

# HOUSING NOW TABLES

Victoria 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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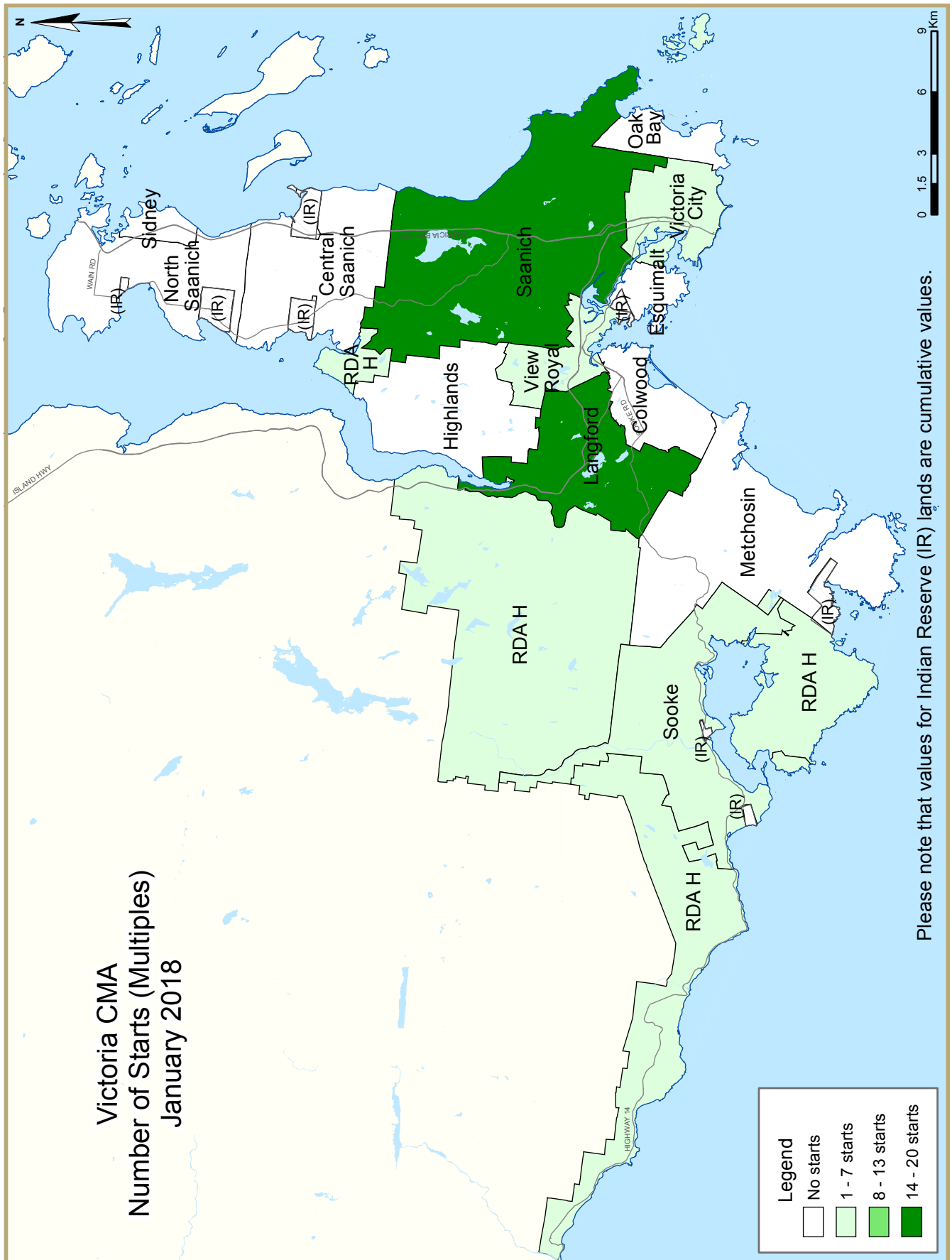
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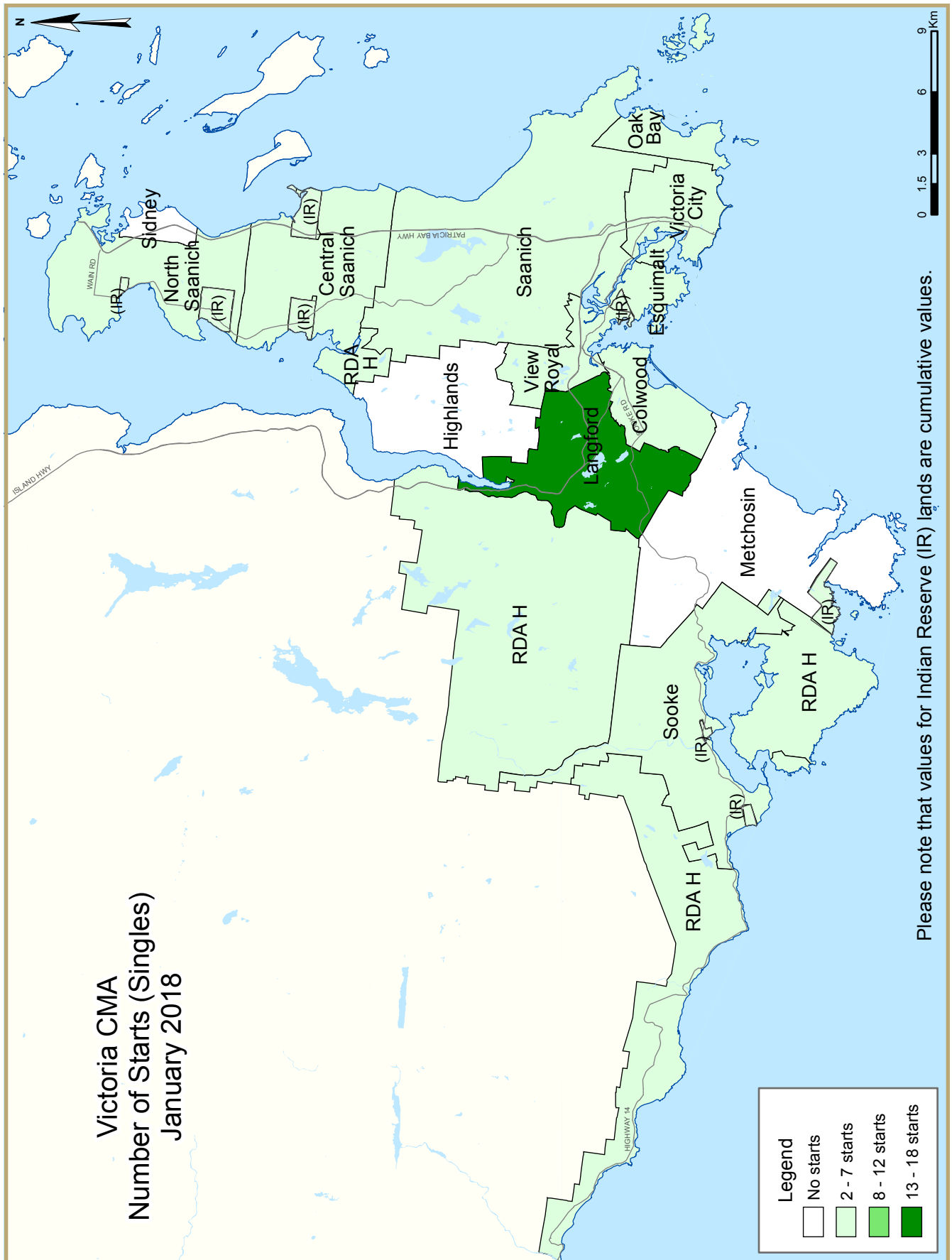
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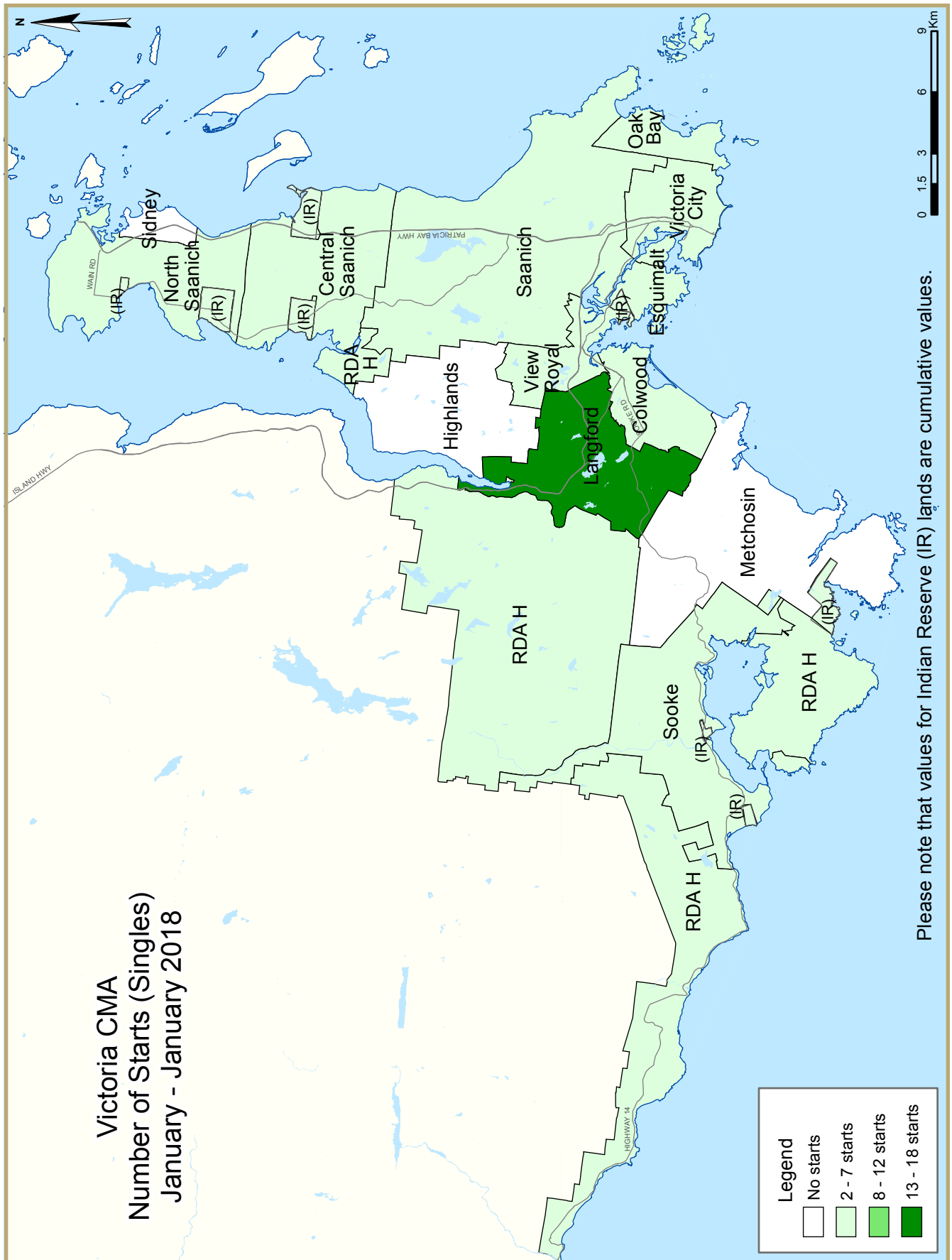
















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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
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## SYMBOLS

- 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)		
January 2018		
Victoria CMA <sup>1</sup>	December 2017	January 2018
Trend <sup>2</sup>	5,301	4,162
SAAR	2,685	1,395
	January 2017	January 2018
Actual		
January - Single-Detached	64	55
January - Multiples	111	45
January - Total	175	100
January to January - Single-Detached	64	55
January to January - Multiples	111	45
January to January - Total	175	100

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**  
**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	52	8	0	0	23	0	3	14	100
January 2017	54	2	0	4	8	32	6	69	175
% Change	-3.7	**	n/a	-100.0	187.5	-100.0	-50.0	-79.7	-42.9
Year-to-date 2018	52	8	0	0	23	0	3	14	100
Year-to-date 2017	54	2	0	4	8	32	6	69	175
% Change	-3.7	**	n/a	-100.0	187.5	-100.0	-50.0	-79.7	-42.9
UNDER CONSTRUCTION									
January 2018	609	74	0	11	253	1,303	67	1,797	4,114
January 2017	634	68	1	14	142	808	42	1,158	2,867
% Change	-3.9	8.8	-100.0	-21.4	78.2	61.3	59.5	55.2	43.5
COMPLETIONS									
January 2018	71	8	0	1	26	33	2	21	162
January 2017	55	4	0	0	15	0	9	63	146
% Change	29.1	100.0	n/a	n/a	73.3	n/a	-77.8	-66.7	11.0
Year-to-date 2018	71	8	0	1	26	33	2	21	162
Year-to-date 2017	55	4	0	0	15	0	9	63	146
% Change	29.1	100.0	n/a	n/a	73.3	n/a	-77.8	-66.7	11.0
COMPLETED & NOT ABSORBED									
January 2018	52	1	0	1	10	24	n/a	n/a	88
January 2017	15	1	0	1	8	19	n/a	n/a	44
% Change	**	0.0	n/a	0.0	25.0	26.3	n/a	n/a	100.0
ABSORBED									
January 2018	64	10	0	0	23	27	n/a	n/a	124
January 2017	60	4	0	0	18	5	n/a	n/a	87
% Change	6.7	150.0	n/a	n/a	27.8	**	n/a	n/a	42.5
Year-to-date 2018	64	10	0	0	23	27	n/a	n/a	124
Year-to-date 2017	60	4	0	0	18	5	n/a	n/a	87
% Change	6.7	150.0	n/a	n/a	27.8	**	n/a	n/a	42.5

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Victoria City									
January 2018	3	2	0	0	0	0	0	1	6
January 2017	1	0	0	0	0	32	0	1	34
Oak Bay									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	4	0	0	0	0	0	0	0	4
Esquimalt									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	0	0	0	0	0	0	0	0	0
Saanich									
January 2018	3	0	0	0	13	0	0	1	17
January 2017	5	0	0	0	0	0	0	3	8
Central Saanich									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	0	0	0	0	0	0	0	0	0
North Saanich									
January 2018	6	0	0	0	0	0	0	0	6
January 2017	6	0	0	4	0	0	1	2	13
Sidney									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	3	0	0	0	0	0	0	1	4
View Royal									
January 2018	3	0	0	0	0	0	0	2	5
January 2017	1	0	0	0	0	0	0	0	1
Reg. Dist. Area H									
January 2018	1	0	0	0	0	0	1	1	3
January 2017	0	0	0	0	0	0	0	0	0
Highlands									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	1	0	0	0	0	0	0	0	1
Langford									
January 2018	18	2	0	0	10	0	0	8	38
January 2017	16	2	0	0	4	0	0	60	82
Colwood									
January 2018	7	0	0	0	0	0	0	0	7
January 2017	7	0	0	0	4	0	0	0	11
Metchosin									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	2	0	0	0	0	0	0	0	2
Sooke									
January 2018	5	4	0	0	0	0	0	1	10
January 2017	8	0	0	0	0	0	0	2	10
First Nations									
January 2018	0	0	0	0	0	0	2	0	2
January 2017	0	0	0	0	0	0	5	0	5
Victoria CMA									
January 2018	52	8	0	0	23	0	3	14	100
January 2017	54	2	0	4	8	32	6	69	175

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Victoria City									
January 2018	27	4	0	0	7	844	0	654	1,536
January 2017	34	8	0	2	13	456	0	648	1,161
Oak Bay									
January 2018	42	2	0	0	0	0	0	0	44
January 2017	40	0	0	0	0	0	0	0	40
Esquimalt									
January 2018	10	0	0	0	14	30	0	0	54
January 2017	4	0	0	1	6	0	0	1	12
Saanich									
January 2018	103	2	0	0	20	190	0	294	609
January 2017	109	0	1	0	14	191	0	105	420
Central Saanich									
January 2018	14	4	0	0	0	0	1	5	24
January 2017	17	0	0	0	0	0	0	56	73
North Saanich									
January 2018	58	2	0	0	3	36	0	10	109
January 2017	32	2	0	8	3	0	2	8	55
Sidney									
January 2018	14	4	0	0	24	31	0	84	157
January 2017	27	16	0	0	0	17	0	2	62
View Royal									
January 2018	20	16	0	0	0	0	0	232	268
January 2017	11	12	0	0	0	0	0	0	23
Reg. Dist. Area H									
January 2018	35	0	0	3	0	0	1	3	42
January 2017	21	0	0	0	0	0	0	1	22
Highlands									
January 2018	8	0	0	0	0	0	0	0	8
January 2017	27	0	0	0	0	0	0	0	27
Langford									
January 2018	149	18	0	3	125	168	1	404	868
January 2017	167	24	0	0	80	108	0	314	693
Colwood									
January 2018	70	0	0	5	52	0	0	96	223
January 2017	69	0	0	2	13	33	0	0	117
Metchosin									
January 2018	7	0	0	0	0	0	0	1	8
January 2017	7	0	0	0	0	0	0	0	7
Sooke									
January 2018	52	22	0	0	8	4	0	14	100
January 2017	69	6	0	1	13	3	0	23	115
First Nations									
January 2018	0	0	0	0	0	0	64	0	64
January 2017	0	0	0	0	0	0	40	0	40
Victoria CMA									
January 2018	609	74	0	11	253	1,303	67	1,797	4,114
January 2017	634	68	1	14	142	808	42	1,158	2,867

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Victoria City									
January 2018	5	4	0	0	0	0	0	0	9
January 2017	1	2	0	0	0	0	0	11	14
Oak Bay									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	4	0	0	0	0	0	0	0	4
Esquimalt									
January 2018	1	0	0	0	0	0	0	0	1
January 2017	0	0	0	0	0	0	0	0	0
Saanich									
January 2018	15	0	0	0	0	0	0	8	23
January 2017	8	0	0	0	0	0	8	39	55
Central Saanich									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	0	0	0	0	0	0	0	0	0
North Saanich									
January 2018	4	0	0	0	0	0	0	1	5
January 2017	2	0	0	0	0	0	0	0	2
Sidney									
January 2018	2	0	0	1	2	0	0	0	5
January 2017	1	2	0	0	0	0	0	1	4
View Royal									
January 2018	5	0	0	0	0	0	0	4	9
January 2017	0	0	0	0	7	0	0	0	7
Reg. Dist. Area H									
January 2018	1	0	0	0	0	0	0	0	1
January 2017	2	0	0	0	0	0	0	0	2
Highlands									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	4	0	0	0	0	0	0	0	4
Langford									
January 2018	18	0	0	0	24	0	0	7	49
January 2017	28	0	0	0	8	0	0	12	48
Colwood									
January 2018	4	0	0	0	0	33	0	0	37
January 2017	3	0	0	0	0	0	0	0	3
Metchosin									
January 2018	4	0	0	0	0	0	0	1	5
January 2017	1	0	0	0	0	0	0	0	1
Sooke									
January 2018	6	4	0	0	0	0	0	0	10
January 2017	1	0	0	0	0	0	1	0	2
First Nations									
January 2018	0	0	0	0	0	0	2	0	2
January 2017	0	0	0	0	0	0	0	0	0
Victoria CMA									
January 2018	71	8	0	1	26	33	2	21	162
January 2017	55	4	0	0	15	0	9	63	146

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									
Victoria City									
January 2018	1	0	0	0	0	9	n/a	n/a	10
January 2017	0	0	0	0	4	6	n/a	n/a	10
Oak Bay									
January 2018	2	0	0	0	0	0	n/a	n/a	2
January 2017	1	0	0	0	0	7	n/a	n/a	8
Esquimalt									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	0	0	0	0	0	0	n/a	n/a	0
Saanich									
January 2018	6	0	0	0	0	0	n/a	n/a	6
January 2017	3	0	0	1	0	0	n/a	n/a	4
Central Saanich									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	1	0	0	0	0	0	n/a	n/a	1
North Saanich									
January 2018	5	0	0	0	0	0	n/a	n/a	5
January 2017	1	0	0	0	0	0	n/a	n/a	1
Sidney									
January 2018	5	1	0	1	1	6	n/a	n/a	14
January 2017	0	0	0	0	0	0	n/a	n/a	0
View Royal									
January 2018	4	0	0	0	0	0	n/a	n/a	4
January 2017	0	0	0	0	0	0	n/a	n/a	0
Reg. Dist. Area H									
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
Highlands									
January 2018	3	0	0	0	0	0	n/a	n/a	3
January 2017	2	0	0	0	0	0	n/a	n/a	2
Langford									
January 2018	15	0	0	0	3	0	n/a	n/a	18
January 2017	5	1	0	0	4	0	n/a	n/a	10
Colwood									
January 2018	8	0	0	0	6	6	n/a	n/a	20
January 2017	0	0	0	0	0	0	n/a	n/a	0
Metchosin									
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
Sooke									
January 2018	1	0	0	0	0	3	n/a	n/a	4
January 2017	2	0	0	0	0	6	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
Victoria CMA									
January 2018	52	1	0	1	10	24	n/a	n/a	88
January 2017	15	1	0	1	8	19	n/a	n/a	44

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Victoria City									
January 2018	5	4	0	0	0	0	n/a	n/a	9
January 2017	1	2	0	0	0	5	n/a	n/a	8
Oak Bay									
January 2018	2	0	0	0	0	0	n/a	n/a	2
January 2017	4	0	0	0	0	0	n/a	n/a	4
Esquimalt									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	0	0	0	0	0	0	n/a	n/a	0
Saanich									
January 2018	15	0	0	0	0	0	n/a	n/a	15
January 2017	7	0	0	0	0	0	n/a	n/a	7
Central Saanich									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	0	0	0	0	0	0	n/a	n/a	0
North Saanich									
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
Sidney									
January 2018	0	0	0	0	1	0	n/a	n/a	1
January 2017	2	2	0	0	0	0	n/a	n/a	4
View Royal									
January 2018	2	0	0	0	0	0	n/a	n/a	2
January 2017	0	0	0	0	7	0	n/a	n/a	7
Reg. Dist. Area H									
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
Highlands									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	4	0	0	0	0	0	n/a	n/a	4
Langford									
January 2018	21	2	0	0	22	0	n/a	n/a	45
January 2017	31	0	0	0	11	0	n/a	n/a	42
Colwood									
January 2018	3	0	0	0	0	27	n/a	n/a	30
January 2017	4	0	0	0	0	0	n/a	n/a	4
Metchosin									
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
Sooke									
January 2018	6	4	0	0	0	0	n/a	n/a	10
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
Victoria CMA									
January 2018	64	10	0	0	23	27	n/a	n/a	124
January 2017	60	4	0	0	18	5	n/a	n/a	87

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

**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**  
**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
Victoria City	3	1	2	0	0	0	1	33	6	34	-82.4
Oak Bay	2	4	0	0	0	0	0	0	2	4	-50.0
Esquimalt	2	0	0	0	0	0	0	0	2	0	n/a
Saanich	3	5	0	0	13	0	1	3	17	8	112.5
Central Saanich	2	0	0	0	0	0	0	0	2	0	n/a
North Saanich	6	11	0	0	0	0	0	2	6	13	-53.8
Sidney	0	3	0	0	0	0	0	1	0	4	-100.0
View Royal	3	1	0	0	0	0	2	0	5	1	**
Reg. Dist. Area H	2	0	0	0	0	0	1	0	3	0	n/a
Highlands	0	1	0	0	0	0	0	0	0	1	-100.0
Langford	18	16	2	2	10	4	8	60	38	82	-53.7
Colwood	7	7	0	0	0	4	0	0	7	11	-36.4
Metchosin	0	2	0	0	0	0	0	0	0	2	-100.0
Sooke	5	8	4	0	0	0	1	2	10	10	0.0
First Nations	2	5	0	0	0	0	0	0	2	5	-60.0
<b>Victoria CMA</b>	<b>55</b>	<b>64</b>	<b>8</b>	<b>2</b>	<b>23</b>	<b>8</b>	<b>14</b>	<b>101</b>	<b>100</b>	<b>175</b>	<b>-42.9</b>

**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
Victoria City	3	1	2	0	0	0	1	33	6	34	-82.4
Oak Bay	2	4	0	0	0	0	0	0	2	4	-50.0
Esquimalt	2	0	0	0	0	0	0	0	2	0	n/a
Saanich	3	5	0	0	13	0	1	3	17	8	112.5
Central Saanich	2	0	0	0	0	0	0	0	2	0	n/a
North Saanich	6	11	0	0	0	0	0	2	6	13	-53.8
Sidney	0	3	0	0	0	0	0	1	0	4	-100.0
View Royal	3	1	0	0	0	0	2	0	5	1	**
Reg. Dist. Area H	2	0	0	0	0	0	1	0	3	0	n/a
Highlands	0	1	0	0	0	0	0	0	0	1	-100.0
Langford	18	16	2	2	10	4	8	60	38	82	-53.7
Colwood	7	7	0	0	0	4	0	0	7	11	-36.4
Metchosin	0	2	0	0	0	0	0	0	0	2	-100.0
Sooke	5	8	4	0	0	0	1	2	10	10	0.0
First Nations	2	5	0	0	0	0	0	0	2	5	-60.0
<b>Victoria CMA</b>	<b>55</b>	<b>64</b>	<b>8</b>	<b>2</b>	<b>23</b>	<b>8</b>	<b>14</b>	<b>101</b>	<b>100</b>	<b>175</b>	<b>-42.9</b>

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
Victoria City	0	0	0	0	0	32	1	1
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	13	0	0	0	0	0	1	3
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	2
Sidney	0	0	0	0	0	0	0	1
View Royal	0	0	0	0	0	0	2	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	10	4	0	0	0	0	8	60
Colwood	0	4	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
<b>Victoria CMA</b>	<b>23</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>14</b>	<b>69</b>

**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
Victoria City	0	0	0	0	0	32	1	1
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	13	0	0	0	0	0	1	3
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	0	2
Sidney	0	0	0	0	0	0	0	1
View Royal	0	0	0	0	0	0	2	0
Reg. Dist. Area H	0	0	0	0	0	0	1	0
Highlands	0	0	0	0	0	0	0	0
Langford	10	4	0	0	0	0	8	60
Colwood	0	4	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
<b>Victoria CMA</b>	<b>23</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>32</b>	<b>14</b>	<b>69</b>

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
Victoria City	5	1	0	32	1	1	6	34
Oak Bay	2	4	0	0	0	0	2	4
Esquimalt	2	0	0	0	0	0	2	0
Saanich	3	5	13	0	1	3	17	8
Central Saanich	2	0	0	0	0	0	2	0
North Saanich	6	6	0	4	0	3	6	13
Sidney	0	3	0	0	0	1	0	4
View Royal	3	1	0	0	2	0	5	1
Reg. Dist. Area H	1	0	0	0	2	0	3	0
Highlands	0	1	0	0	0	0	0	1
Langford	20	18	10	4	8	60	38	82
Colwood	7	7	0	4	0	0	7	11
Metchosin	0	2	0	0	0	0	0	2
Sooke	9	8	0	0	1	2	10	10
First Nations	0	0	0	0	2	5	2	5
<b>Victoria CMA</b>	<b>60</b>	<b>56</b>	<b>23</b>	<b>44</b>	<b>17</b>	<b>75</b>	<b>100</b>	<b>175</b>

**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
Victoria City	5	1	0	32	1	1	6	34
Oak Bay	2	4	0	0	0	0	2	4
Esquimalt	2	0	0	0	0	0	2	0
Saanich	3	5	13	0	1	3	17	8
Central Saanich	2	0	0	0	0	0	2	0
North Saanich	6	6	0	4	0	3	6	13
Sidney	0	3	0	0	0	1	0	4
View Royal	3	1	0	0	2	0	5	1
Reg. Dist. Area H	1	0	0	0	2	0	3	0
Highlands	0	1	0	0	0	0	0	1
Langford	20	18	10	4	8	60	38	82
Colwood	7	7	0	4	0	0	7	11
Metchosin	0	2	0	0	0	0	0	2
Sooke	9	8	0	0	1	2	10	10
First Nations	0	0	0	0	2	5	2	5
<b>Victoria CMA</b>	<b>60</b>	<b>56</b>	<b>23</b>	<b>44</b>	<b>17</b>	<b>75</b>	<b>100</b>	<b>175</b>

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
Victoria City	5	1	4	2	0	0	0	11	9	14	-35.7
Oak Bay	2	4	0	0	0	0	0	0	2	4	-50.0
Esquimalt	1	0	0	0	0	0	0	0	1	0	n/a
Saanich	15	8	0	0	0	8	8	39	23	55	-58.2
Central Saanich	2	0	0	0	0	0	0	0	2	0	n/a
North Saanich	4	2	0	0	0	0	1	0	5	2	150.0
Sidney	3	1	2	2	0	0	0	1	5	4	25.0
View Royal	5	0	0	4	0	3	4	0	9	7	28.6
Reg. Dist. Area H	1	2	0	0	0	0	0	0	1	2	-50.0
Highlands	2	4	0	0	0	0	0	0	2	4	-50.0
Langford	18	28	0	0	24	8	7	12	49	48	2.1
Colwood	4	3	0	0	0	0	33	0	37	3	**
Metchosin	4	1	0	0	0	0	1	0	5	1	**
Sooke	6	2	4	0	0	0	0	0	10	2	**
First Nations	2	0	0	0	0	0	0	0	2	0	n/a
<b>Victoria CMA</b>	<b>74</b>	<b>56</b>	<b>10</b>	<b>8</b>	<b>24</b>	<b>19</b>	<b>54</b>	<b>63</b>	<b>162</b>	<b>146</b>	<b>11.0</b>

**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
Victoria City	5	1	4	2	0	0	0	11	9	14	-35.7
Oak Bay	2	4	0	0	0	0	0	0	2	4	-50.0
Esquimalt	1	0	0	0	0	0	0	0	1	0	n/a
Saanich	15	8	0	0	0	8	8	39	23	55	-58.2
Central Saanich	2	0	0	0	0	0	0	0	2	0	n/a
North Saanich	4	2	0	0	0	0	1	0	5	2	150.0
Sidney	3	1	2	2	0	0	0	1	5	4	25.0
View Royal	5	0	0	4	0	3	4	0	9	7	28.6
Reg. Dist. Area H	1	2	0	0	0	0	0	0	1	2	-50.0
Highlands	2	4	0	0	0	0	0	0	2	4	-50.0
Langford	18	28	0	0	24	8	7	12	49	48	2.1
Colwood	4	3	0	0	0	0	33	0	37	3	**
Metchosin	4	1	0	0	0	0	1	0	5	1	**
Sooke	6	2	4	0	0	0	0	0	10	2	**
First Nations	2	0	0	0	0	0	0	0	2	0	n/a
<b>Victoria CMA</b>	<b>74</b>	<b>56</b>	<b>10</b>	<b>8</b>	<b>24</b>	<b>19</b>	<b>54</b>	<b>63</b>	<b>162</b>	<b>146</b>	<b>11.0</b>

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
Victoria City	0	0	0	0	0	0	0	11
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	8	0	0	8	39
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	1	0
Sidney	0	0	0	0	0	0	0	1
View Royal	0	3	0	0	0	0	4	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	24	8	0	0	0	0	7	12
Colwood	0	0	0	0	33	0	0	0
Metchosin	0	0	0	0	0	0	1	0
Sooke	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Victoria CMA</b>	<b>24</b>	<b>11</b>	<b>0</b>	<b>8</b>	<b>33</b>	<b>0</b>	<b>21</b>	<b>63</b>

**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
Victoria City	0	0	0	0	0	0	0	11
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	8	0	0	8	39
Central Saanich	0	0	0	0	0	0	0	0
North Saanich	0	0	0	0	0	0	1	0
Sidney	0	0	0	0	0	0	0	1
View Royal	0	3	0	0	0	0	4	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	24	8	0	0	0	0	7	12
Colwood	0	0	0	0	33	0	0	0
Metchosin	0	0	0	0	0	0	1	0
Sooke	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Victoria CMA</b>	<b>24</b>	<b>11</b>	<b>0</b>	<b>8</b>	<b>33</b>	<b>0</b>	<b>21</b>	<b>63</b>

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
Victoria City	9	3	0	0	0	11	9	14
Oak Bay	2	4	0	0	0	0	2	4
Esquimalt	1	0	0	0	0	0	1	0
Saanich	15	8	0	0	8	47	23	55
Central Saanich	2	0	0	0	0	0	2	0
North Saanich	4	2	0	0	1	0	5	2
Sidney	2	3	3	0	0	1	5	4
View Royal	5	0	0	7	4	0	9	7
Reg. Dist. Area H	1	2	0	0	0	0	1	2
Highlands	2	4	0	0	0	0	2	4
Langford	18	28	24	8	7	12	49	48
Colwood	4	3	33	0	0	0	37	3
Metchosin	4	1	0	0	1	0	5	1
Sooke	10	1	0	0	0	1	10	2
First Nations	0	0	0	0	2	0	2	0
<b>Victoria CMA</b>	<b>79</b>	<b>59</b>	<b>60</b>	<b>15</b>	<b>23</b>	<b>72</b>	<b>162</b>	<b>146</b>

**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
Victoria City	9	3	0	0	0	11	9	14
Oak Bay	2	4	0	0	0	0	2	4
Esquimalt	1	0	0	0	0	0	1	0
Saanich	15	8	0	0	8	47	23	55
Central Saanich	2	0	0	0	0	0	2	0
North Saanich	4	2	0	0	1	0	5	2
Sidney	2	3	3	0	0	1	5	4
View Royal	5	0	0	7	4	0	9	7
Reg. Dist. Area H	1	2	0	0	0	0	1	2
Highlands	2	4	0	0	0	0	2	4
Langford	18	28	24	8	7	12	49	48
Colwood	4	3	33	0	0	0	37	3
Metchosin	4	1	0	0	1	0	5	1
Sooke	10	1	0	0	0	1	10	2
First Nations	0	0	0	0	2	0	2	0
<b>Victoria CMA</b>	<b>79</b>	<b>59</b>	<b>60</b>	<b>15</b>	<b>23</b>	<b>72</b>	<b>162</b>	<b>146</b>

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 (\$)
	< \$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													
January 2018	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	1,258,000
January 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	1	20.0	4	80.0	5	-	1,258,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Oak Bay													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	2,374,950
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	2,374,950
Esquimalt													
January 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	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	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Saanich													
January 2018	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	1,480,000	1,905,493
January 2017	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	-	1,177,086
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	1,480,000	1,905,493
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	-	1,177,086
Central Saanich													
January 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	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	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
North Saanich													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
January 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	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Sidney													
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	1	50.0	1	50.0	2	-	-
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	1	50.0	1	50.0	2	-	-
View Royal													
January 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
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	1	50.0	1	50.0	2	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Reg. Dist. Area H													
January 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
January 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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													
January 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
January 2017	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	839,925
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	839,925
Langford													
January 2018	0	0.0	1	4.8	5	23.8	14	66.7	1	4.8	21	775,000	789,936
January 2017	0	0.0	4	12.9	13	41.9	12	38.7	2	6.5	31	685,000	732,403
Year-to-date 2018	0	0.0	1	4.8	5	23.8	14	66.7	1	4.8	21	775,000	789,936
Year-to-date 2017	0	0.0	4	12.9	13	41.9	12	38.7	2	6.5	31	685,000	732,403
Colwood													
January 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
January 2017	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	687,450
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	687,450
Metchosin													
January 2018	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	-
January 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	50.0	2	50.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Sooke													
January 2018	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	-	577,933
January 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	-	577,933
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
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	-	-
Victoria CMA													
January 2018	1	1.6	3	4.7	7	10.9	25	39.1	28	43.8	64	925,000	1,217,562
January 2017	1	1.7	6	10.0	16	26.7	23	38.3	14	23.3	60	782,500	941,547
Year-to-date 2018	1	1.6	3	4.7	7	10.9	25	39.1	28	43.8	64	925,000	1,217,562
Year-to-date 2017	1	1.7	6	10.0	16	26.7	23	38.3	14	23.3	60	782,500	941,547

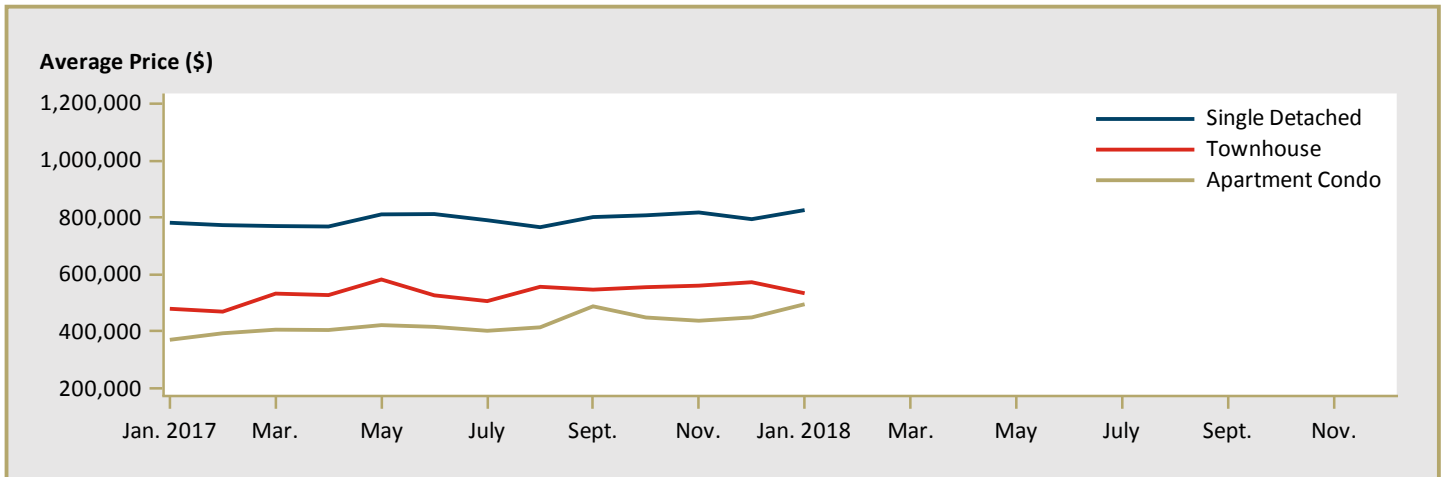
Source: CMHC (Market Absorption Survey)

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

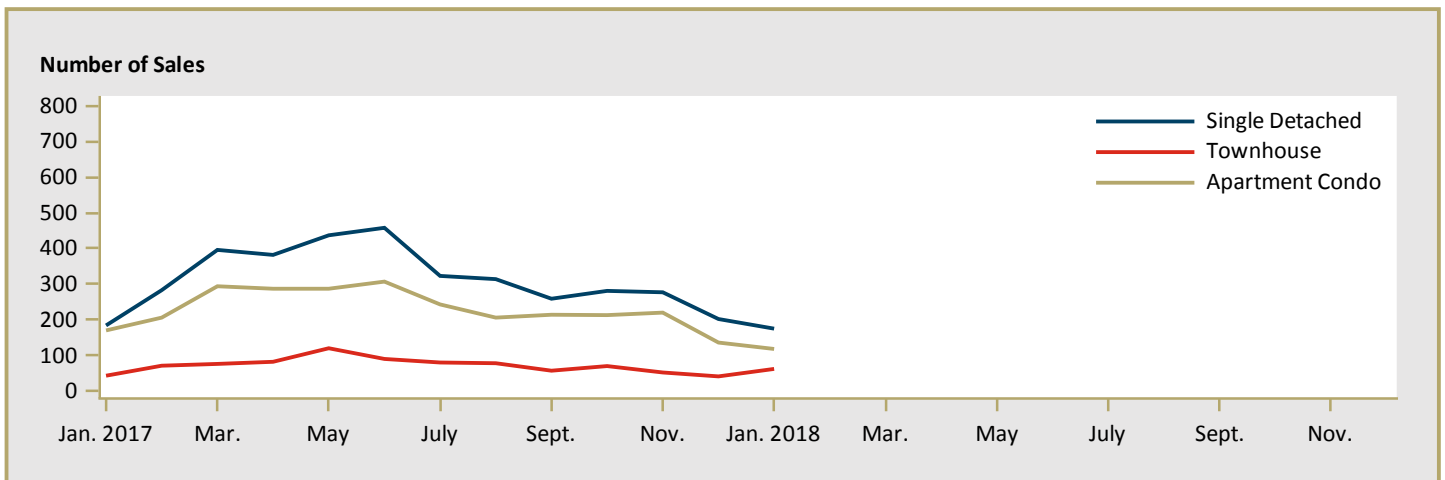
Submarket	Jan 2018	Jan 2017	% Change	YTD 2018	YTD 2017	% Change
Victoria City	1,258,000	-	n/a	1,258,000	-	n/a
Oak Bay	-	2,374,950	n/a	-	2,374,950	n/a
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,905,493	1,177,086	61.9	1,905,493	1,177,086	61.9
Central Saanich	-	-	n/a	-	-	n/a
North Saanich	-	-	n/a	-	-	n/a
Sidney	-	-	n/a	-	-	n/a
View Royal	-	-	n/a	-	-	n/a
Reg. Dist. Area H	-	-	n/a	-	-	n/a
Highlands	-	839,925	n/a	-	839,925	n/a
Langford	789,936	732,403	7.9	789,936	732,403	7.9
Colwood	-	687,450	n/a	-	687,450	n/a
Metchosin	-	-	n/a	-	-	n/a
Sooke	577,933	-	n/a	577,933	-	n/a
First Nations	-	-	n/a	-	-	n/a
<b>Victoria CMA</b>	<b>1,217,562</b>	<b>941,547</b>	<b>29.3</b>	<b>1,217,562</b>	<b>941,547</b>	<b>29.3</b>

Source: CMHC (Market Absorption Survey)

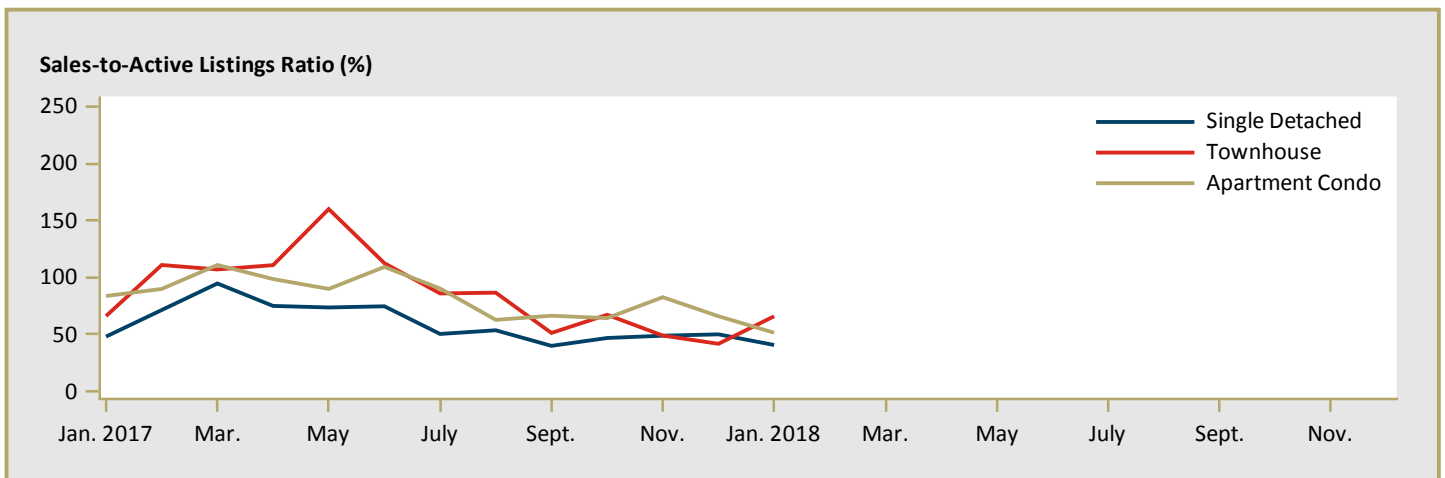
**Figure 5.1: MLS® Residential Average Price for Victoria**



**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****January 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		123.4	193	3.9	64.2	964
	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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