

# HOUSING NOW TABLES

Barrie CMA

Date Released: First Quarter 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.

## SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

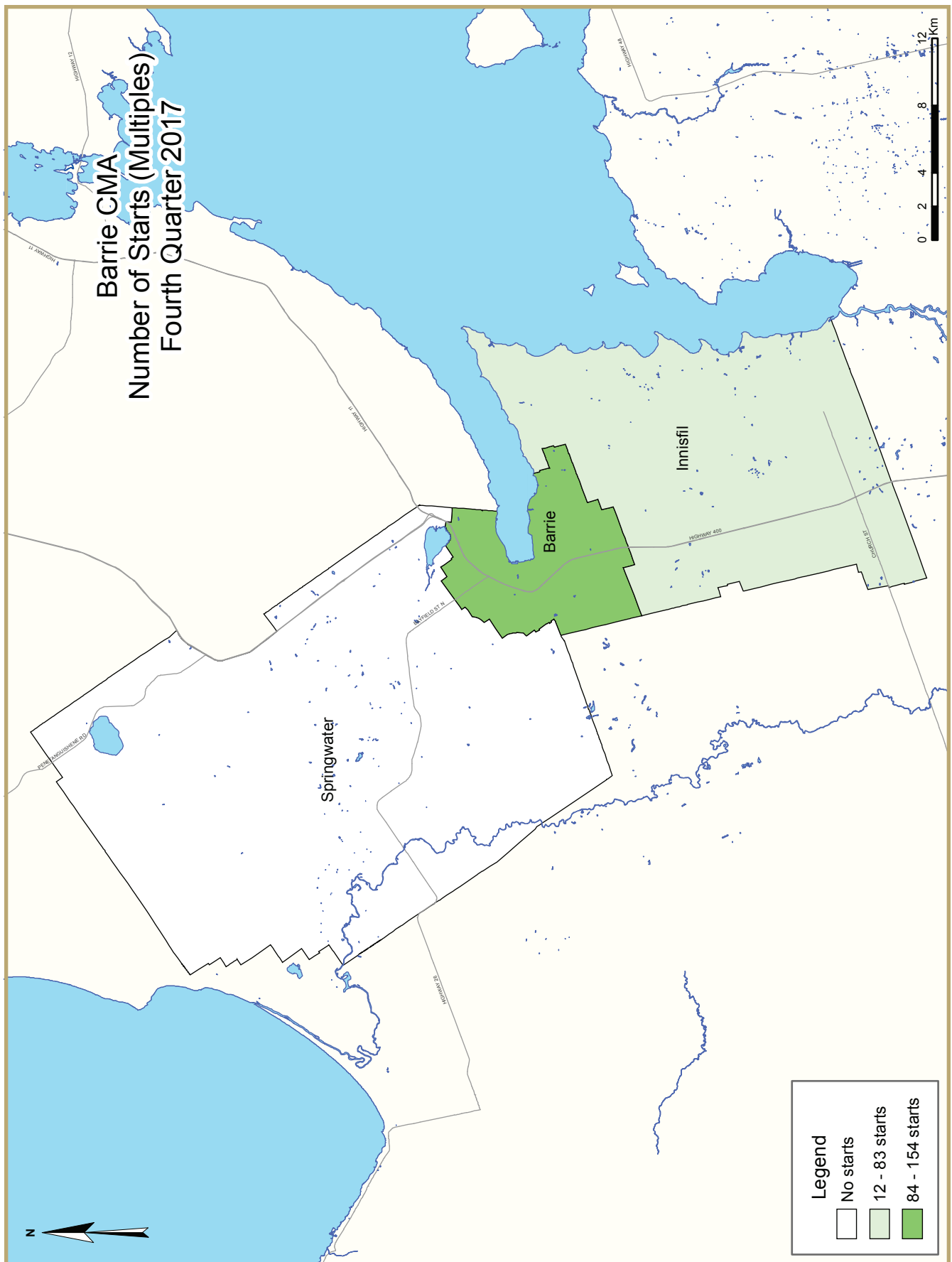
## Housing Observer Online

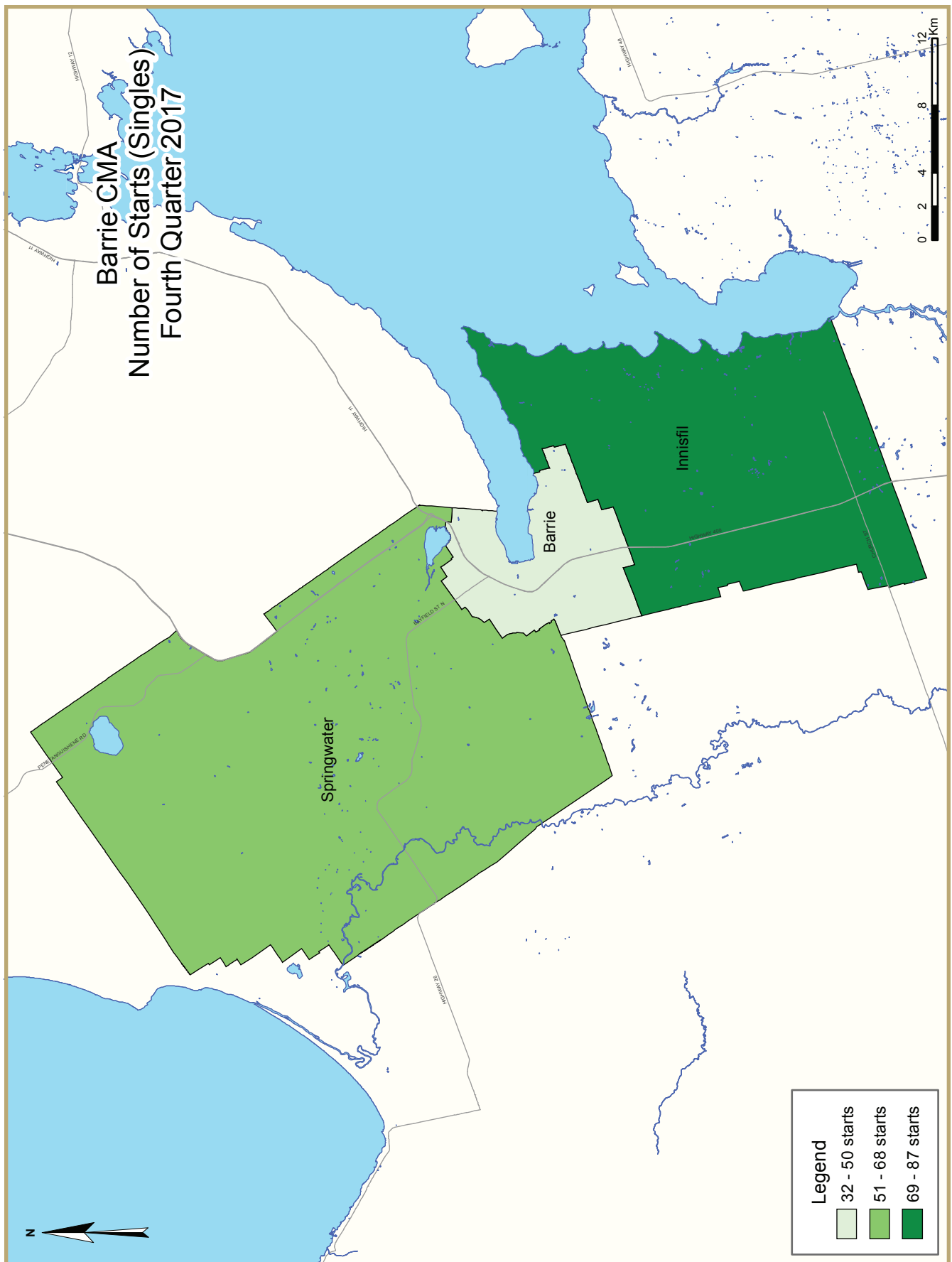
Featuring quick reads and videos on...

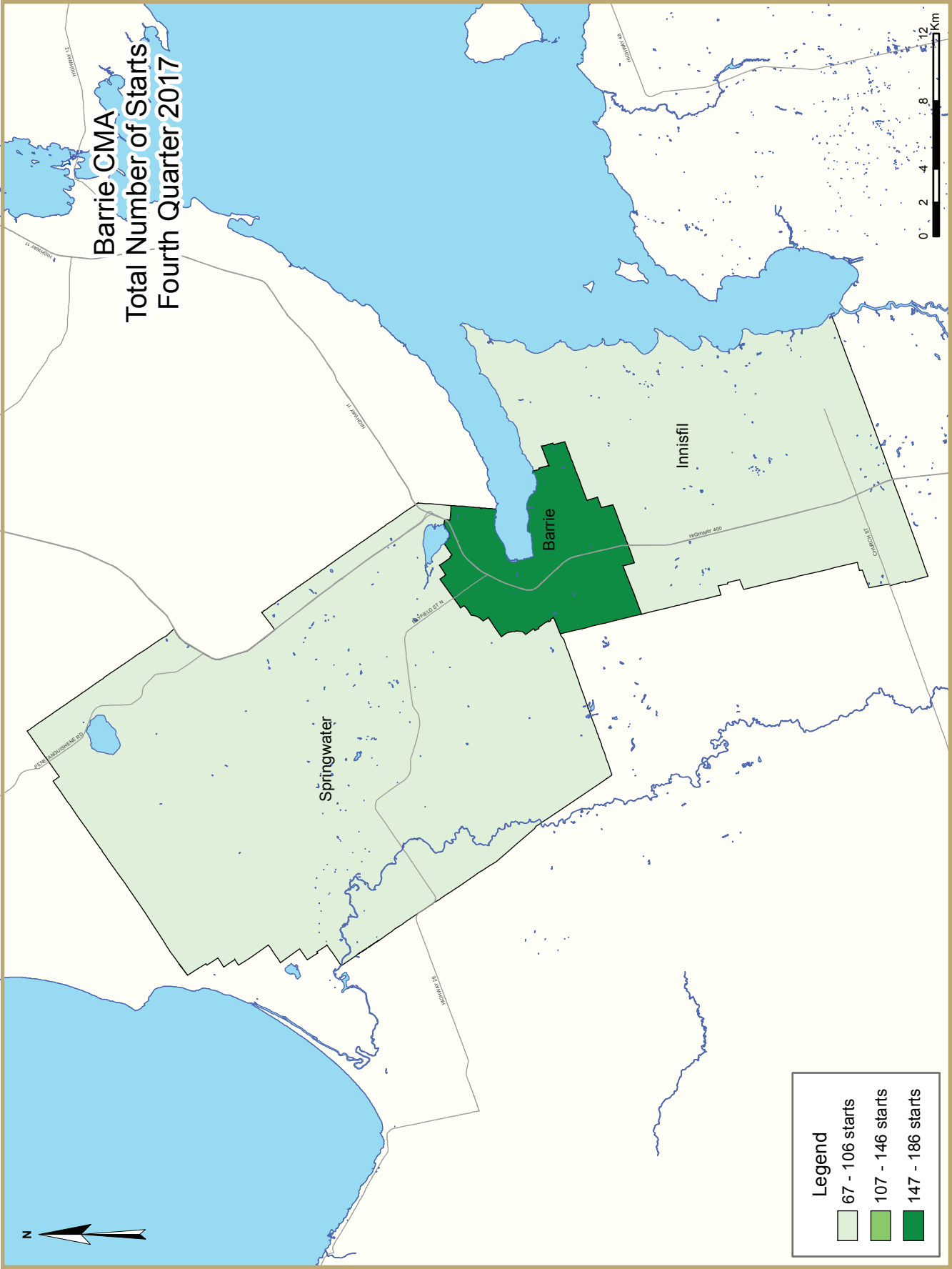
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

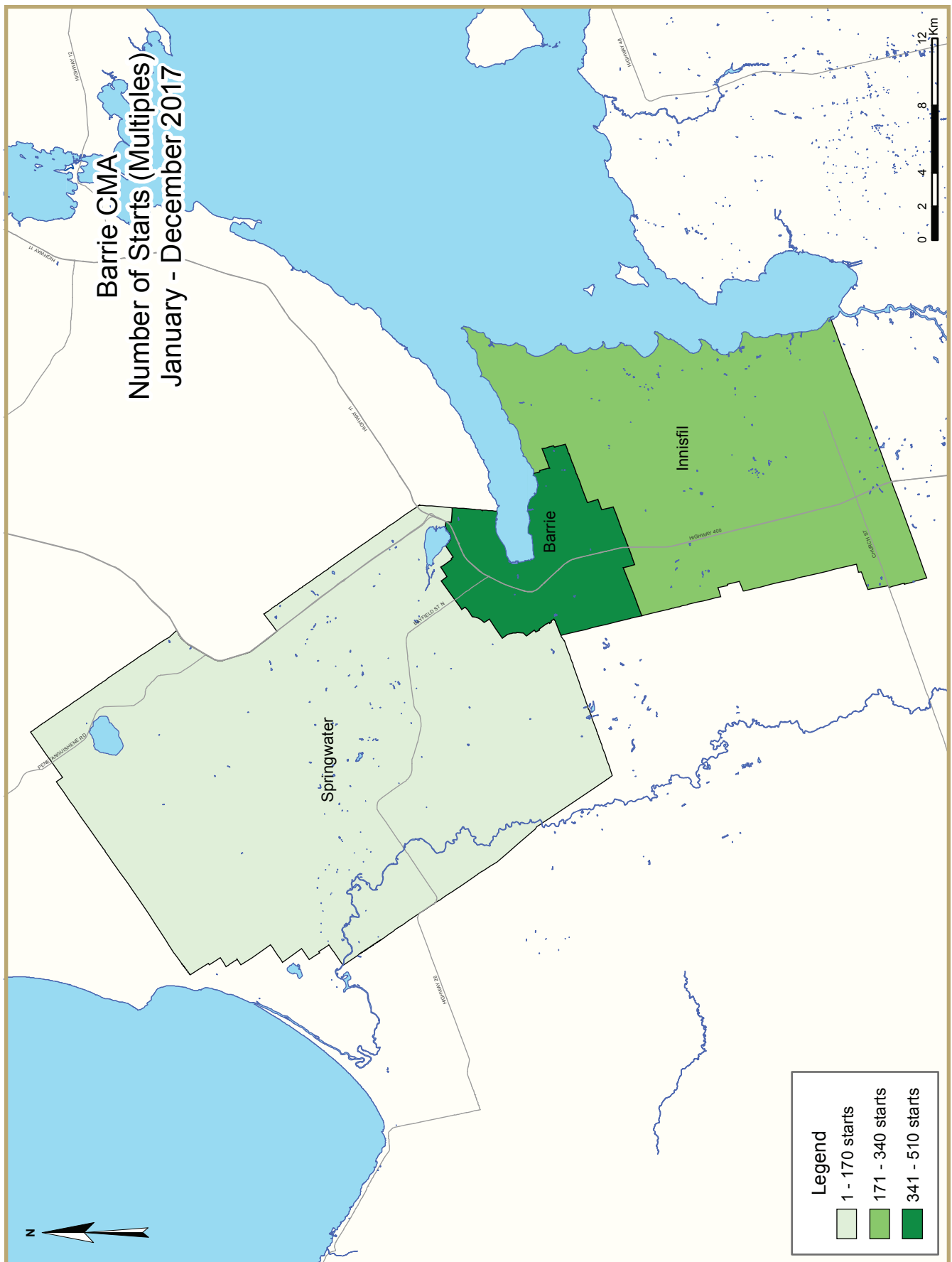
All links can be shared in social media friendly formats!

Subscribe today to stay in the know!  
[www.cmhc.ca/observer](http://www.cmhc.ca/observer)

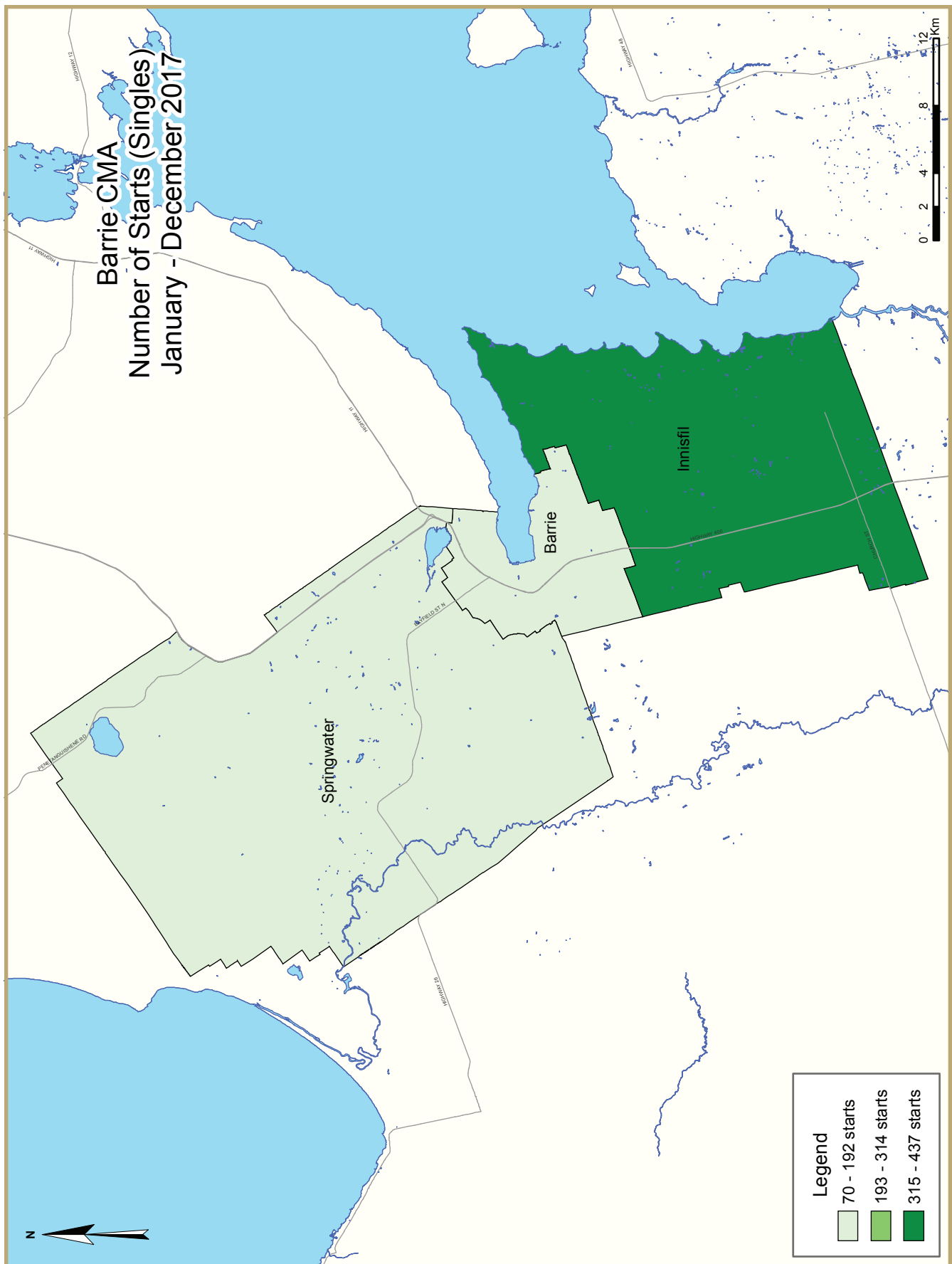


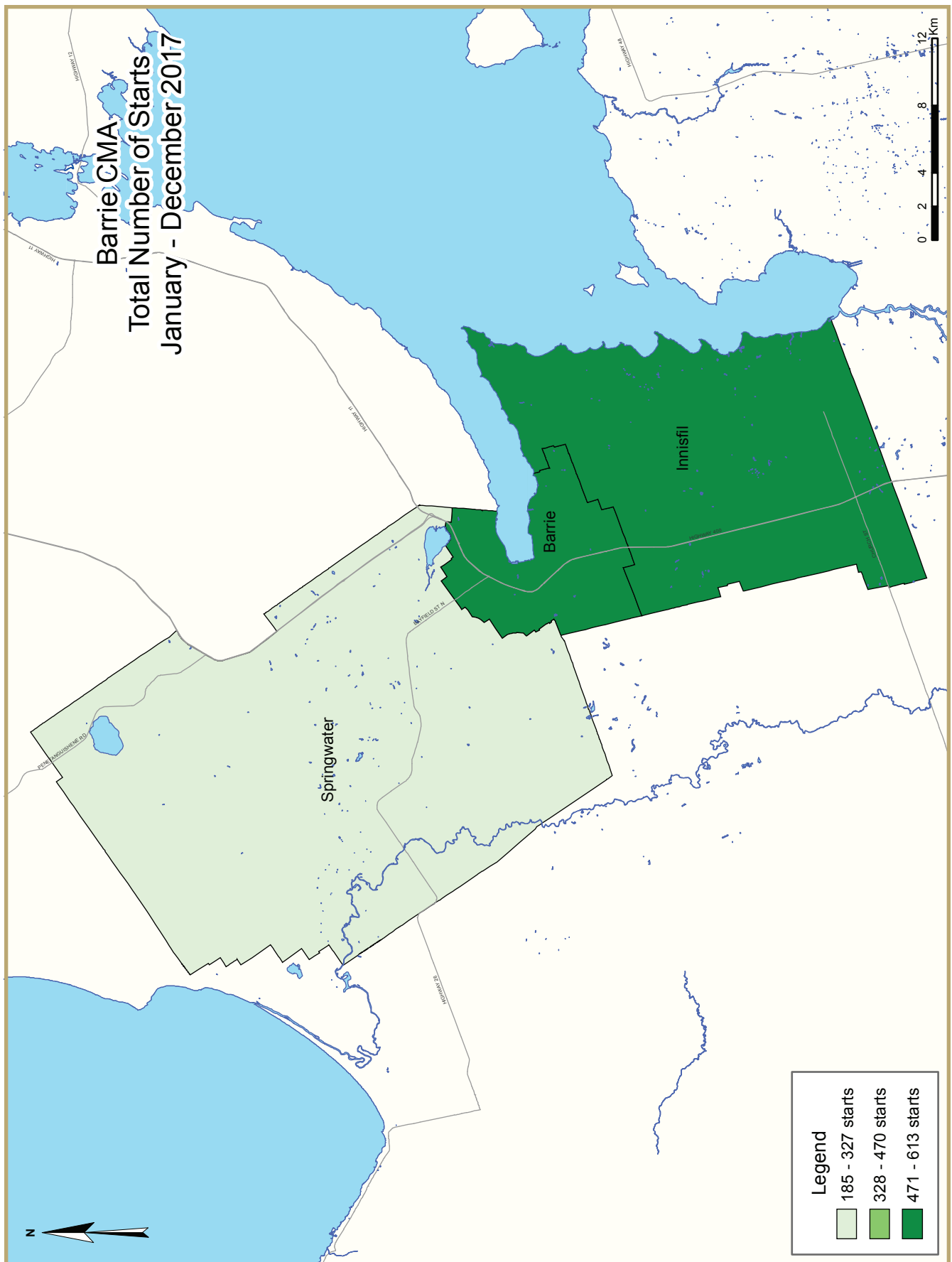














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

## Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

## SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)								
Fourth Quarter 2017								
Barrie CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	686	691	768	956	525	701	709	672
Multiples	1,037	687	600	876	516	456	452	366
Total	1,723	1,378	1,368	1,832	1,041	1,157	1,161	1,038
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	831	724	150	186	24.0%	686	691	0.7%
Multiples	72	664	62	166	167.7%	1,037	687	-33.8%
Total	903	1,388	212	352	66.0%	1,723	1,378	-20.0%

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 1.1: Housing Activity Summary of Barrie CMA**  
**Fourth Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2017	186	4	78	0	66	16	2	0	352
Q4 2016	150	0	9	0	34	18	0	1	212
% Change	24.0	n/a	**	n/a	94.1	-11.1	n/a	-100.0	66.0
Year-to-date 2017	691	18	230	0	214	220	2	3	1,378
Year-to-date 2016	686	10	191	0	34	797	0	5	1,723
% Change	0.7	80.0	20.4	n/a	**	-72.4	n/a	-40.0	-20.0
UNDER CONSTRUCTION									
Q4 2017	628	14	297	0	145	669	2	1	1,756
Q4 2016	529	10	173	0	40	895	0	35	1,682
% Change	18.7	40.0	71.7	n/a	**	-25.3	n/a	-97.1	4.4
COMPLETIONS									
Q4 2017	92	12	46	0	46	34	0	0	230
Q4 2016	161	0	21	0	49	72	2	0	305
% Change	-42.9	n/a	119.0	n/a	-6.1	-52.8	-100.0	n/a	-24.6
Year-to-date 2017	590	12	104	0	109	446	2	34	1,297
Year-to-date 2016	633	6	41	0	49	136	16	76	957
% Change	-6.8	100.0	153.7	n/a	122.4	**	-87.5	-55.3	35.5
COMPLETED & NOT ABSORBED									
Q4 2017	25	0	4	0	0	0	n/a	n/a	29
Q4 2016	28	2	0	0	0	0	n/a	n/a	30
% Change	-10.7	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	-3.3
ABSORBED									
Q4 2017	92	12	46	0	46	34	n/a	n/a	230
Q4 2016	162	0	21	0	49	75	n/a	n/a	307
% Change	-43.2	n/a	119.0	n/a	-6.1	-54.7	n/a	n/a	-25.1
Year-to-date 2017	593	14	97	0	109	446	n/a	n/a	1,259
Year-to-date 2016	637	6	45	0	52	142	n/a	n/a	882
% Change	-6.9	133.3	115.6	n/a	109.6	**	n/a	n/a	42.7

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Barrie City									
Q4 2017	32	4	66	0	66	16	2	0	186
Q4 2016	30	0	0	0	24	0	0	0	54
Innisfil Town									
Q4 2017	87	0	12	0	0	0	0	0	99
Q4 2016	79	0	8	0	10	18	0	0	115
Springwater Town									
Q4 2017	67	0	0	0	0	0	0	0	67
Q4 2016	41	0	1	0	0	0	0	1	43
Barrie CMA									
Q4 2017	186	4	78	0	66	16	2	0	352
Q4 2016	150	0	9	0	34	18	0	1	212
UNDER CONSTRUCTION									
Barrie City									
Q4 2017	65	14	66	0	135	364	2	0	646
Q4 2016	60	10	16	0	30	368	0	30	514
Innisfil Town									
Q4 2017	427	0	231	0	10	305	0	0	973
Q4 2016	281	0	155	0	10	527	0	0	973
Springwater Town									
Q4 2017	136	0	0	0	0	0	0	1	137
Q4 2016	188	0	2	0	0	0	0	5	195
Barrie CMA									
Q4 2017	628	14	297	0	145	669	2	1	1,756
Q4 2016	529	10	173	0	40	895	0	35	1,682
COMPLETIONS									
Barrie City									
Q4 2017	6	0	0	0	46	16	0	0	68
Q4 2016	40	0	8	0	49	72	2	0	171
Innisfil Town									
Q4 2017	45	12	46	0	0	18	0	0	121
Q4 2016	43	0	13	0	0	0	0	0	56
Springwater Town									
Q4 2017	41	0	0	0	0	0	0	0	41
Q4 2016	78	0	0	0	0	0	0	0	78
Barrie CMA									
Q4 2017	92	12	46	0	46	34	0	0	230
Q4 2016	161	0	21	0	49	72	2	0	305

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2017**

	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									
Barrie City									
Q4 2017	2	0	4	0	0	0	n/a	n/a	6
Q4 2016	3	2	0	0	0	0	n/a	n/a	5
Innisfil Town									
Q4 2017	15	0	0	0	0	0	n/a	n/a	15
Q4 2016	18	0	0	0	0	0	n/a	n/a	18
Springwater Town									
Q4 2017	8	0	0	0	0	0	n/a	n/a	8
Q4 2016	7	0	0	0	0	0	n/a	n/a	7
Barrie CMA									
Q4 2017	25	0	4	0	0	0	n/a	n/a	29
Q4 2016	28	2	0	0	0	0	n/a	n/a	30
ABSORBED									
Barrie City									
Q4 2017	5	0	0	0	46	16	n/a	n/a	67
Q4 2016	40	0	8	0	49	72	n/a	n/a	169
Innisfil Town									
Q4 2017	46	12	46	0	0	18	n/a	n/a	122
Q4 2016	42	0	13	0	0	0	n/a	n/a	55
Springwater Town									
Q4 2017	41	0	0	0	0	0	n/a	n/a	41
Q4 2016	80	0	0	0	0	3	n/a	n/a	83
Barrie CMA									
Q4 2017	92	12	46	0	46	34	n/a	n/a	230
Q4 2016	162	0	21	0	49	75	n/a	n/a	307

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

**Table 1.3: History of Housing Starts of Barrie 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	691	18	230	0	214	220	2	3	1,378
% Change	0.7	80.0	20.4	n/a	**	-72.4	n/a	-40.0	-20.0
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Fourth Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Barrie City	32	30	6	0	130	24	18	0	186	54	**
Innisfil Town	87	79	0	0	12	18	0	18	99	115	-13.9
Springwater Town	67	41	0	0	0	0	0	2	67	43	55.8
<b>Barrie CMA</b>	186	150	6	0	142	42	18	20	352	212	66.0

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - December 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barrie City	70	111	8	10	278	37	224	270	580	428	35.5
Innisfil Town	437	313	12	0	164	186	0	527	613	1026	-40.3
Springwater Town	184	262	0	0	0	0	1	7	185	269	-31.2
<b>Barrie CMA</b>	691	686	20	10	442	223	225	804	1,378	1,723	-20.0

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Fourth Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Barrie City	130	24	0	0	18	0	0	0
Innisfil Town	12	18	0	0	0	18	0	0
Springwater Town	0	0	0	0	0	1	0	1
<b>Barrie CMA</b>	142	42	0	0	18	19	0	1

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - December 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	278	37	0	0	222	270	2	0
Innisfil Town	164	186	0	0	0	527	0	0
Springwater Town	0	0	0	0	0	2	1	5
<b>Barrie CMA</b>	442	223	0	0	222	799	3	5

**Table 2.4: Starts by Submarket and by Intended Market**  
**Fourth Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Barrie City	102	30	82	24	2	0	186	54
Innisfil Town	99	87	0	28	0	0	99	115
Springwater Town	67	42	0	0	0	1	67	43
<b>Barrie CMA</b>	268	159	82	52	2	1	352	212

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - December 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	142	134	434	294	4	0	580	428
Innisfil Town	613	489	0	537	0	0	613	1,026
Springwater Town	184	264	0	0	1	5	185	269
<b>Barrie CMA</b>	939	887	434	831	5	5	1,378	1,723

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Fourth Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Barrie City	6	40	0	2	46	57	16	72	68	171	-60.2
Innisfil Town	45	43	12	0	46	13	18	0	121	56	116.1
Springwater Town	41	78	0	0	0	0	0	0	41	78	-47.4
<b>Barrie CMA</b>	92	161	12	2	92	70	34	72	230	305	-24.6

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - December 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barrie City	64	97	2	12	125	67	254	212	445	388	14.7
Innisfil Town	290	279	12	0	88	33	222	0	612	312	96.2
Springwater Town	236	257	0	0	0	0	4	0	240	257	-6.6
<b>Barrie CMA</b>	590	633	14	12	213	100	480	212	1,297	957	35.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Fourth Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Barrie City	46	57	0	0	16	72	0	0
Innisfil Town	46	13	0	0	18	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
<b>Barrie CMA</b>	92	70	0	0	34	72	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	125	57	0	10	224	136	30	76
Innisfil Town	88	33	0	0	222	0	0	0
Springwater Town	0	0	0	0	0	0	4	0
<b>Barrie CMA</b>	213	90	0	10	446	136	34	76

**Table 3.4: Completions by Submarket and by Intended Market  
Fourth Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Barrie City	6	48	62	121	0	2	68	171
Innisfil Town	103	56	18	0	0	0	121	56
Springwater Town	41	78	0	0	0	0	41	78
<b>Barrie CMA</b>	150	182	80	121	0	2	230	305

**Table 3.5: Completions by Submarket and by Intended Market  
January - December 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barrie City	80	111	333	185	32	92	445	388
Innisfil Town	390	312	222	0	0	0	612	312
Springwater Town	236	257	0	0	4	0	240	257
<b>Barrie CMA</b>	706	680	555	185	36	92	1,297	957

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Fourth Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q4 2017	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
Q4 2016	3	8.1	7	18.9	18	48.6	5	13.5	4	10.8	37	-	431,628
Year-to-date 2017	7	11.9	1	1.7	12	20.3	9	15.3	30	50.8	59	530,000	500,184
Year-to-date 2016	3	3.3	18	19.8	45	49.5	13	14.3	12	13.2	91	435,000	447,294
Innisfil Town													
Q4 2017	1	2.3	0	0.0	0	0.0	0	0.0	42	97.7	43	830,000	769,023
Q4 2016	0	0.0	0	0.0	6	18.2	2	6.1	25	75.8	33	572,500	603,686
Year-to-date 2017	2	0.8	8	3.1	16	6.2	8	3.1	225	86.9	259	650,000	658,436
Year-to-date 2016	8	3.4	17	7.3	26	11.2	57	24.5	125	53.6	233	500,000	549,260
Springwater Town													
Q4 2017	2	5.7	0	0.0	0	0.0	0	0.0	33	94.3	35	-	692,142
Q4 2016	1	1.4	5	7.0	6	8.5	3	4.2	56	78.9	71	580,000	600,400
Year-to-date 2017	6	3.1	12	6.2	12	6.2	16	8.2	149	76.4	195	560,000	602,310
Year-to-date 2016	18	8.3	15	6.9	20	9.2	18	8.3	147	67.4	218	550,000	580,167
Barrie CMA													
Q4 2017	3	3.7	0	0.0	0	0.0	1	1.2	78	95.1	82	807,500	761,748
Q4 2016	4	2.8	12	8.5	30	21.3	10	7.1	85	60.3	141	540,000	556,881
Year-to-date 2017	15	2.9	21	4.1	40	7.8	33	6.4	404	78.8	513	635,000	632,509
Year-to-date 2016	29	5.4	50	9.2	91	16.8	88	16.2	284	52.4	542	515,000	548,074

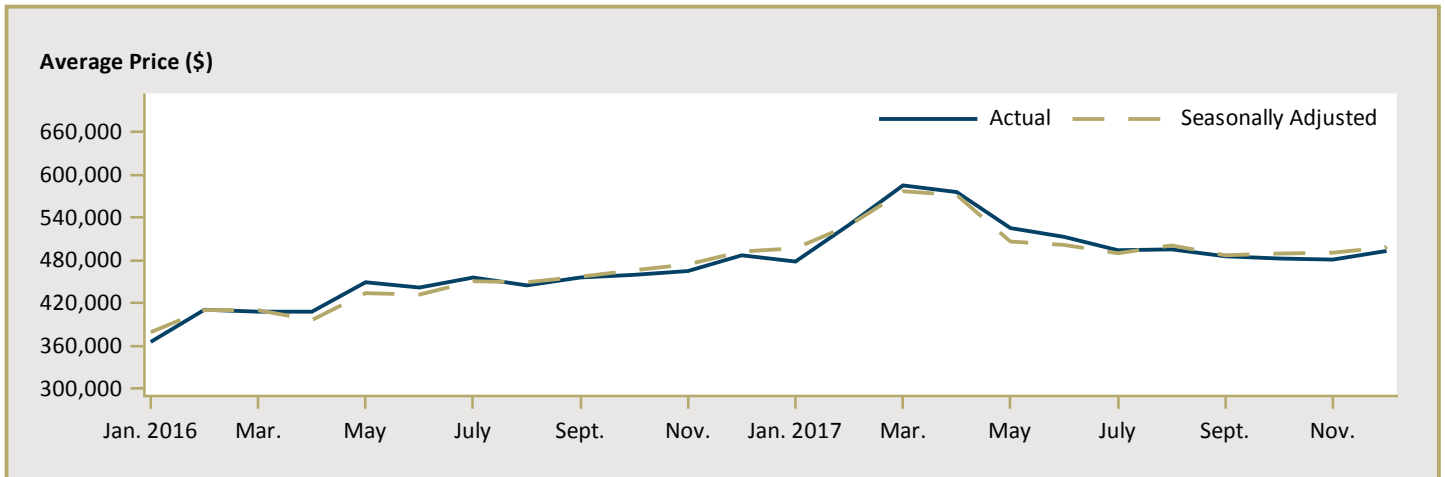
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Fourth Quarter 2017**

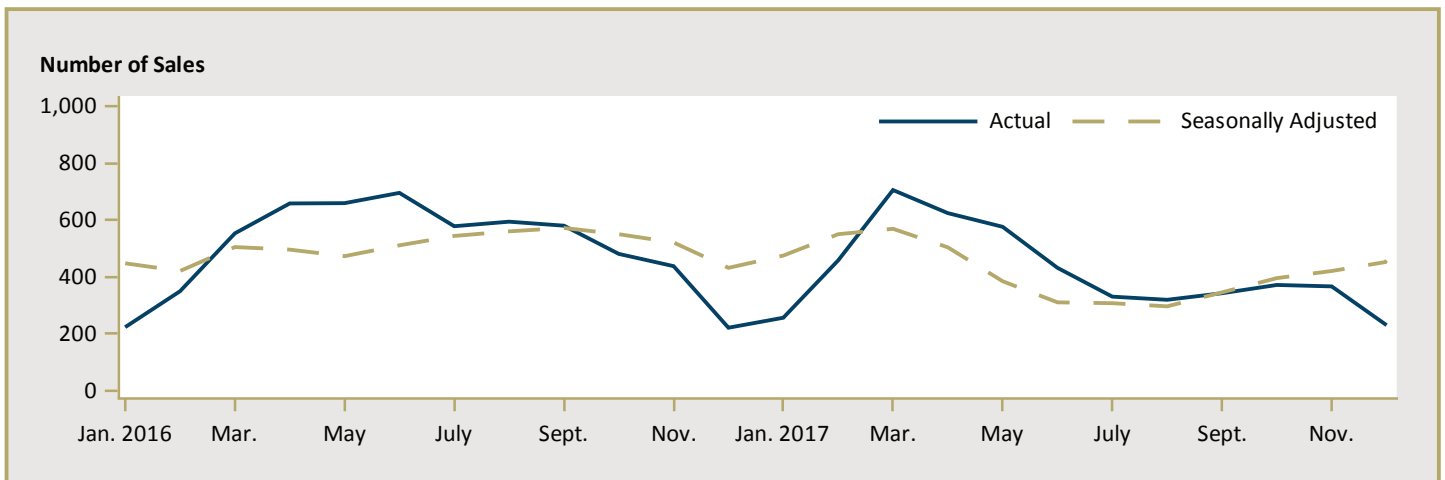
Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Barrie City	-	431,628	n/a	500,184	447,294	11.8
Innisfil Town	769,023	603,686	27.4	658,436	549,260	19.9
Springwater Town	692,142	600,400	15.3	602,310	580,167	3.8
<b>Barrie CMA</b>	<b>761,748</b>	<b>556,881</b>	<b>36.8</b>	<b>632,509</b>	<b>548,074</b>	<b>15.4</b>

Source: CMHC (Market Absorption Survey)

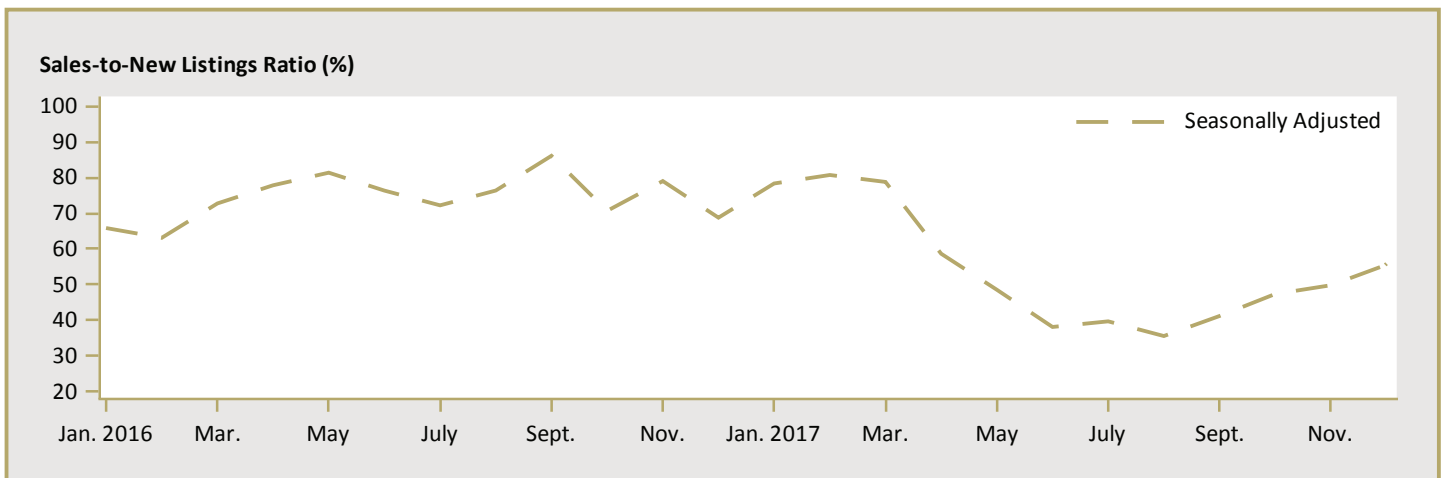
**Figure 5.1: MLS® Residential Average Price for Barrie**



**Figure 5.2: MLS® Residential Sales for Barrie**



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



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

Source: CREA / Haver Analytics

**Table 6: Economic Indicators**  
**Fourth Quarter 2017**

		Interest Rates			NHPI, Total, (Ontario) 2016.12 =100	CPI, 2002 =100 (Ontario)	Barrie 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						
2016	January	561	3.14	4.64	94.2	127.8	107.3	6.4	68.0	920
	February	561	3.14	4.64	94.6	128.2	108.8	6.7	69.1	928
	March	561	3.14	4.64	94.8	129.0	109.6	7.6	70.2	927
	April	561	3.14	4.64	95.3	129.6	108.0	8.0	69.3	921
	May	561	3.14	4.64	96.6	130.1	106.1	7.9	67.9	909
	June	561	3.14	4.64	97.0	130.4	103.5	7.6	66.1	890
	July	567	3.14	4.74	97.8	130.3	102.0	7.9	65.2	890
	August	567	3.14	4.74	98.2	129.9	101.6	8.7	65.3	886
	September	561	3.14	4.64	98.5	130.1	101.4	8.5	65.0	903
	October	561	3.14	4.64	99.5	130.6	100.6	8.5	64.4	900
	November	561	3.14	4.64	99.9	130.2	101.5	7.9	64.4	924
	December	561	3.14	4.64	100.0	130.0	102.2	7.4	64.5	946
2017	January	561	3.14	4.64	100.3	130.8	103.9	7.5	65.5	960
	February	561	3.14	4.64	101.1	131.2	106.7	7.2	67.0	973
	March	561	3.14	4.64	101.4	131.4	109.8	6.8	68.5	979
	April	561	3.14	4.64	103.0	132.0	113.0	5.8	69.7	981
	May	561	3.14	4.64	103.8	131.9	113.7	5.4	69.8	974
	June	561	3.14	4.64	103.9	132.1	115.0	5.7	70.6	953
	July	573	3.14	4.84	104.1	131.9	116.0	6.3	71.6	934
	August	573	3.14	4.84	104.2	131.8	117.1	6.6	72.4	893
	September	575	3.09	4.89	104.3	132.3	117.8	6.0	72.3	884
	October	581	3.24	4.99	104.4	132.3	118.9	4.4	71.6	895
	November	581	3.24	4.99	104.5	132.7	119.0	3.4	70.8	915
	December	581	3.24	4.99		132.0	118.3	3.3	70.3	918

"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.

## CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.  
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/en/hoficlincl/homain](http://www.cmhc.ca/en/hoficlincl/homain)

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at [chic@cmhc.ca](mailto:chic@cmhc.ca). For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on

## FREE REPORTS AVAILABLE ON-LINE

*Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.*

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

## FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

**Get the market intelligence you need today!**

**Click [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) to view, download or subscribe.**

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

## HOUSING MARKET INFORMATION PORTAL!

*The housing data you want, the way you want it.*

- Information in one central location
- Quick and easy access
- Neighbourhood level data

**[cmhc.ca/hmiportal](http://cmhc.ca/hmiportal)**

## Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

**Subscribe today to stay in the know!**  
**[www.cmhc.ca/observer](http://www.cmhc.ca/observer)**

