

HOUSING NOW TABLES

Hamilton and Brantford CMAs

Date Released: March 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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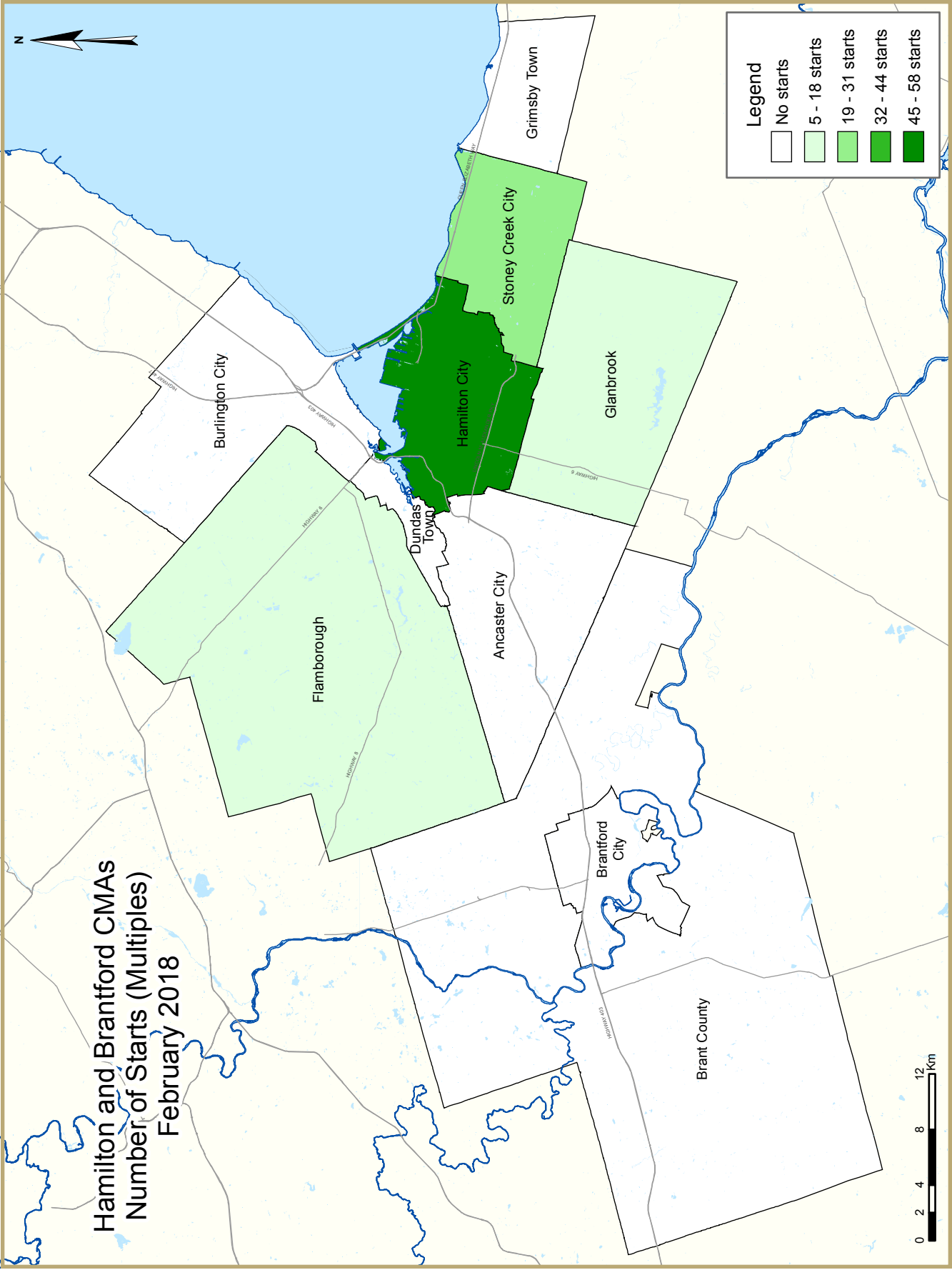
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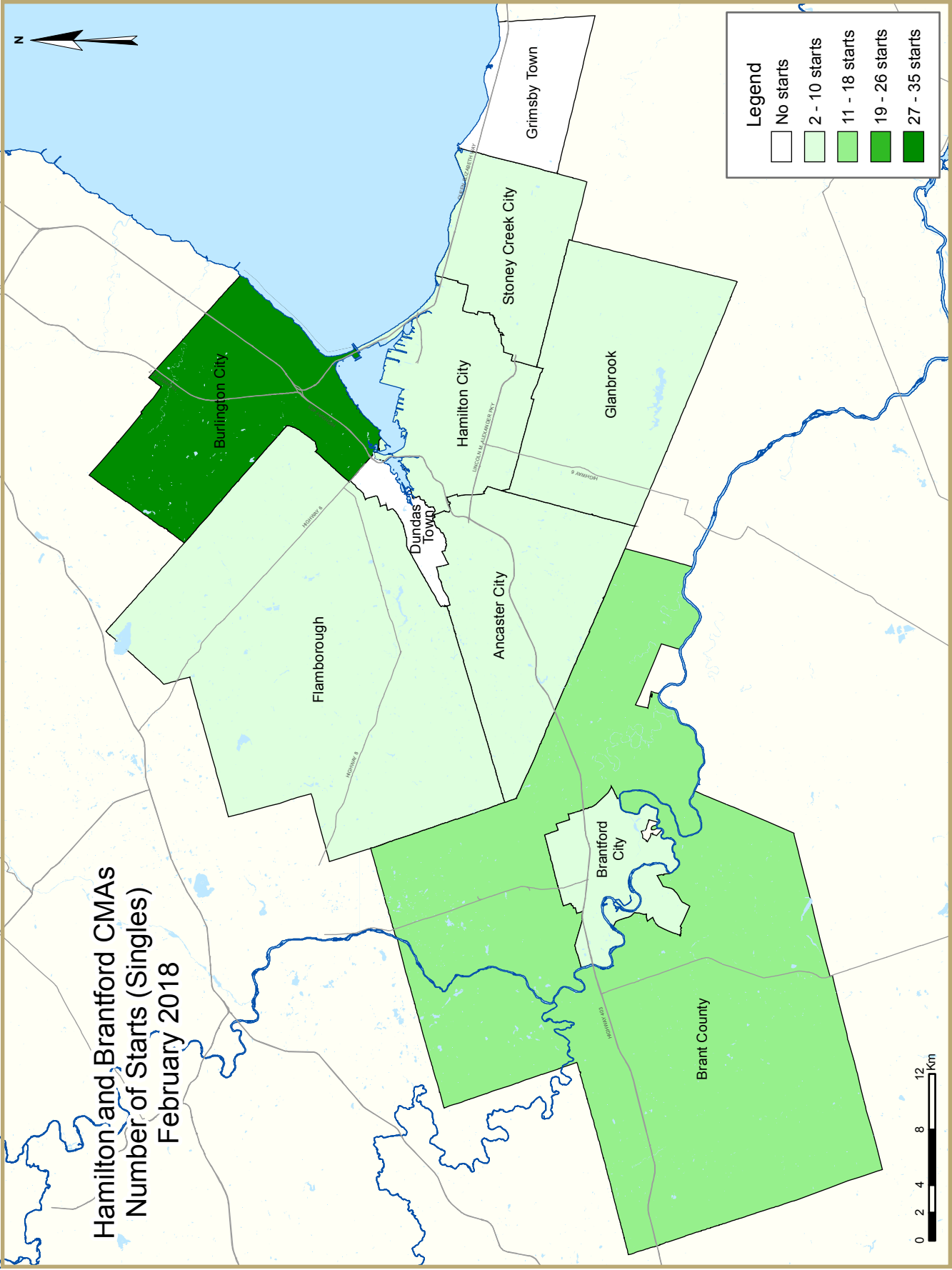
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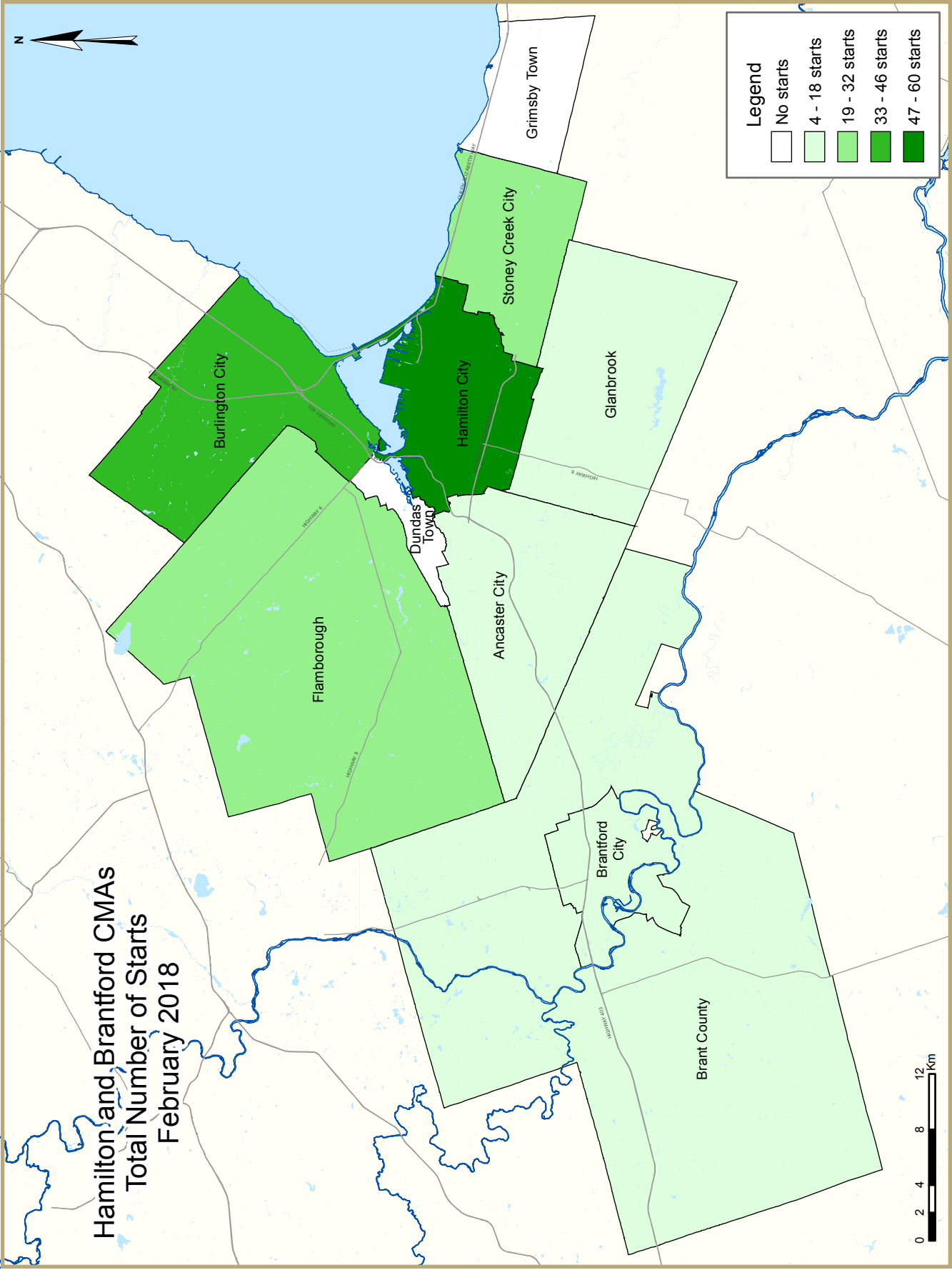
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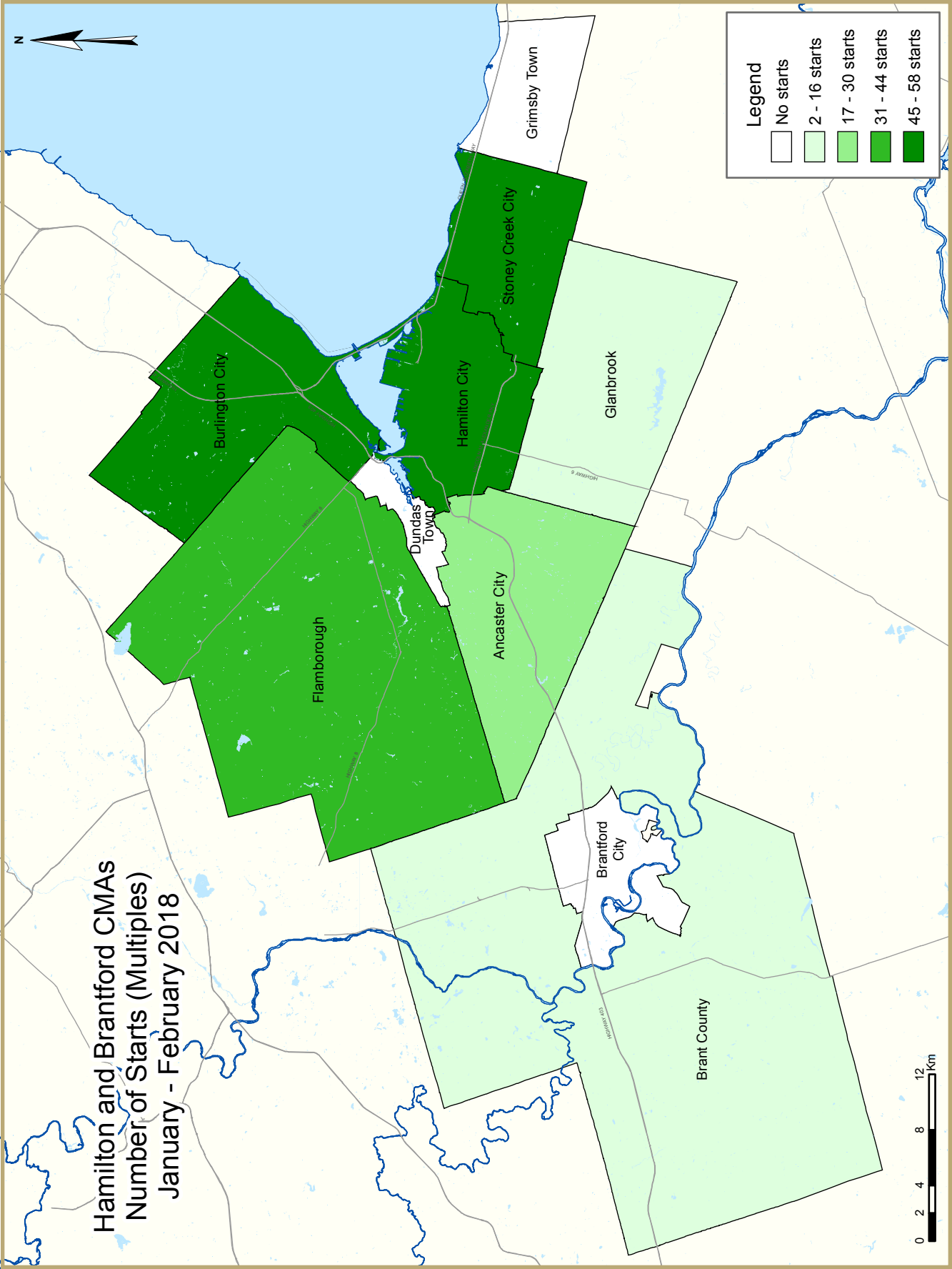
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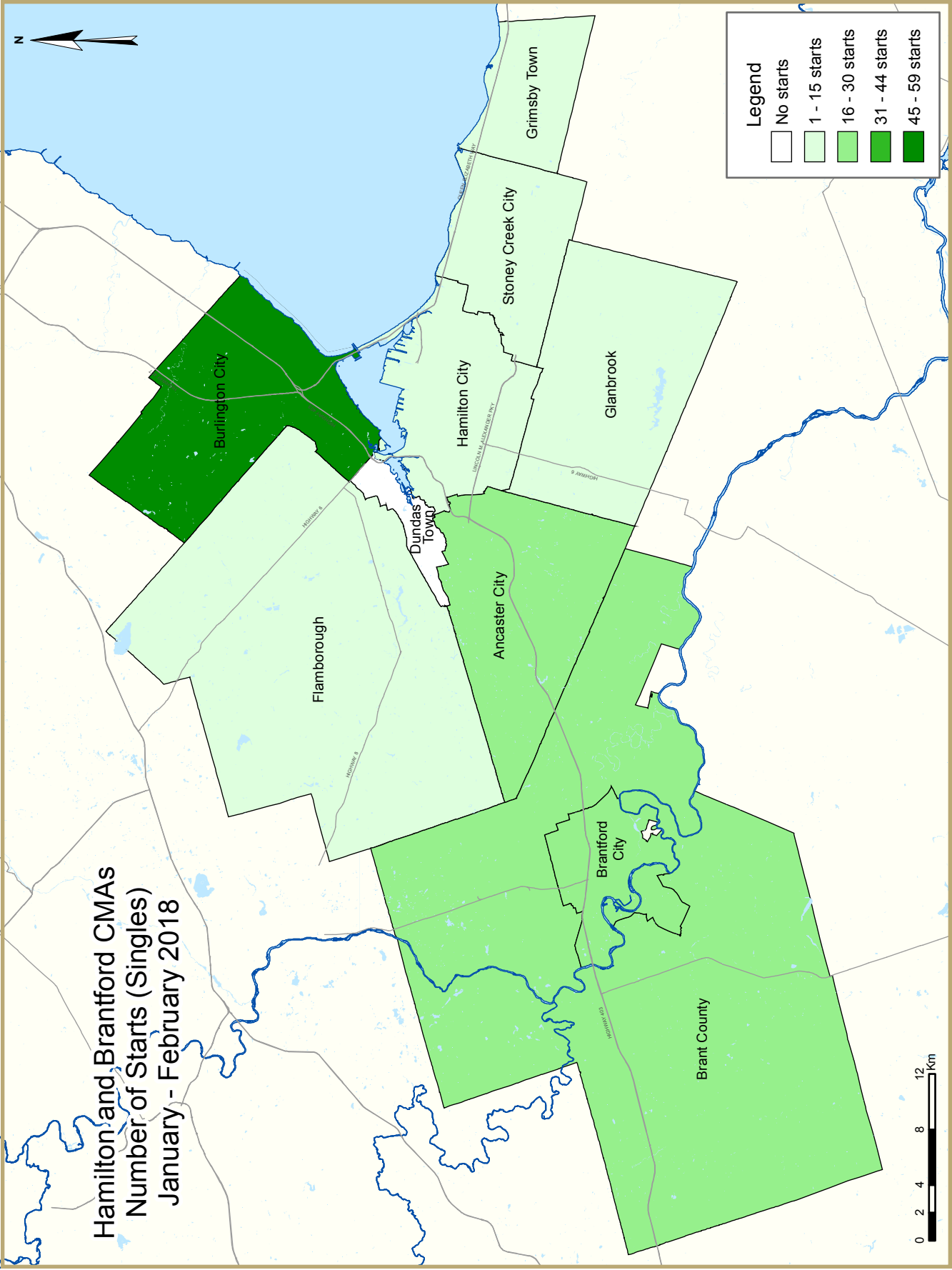
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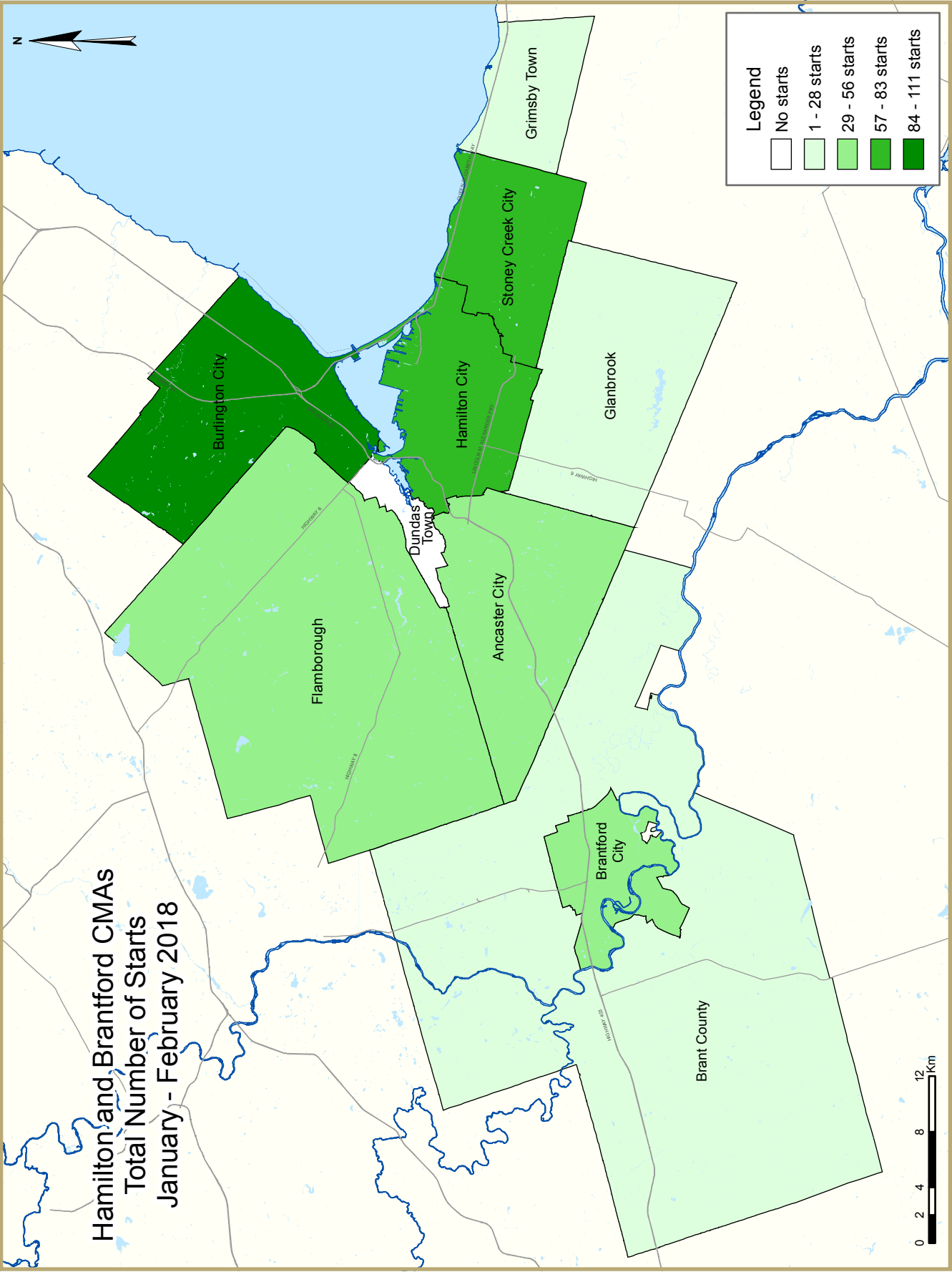












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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
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- I.3 History of Housing Activity (once a year)
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- 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 1a: Housing Starts (SAAR and Trend) February 2018		
Hamilton CMA ¹	January 2018	February 2018
Trend ²	3,280	2,891
SAAR	2,430	2,303
	February 2017	February 2018
Actual		
February - Single-Detached	70	61
February - Multiples	277	96
February - Total	347	157
January to February - Single-Detached	137	103
January to February - Multiples	407	232
January to February - Total	544	335

Table 1b: Housing Starts (SAAR and Trend) February 2018		
Brantford CMA ¹	January 2018	February 2018
Trend ²	337	298
SAAR	774	266
	February 2017	February 2018
Actual		
February - Single-Detached	6	17
February - Multiples	8	-
February - Total	14	17
January to February - Single-Detached	11	52
January to February - Multiples	8	2
January to February - Total	19	54

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table I.1a: Housing Activity Summary of Hamilton CMA
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2018	61	0	42	0	0	54	0	0	157
February 2017	70	18	22	0	0	237	0	0	347
% Change	-12.9	-100.0	90.9	n/a	n/a	-77.2	n/a	n/a	-54.8
Year-to-date 2018	103	4	103	0	19	54	0	52	335
Year-to-date 2017	137	20	48	0	0	339	0	0	544
% Change	-24.8	-80.0	114.6	n/a	n/a	-84.1	n/a	n/a	-38.4
UNDER CONSTRUCTION									
February 2018	547	28	776	0	198	2,167	0	52	3,768
February 2017	620	44	692	0	29	1,607	90	100	3,182
% Change	-11.8	-36.4	12.1	n/a	**	34.8	-100.0	-48.0	18.4
COMPLETIONS									
February 2018	46	2	51	0	0	0	0	0	99
February 2017	69	2	14	0	13	128	0	0	226
% Change	-33.3	0.0	**	n/a	-100.0	-100.0	n/a	n/a	-56.2
Year-to-date 2018	77	4	88	0	0	0	0	0	169
Year-to-date 2017	137	6	83	0	13	350	0	0	589
% Change	-43.8	-33.3	6.0	n/a	-100.0	-100.0	n/a	n/a	-71.3
COMPLETED & NOT ABSORBED									
February 2018	26	2	129	0	0	0	n/a	n/a	157
February 2017	81	25	204	0	19	16	n/a	n/a	345
% Change	-67.9	-92.0	-36.8	n/a	-100.0	-100.0	n/a	n/a	-54.5
ABSORBED									
February 2018	50	3	79	0	2	2	n/a	n/a	136
February 2017	61	10	42	0	0	115	n/a	n/a	228
% Change	-18.0	-70.0	88.1	n/a	n/a	-98.3	n/a	n/a	-40.4
Year-to-date 2018	94	6	88	0	2	112	n/a	n/a	302
Year-to-date 2017	125	16	115	0	2	337	n/a	n/a	595
% Change	-24.8	-62.5	-23.5	n/a	0.0	-66.8	n/a	n/a	-49.2

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

Table 1.1b: Housing Activity Summary of Brantford CMA
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2018	17	0	0	0	0	0	0	0	17
February 2017	6	0	8	0	0	0	0	0	14
% Change	183.3	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	21.4
Year-to-date 2018	52	2	0	0	0	0	0	0	54
Year-to-date 2017	11	0	8	0	0	0	0	0	19
% Change	**	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	184.2
UNDER CONSTRUCTION									
February 2018	143	6	132	0	5	0	8	57	351
February 2017	63	8	98	0	15	0	8	8	200
% Change	127.0	-25.0	34.7	n/a	-66.7	n/a	0.0	**	75.5
COMPLETIONS									
February 2018	7	0	4	0	0	0	0	0	11
February 2017	10	0	12	0	4	0	0	0	26
% Change	-30.0	n/a	-66.7	n/a	-100.0	n/a	n/a	n/a	-57.7
Year-to-date 2018	15	2	32	0	0	0	0	0	49
Year-to-date 2017	26	4	12	0	10	0	0	151	203
% Change	-42.3	-50.0	166.7	n/a	-100.0	n/a	n/a	-100.0	-75.9
COMPLETED & NOT ABSORBED									
February 2018	14	2	7	0	4	0	n/a	n/a	27
February 2017	18	7	2	0	10	0	n/a	n/a	37
% Change	-22.2	-71.4	**	n/a	-60.0	n/a	n/a	n/a	-27.0
ABSORBED									
February 2018	6	0	6	0	0	0	n/a	n/a	12
February 2017	16	4	12	0	2	0	n/a	n/a	34
% Change	-62.5	-100.0	-50.0	n/a	-100.0	n/a	n/a	n/a	-64.7
Year-to-date 2018	11	3	30	0	0	0	n/a	n/a	44
Year-to-date 2017	29	4	17	0	4	0	n/a	n/a	54
% Change	-62.1	-25.0	76.5	n/a	-100.0	n/a	n/a	n/a	-18.5

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
February 2018	26	0	42	0	0	54	0	0	122
February 2017	61	18	22	0	0	237	0	0	338
Former Hamilton City									
February 2018	2	0	4	0	0	54	0	0	60
February 2017	7	0	12	0	0	0	0	0	19
Stoney Creek City									
February 2018	4	0	23	0	0	0	0	0	27
February 2017	3	0	3	0	0	237	0	0	243
Ancaster City									
February 2018	8	0	0	0	0	0	0	0	8
February 2017	7	18	0	0	0	0	0	0	25
Dundas Town									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Flamborough									
February 2018	9	0	10	0	0	0	0	0	19
February 2017	35	0	0	0	0	0	0	0	35
Glanbrook									
February 2018	3	0	5	0	0	0	0	0	8
February 2017	9	0	7	0	0	0	0	0	16
City of Burlington									
February 2018	35	0	0	0	0	0	0	0	35
February 2017	5	0	0	0	0	0	0	0	5
Grimsby									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	4	0	0	0	0	0	0	0	4
Hamilton CMA									
February 2018	61	0	42	0	0	54	0	0	157
February 2017	70	18	22	0	0	237	0	0	347
Brant City									
February 2018	13	0	0	0	0	0	0	0	13
February 2017	6	0	0	0	0	0	0	0	6
Brantford City									
February 2018	4	0	0	0	0	0	0	0	4
February 2017	0	0	8	0	0	0	0	0	8
Brantford CMA									
February 2018	17	0	0	0	0	0	0	0	17
February 2017	6	0	8	0	0	0	0	0	14

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
February 2018	402	26	610	0	103	584	0	0	1,725
February 2017	554	44	600	0	6	369	90	100	1,763
Former Hamilton City									
February 2018	32	8	51	0	0	307	0	0	398
February 2017	75	4	129	0	0	132	90	100	530
Stoney Creek City									
February 2018	174	0	321	0	62	277	0	0	834
February 2017	49	22	100	0	6	237	0	0	414
Ancaster City									
February 2018	150	18	71	0	0	0	0	0	239
February 2017	47	18	64	0	0	0	0	0	129
Dundas Town									
February 2018	5	0	5	0	0	0	0	0	10
February 2017	4	0	0	0	0	0	0	0	4
Flamborough									
February 2018	31	0	94	0	19	0	0	0	144
February 2017	287	0	160	0	0	0	0	0	447
Glanbrook									
February 2018	10	0	68	0	22	0	0	0	100
February 2017	92	0	147	0	0	0	0	0	239
City of Burlington									
February 2018	136	2	0	0	0	1,160	0	52	1,350
February 2017	54	0	0	0	0	815	0	0	869
Grimsby									
February 2018	9	0	166	0	95	423	0	0	693
February 2017	12	0	92	0	23	423	0	0	550
Hamilton CMA									
February 2018	547	28	776	0	198	2,167	0	52	3,768
February 2017	620	44	692	0	29	1,607	90	100	3,182
Brant City									
February 2018	65	6	0	0	0	0	8	0	79
February 2017	56	2	9	0	0	0	8	0	75
Brantford City									
February 2018	78	0	132	0	5	0	0	57	272
February 2017	7	6	89	0	15	0	0	8	125
Brantford CMA									
February 2018	143	6	132	0	5	0	8	57	351
February 2017	63	8	98	0	15	0	8	8	200

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Hamilton									
February 2018	40	2	51	0	0	0	0	0	93
February 2017	60	2	14	0	0	128	0	0	204
Former Hamilton City									
February 2018	10	2	45	0	0	0	0	0	57
February 2017	8	0	0	0	0	0	0	0	8
Stoney Creek City									
February 2018	3	0	0	0	0	0	0	0	3
February 2017	17	2	0	0	0	128	0	0	147
Ancaster City									
February 2018	19	0	0	0	0	0	0	0	19
February 2017	1	0	0	0	0	0	0	0	1
Dundas Town									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Flamborough									
February 2018	7	0	0	0	0	0	0	0	7
February 2017	31	0	14	0	0	0	0	0	45
Glanbrook									
February 2018	1	0	6	0	0	0	0	0	7
February 2017	3	0	0	0	0	0	0	0	3
City of Burlington									
February 2018	5	0	0	0	0	0	0	0	5
February 2017	6	0	0	0	13	0	0	0	19
Grimsby									
February 2018	1	0	0	0	0	0	0	0	1
February 2017	3	0	0	0	0	0	0	0	3
Hamilton CMA									
February 2018	46	2	51	0	0	0	0	0	99
February 2017	69	2	14	0	13	128	0	0	226
Brant City									
February 2018	6	0	0	0	0	0	0	0	6
February 2017	8	0	0	0	0	0	0	0	8
Brantford City									
February 2018	1	0	4	0	0	0	0	0	5
February 2017	2	0	12	0	4	0	0	0	18
Brantford CMA									
February 2018	7	0	4	0	0	0	0	0	11
February 2017	10	0	12	0	4	0	0	0	26

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
City of Hamilton									
February 2018	23	2	129	0	0	0	n/a	n/a	154
February 2017	78	24	182	0	19	16	n/a	n/a	319
Former Hamilton City									
February 2018	9	0	32	0	0	0	n/a	n/a	41
February 2017	11	0	20	0	2	0	n/a	n/a	33
Stoney Creek City									
February 2018	3	2	0	0	0	0	n/a	n/a	5
February 2017	35	24	27	0	15	13	n/a	n/a	114
Ancaster City									
February 2018	4	0	46	0	0	0	n/a	n/a	50
February 2017	5	0	7	0	0	0	n/a	n/a	12
Dundas Town									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2018	0	0	42	0	0	0	n/a	n/a	42
February 2017	10	0	35	0	0	3	n/a	n/a	48
Glanbrook									
February 2018	7	0	9	0	0	0	n/a	n/a	16
February 2017	17	0	93	0	2	0	n/a	n/a	112
City of Burlington									
February 2018	3	0	0	0	0	0	n/a	n/a	3
February 2017	1	1	0	0	0	0	n/a	n/a	2
Grimsby									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	2	0	22	0	0	0	n/a	n/a	24
Hamilton CMA									
February 2018	26	2	129	0	0	0	n/a	n/a	157
February 2017	81	25	204	0	19	16	n/a	n/a	345
Brant City									
February 2018	8	0	0	0	0	0	n/a	n/a	8
February 2017	5	5	0	0	0	0	n/a	n/a	10
Brantford City									
February 2018	6	2	7	0	4	0	n/a	n/a	19
February 2017	13	2	2	0	10	0	n/a	n/a	27
Brantford CMA									
February 2018	14	2	7	0	4	0	n/a	n/a	27
February 2017	18	7	2	0	10	0	n/a	n/a	37

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
February 2018	44	3	79	0	2	2	n/a	n/a	130
February 2017	53	10	42	0	0	115	n/a	n/a	220
Former Hamilton City									
February 2018	16	3	62	0	0	0	n/a	n/a	81
February 2017	8	0	13	0	0	0	n/a	n/a	21
Stoney Creek City									
February 2018	2	0	1	0	0	0	n/a	n/a	3
February 2017	15	10	0	0	0	115	n/a	n/a	140
Ancaster City									
February 2018	18	0	0	0	0	0	n/a	n/a	18
February 2017	1	0	2	0	0	0	n/a	n/a	3
Dundas Town									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
February 2018	7	0	4	0	0	2	n/a	n/a	13
February 2017	28	0	27	0	0	0	n/a	n/a	55
Glanbrook									
February 2018	1	0	12	0	2	0	n/a	n/a	15
February 2017	1	0	0	0	0	0	n/a	n/a	1
City of Burlington									
February 2018	5	0	0	0	0	0	n/a	n/a	5
February 2017	6	0	0	0	0	0	n/a	n/a	6
Grimsby									
February 2018	1	0	0	0	0	0	n/a	n/a	1
February 2017	2	0	0	0	0	0	n/a	n/a	2
Hamilton CMA									
February 2018	50	3	79	0	2	2	n/a	n/a	136
February 2017	61	10	42	0	0	115	n/a	n/a	228
Brant City									
February 2018	5	0	1	0	0	0	n/a	n/a	6
February 2017	5	2	0	0	0	0	n/a	n/a	7
Brantford City									
February 2018	1	0	5	0	0	0	n/a	n/a	6
February 2017	11	2	12	0	2	0	n/a	n/a	27
Brantford CMA									
February 2018	6	0	6	0	0	0	n/a	n/a	12
February 2017	16	4	12	0	2	0	n/a	n/a	34

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

**Table 1.3a: History of Housing Starts of Hamilton 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	704	92	773	0	156	1,168	0	0	2,893
% Change	-14.9	-16.4	-28.2	n/a	**	16.2	n/a	-100.0	-11.5
2016	827	110	1,076	0	23	1,005	0	228	3,269
% Change	-25.9	**	109.3	-100.0	-47.7	187.1	-100.0	n/a	59.2
2015	1,116	22	514	6	44	350	2	0	2,054
% Change	-2.4	-80.0	-37.7	-40.0	-81.7	-7.4	n/a	-100.0	-27.5
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford 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	180	8	165	0	5	0	0	57	415
% Change	-14.3	-42.9	91.9	n/a	-16.7	-100.0	n/a	**	25.4
2016	210	14	86	0	6	12	0	3	331
% Change	-20.5	-12.5	-53.3	-100.0	-68.4	-92.1	n/a	-98.0	-58.0
2015	264	16	184	1	19	152	0	153	789
% Change	0.4	**	**	-93.3	-63.5	n/a	-100.0	155.0	89.7
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Hamilton CMA	61	70	0	18	42	22	54	237	157	347	-54.8
City of Hamilton	26	61	0	18	42	22	54	237	122	338	-63.9
Former Hamilton City	2	7	0	0	4	12	54	0	60	19	**
Stoney Creek City	4	3	0	0	23	3	0	237	27	243	-88.9
Ancaster City	8	7	0	18	0	0	0	0	8	25	-68.0
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	9	35	0	0	10	0	0	0	19	35	-45.7
Glanbrook	3	9	0	0	5	7	0	0	8	16	-50.0
City of Burlington	35	5	0	0	0	0	0	0	35	5	**
Grimsby	0	4	0	0	0	0	0	0	0	4	-100.0
Brantford CMA	17	6	0	0	0	8	0	0	17	14	21.4
Brant City	13	6	0	0	0	0	0	0	13	6	116.7
Brantford City	4	0	0	0	0	8	0	0	4	8	-50.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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
Hamilton CMA	103	137	4	20	122	48	106	339	335	544	-38.4
City of Hamilton	43	119	4	20	122	22	54	339	223	500	-55.4
Former Hamilton City	4	12	0	2	4	12	54	102	62	128	-51.6
Stoney Creek City	4	7	0	0	53	3	0	237	57	247	-76.9
Ancaster City	20	7	4	18	18	0	0	0	42	25	68.0
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	10	71	0	0	42	0	0	0	52	71	-26.8
Glanbrook	5	22	0	0	5	7	0	0	10	29	-65.5
City of Burlington	59	12	0	0	0	0	52	0	111	12	**
Grimsby	1	6	0	0	0	26	0	0	1	32	-96.9
Brantford CMA	52	11	2	0	0	8	0	0	54	19	184.2
Brant City	23	11	2	0	0	0	0	0	25	11	127.3
Brantford City	29	0	0	0	0	8	0	0	29	8	**

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Hamilton CMA	42	22	0	0	54	237	0	0
City of Hamilton	42	22	0	0	54	237	0	0
Former Hamilton City	4	12	0	0	54	0	0	0
Stoney Creek City	23	3	0	0	0	237	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	10	0	0	0	0	0	0	0
Glanbrook	5	7	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	0	8	0	0	0	0	0	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	0	8	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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
Hamilton CMA	122	48	0	0	54	339	52	0
City of Hamilton	122	22	0	0	54	339	0	0
Former Hamilton City	4	12	0	0	54	102	0	0
Stoney Creek City	53	3	0	0	0	237	0	0
Ancaster City	18	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	42	0	0	0	0	0	0	0
Glanbrook	5	7	0	0	0	0	0	0
City of Burlington	0	0	0	0	0	0	52	0
Grimsby	0	26	0	0	0	0	0	0
Brantford CMA	0	8	0	0	0	0	0	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	0	8	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Hamilton CMA	103	110	54	237	0	0	157	347
City of Hamilton	68	101	54	237	0	0	122	338
Former Hamilton City	6	19	54	0	0	0	60	19
Stoney Creek City	27	6	0	237	0	0	27	243
Ancaster City	8	25	0	0	0	0	8	25
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	19	35	0	0	0	0	19	35
Glanbrook	8	16	0	0	0	0	8	16
City of Burlington	35	5	0	0	0	0	35	5
Grimsby	0	4	0	0	0	0	0	4
Brantford CMA	17	14	0	0	0	0	17	14
Brant City	13	6	0	0	0	0	13	6
Brantford City	4	8	0	0	0	0	4	8

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Hamilton CMA	210	205	73	339	52	0	335	544
City of Hamilton	150	161	73	339	0	0	223	500
Former Hamilton City	8	26	54	102	0	0	62	128
Stoney Creek City	57	10	0	237	0	0	57	247
Ancaster City	42	25	0	0	0	0	42	25
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	33	71	19	0	0	0	52	71
Glanbrook	10	29	0	0	0	0	10	29
City of Burlington	59	12	0	0	52	0	111	12
Grimsby	1	32	0	0	0	0	1	32
Brantford CMA	54	19	0	0	0	0	54	19
Brant City	25	11	0	0	0	0	25	11
Brantford City	29	8	0	0	0	0	29	8

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Hamilton CMA	46	69	2	2	51	27	0	128	99	226	-56.2
City of Hamilton	40	60	2	2	51	14	0	128	93	204	-54.4
Former Hamilton City	10	8	2	0	45	0	0	0	57	8	**
Stoney Creek City	3	17	0	2	0	0	0	128	3	147	-98.0
Ancaster City	19	1	0	0	0	0	0	0	19	1	**
Dundas Town	0	0	0	0	0	0	0	0	0	0	n/a
Flamborough	7	31	0	0	0	14	0	0	7	45	-84.4
Glanbrook	1	3	0	0	6	0	0	0	7	3	133.3
City of Burlington	5	6	0	0	0	13	0	0	5	19	-73.7
Grimsby	1	3	0	0	0	0	0	0	1	3	-66.7
Brantford CMA	7	10	0	0	4	16	0	0	11	26	-57.7
Brant City	6	8	0	0	0	0	0	0	6	8	-25.0
Brantford City	1	2	0	0	4	16	0	0	5	18	-72.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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
Hamilton CMA	77	137	4	6	88	96	0	350	169	589	-71.3
City of Hamilton	59	114	4	6	88	83	0	128	151	331	-54.4
Former Hamilton City	15	18	4	2	45	0	0	0	64	20	**
Stoney Creek City	6	26	0	4	0	0	0	128	6	158	-96.2
Ancaster City	22	4	0	0	26	0	0	0	48	4	**
Dundas Town	0	2	0	0	0	0	0	0	0	2	-100.0
Flamborough	15	50	0	0	11	20	0	0	26	70	-62.9
Glanbrook	1	14	0	0	6	63	0	0	7	77	-90.9
City of Burlington	17	19	0	0	0	13	0	222	17	254	-93.3
Grimsby	1	4	0	0	0	0	0	0	1	4	-75.0
Brantford CMA	15	26	2	4	32	22	0	151	49	203	-75.9
Brant City	14	13	0	0	9	0	0	0	23	13	76.9
Brantford City	1	13	2	4	23	22	0	151	26	190	-86.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Hamilton CMA	51	27	0	0	0	128	0	0
City of Hamilton	51	14	0	0	0	128	0	0
Former Hamilton City	45	0	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	128	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	14	0	0	0	0	0	0
Glanbrook	6	0	0	0	0	0	0	0
City of Burlington	0	13	0	0	0	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	4	16	0	0	0	0	0	0
Brant City	0	0	0	0	0	0	0	0
Brantford City	4	16	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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
Hamilton CMA	88	96	0	0	0	350	0	0
City of Hamilton	88	83	0	0	0	128	0	0
Former Hamilton City	45	0	0	0	0	0	0	0
Stoney Creek City	0	0	0	0	0	128	0	0
Ancaster City	26	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	11	20	0	0	0	0	0	0
Glanbrook	6	63	0	0	0	0	0	0
City of Burlington	0	13	0	0	0	222	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	32	22	0	0	0	0	0	151
Brant City	9	0	0	0	0	0	0	0
Brantford City	23	22	0	0	0	0	0	151

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Hamilton CMA	99	85	0	141	0	0	99	226
City of Hamilton	93	76	0	128	0	0	93	204
Former Hamilton City	57	8	0	0	0	0	57	8
Stoney Creek City	3	19	0	128	0	0	3	147
Ancaster City	19	1	0	0	0	0	19	1
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	45	0	0	0	0	7	45
Glanbrook	7	3	0	0	0	0	7	3
City of Burlington	5	6	0	13	0	0	5	19
Grimsby	1	3	0	0	0	0	1	3
Brantford CMA	11	22	0	4	0	0	11	26
Brant City	6	8	0	0	0	0	6	8
Brantford City	5	14	0	4	0	0	5	18

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Hamilton CMA	169	226	0	363	0	0	169	589
City of Hamilton	151	203	0	128	0	0	151	331
Former Hamilton City	64	20	0	0	0	0	64	20
Stoney Creek City	6	30	0	128	0	0	6	158
Ancaster City	48	4	0	0	0	0	48	4
Dundas Town	0	2	0	0	0	0	0	2
Flamborough	26	70	0	0	0	0	26	70
Glanbrook	7	77	0	0	0	0	7	77
City of Burlington	17	19	0	235	0	0	17	254
Grimsby	1	4	0	0	0	0	1	4
Brantford CMA	49	42	0	10	0	151	49	203
Brant City	23	13	0	0	0	0	23	13
Brantford City	26	29	0	10	0	151	26	190

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 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 (%)			
City of Hamilton													
February 2018	3	6.8	4	9.1	4	9.1	12	27.3	21	47.7	44	-	577,547
February 2017	5	9.4	6	11.3	10	18.9	14	26.4	18	34.0	53	-	494,940
Year-to-date 2018	7	9.2	15	19.7	7	9.2	21	27.6	26	34.2	76	425,000	521,321
Year-to-date 2017	11	10.7	14	13.6	15	14.6	27	26.2	36	35.0	103	490,000	501,655
Former Hamilton City													
February 2018	3	18.8	2	12.5	3	18.8	6	37.5	2	12.5	16	-	454,971
February 2017	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	-
Year-to-date 2018	5	23.8	2	9.5	3	14.3	7	33.3	4	19.0	21	-	454,971
Year-to-date 2017	2	12.5	1	6.3	1	6.3	6	37.5	6	37.5	16	-	-
Stoney Creek City													
February 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
February 2017	0	0.0	2	13.3	1	6.7	3	20.0	9	60.0	15	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Year-to-date 2017	1	3.8	2	7.7	2	7.7	6	23.1	15	57.7	26	-	-
Ancaster City													
February 2018	0	0.0	1	5.6	0	0.0	4	22.2	13	72.2	18	-	562,561
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	1	4.8	1	4.8	6	28.6	13	61.9	21	-	562,561
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Dundas Town													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Flamborough													
February 2018	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	-	-
February 2017	5	17.9	4	14.3	9	32.1	6	21.4	4	14.3	28	-	-
Year-to-date 2018	2	7.7	10	38.5	3	11.5	6	23.1	5	19.2	26	-	-
Year-to-date 2017	7	15.6	8	17.8	12	26.7	9	20.0	9	20.0	45	-	441,992
Glanbrook													
February 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
February 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	1	10.0	3	30.0	0	0.0	4	40.0	2	20.0	10	-	-
City of Burlington													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	-	2,072,283
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Grimsby													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
February 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 (%)			
Hamilton CMA													
February 2018	3	6.0	4	8.0	4	8.0	12	24.0	27	54.0	50	560,000	718,241
February 2017	5	8.2	6	9.8	10	16.4	14	23.0	26	42.6	61	495,000	705,095
Year-to-date 2018	7	7.4	15	16.0	7	7.4	21	22.3	44	46.8	94	497,500	797,742
Year-to-date 2017	11	8.8	14	11.2	15	12.0	28	22.4	57	45.6	125	500,000	823,404

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
February 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 (%)			
Brant City													
February 2018	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	-	-
February 2017	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	-	334,752
Year-to-date 2018	0	0.0	1	10.0	0	0.0	0	0.0	9	90.0	10	-	626,222
Year-to-date 2017	4	40.0	2	20.0	0	0.0	2	20.0	2	20.0	10	-	403,576
Brantford City													
February 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
February 2017	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	598,600
Year-to-date 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	4	21.1	3	15.8	12	63.2	19	-	547,937
Brantford CMA													
February 2018	0	0.0	2	33.3	0	0.0	0	0.0	4	66.7	6	-	629,074
February 2017	3	18.8	1	6.3	0	0.0	3	18.8	9	56.3	16	527,500	516,148
Year-to-date 2018	0	0.0	2	18.2	0	0.0	0	0.0	9	81.8	11	-	627,778
Year-to-date 2017	4	13.8	2	6.9	4	13.8	5	17.2	14	48.3	29	490,000	498,157

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2018	Feb 2017	% Change	YTD 2018	YTD 2017	% Change
Hamilton CMA	718,241	705,095	1.9	797,742	823,404	-3.1
City of Hamilton	577,547	494,940	16.7	521,321	501,655	3.9
Former Hamilton City	454,971	-	n/a	454,971	-	n/a
Stoney Creek City	-	-	n/a	-	-	n/a
Ancaster City	562,561	-	n/a	562,561	-	n/a
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	-	-	n/a	-	441,992	n/a
Glanbrook	-	-	n/a	-	-	n/a
City of Burlington	-	-	n/a	2,072,283	-	n/a
Grimsby	-	-	n/a	-	-	n/a
Brantford CMA	629,074	516,148	21.9	627,778	498,157	26.0
Brant City	-	334,752	n/a	626,222	403,576	55.2
Brantford City	-	598,600	n/a	-	547,937	n/a

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Hamilton

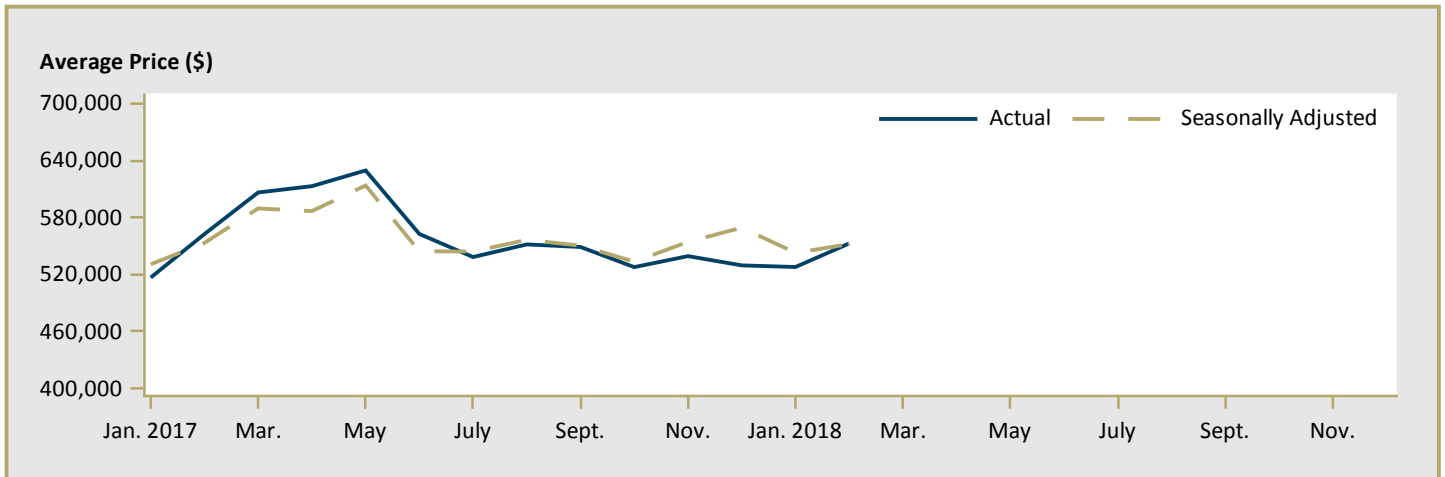


Figure 5.2a: MLS® Residential Sales for Hamilton

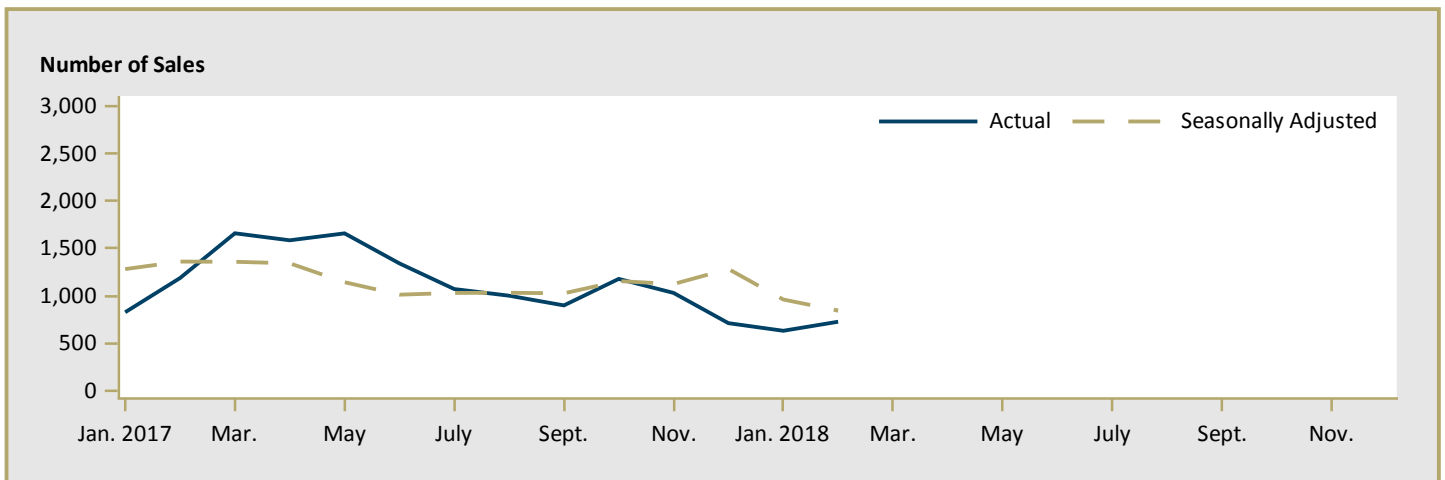
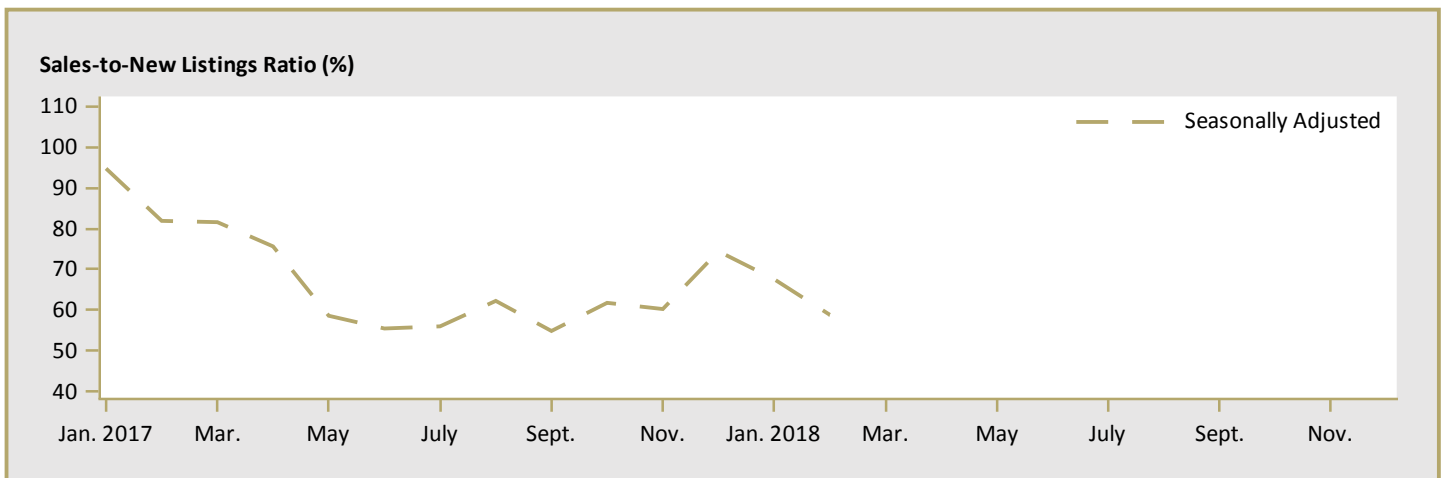


Figure 5.3a: MLS® Residential Sales-to- New Listings Ratio for Hamilton



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

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Brantford

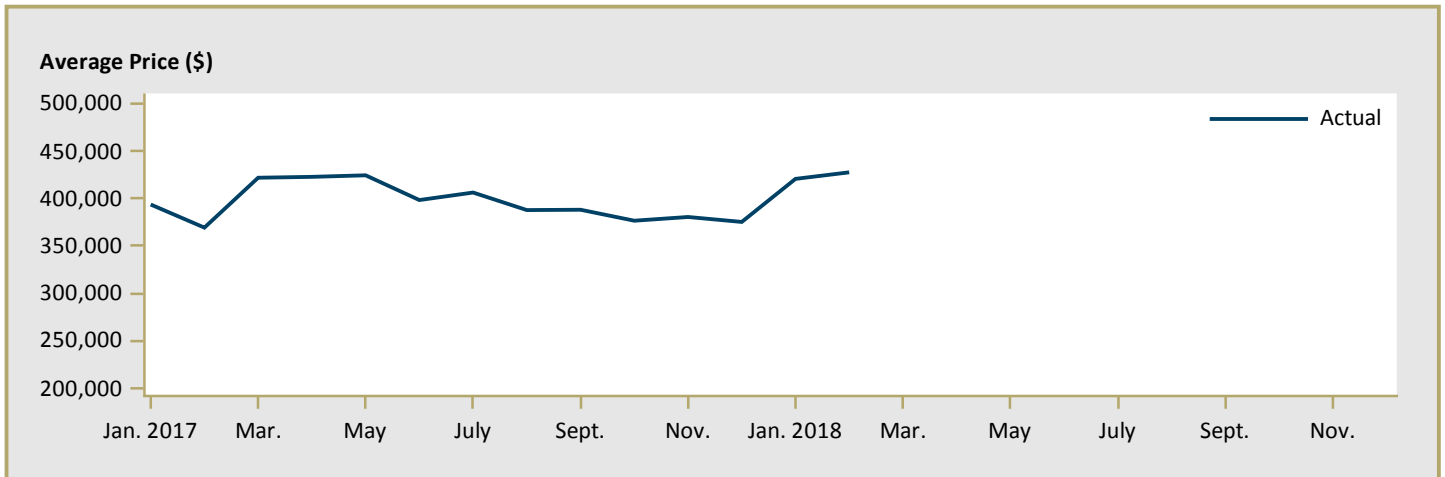


Figure 5.2b: MLS® Residential Sales for Brantford

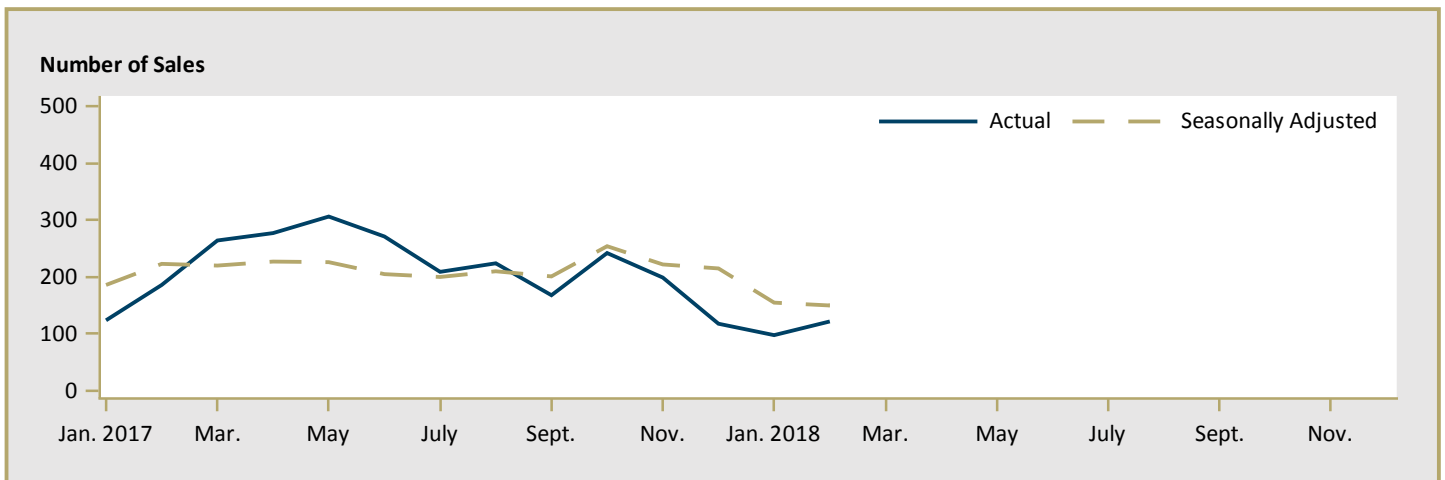
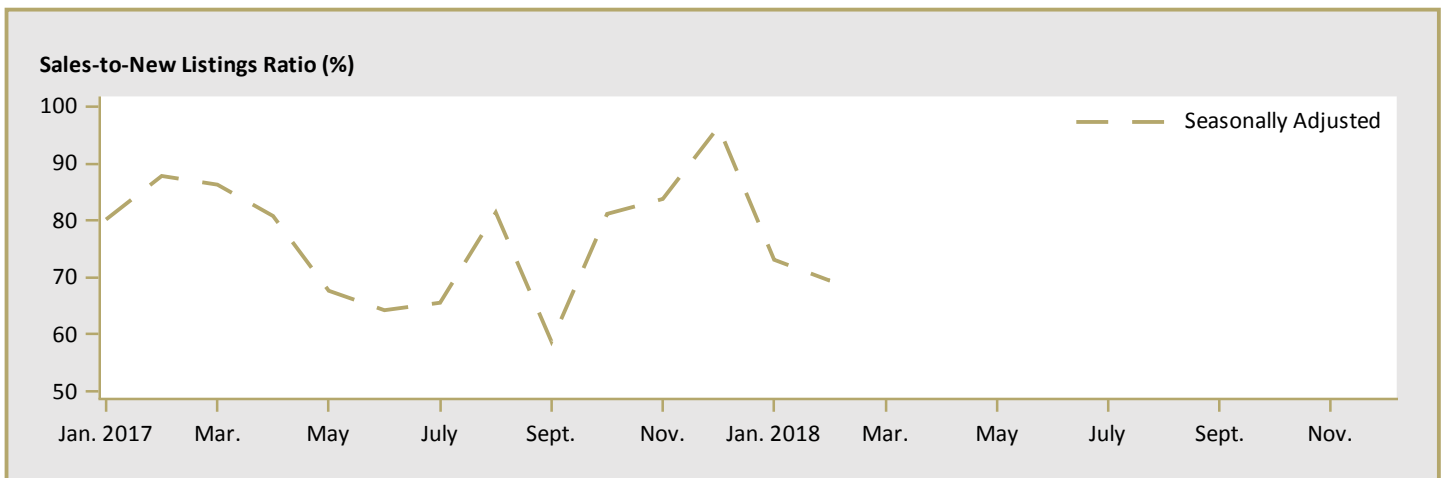


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Brantford



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

Source: CREA / Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6a: Economic Indicators**February 2018**

		Interest Rates			NHPI, Total, Hamilton CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Hamilton 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	100.6	130.8	400.0	5.7	64.9	972
	February	561	3.14	4.64	101.6	131.2	399.7	5.8	64.8	970
	March	561	3.14	4.64	101.6	131.4	402.0	5.7	65.1	964
	April	561	3.14	4.64	101.6	132.0	409.2	5.4	65.9	956
	May	561	3.14	4.64	101.6	131.9	415.0	5.2	66.6	949
	June	561	3.14	4.64	101.6	132.1	416.7	5.0	66.7	934
	July	573	3.14	4.84	103.1	131.9	420.2	5.1	67.3	932
	August	573	3.14	4.84	103.1	131.8	426.5	4.5	67.8	934
	September	575	3.09	4.89	103.1	132.3	431.2	4.2	68.2	951
	October	581	3.24	4.99	103.1	132.3	431.3	4.0	68.0	973
	November	581	3.24	4.99	103.1	132.7	428.3	4.2	67.6	978
	December	581	3.24	4.99	103.0	132.0	425.1	4.6	67.3	984
2018	January	590	3.34	5.14	103.2	133.2	424.2	4.7	67.1	979
	February	590	3.34	5.14		134.0	419.0	5.3	66.6	986
	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)

Table 6b: Economic Indicators**February 2018**

		Interest Rates			NHPI, Total, Ontario CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Brantford 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	74.3	4.2	68.3	884
	February	561	3.14	4.64	101.1	131.2	74.1	4.3	68.0	891
	March	561	3.14	4.64	101.4	131.4	73.7	4.8	67.9	892
	April	561	3.14	4.64	103.0	132.0	72.4	4.7	66.6	899
	May	561	3.14	4.64	103.8	131.9	70.8	5.1	65.3	905
	June	561	3.14	4.64	103.9	132.1	69.1	4.6	63.3	903
	July	573	3.14	4.84	104.1	131.9	68.7	5.0	63.1	899
	August	573	3.14	4.84	104.2	131.8	70.1	5.3	64.4	889
	September	575	3.09	4.89	104.3	132.3	71.3	5.4	65.7	897
	October	581	3.24	4.99	104.4	132.3	73.2	5.3	67.2	903
	November	581	3.24	4.99	104.5	132.7	73.9	4.8	67.5	902
	December	581	3.24	4.99	104.5	132.0	74.8	4.7	68.1	895
2018	January	590	3.34	5.14	104.6	133.2	75.0	4.7	68.3	891
	February	590	3.34	5.14		134.0	74.1	5.1	67.6	898
	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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