

HOUSING NOW TABLES

Barrie CMA

Date Released: Fourth Quarter 2018



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

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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)								
Third Quarter 2018								
Barrie CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	686	691	1,036	1,173	596	749	728	654
Multiples	1,037	687	-	132	204	1,418	1,292	1,274
Total	1,723	1,378	1,036	1,305	800	2,167	2,020	1,928
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	397	986	174	307	76.4%	505	539	6.7%
Multiples	2,436	112	17	28	64.7%	521	805	54.5%
Total	2,833	1,098	191	335	75.4%	1,026	1,344	31.0%

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Barrie CMA
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2018	307	0	17	0	0	0	3	8	335
Q3 2017	174	0	16	0	0	0	0	1	191
% Change	76.4	n/a	6.3	n/a	n/a	n/a	n/a	**	75.4
Year-to-date 2018	539	4	190	0	41	378	3	189	1,344
Year-to-date 2017	505	14	152	0	148	204	0	3	1,026
% Change	6.7	-71.4	25.0	n/a	-72.3	85.3	n/a	**	31.0
UNDER CONSTRUCTION									
Q3 2018	668	0	226	0	129	464	5	189	1,681
Q3 2017	534	22	265	0	125	687	0	1	1,634
% Change	25.1	-100.0	-14.7	n/a	3.2	-32.5	n/a	**	2.9
COMPLETIONS									
Q3 2018	194	8	60	0	38	215	6	1	522
Q3 2017	154	0	27	0	63	314	2	4	564
% Change	26.0	n/a	122.2	n/a	-39.7	-31.5	200.0	-75.0	-7.4
Year-to-date 2018	498	8	235	0	86	581	6	1	1,415
Year-to-date 2017	498	0	58	0	63	412	2	34	1,067
% Change	0.0	n/a	**	n/a	36.5	41.0	200.0	-97.1	32.6
COMPLETED & NOT ABSORBED									
Q3 2018	33	8	1	0	0	0	n/a	n/a	42
Q3 2017	25	0	4	0	0	0	n/a	n/a	29
% Change	32.0	n/a	-75.0	n/a	n/a	n/a	n/a	n/a	44.8
ABSORBED									
Q3 2018	189	0	58	0	38	215	n/a	n/a	500
Q3 2017	156	2	24	0	63	314	n/a	n/a	559
% Change	21.2	-100.0	141.7	n/a	-39.7	-31.5	n/a	n/a	-10.6
Year-to-date 2018	490	0	236	0	86	581	n/a	n/a	1,393
Year-to-date 2017	501	2	51	0	63	412	n/a	n/a	1,029
% Change	-2.2	-100.0	**	n/a	36.5	41.0	n/a	n/a	35.4

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q3 2018	8	0	17	0	0	0	3	8	36
Q3 2017	29	0	0	0	0	0	0	0	29
Innisfil Town									
Q3 2018	273	0	0	0	0	0	0	0	273
Q3 2017	119	0	16	0	0	0	0	0	135
Springwater Town									
Q3 2018	26	0	0	0	0	0	0	0	26
Q3 2017	26	0	0	0	0	0	0	1	27
Barrie CMA									
Q3 2018	307	0	17	0	0	0	3	8	335
Q3 2017	174	0	16	0	0	0	0	1	191
UNDER CONSTRUCTION									
Barrie City									
Q3 2018	83	0	79	0	74	204	5	132	577
Q3 2017	39	10	0	0	115	364	0	0	528
Innisfil Town									
Q3 2018	416	0	147	0	55	260	0	57	935
Q3 2017	385	12	265	0	10	323	0	0	995
Springwater Town									
Q3 2018	169	0	0	0	0	0	0	0	169
Q3 2017	110	0	0	0	0	0	0	1	111
Barrie CMA									
Q3 2018	668	0	226	0	129	464	5	189	1,681
Q3 2017	534	22	265	0	125	687	0	1	1,634
COMPLETIONS									
Barrie City									
Q3 2018	13	8	31	0	20	0	6	0	78
Q3 2017	2	0	3	0	63	110	2	4	184
Innisfil Town									
Q3 2018	133	0	29	0	18	215	0	0	395
Q3 2017	97	0	24	0	0	204	0	0	325
Springwater Town									
Q3 2018	48	0	0	0	0	0	0	1	49
Q3 2017	55	0	0	0	0	0	0	0	55
Barrie CMA									
Q3 2018	194	8	60	0	38	215	6	1	522
Q3 2017	154	0	27	0	63	314	2	4	564

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 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									
Barrie City									
Q3 2018	2	8	1	0	0	0	n/a	n/a	11
Q3 2017	1	0	4	0	0	0	n/a	n/a	5
Innisfil Town									
Q3 2018	23	0	0	0	0	0	n/a	n/a	23
Q3 2017	16	0	0	0	0	0	n/a	n/a	16
Springwater Town									
Q3 2018	8	0	0	0	0	0	n/a	n/a	8
Q3 2017	8	0	0	0	0	0	n/a	n/a	8
Barrie CMA									
Q3 2018	33	8	1	0	0	0	n/a	n/a	42
Q3 2017	25	0	4	0	0	0	n/a	n/a	29
ABSORBED									
Barrie City									
Q3 2018	13	0	29	0	20	0	n/a	n/a	62
Q3 2017	3	2	0	0	63	110	n/a	n/a	178
Innisfil Town									
Q3 2018	127	0	29	0	18	215	n/a	n/a	389
Q3 2017	99	0	24	0	0	204	n/a	n/a	327
Springwater Town									
Q3 2018	49	0	0	0	0	0	n/a	n/a	49
Q3 2017	54	0	0	0	0	0	n/a	n/a	54
Barrie CMA									
Q3 2018	189	0	58	0	38	215	n/a	n/a	500
Q3 2017	156	2	24	0	63	314	n/a	n/a	559

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
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Barrie City	8	29	0	0	20	0	8	0	36	29	24.1
Innisfil Town	273	119	0	0	0	16	0	0	273	135	102.2
Springwater Town	26	26	0	0	0	0	0	1	26	27	-3.7
Barrie CMA	307	174	0	0	20	16	8	1	335	191	75.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barrie City	53	38	2	2	75	148	323	206	453	394	15.0
Innisfil Town	330	350	2	12	156	152	247	0	735	514	43.0
Springwater Town	156	117	0	0	0	0	0	1	156	118	32.2
Barrie CMA	539	505	4	14	231	300	570	207	1,344	1,026	31.0

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Barrie City	17	0	3	0	0	0	8	0
Innisfil Town	0	16	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	1
Barrie CMA	17	16	3	0	0	0	8	1

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	72	148	3	0	191	204	132	2
Innisfil Town	156	152	0	0	190	0	57	0
Springwater Town	0	0	0	0	0	0	0	1
Barrie CMA	228	300	3	0	381	204	189	3

**Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Barrie City	25	29	0	0	11	0	36	29
Innisfil Town	273	135	0	0	0	0	273	135
Springwater Town	26	26	0	0	0	1	26	27
Barrie CMA	324	190	0	0	11	1	335	191

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	130	40	188	352	135	2	453	394
Innisfil Town	447	514	231	0	57	0	735	514
Springwater Town	156	117	0	0	0	1	156	118
Barrie CMA	733	671	419	352	192	3	1,344	1,026

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Barrie City	13	2	16	2	47	66	2	114	78	184	-57.6
Innisfil Town	133	97	0	0	47	24	215	204	395	325	21.5
Springwater Town	48	55	0	0	0	0	1	0	49	55	-10.9
Barrie CMA	194	154	16	2	94	90	218	318	522	564	-7.4

**Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barrie City	35	58	16	2	121	79	350	238	522	377	38.5
Innisfil Town	341	245	0	0	196	42	233	204	770	491	56.8
Springwater Town	122	195	0	0	0	0	1	4	123	199	-38.2
Barrie CMA	498	498	16	2	317	121	584	446	1,415	1,067	32.6

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Barrie City	47	66	0	0	2	110	0	4
Innisfil Town	47	24	0	0	215	204	0	0
Springwater Town	0	0	0	0	0	0	1	0
Barrie CMA	94	90	0	0	217	314	1	4

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	121	79	0	0	350	208	0	30
Innisfil Town	196	42	0	0	233	204	0	0
Springwater Town	0	0	0	0	0	0	1	4
Barrie CMA	317	121	0	0	583	412	1	34

**Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Barrie City	52	5	20	173	6	6	78	184
Innisfil Town	162	121	233	204	0	0	395	325
Springwater Town	48	55	0	0	1	0	49	55
Barrie CMA	262	181	253	377	7	6	522	564

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barrie City	100	74	416	271	6	32	522	377
Innisfil Town	519	287	251	204	0	0	770	491
Springwater Town	122	195	0	0	1	4	123	199
Barrie CMA	741	556	667	475	7	36	1,415	1,067

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q3 2018	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	-	528,197
Q3 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	2	7.4	2	7.4	23	85.2	27	-	628,714
Year-to-date 2017	7	12.7	1	1.8	12	21.8	8	14.5	27	49.1	55	530,000	500,184
Innisfil Town													
Q3 2018	1	0.9	1	0.9	10	9.3	5	4.7	90	84.1	107	825,000	786,817
Q3 2017	0	0.0	1	1.1	9	9.9	4	4.4	77	84.6	91	650,000	638,663
Year-to-date 2018	3	1.0	13	4.5	35	12.0	17	5.8	223	76.6	291	645,000	682,627
Year-to-date 2017	1	0.5	8	3.7	16	7.4	8	3.7	183	84.7	216	650,000	636,421
Springwater Town													
Q3 2018	1	2.5	2	5.0	1	2.5	0	0.0	36	90.0	40	-	819,487
Q3 2017	2	4.5	2	4.5	2	4.5	4	9.1	34	77.3	44	530,000	604,473
Year-to-date 2018	2	2.1	4	4.3	1	1.1	1	1.1	86	91.5	94	730,000	786,417
Year-to-date 2017	4	2.5	12	7.5	12	7.5	16	10.0	116	72.5	160	560,000	594,977
Barrie CMA													
Q3 2018	2	1.3	3	1.9	13	8.2	7	4.4	133	84.2	158	765,000	778,715
Q3 2017	2	1.5	3	2.2	12	8.8	9	6.6	111	81.0	137	645,000	638,194
Year-to-date 2018	5	1.2	17	4.1	38	9.2	20	4.9	332	80.6	412	690,000	707,897
Year-to-date 2017	12	2.8	21	4.9	40	9.3	32	7.4	326	75.6	431	605,000	607,921

Source: CMHC (Market Absorption Survey)

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

Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
Barrie City	528,197	-	n/a	628,714	500,184	25.7
Innisfil Town	786,817	638,663	23.2	682,627	636,421	7.3
Springwater Town	819,487	604,473	35.6	786,417	594,977	32.2
Barrie CMA	778,715	638,194	22.0	707,897	607,921	16.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

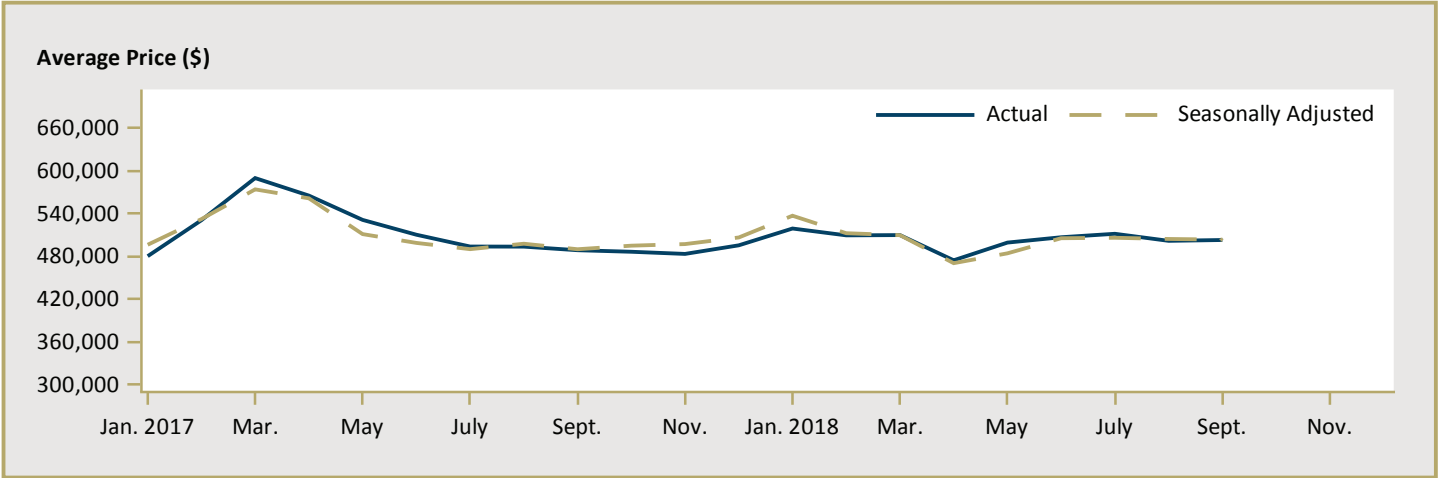


Figure 5.2: MLS® Residential Sales for Barrie

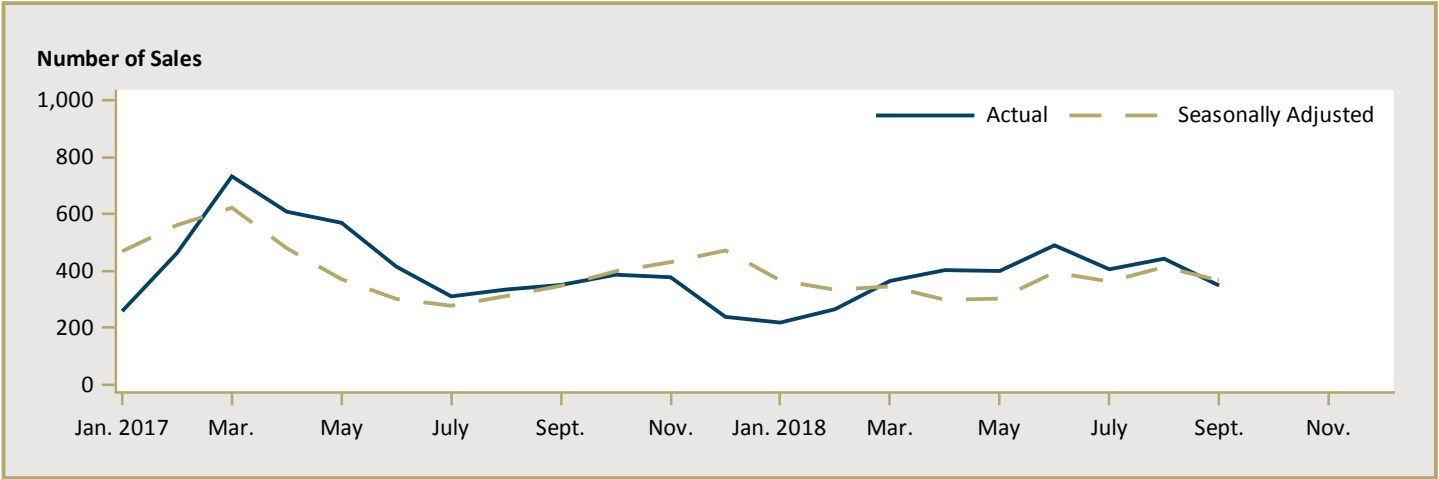
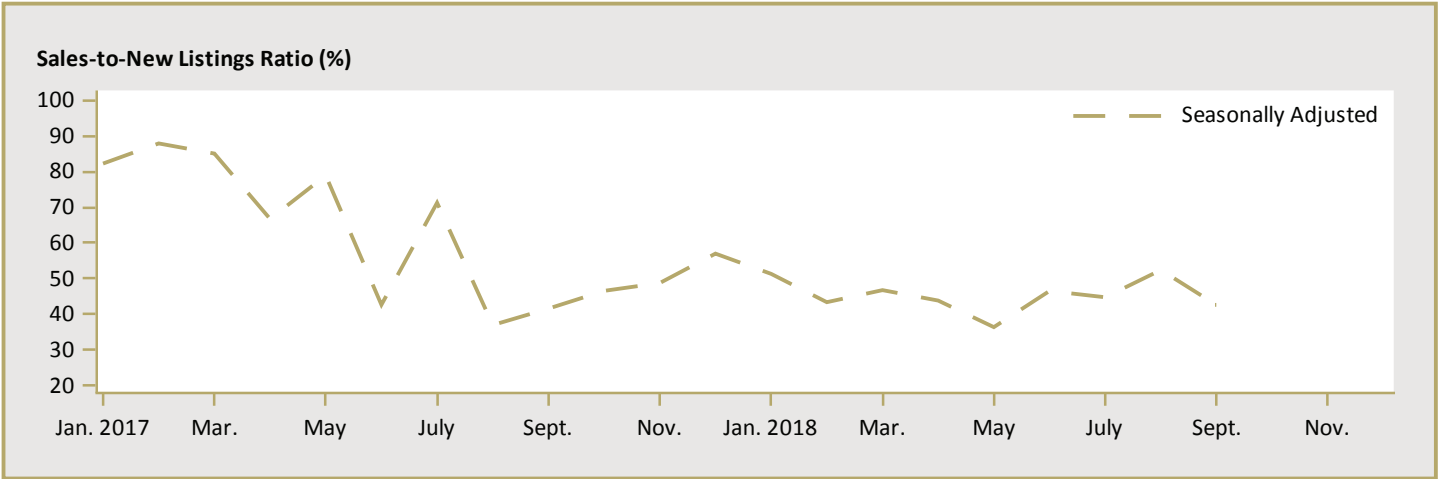


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Third Quarter 2018

		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						
2017	January	561	3.14	4.64	100.3	130.8	105.4	7.4	66.4	960
	February	561	3.14	4.64	101.1	131.2	107.8	7.1	67.6	973
	March	561	3.14	4.64	101.4	131.4	110.4	6.8	68.8	979
	April	561	3.14	4.64	103.0	132.0	113.2	5.8	69.8	981
	May	561	3.14	4.64	103.8	131.9	114.3	5.4	70.1	974
	June	561	3.14	4.64	103.9	132.1	115.8	5.6	71.0	953
	July	573	3.14	4.84	104.1	131.9	116.6	6.3	72.0	934
	August	573	3.14	4.84	104.2	131.8	117.3	6.6	72.6	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	118.8	4.4	71.5	895
	November	581	3.24	4.99	104.5	132.7	118.8	3.4	70.7	915
	December	581	3.24	4.99	104.5	132.0	118.1	3.4	70.2	918
2018	January	590	3.34	5.14	104.6	133.2	114.1	4.8	68.7	931
	February	590	3.34	5.14	104.3	134.0	110.3	6.9	67.8	956
	March	590	3.34	5.14	104.3	134.6	107.5	8.8	67.3	974
	April	590	3.34	5.14	104.1	134.8	108.6	8.4	67.7	983
	May	601	3.49	5.34	104.1	134.9	110.3	7.4	67.8	1,008
	June	601	3.49	5.34	104.2	135.3	111.3	6.9	67.9	1,030
	July	601	3.49	5.34	104.3	136.0	113.6	7.0	69.3	1,042
	August	601	3.49	5.34	104.4	135.9	116.4	6.7	70.6	1,044
	September	601	3.49	5.34		135.2	118.6	5.8	71.2	1,055
	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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