total	3,477	3,256

Source: CMHC

<sup>1</sup> Census Metropolitan Area

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

Detailed data available upon request

**Table I.1: Housing Activity Summary of Victoria 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	50	2	0	6	36	43	4	87	228
October 2017	68	8	0	6	20	265	2	412	781
% Change	-26.5	-75.0	n/a	0.0	80.0	-83.8	100.0	-78.9	-70.8
Year-to-date 2018	653	60	0	27	238	502	49	1,727	3,256
Year-to-date 2017	719	64	0	22	249	954	69	1,400	3,477
% Change	-9.2	-6.3	n/a	22.7	-4.4	-47.4	-29.0	23.4	-6.4
UNDER CONSTRUCTION									
October 2018	714	58	0	33	264	1,549	42	2,591	5,251
October 2017	671	72	0	9	255	1,348	48	1,776	4,179
% Change	6.4	-19.4	n/a	**	3.5	14.9	-12.5	45.9	25.7
COMPLETIONS									
October 2018	71	2	0	0	25	40	3	30	171
October 2017	83	2	0	2	13	83	7	25	215
% Change	-14.5	0.0	n/a	-100.0	92.3	-51.8	-57.1	20.0	-20.5
Year-to-date 2018	558	81	0	9	226	353	72	877	2,176
Year-to-date 2017	692	70	0	12	139	382	70	775	2,140
% Change	-19.4	15.7	n/a	-25.0	62.6	-7.6	2.9	13.2	1.7
COMPLETED & NOT ABSORBED									
October 2018	55	11	0	0	17	16	n/a	n/a	99
October 2017	41	5	0	0	4	15	n/a	n/a	65
% Change	34.1	120.0	n/a	n/a	**	6.7	n/a	n/a	52.3
ABSORBED									
October 2018	70	5	0	0	23	30	n/a	n/a	128
October 2017	78	0	0	2	14	73	n/a	n/a	167
% Change	-10.3	n/a	n/a	-100.0	64.3	-58.9	n/a	n/a	-23.4
Year-to-date 2018	548	73	0	9	216	355	n/a	n/a	1,201
Year-to-date 2017	671	66	0	13	146	391	n/a	n/a	1,287
% Change	-18.3	10.6	n/a	-30.8	47.9	-9.2	n/a	n/a	-6.7

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Victoria City									
October 2018	3	0	0	0	0	0	1	2	6
October 2017	1	2	0	0	3	206	0	22	234
Oak Bay									
October 2018	2	0	0	0	0	43	0	0	45
October 2017	6	0	0	0	0	0	0	0	6
Esquimalt									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	2	0	0	0	0	0	0	0	2
Saanich									
October 2018	8	0	0	0	0	0	0	5	13
October 2017	20	2	0	0	0	59	0	94	175
Central Saanich									
October 2018	1	0	0	0	0	0	0	0	1
October 2017	4	0	0	0	0	0	0	2	6
North Saanich									
October 2018	2	0	0	0	0	0	0	1	3
October 2017	8	0	0	0	0	0	0	3	11
Sidney									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	1	0	0	0	0	0	0	57	58
View Royal									
October 2018	0	0	0	0	18	0	0	0	18
October 2017	1	0	0	0	0	0	0	109	110
Reg. Dist. Area H									
October 2018	2	0	0	0	0	0	0	0	2
October 2017	2	0	0	0	0	0	1	0	3
Highlands									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	0	0	0	0	0	0	0	0	0
Langford									
October 2018	18	0	0	6	10	0	0	76	110
October 2017	11	4	0	2	11	0	0	89	117
Colwood									
October 2018	2	0	0	0	6	0	0	0	8
October 2017	8	0	0	4	6	0	0	36	54
Metchosin									
October 2018	1	0	0	0	0	0	0	0	1
October 2017	2	0	0	0	0	0	0	0	2
Sooke									
October 2018	11	2	0	0	2	0	0	3	18
October 2017	2	0	0	0	0	0	1	0	3
First Nations									
October 2018	0	0	0	0	0	0	3	0	3
October 2017	0	0	0	0	0	0	0	0	0
Victoria CMA									
October 2018	50	2	0	6	36	43	4	87	228
October 2017	68	8	0	6	20	265	2	412	781

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	22	2	0	0	7	831	4	376	1,242
October 2017	33	8	0	2	7	850	0	657	1,557
Oak Bay									
October 2018	46	0	0	0	0	43	0	0	89
October 2017	52	2	0	0	0	0	0	0	54
Esquimalt									
October 2018	9	2	0	0	2	30	0	1	44
October 2017	9	0	0	0	12	30	0	0	51
Saanich									
October 2018	115	2	0	0	2	310	0	375	804
October 2017	124	2	0	0	4	190	0	306	626
Central Saanich									
October 2018	30	2	0	0	6	72	0	10	120
October 2017	17	4	0	0	0	0	0	5	26
North Saanich									
October 2018	57	0	0	0	0	54	2	7	120
October 2017	65	2	0	0	3	36	0	14	120
Sidney									
October 2018	18	10	0	0	34	60	0	59	181
October 2017	22	2	0	1	9	31	0	86	151
View Royal									
October 2018	38	0	0	0	22	37	9	276	382
October 2017	8	26	0	0	0	0	0	181	215
Reg. Dist. Area H									
October 2018	31	2	0	3	0	0	1	6	43
October 2017	35	0	0	0	0	0	0	2	37
Highlands									
October 2018	13	0	0	0	0	0	1	0	14
October 2017	8	0	0	0	0	0	0	0	8
Langford									
October 2018	193	14	0	19	139	89	2	1,255	1,711
October 2017	166	10	0	2	150	174	1	414	917
Colwood									
October 2018	50	4	0	11	35	20	0	142	262
October 2017	67	0	0	4	54	33	0	96	254
Metchosin									
October 2018	9	0	0	0	0	0	0	2	11
October 2017	11	0	0	0	0	0	0	1	12
Sooke									
October 2018	83	20	0	0	17	3	3	82	208
October 2017	54	16	0	0	16	4	1	14	105
First Nations									
October 2018	0	0	0	0	0	0	20	0	20
October 2017	0	0	0	0	0	0	46	0	46
Victoria CMA									
October 2018	714	58	0	33	264	1,549	42	2,591	5,251
October 2017	671	72	0	9	255	1,348	48	1,776	4,179

**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									
Victoria City									
October 2018	4	0	0	0	0	37	0	8	49
October 2017	2	0	0	0	0	2	0	1	9
Oak Bay									
October 2018	8	0	0	0	0	0	0	0	8
October 2017	2	0	0	0	0	0	0	0	2
Esquimalt									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	1	0	0	1	0	0	0	0	2
Saanich									
October 2018	12	0	0	0	0	0	0	9	21
October 2017	14	0	0	0	0	65	0	5	84
Central Saanich									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	4	0	0	0	0	0	0	2	6
North Saanich									
October 2018	14	0	0	0	0	0	0	3	17
October 2017	4	0	0	0	0	0	0	0	4
Sidney									
October 2018	1	2	0	0	0	3	0	0	6
October 2017	2	0	0	0	0	11	0	0	13
View Royal									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	4	0	0	0	0	0	0	0	4
Reg. Dist. Area H									
October 2018	2	0	0	0	0	0	1	0	3
October 2017	1	0	0	0	0	0	1	1	3
Highlands									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	1	0	0	0	0	0	0	0	1
Langford									
October 2018	23	0	0	0	0	18	0	10	51
October 2017	28	2	0	0	0	4	0	11	45
Colwood									
October 2018	2	0	0	0	0	7	0	0	9
October 2017	8	0	0	0	0	0	0	0	8
Metchosin									
October 2018	0	0	0	0	0	0	0	0	0
October 2017	1	0	0	0	0	0	0	0	1
Sooke									
October 2018	5	0	0	0	0	0	0	0	5
October 2017	11	0	0	0	1	7	0	5	27
First Nations									
October 2018	0	0	0	0	0	0	2	0	2
October 2017	0	0	0	0	0	0	6	0	6
Victoria CMA									
October 2018	71	2	0	0	0	25	3	30	171
October 2017	83	2	0	0	2	13	7	25	215

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Victoria City									
October 2018	3	1	0	0	0	11	n/a	n/a	15
October 2017	1	0	0	0	4	5	n/a	n/a	10
Oak Bay									
October 2018	4	2	0	0	0	0	n/a	n/a	6
October 2017	2	0	0	0	0	0	n/a	n/a	2
Esquimalt									
October 2018	0	0	0	0	2	0	n/a	n/a	2
October 2017	1	0	0	0	0	0	n/a	n/a	1
Saanich									
October 2018	9	0	0	0	3	0	n/a	n/a	12
October 2017	7	0	0	0	0	0	n/a	n/a	7
Central Saanich									
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
North Saanich									
October 2018	4	0	0	0	0	0	n/a	n/a	4
October 2017	2	0	0	0	0	0	n/a	n/a	2
Sidney									
October 2018	1	4	0	0	2	4	n/a	n/a	11
October 2017	3	3	0	0	0	7	n/a	n/a	13
View Royal									
October 2018	1	0	0	0	0	0	n/a	n/a	1
October 2017	0	0	0	0	0	0	n/a	n/a	0
Reg. Dist. Area H									
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
Highlands									
October 2018	1	0	0	0	0	0	n/a	n/a	1
October 2017	2	0	0	0	0	0	n/a	n/a	2
Langford									
October 2018	17	2	0	0	7	0	n/a	n/a	26
October 2017	18	2	0	0	0	0	n/a	n/a	20
Colwood									
October 2018	15	0	0	0	0	0	n/a	n/a	15
October 2017	4	0	0	0	0	0	n/a	n/a	4
Metchosin									
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
Sooke									
October 2018	0	2	0	0	3	1	n/a	n/a	6
October 2017	0	0	0	0	0	3	n/a	n/a	3
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
Victoria CMA									
October 2018	55	11	0	0	17	16	n/a	n/a	99
October 2017	41	5	0	0	4	15	n/a	n/a	65

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	4	0	0	0	0	27	n/a	n/a	31
October 2017	2	0	0	0	2	4	n/a	n/a	8
Oak Bay									
October 2018	6	0	0	0	0	0	n/a	n/a	6
October 2017	1	0	0	0	0	0	n/a	n/a	1
Esquimalt									
October 2018	1	0	0	0	0	0	n/a	n/a	1
October 2017	0	0	0	1	0	0	n/a	n/a	1
Saanich									
October 2018	12	0	0	0	1	0	n/a	n/a	13
October 2017	11	0	0	0	1	65	n/a	n/a	77
Central Saanich									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	4	0	0	0	0	0	n/a	n/a	4
North Saanich									
October 2018	13	0	0	0	0	0	n/a	n/a	13
October 2017	5	0	0	0	0	0	n/a	n/a	5
Sidney									
October 2018	1	1	0	0	0	1	n/a	n/a	3
October 2017	0	0	0	0	0	4	n/a	n/a	4
View Royal									
October 2018	1	0	0	0	0	0	n/a	n/a	1
October 2017	4	0	0	0	0	0	n/a	n/a	4
Reg. Dist. Area H									
October 2018	2	0	0	0	0	0	n/a	n/a	2
October 2017	1	0	0	0	0	0	n/a	n/a	1
Highlands									
October 2018	0	0	0	0	0	0	n/a	n/a	0
October 2017	2	0	0	0	0	0	n/a	n/a	2
Langford									
October 2018	22	1	0	0	15	0	n/a	n/a	38
October 2017	26	0	0	0	4	0	n/a	n/a	30
Colwood									
October 2018	2	0	0	0	7	0	n/a	n/a	9
October 2017	8	0	0	0	0	0	n/a	n/a	8
Metchosin									
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
Sooke									
October 2018	6	3	0	0	0	2	n/a	n/a	11
October 2017	13	0	0	1	7	0	n/a	n/a	21
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
Victoria CMA									
October 2018	70	5	0	0	23	30	n/a	n/a	128
October 2017	78	0	0	2	14	73	n/a	n/a	167

**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**  
**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
Victoria City	4	1	0	2	0	3	2	228	6	234	-97.4
Oak Bay	2	6	0	0	0	0	43	0	45	6	**
Esquimalt	0	2	0	0	0	0	0	0	0	2	-100.0
Saanich	8	20	0	2	0	0	5	153	13	175	-92.6
Central Saanich	1	4	0	0	0	0	0	2	1	6	-83.3
North Saanich	2	8	0	0	0	0	1	3	3	11	-72.7
Sidney	0	1	0	0	0	0	0	57	0	58	-100.0
View Royal	0	1	0	0	18	0	0	109	18	110	-83.6
Reg. Dist. Area H	2	3	0	0	0	0	0	0	2	3	-33.3
Highlands	0	0	0	0	0	0	0	0	0	0	n/a
Langford	24	13	0	8	10	7	76	89	110	117	-6.0
Colwood	2	12	0	6	6	0	0	36	8	54	-85.2
Metchosin	1	2	0	0	0	0	0	0	1	2	-50.0
Sooke	11	3	4	0	0	0	3	0	18	3	**
First Nations	3	0	0	0	0	0	0	0	3	0	n/a
<b>Victoria CMA</b>	<b>60</b>	<b>76</b>	<b>4</b>	<b>18</b>	<b>34</b>	<b>10</b>	<b>130</b>	<b>677</b>	<b>228</b>	<b>781</b>	<b>-70.8</b>

**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
Victoria City	26	26	2	10	0	3	297	860	325	899	-63.8
Oak Bay	33	38	0	2	0	0	43	0	76	40	90.0
Esquimalt	6	11	2	0	0	12	1	30	9	53	-83.0
Saanich	82	105	2	6	13	0	285	487	382	598	-36.1
Central Saanich	24	13	2	8	6	0	80	6	112	27	**
North Saanich	61	73	0	0	0	0	24	51	85	124	-31.5
Sidney	17	26	12	8	20	3	25	112	74	149	-50.3
View Royal	36	19	0	20	31	0	92	181	159	220	-27.7
Reg. Dist. Area H	38	25	0	0	0	0	7	2	45	27	66.7
Highlands	13	7	0	0	0	0	0	0	13	7	85.7
Langford	217	212	26	36	118	136	1,188	498	1,549	882	75.6
Colwood	54	98	10	10	20	35	102	96	186	239	-22.2
Metchosin	7	10	0	0	0	0	2	1	9	11	-18.2
Sooke	86	83	28	24	15	0	83	30	212	137	54.7
First Nations	20	11	0	0	0	53	0	0	20	64	-68.8
<b>Victoria CMA</b>	<b>720</b>	<b>757</b>	<b>84</b>	<b>124</b>	<b>223</b>	<b>242</b>	<b>2,229</b>	<b>2,354</b>	<b>3,256</b>	<b>3,477</b>	<b>-6.4</b>

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
Victoria City	0	3	0	0	0	206	2	22
Oak Bay	0	0	0	0	43	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	59	5	94
Central Saanich	0	0	0	0	0	0	0	2
North Saanich	0	0	0	0	0	0	1	3
Sidney	0	0	0	0	0	0	0	57
View Royal	18	0	0	0	0	0	0	109
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	10	7	0	0	0	0	76	89
Colwood	6	0	0	0	0	0	0	36
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	3	0
First Nations	0	0	0	0	0	0	0	0
<b>Victoria CMA</b>	<b>34</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>265</b>	<b>87</b>	<b>412</b>

**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
Victoria City	0	3	0	0	144	603	153	257
Oak Bay	0	0	0	0	43	0	0	0
Esquimalt	0	12	0	0	0	30	1	0
Saanich	13	0	0	0	166	190	119	297
Central Saanich	6	0	0	0	72	0	8	6
North Saanich	0	0	0	0	18	36	6	15
Sidney	20	3	0	0	22	25	3	87
View Royal	22	0	9	0	0	0	92	181
Reg. Dist. Area H	0	0	0	0	0	0	7	2
Highlands	0	0	0	0	0	0	0	0
Langford	118	136	0	0	14	66	1,174	432
Colwood	20	35	0	0	20	0	82	96
Metchosin	0	0	0	0	0	0	2	1
Sooke	15	0	0	0	3	4	80	26
First Nations	0	0	0	53	0	0	0	0
<b>Victoria CMA</b>	<b>214</b>	<b>188</b>	<b>9</b>	<b>53</b>	<b>502</b>	<b>954</b>	<b>1,727</b>	<b>1,400</b>

**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
Victoria City	3	3	0	209	3	22	6	234
Oak Bay	2	6	43	0	0	0	45	6
Esquimalt	0	2	0	0	0	0	0	2
Saanich	8	22	0	59	5	94	13	175
Central Saanich	1	4	0	0	0	2	1	6
North Saanich	2	8	0	0	1	3	3	11
Sidney	0	1	0	0	0	57	0	58
View Royal	0	1	18	0	0	109	18	110
Reg. Dist. Area H	2	2	0	0	0	1	2	3
Highlands	0	0	0	0	0	0	0	0
Langford	18	15	16	13	76	89	110	117
Colwood	2	8	6	10	0	36	8	54
Metchosin	1	2	0	0	0	0	1	2
Sooke	13	2	2	0	3	1	18	3
First Nations	0	0	0	0	3	0	3	0
<b>Victoria CMA</b>	<b>52</b>	<b>76</b>	<b>85</b>	<b>291</b>	<b>91</b>	<b>414</b>	<b>228</b>	<b>781</b>

**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
Victoria City	23	30	144	612	158	257	325	899
Oak Bay	33	40	43	0	0	0	76	40
Esquimalt	8	11	0	42	1	0	9	53
Saanich	82	107	181	194	119	297	382	598
Central Saanich	25	21	78	0	9	6	112	27
North Saanich	59	68	18	40	8	16	85	124
Sidney	29	27	42	35	3	87	74	149
View Royal	36	31	22	8	101	181	159	220
Reg. Dist. Area H	31	23	3	0	11	4	45	27
Highlands	12	7	0	0	1	0	13	7
Langford	211	220	161	229	1,177	433	1,549	882
Colwood	49	94	55	49	82	96	186	239
Metchosin	7	10	0	0	2	1	9	11
Sooke	108	94	20	16	84	27	212	137
First Nations	0	0	0	0	20	64	20	64
<b>Victoria CMA</b>	<b>713</b>	<b>783</b>	<b>767</b>	<b>1,225</b>	<b>1,776</b>	<b>1,469</b>	<b>3,256</b>	<b>3,477</b>

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
Victoria City	4	2	0	2	0	0	45	5	49	9	**
Oak Bay	8	2	0	0	0	0	0	0	8	2	**
Esquimalt	0	2	0	0	0	0	0	0	0	2	-100.0
Saanich	12	14	0	0	0	0	9	70	21	84	-75.0
Central Saanich	0	4	0	0	0	0	0	2	0	6	-100.0
North Saanich	14	4	0	0	0	0	3	0	17	4	**
Sidney	1	2	2	0	0	0	3	11	6	13	-53.8
View Royal	0	4	0	0	0	0	0	0	0	4	-100.0
Reg. Dist. Area H	3	2	0	0	0	0	0	1	3	3	0.0
Highlands	0	1	0	0	0	0	0	0	0	1	-100.0
Langford	23	28	4	2	14	4	10	11	51	45	13.3
Colwood	2	8	0	0	7	0	0	0	9	8	12.5
Metchosin	0	1	0	0	0	0	0	0	0	1	-100.0
Sooke	5	12	0	4	0	3	0	8	5	27	-81.5
First Nations	2	6	0	0	0	0	0	0	2	6	-66.7
<b>Victoria CMA</b>	<b>74</b>	<b>92</b>	<b>6</b>	<b>8</b>	<b>21</b>	<b>7</b>	<b>70</b>	<b>108</b>	<b>171</b>	<b>215</b>	<b>-20.5</b>

**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
Victoria City	28	27	6	16	0	5	587	436	621	484	28.3
Oak Bay	29	26	2	0	0	0	0	0	31	26	19.2
Esquimalt	6	7	0	2	12	4	0	1	18	14	28.6
Saanich	82	94	4	0	13	22	91	323	190	439	-56.7
Central Saanich	8	13	4	4	0	0	3	57	15	74	-79.7
North Saanich	58	41	2	0	3	0	10	8	73	49	49.0
Sidney	15	28	14	18	3	0	23	14	55	60	-8.3
View Royal	20	21	16	10	0	3	13	0	49	34	44.1
Reg. Dist. Area H	40	13	0	0	0	0	3	1	43	14	**
Highlands	9	29	0	0	0	0	0	0	9	29	-69.0
Langford	156	224	32	26	114	90	415	286	717	626	14.5
Colwood	64	94	12	0	31	0	69	0	176	94	87.2
Metchosin	9	5	0	0	0	0	2	0	11	5	120.0
Sooke	51	87	39	18	0	3	14	31	104	139	-25.2
First Nations	10	13	0	0	54	40	0	0	64	53	20.8
<b>Victoria CMA</b>	<b>585</b>	<b>722</b>	<b>131</b>	<b>94</b>	<b>230</b>	<b>167</b>	<b>1,230</b>	<b>1,157</b>	<b>2,176</b>	<b>2,140</b>	<b>1.7</b>

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
Victoria City	0	0	0	0	37	4	8	1
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	65	9	5
Central Saanich	0	0	0	0	0	0	0	2
North Saanich	0	0	0	0	0	0	3	0
Sidney	0	0	0	0	3	11	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	1
Highlands	0	0	0	0	0	0	0	0
Langford	14	4	0	0	0	0	10	11
Colwood	7	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	3	0	0	0	3	0	5
First Nations	0	0	0	0	0	0	0	0
<b>Victoria CMA</b>	<b>21</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>83</b>	<b>30</b>	<b>25</b>

**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
Victoria City	0	5	0	0	157	177	430	259
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	191	45	132
Central Saanich	0	0	0	0	0	0	3	57
North Saanich	3	0	0	0	0	0	10	8
Sidney	3	0	0	0	20	11	3	3
View Royal	0	3	0	0	0	0	13	0
Reg. Dist. Area H	0	0	0	0	0	0	3	1
Highlands	0	0	0	0	0	0	0	0
Langford	114	86	0	4	93	0	322	286
Colwood	31	0	0	0	33	0	36	0
Metchosin	0	0	0	0	0	0	2	0
Sooke	0	3	0	0	4	3	10	28
First Nations	0	0	54	40	0	0	0	0
<b>Victoria CMA</b>	<b>176</b>	<b>115</b>	<b>54</b>	<b>52</b>	<b>353</b>	<b>382</b>	<b>877</b>	<b>775</b>

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
Victoria City	4	2	37	6	8	1	49	9
Oak Bay	8	2	0	0	0	0	8	2
Esquimalt	0	1	0	1	0	0	0	2
Saanich	12	14	0	65	9	5	21	84
Central Saanich	0	4	0	0	0	2	0	6
North Saanich	14	4	0	0	3	0	17	4
Sidney	3	2	3	11	0	0	6	13
View Royal	0	4	0	0	0	0	0	4
Reg. Dist. Area H	2	1	0	0	1	2	3	3
Highlands	0	1	0	0	0	0	0	1
Langford	23	30	18	4	10	11	51	45
Colwood	2	8	7	0	0	0	9	8
Metchosin	0	1	0	0	0	0	0	1
Sooke	5	11	0	11	0	5	5	27
First Nations	0	0	0	0	2	6	2	6
<b>Victoria CMA</b>	<b>73</b>	<b>85</b>	<b>65</b>	<b>98</b>	<b>33</b>	<b>32</b>	<b>171</b>	<b>215</b>

**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
Victoria City	34	35	157	190	430	259	621	484
Oak Bay	31	26	0	0	0	0	31	26
Esquimalt	6	6	12	7	0	1	18	14
Saanich	82	94	63	205	45	140	190	439
Central Saanich	11	17	0	0	4	57	15	74
North Saanich	60	31	3	8	10	10	73	49
Sidney	22	46	30	11	3	3	55	60
View Royal	36	27	0	7	13	0	49	34
Reg. Dist. Area H	34	11	3	0	6	3	43	14
Highlands	9	29	0	0	0	0	9	29
Langford	164	250	229	86	324	290	717	626
Colwood	61	92	79	2	36	0	176	94
Metchosin	9	5	0	0	2	0	11	5
Sooke	80	93	12	17	12	29	104	139
First Nations	0	0	0	0	64	53	64	53
<b>Victoria CMA</b>	<b>639</b>	<b>762</b>	<b>588</b>	<b>533</b>	<b>949</b>	<b>845</b>	<b>2,176</b>	<b>2,140</b>

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 (\$)
	< \$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													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	1,572,550
October 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	-	1,412,938
Year-to-date 2017	0	0.0	0	0.0	0	0.0	9	34.6	17	65.4	26	-	1,327,148
Oak Bay													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,716,617
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	27	100.0	27	-	2,256,277
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	-	2,287,350
Esquimalt													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	-	-
Year-to-date 2017	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	-	-
Saanich													
October 2018	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,225,000	1,471,388
October 2017	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	1,350,000	1,657,855
Year-to-date 2018	0	0.0	0	0.0	0	0.0	7	8.9	72	91.1	79	1,570,000	1,731,743
Year-to-date 2017	0	0.0	0	0.0	2	2.2	26	28.9	62	68.9	90	1,300,000	1,438,995
Central Saanich													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2017	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	1,470,000
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	7.7	4	30.8	8	61.5	13	-	1,297,475
North Saanich													
October 2018	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	1,700,000	1,734,569
October 2017	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	1,579,760
Year-to-date 2018	0	0.0	0	0.0	0	0.0	23	40.4	34	59.6	57	1,250,000	1,384,020
Year-to-date 2017	0	0.0	8	21.1	3	7.9	17	44.7	10	26.3	38	510,000	965,941
Sidney													
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	0	0.0	0	0.0	0	0.0	11	64.7	6	35.3	17	-	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													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2017	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	-	627,900
Year-to-date 2018	0	0.0	0	0.0	1	5.0	4	20.0	15	75.0	20	-	1,069,117
Year-to-date 2017	1	4.8	1	4.8	16	76.2	3	14.3	0	0.0	21	-	629,494
Reg. Dist. Area H													
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	1	100.0	0	0.0	1	-	-
Year-to-date 2018	7	18.9	3	8.1	6	16.2	7	18.9	14	37.8	37	450,000	810,110
Year-to-date 2017	1	9.1	2	18.2	1	9.1	5	45.5	2	18.2	11	-	-

Source: CMHC (Market Absorption Survey)

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

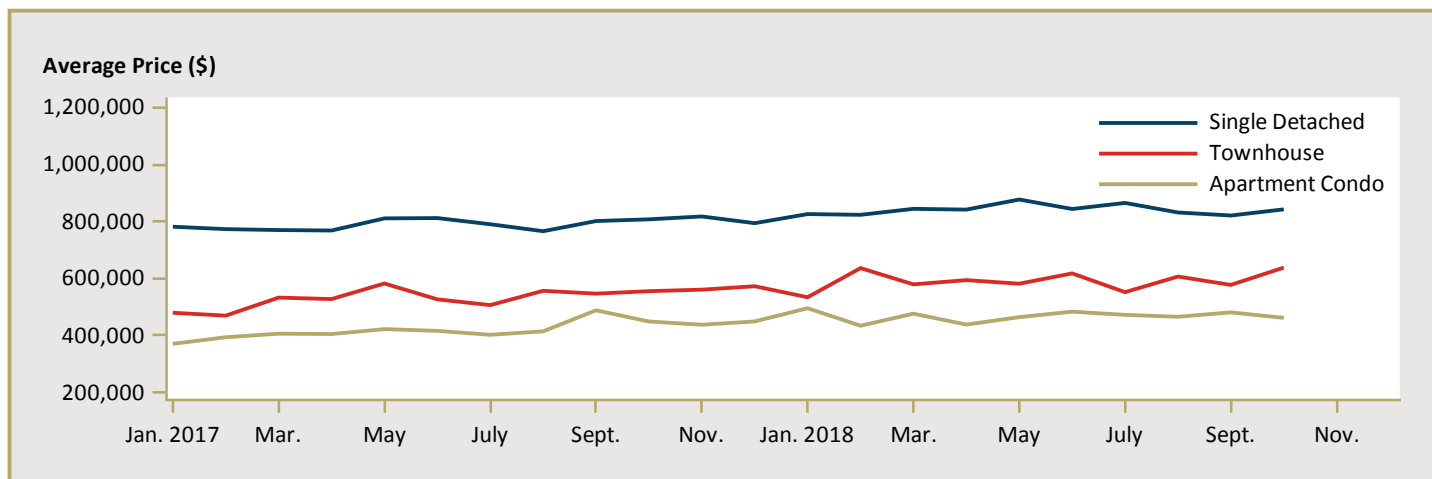
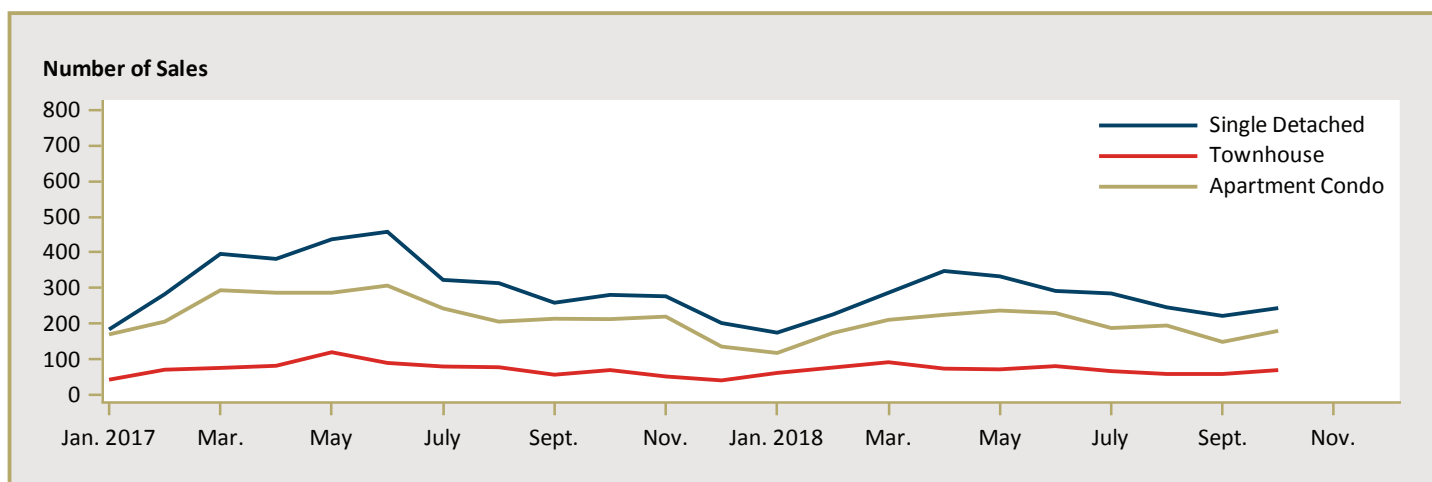
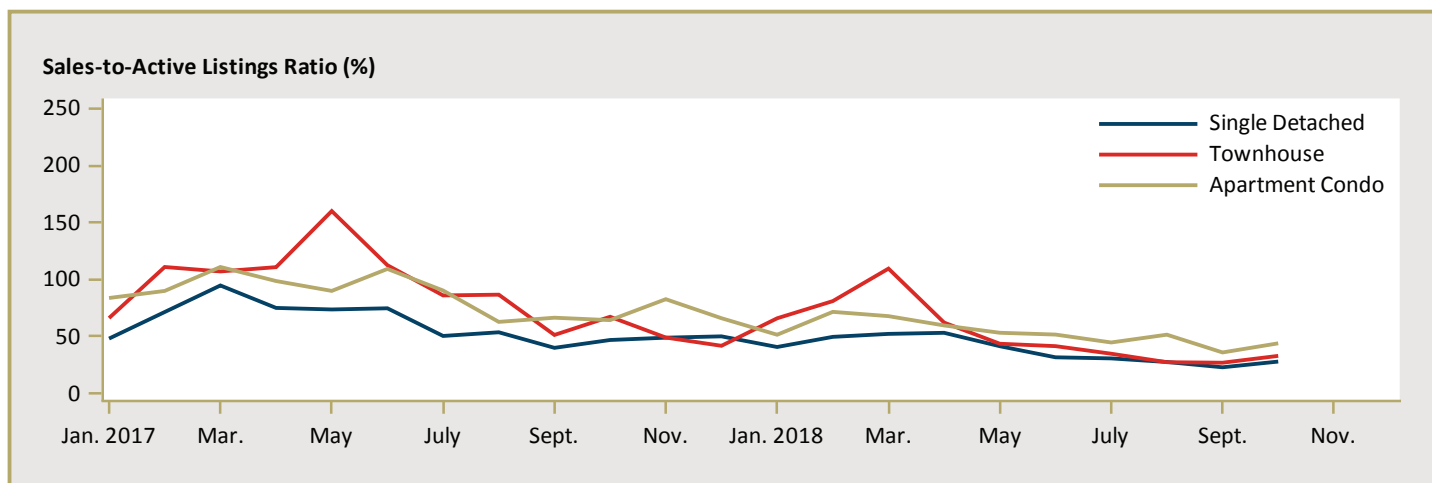
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$549,999		\$550,000 - \$699,999		\$700,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
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	3.4	1	3.4	27	93.1	0	0.0	29	-	810,836
Langford													
October 2018	0	0.0	0	0.0	7	31.8	15	68.2	0	0.0	22	735,000	755,475
October 2017	0	0.0	0	0.0	12	46.2	11	42.3	3	11.5	26	720,000	795,403
Year-to-date 2018	1	0.6	1	0.6	37	23.9	100	64.5	16	10.3	155	790,000	861,456
Year-to-date 2017	1	0.5	15	7.0	72	33.6	101	47.2	25	11.7	214	737,500	804,429
Colwood													
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	0	0.0	5	62.5	3	37.5	8	-	896,825
Year-to-date 2018	0	0.0	0	0.0	7	12.5	35	62.5	14	25.0	56	720,000	927,908
Year-to-date 2017	0	0.0	1	1.1	60	65.9	18	19.8	12	13.2	91	650,000	757,776
Metchosin													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	-	-
Year-to-date 2017	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	-	-
Sooke													
October 2018	3	50.0	0	0.0	1	16.7	2	33.3	0	0.0	6	-	524,305
October 2017	0	0.0	4	28.6	5	35.7	3	21.4	2	14.3	14	620,000	736,214
Year-to-date 2018	17	34.0	5	10.0	13	26.0	12	24.0	3	6.0	50	700,000	590,314
Year-to-date 2017	5	5.6	45	50.6	30	33.7	5	5.6	4	4.5	89	565,000	597,476
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	-	-
Victoria CMA													
October 2018	3	4.3	0	0.0	8	11.4	23	32.9	36	51.4	70	1,072,500	1,212,945
October 2017	0	0.0	4	5.0	22	27.5	31	38.8	23	28.8	80	800,000	1,007,967
Year-to-date 2018	25	4.5	9	1.6	65	11.7	226	40.6	232	41.7	557	930,000	1,137,997
Year-to-date 2017	9	1.3	73	10.7	203	29.7	228	33.3	171	25.0	684	767,500	946,688

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
Victoria City	1,572,550	-	n/a	1,412,938	1,327,148	6.5
Oak Bay	1,716,617	-	n/a	2,256,277	2,287,350	-1.4
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,471,388	1,657,855	-11.2	1,731,743	1,438,995	20.3
Central Saanich	-	1,470,000	n/a	-	1,297,475	n/a
North Saanich	1,734,569	1,579,760	9.8	1,384,020	965,941	43.3
Sidney	-	-	n/a	1,091,559	903,389	20.8
View Royal	-	627,900	n/a	1,069,117	629,494	69.8
Reg. Dist. Area H	-	-	n/a	810,110	-	n/a
Highlands	-	-	n/a	-	810,836	n/a
Langford	755,475	795,403	-5.0	861,456	804,429	7.1
Colwood	-	896,825	n/a	927,908	757,776	22.5
Metchosin	-	-	n/a	-	-	n/a
Sooke	524,305	736,214	-28.8	590,314	597,476	-1.2
First Nations	-	-	n/a	-	-	n/a
<b>Victoria CMA</b>	<b>1,212,945</b>	<b>1,007,967</b>	<b>20.3</b>	<b>1,137,997</b>	<b>946,688</b>	<b>20.2</b>

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**  
**October 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	102.7	126.6	197	3.9	64.9	960
	October	601	3.64	5.34		127.0	195	3.9	64.2	962
	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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