

HOUSING NOW TABLES

Kitchener-Cambridge-Waterloo and Guelph CMAs

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								
Kitchener CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	1,392	1,095	613	645	664	1,028	853	723
Multiples	2,682	2,755	744	1,308	3,312	1,664	1,672	1,586
Total	4,074	3,850	1,357	1,953	3,976	2,692	2,525	2,309
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	720	641	243	165	-32.1%	870	746	-14.3%
Multiples	1,390	1,776	1,227	447	-63.6%	1,944	1,784	-8.2%
Total	2,110	2,417	1,470	612	-58.4%	2,814	2,530	-10.1%

Table 1: Housing Starts (SAAR and Trend)								
Third Quarter 2018								
Guelph CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	249	243	91	142	125	127	131	127
Multiples	812	780	972	1,392	228	622	782	700
Total	1,061	1,023	1,063	1,534	353	749	913	827
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	140	115	53	34	-35.8%	177	101	-42.9%
Multiples	536	864	56	216	285.7%	426	646	51.6%
Total	676	979	109	250	129.4%	603	747	23.9%

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

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Kitchener-Cambridge-Waterloo CMA
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									
Q3 2018	164	10	34	1	72	322	0	9	612
Q3 2017	243	24	99	0	178	729	0	197	1,470
% Change	-32.5	-58.3	-65.7	n/a	-59.6	-55.8	n/a	-95.4	-58.4
Year-to-date 2018	743	44	187	3	101	1,083	0	369	2,530
Year-to-date 2017	870	40	186	0	343	889	0	486	2,814
% Change	-14.6	10.0	0.5	n/a	-70.6	21.8	n/a	-24.1	-10.1
UNDER CONSTRUCTION									
Q3 2018	422	36	168	2	189	1,681	8	692	3,198
Q3 2017	578	34	145	0	331	1,395	0	1,725	4,208
% Change	-27.0	5.9	15.9	n/a	-42.9	20.5	n/a	-59.9	-24.0
COMPLETIONS									
Q3 2018	227	12	72	1	68	180	4	496	1,060
Q3 2017	490	16	94	0	73	44	6	293	1,016
% Change	-53.7	-25.0	-23.4	n/a	-6.8	**	-33.3	69.3	4.3
Year-to-date 2018	792	38	147	3	319	628	4	1,385	3,316
Year-to-date 2017	1,196	48	194	0	218	264	6	416	2,342
% Change	-33.8	-20.8	-24.2	n/a	46.3	137.9	-33.3	**	41.6
COMPLETED & NOT ABSORBED									
Q3 2018	102	16	22	0	9	21	n/a	n/a	170
Q3 2017	102	8	11	0	24	24	n/a	n/a	169
% Change	0.0	100.0	100.0	n/a	-62.5	-12.5	n/a	n/a	0.6
ABSORBED									
Q3 2018	227	8	66	1	73	180	n/a	n/a	555
Q3 2017	461	14	82	0	58	81	n/a	n/a	696
% Change	-50.8	-42.9	-19.5	n/a	25.9	122.2	n/a	n/a	-20.3
Year-to-date 2018	810	28	134	3	329	649	n/a	n/a	1,953
Year-to-date 2017	1,148	42	185	0	204	325	n/a	n/a	1,904
% Change	-29.4	-33.3	-27.6	n/a	61.3	99.7	n/a	n/a	2.6

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

Table I.1b: Housing Activity Summary of Guelph 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	33	0	49	1	58	109	0	0	250
Q3 2017	52	24	28	1	4	0	0	0	109
% Change	-36.5	-100.0	75.0	0.0	**	n/a	n/a	n/a	129.4
Year-to-date 2018	99	12	131	2	90	205	8	200	747
Year-to-date 2017	174	58	62	3	37	95	0	174	603
% Change	-43.1	-79.3	111.3	-33.3	143.2	115.8	n/a	14.9	23.9
UNDER CONSTRUCTION									
Q3 2018	73	12	88	2	62	389	0	107	733
Q3 2017	100	48	96	5	34	404	0	333	1,020
% Change	-27.0	-75.0	-8.3	-60.0	82.4	-3.7	n/a	-67.9	-28.1
COMPLETIONS									
Q3 2018	37	8	29	0	12	0	8	202	296
Q3 2017	101	16	48	3	83	0	0	93	344
% Change	-63.4	-50.0	-39.6	-100.0	-85.5	n/a	n/a	117.2	-14.0
Year-to-date 2018	128	28	136	4	58	235	8	409	1,006
Year-to-date 2017	203	40	99	11	142	208	2	274	979
% Change	-36.9	-30.0	37.4	-63.6	-59.2	13.0	**	49.3	2.8
COMPLETED & NOT ABSORBED									
Q3 2018	21	12	48	0	23	4	n/a	n/a	108
Q3 2017	21	3	18	0	20	1	n/a	n/a	63
% Change	0.0	**	166.7	n/a	15.0	**	n/a	n/a	71.4
ABSORBED									
Q3 2018	41	8	28	1	10	0	n/a	n/a	88
Q3 2017	92	13	30	3	67	0	n/a	n/a	205
% Change	-55.4	-38.5	-6.7	-66.7	-85.1	n/a	n/a	n/a	-57.1
Year-to-date 2018	134	34	111	4	59	269	n/a	n/a	611
Year-to-date 2017	191	39	79	12	129	209	n/a	n/a	659
% Change	-29.8	-12.8	40.5	-66.7	-54.3	28.7	n/a	n/a	-7.3

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									
Kitchener City									
Q3 2018	82	2	10	1	68	180	0	2	345
Q3 2017	58	6	83	0	143	287	0	197	774
Cambridge City									
Q3 2018	33	0	0	0	4	0	0	0	37
Q3 2017	49	0	0	0	35	0	0	0	84
North Dumfries Township									
Q3 2018	5	4	6	0	0	0	0	0	15
Q3 2017	8	0	5	0	0	0	0	0	13
Waterloo City									
Q3 2018	26	2	14	0	0	142	0	0	184
Q3 2017	84	8	0	0	0	442	0	0	534
Woolwich Township									
Q3 2018	8	2	4	0	0	0	0	7	21
Q3 2017	21	8	11	0	0	0	0	0	40
Wilmot Township									
Q3 2018	10	0	0	0	0	0	0	0	10
Q3 2017	23	2	0	0	0	0	0	0	25
Kitchener-Cambridge-Waterloo CMA									
Q3 2018	164	10	34	1	72	322	0	9	612
Q3 2017	243	24	99	0	178	729	0	197	1,470
Guelph City									
Q3 2018	20	0	49	0	58	109	0	0	236
Q3 2017	28	24	28	1	4	0	0	0	85
Guelph/Eramosa Township									
Q3 2018	6	0	0	0	0	0	0	0	6
Q3 2017	12	0	0	0	0	0	0	0	12
Puslinch Township									
Q3 2018	7	0	0	1	0	0	0	0	8
Q3 2017	12	0	0	0	0	0	0	0	12
Guelph CMA									
Q3 2018	33	0	49	1	58	109	0	0	250
Q3 2017	52	24	28	1	4	0	0	0	109

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	Ownership						Rental		Total ¹ *
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kitchener City									
Q3 2018	221	20	126	2	85	516	8	349	1,327
Q3 2017	243	10	83	0	169	759	0	631	1,895
Cambridge City									
Q3 2018	72	0	5	0	68	42	0	140	327
Q3 2017	80	0	15	0	128	20	0	127	370
North Dumfries Township									
Q3 2018	7	4	10	0	0	0	0	0	21
Q3 2017	26	0	21	0	20	0	0	0	67
Waterloo City									
Q3 2018	77	4	14	0	36	1,123	0	196	1,450
Q3 2017	136	12	5	0	10	616	0	960	1,739
Woolwich Township									
Q3 2018	26	6	13	0	0	0	0	7	52
Q3 2017	48	10	21	0	0	0	0	7	86
Wilmot Township									
Q3 2018	19	2	0	0	0	0	0	0	21
Q3 2017	45	2	0	0	4	0	0	0	51
Kitchener-Cambridge-Waterloo CMA									
Q3 2018	422	36	168	2	189	1,681	8	692	3,198
Q3 2017	578	34	145	0	331	1,395	0	1,725	4,208
Guelph City									
Q3 2018	31	12	82	0	62	389	0	107	683
Q3 2017	46	48	75	1	12	404	0	333	919
Guelph/Eramosa Township									
Q3 2018	14	0	6	0	0	0	0	0	20
Q3 2017	24	0	21	0	22	0	0	0	67
Puslinch Township									
Q3 2018	28	0	0	2	0	0	0	0	30
Q3 2017	30	0	0	4	0	0	0	0	34
Guelph CMA									
Q3 2018	73	12	88	2	62	389	0	107	733
Q3 2017	100	48	96	5	34	404	0	333	1,020

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	
COMPLETIONS									
Kitchener City									
Q3 2018	59	0	49	1	28	76	0	176	389
Q3 2017	193	2	72	0	10	4	0	16	297
Cambridge City									
Q3 2018	61	0	13	0	40	0	0	0	114
Q3 2017	119	0	0	0	31	40	2	152	344
North Dumfries Township									
Q3 2018	3	8	0	0	0	0	0	0	11
Q3 2017	13	0	0	0	13	0	0	0	26
Waterloo City									
Q3 2018	71	4	4	0	0	104	0	320	503
Q3 2017	104	8	10	0	19	0	4	100	245
Woolwich Township									
Q3 2018	4	0	6	0	0	0	0	0	10
Q3 2017	29	4	12	0	0	0	0	25	70
Wilmot Township									
Q3 2018	29	0	0	0	0	0	4	0	33
Q3 2017	32	2	0	0	0	0	0	0	34
Kitchener-Cambridge-Waterloo CMA									
Q3 2018	227	12	72	1	68	180	4	496	1,060
Q3 2017	490	16	94	0	73	44	6	293	1,016
Guelph City									
Q3 2018	16	8	29	0	12	0	8	202	275
Q3 2017	50	16	48	0	70	0	0	93	277
Guelph/Eramosa Township									
Q3 2018	9	0	0	0	0	0	0	0	9
Q3 2017	26	0	0	0	13	0	0	0	39
Puslinch Township									
Q3 2018	12	0	0	0	0	0	0	0	12
Q3 2017	25	0	0	3	0	0	0	0	28
Guelph CMA									
Q3 2018	37	8	29	0	12	0	8	202	296
Q3 2017	101	16	48	3	83	0	0	93	344

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									
Kitchener City									
Q3 2018	16	0	7	0	5	11	n/a	n/a	39
Q3 2017	19	0	6	0	6	0	n/a	n/a	31
Cambridge City									
Q3 2018	14	2	0	0	0	0	n/a	n/a	16
Q3 2017	41	0	0	0	4	0	n/a	n/a	45
North Dumfries Township									
Q3 2018	5	8	0	0	0	0	n/a	n/a	13
Q3 2017	5	0	0	0	0	0	n/a	n/a	5
Waterloo City									
Q3 2018	33	4	4	0	0	10	n/a	n/a	51
Q3 2017	21	6	0	0	14	24	n/a	n/a	65
Woolwich Township									
Q3 2018	15	2	11	0	0	0	n/a	n/a	28
Q3 2017	13	2	5	0	0	0	n/a	n/a	20
Wilmot Township									
Q3 2018	19	0	0	0	4	0	n/a	n/a	23
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Kitchener-Cambridge-Waterloo CMA									
Q3 2018	102	16	22	0	9	21	n/a	n/a	170
Q3 2017	102	8	11	0	24	24	n/a	n/a	169
Guelph City									
Q3 2018	16	12	48	0	23	4	n/a	n/a	103
Q3 2017	13	3	18	0	20	1	n/a	n/a	55
Guelph/Eramosa Township									
Q3 2018	2	0	0	0	0	0	n/a	n/a	2
Q3 2017	5	0	0	0	0	0	n/a	n/a	5
Puslinch Township									
Q3 2018	3	0	0	0	0	0	n/a	n/a	3
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Guelph CMA									
Q3 2018	21	12	48	0	23	4	n/a	n/a	108
Q3 2017	21	3	18	0	20	1	n/a	n/a	63

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	
ABSORBED									
Kitchener City									
Q3 2018	67	0	42	1	28	76	n/a	n/a	214
Q3 2017	198	6	64	0	10	24	n/a	n/a	302
Cambridge City									
Q3 2018	73	0	13	0	40	0	n/a	n/a	126
Q3 2017	87	0	0	0	30	44	n/a	n/a	161
North Dumfries Township									
Q3 2018	4	6	5	0	0	0	n/a	n/a	15
Q3 2017	11	0	0	0	13	0	n/a	n/a	24
Waterloo City									
Q3 2018	59	0	0	0	5	104	n/a	n/a	168
Q3 2017	111	4	10	0	5	13	n/a	n/a	143
Woolwich Township									
Q3 2018	6	2	6	0	0	0	n/a	n/a	14
Q3 2017	24	2	8	0	0	0	n/a	n/a	34
Wilmot Township									
Q3 2018	18	0	0	0	0	0	n/a	n/a	18
Q3 2017	30	2	0	0	0	0	n/a	n/a	32
Kitchener-Cambridge-Waterloo CMA									
Q3 2018	227	8	66	1	73	180	n/a	n/a	555
Q3 2017	461	14	82	0	58	81	n/a	n/a	696
Guelph City									
Q3 2018	12	8	28	0	2	0	n/a	n/a	50
Q3 2017	45	13	30	0	54	0	n/a	n/a	142
Guelph/Eramosa Township									
Q3 2018	19	0	0	0	8	0	n/a	n/a	27
Q3 2017	24	0	0	0	13	0	n/a	n/a	37
Puslinch Township									
Q3 2018	10	0	0	1	0	0	n/a	n/a	11
Q3 2017	23	0	0	3	0	0	n/a	n/a	26
Guelph CMA									
Q3 2018	41	8	28	1	10	0	n/a	n/a	88
Q3 2017	92	13	30	3	67	0	n/a	n/a	205

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

**Table 1.3a: History of Housing Starts
Kitchener-Cambridge-Waterloo 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	1,093	70	243	2	486	986	0	970	3,850
% Change	-21.5	6.1	12.0	n/a	100.8	55.8	n/a	-36.4	-5.5
2016	1,392	66	217	0	242	633	0	1,524	4,074
% Change	39.9	83.3	-55.1	n/a	70.4	5.5	-100.0	61.3	26.8
2015	995	36	483	0	142	600	11	945	3,212
% Change	14.9	-10.0	39.2	-100.0	7.6	-69.4	-54.2	-12.4	-27.8
2014	866	40	347	2	132	1,960	24	1,079	4,450
% Change	25.7	42.9	99.4	100.0	-15.9	**	50.0	66.5	141.8
2013	689	28	174	1	157	127	16	648	1,840
% Change	-20.9	-30.0	-34.3	n/a	-1.9	-82.3	33.3	-22.5	-36.6
2012	871	40	265	0	160	716	12	836	2,900
% Change	-26.2	5.3	86.6	-100.0	11.1	55.3	n/a	-15.0	-1.8
2011	1,180	38	142	6	144	461	0	983	2,954
% Change	-5.8	-59.6	-48.7	200.0	-30.1	45.0	-100.0	51.7	4.9
2010	1,253	94	277	2	206	318	15	648	2,815
% Change	7.9	51.6	-8.0	n/a	-23.4	38.3	114.3	141.8	22.5
2009	1,161	62	301	0	269	230	7	268	2,298
% Change	-19.7	-24.4	-15.0	-100.0	27.5	**	75.0	-45.2	-12.8
2008	1,445	82	354	1	211	48	4	489	2,634

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts
Guelph 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	239	68	99	4	39	279	0	295	1,023
% Change	5.8	88.9	-33.1	-78.9	-64.9	-5.4	-100.0	32.9	-3.6
2016	226	36	148	19	111	295	4	222	1,061
% Change	-33.1	50.0	-30.8	**	-24.0	32.9	n/a	15.6	-7.0
2015	338	24	214	5	146	222	0	192	1,141
% Change	68.2	-55.6	72.6	66.7	**	-49.1	n/a	-8.1	7.2
2014	201	54	124	3	37	436	0	209	1,064
% Change	8.1	-34.1	**	-57.1	-78.2	7.1	-100.0	**	19.6
2013	186	82	9	7	170	407	5	24	890
% Change	-30.1	86.4	-87.7	-22.2	24.1	107.7	n/a	**	21.8
2012	266	44	73	9	137	196	0	6	731
% Change	4.7	-12.0	49.0	80.0	-2.8	13.3	-100.0	-92.9	-4.3
2011	254	50	49	5	141	173	8	84	764
% Change	-36.7	47.1	-59.8	0.0	-47.6	-8.0	n/a	**	-25.2
2010	401	34	122	5	269	188	0	2	1,021
% Change	34.6	-54.1	22.0	**	**	168.6	n/a	n/a	80.1
2009	298	74	100	1	24	70	0	0	567
% Change	-29.2	68.2	-21.3	-75.0	-27.3	-79.5	n/a	-100.0	-47.8
2008	421	44	127	4	33	341	0	117	1,087

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
Kitchener-Cambridge-Waterloo	165	243	10	24	106	263	331	940	612	1,470	-58.4
Kitchener City	83	58	2	6	78	212	182	498	345	774	-55.4
Cambridge City	33	49	0	0	4	35	0	0	37	84	-56.0
North Dumfries Township	5	8	4	0	6	5	0	0	15	13	15.4
Waterloo City	26	84	2	8	14	0	142	442	184	534	-65.5
Woolwich Township	8	21	2	8	4	11	7	0	21	40	-47.5
Wilmot Township	10	23	0	2	0	0	0	0	10	25	-60.0
Guelph CMA	34	53	0	24	107	32	109	0	250	109	129.4
Guelph City	20	29	0	24	107	32	109	0	236	85	177.6
Guelph/Eramosa Township	6	12	0	0	0	0	0	0	6	12	-50.0
Puslinch Township	8	12	0	0	0	0	0	0	8	12	-33.3

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
Kitchener-Cambridge-Waterloo	746	870	44	40	242	515	1,498	1,389	2,530	2,814	-10.1
Kitchener City	262	359	18	12	171	292	267	886	718	1,549	-53.6
Cambridge City	240	95	4	0	38	159	42	54	324	308	5.2
North Dumfries Township	11	33	8	0	6	35	0	0	25	68	-63.2
Waterloo City	154	216	8	18	14	14	1,182	442	1,358	690	96.8
Woolwich Township	18	78	4	8	13	11	7	7	42	104	-59.6
Wilmot Township	61	89	2	2	0	4	0	0	63	95	-33.7
Guelph CMA	101	177	12	58	229	97	405	271	747	603	23.9
Guelph City	45	98	12	58	229	75	405	269	691	500	38.2
Guelph/Eramosa Township	23	37	0	0	0	22	0	2	23	61	-62.3
Puslinch Township	33	42	0	0	0	0	0	0	33	42	-21.4

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
Kitchener-Cambridge-Waterloo	106	263	0	0	322	743	9	197
Kitchener City	78	212	0	0	180	301	2	197
Cambridge City	4	35	0	0	0	0	0	0
North Dumfries Township	6	5	0	0	0	0	0	0
Waterloo City	14	0	0	0	142	442	0	0
Woolwich Township	4	11	0	0	0	0	7	0
Wilmot Township	0	0	0	0	0	0	0	0
Guelph CMA	107	32	0	0	109	0	0	0
Guelph City	107	32	0	0	109	0	0	0
Guelph/Eramosa Township	0	0	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

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
Kitchener-Cambridge-Waterloo	242	515	0	0	1,129	903	369	486
Kitchener City	171	292	0	0	262	441	5	445
Cambridge City	38	159	0	0	42	20	0	34
North Dumfries Township	6	35	0	0	0	0	0	0
Waterloo City	14	14	0	0	825	442	357	0
Woolwich Township	13	11	0	0	0	0	7	7
Wilmot Township	0	4	0	0	0	0	0	0
Guelph CMA	221	97	8	0	205	97	200	174
Guelph City	221	75	8	0	205	95	200	174
Guelph/Eramosa Township	0	22	0	0	0	2	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**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
Kitchener-Cambridge-Waterloo	208	366	395	907	9	197	612	1,470
Kitchener City	94	147	249	430	2	197	345	774
Cambridge City	33	49	4	35	0	0	37	84
North Dumfries Township	15	13	0	0	0	0	15	13
Waterloo City	42	92	142	442	0	0	184	534
Woolwich Township	14	40	0	0	7	0	21	40
Wilmot Township	10	25	0	0	0	0	10	25
Guelph CMA	82	104	168	5	0	0	250	109
Guelph City	69	80	167	5	0	0	236	85
Guelph/Eramosa Township	6	12	0	0	0	0	6	12
Puslinch Township	7	12	1	0	0	0	8	12

**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
Kitchener-Cambridge-Waterloo	974	1,096	1,187	1,232	369	486	2,530	2,814
Kitchener City	419	516	294	588	5	445	718	1,549
Cambridge City	256	110	68	164	0	34	324	308
North Dumfries Township	25	48	0	20	0	0	25	68
Waterloo City	176	234	825	456	357	0	1,358	690
Woolwich Township	35	97	0	0	7	7	42	104
Wilmot Township	63	91	0	4	0	0	63	95
Guelph CMA	242	294	297	135	208	174	747	603
Guelph City	188	215	295	111	208	174	691	500
Guelph/Eramosa Township	23	39	0	22	0	0	23	61
Puslinch Township	31	40	2	2	0	0	33	42

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
Kitchener-Cambridge-Waterloo	228	490	12	18	144	157	676	351	1,060	1,016	4.3
Kitchener City	60	193	0	2	77	68	252	34	389	297	31.0
Cambridge City	61	119	0	2	53	31	0	192	114	344	-66.9
North Dumfries Township	3	13	8	0	0	13	0	0	11	26	-57.7
Waterloo City	71	104	4	8	4	33	424	100	503	245	105.3
Woolwich Township	4	29	0	4	6	12	0	25	10	70	-85.7
Wilmot Township	29	32	0	2	4	0	0	0	33	34	-2.9
Guelph CMA	37	104	8	16	49	131	202	93	296	344	-14.0
Guelph City	16	50	8	16	49	118	202	93	275	277	-0.7
Guelph/Eramosa Township	9	26	0	0	0	13	0	0	9	39	-76.9
Puslinch Township	12	28	0	0	0	0	0	0	12	28	-57.1

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
Kitchener-Cambridge-Waterloo	795	1,196	38	50	470	396	2,013	700	3,316	2,342	41.6
Kitchener City	225	513	2	18	205	264	804	207	1,236	1,002	23.4
Cambridge City	211	239	4	2	212	42	147	228	574	511	12.3
North Dumfries Township	22	32	14	0	19	25	0	0	55	57	-3.5
Waterloo City	231	242	10	22	9	53	1,062	238	1,312	555	136.4
Woolwich Township	29	89	8	6	17	12	0	25	54	132	-59.1
Wilmot Township	77	81	0	2	8	0	0	2	85	85	0.0
Guelph CMA	132	216	30	40	200	241	644	482	1,006	979	2.8
Guelph City	54	121	30	40	167	220	644	482	895	863	3.7
Guelph/Eramosa Township	39	50	0	0	33	21	0	0	72	71	1.4
Puslinch Township	39	45	0	0	0	0	0	0	39	45	-13.3

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
Kitchener-Cambridge-Waterloo	140	153	4	4	180	58	496	293
Kitchener City	77	68	0	0	76	18	176	16
Cambridge City	53	31	0	0	0	40	0	152
North Dumfries Township	0	13	0	0	0	0	0	0
Waterloo City	4	29	0	4	104	0	320	100
Woolwich Township	6	12	0	0	0	0	0	25
Wilmot Township	0	0	4	0	0	0	0	0
Guelph CMA	41	131	8	0	0	0	202	93
Guelph City	41	118	8	0	0	0	202	93
Guelph/Eramosa Township	0	13	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

**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
Kitchener-Cambridge-Waterloo	466	392	4	4	628	284	1,385	416
Kitchener City	205	264	0	0	350	176	454	31
Cambridge City	212	42	0	0	0	40	147	188
North Dumfries Township	19	25	0	0	0	0	0	0
Waterloo City	9	49	0	4	278	68	784	170
Woolwich Township	17	12	0	0	0	0	0	25
Wilmot Township	4	0	4	0	0	0	0	2
Guelph CMA	192	241	8	0	235	208	409	274
Guelph City	159	220	8	0	235	208	409	274
Guelph/Eramosa Township	33	21	0	0	0	0	0	0
Puslinch Township	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**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
Kitchener-Cambridge-Waterloo	311	600	249	117	500	299	1,060	1,016
Kitchener City	108	267	105	14	176	16	389	297
Cambridge City	74	119	40	71	0	154	114	344
North Dumfries Township	11	13	0	13	0	0	11	26
Waterloo City	79	122	104	19	320	104	503	245
Woolwich Township	10	45	0	0	0	25	10	70
Wilmot Township	29	34	0	0	4	0	33	34
Guelph CMA	74	165	12	86	210	93	296	344
Guelph City	53	114	12	70	210	93	275	277
Guelph/Eramosa Township	9	26	0	13	0	0	9	39
Puslinch Township	12	25	0	3	0	0	12	28

**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
Kitchener-Cambridge-Waterloo	977	1,438	950	482	1,389	422	3,316	2,342
Kitchener City	305	695	477	276	454	31	1,236	1,002
Cambridge City	253	239	174	82	147	190	574	511
North Dumfries Township	45	36	10	21	0	0	55	57
Waterloo City	245	278	283	103	784	174	1,312	555
Woolwich Township	54	107	0	0	0	25	54	132
Wilmot Township	75	83	6	0	4	2	85	85
Guelph CMA	292	342	297	361	417	276	1,006	979
Guelph City	203	256	275	331	417	276	895	863
Guelph/Eramosa Township	54	50	18	21	0	0	72	71
Puslinch Township	35	36	4	9	0	0	39	45

Source: CMHC (Starts and Completions Survey)

Table 4a: 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 (%)			
Kitchener City													
Q3 2018	1	1.5	0	0.0	2	2.9	0	0.0	65	95.6	68	700,000	752,511
Q3 2017	1	0.5	18	9.1	45	22.7	36	18.2	98	49.5	198	500,000	520,265
Year-to-date 2018	2	0.9	18	7.9	13	5.7	24	10.6	170	74.9	227	600,000	662,644
Year-to-date 2017	40	7.7	96	18.6	110	21.3	86	16.6	185	35.8	517	450,000	477,204
Cambridge City													
Q3 2018	0	0.0	7	9.9	2	2.8	17	23.9	45	63.4	71	560,000	558,801
Q3 2017	1	1.2	0	0.0	2	2.3	9	10.5	74	86.0	86	557,500	554,075
Year-to-date 2018	0	0.0	25	11.0	14	6.2	52	22.9	136	59.9	227	517,500	559,328
Year-to-date 2017	1	0.5	1	0.5	4	2.0	28	13.9	167	83.1	201	565,000	558,425
North Dumfries Township													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Q3 2017	0	0.0	0	0.0	4	36.4	1	9.1	6	54.5	11	-	490,014
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	733,950
Year-to-date 2017	0	0.0	1	4.3	4	17.4	2	8.7	16	69.6	23	-	490,014
Waterloo City													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	770,000	872,587
Q3 2017	0	0.0	4	3.6	27	24.3	11	9.9	69	62.2	111	550,000	595,561
Year-to-date 2018	0	0.0	0	0.0	1	0.4	7	3.1	218	96.5	226	700,000	781,346
Year-to-date 2017	1	0.4	8	3.4	51	21.4	34	14.3	144	60.5	238	535,000	588,199
Woolwich Township													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Q3 2017	0	0.0	1	4.5	0	0.0	2	9.1	19	86.4	22	-	546,588
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	851,581
Year-to-date 2017	5	7.4	7	10.3	12	17.6	8	11.8	36	52.9	68	-	494,354
Wilmot Township													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	683,836
Q3 2017	0	0.0	0	0.0	0	0.0	2	7.4	25	92.6	27	565,000	587,592
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	3.4	57	96.6	59	612,500	654,727
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	4.5	64	95.5	67	565,000	578,896
Kitchener-Cambridge-Waterloo CMA													
Q3 2018	1	0.5	7	3.2	4	1.8	17	7.8	188	86.6	217	665,000	714,253
Q3 2017	2	0.4	23	5.1	78	17.1	61	13.4	291	64.0	455	540,000	550,987
Year-to-date 2018	2	0.3	43	5.5	28	3.6	85	10.9	624	79.8	782	650,000	672,403
Year-to-date 2017	47	4.2	113	10.1	181	16.2	161	14.5	612	54.9	1,114	500,000	523,924

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 - \$549,999		\$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Guelph City													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	786,288
Q3 2017	0	0.0	0	0.0	1	2.4	2	4.8	39	92.9	42	600,000	686,758
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	47	100.0	47	-	848,598
Year-to-date 2017	0	0.0	0	0.0	1	1.0	5	4.8	98	94.2	104	600,000	664,485
Guelph/Eramosa Township													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	921,378
Q3 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	774,388
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	43	100.0	43	-	903,370
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	774,388
Puslinch Township													
Q3 2018	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
Q3 2017	0	0.0	1	7.1	0	0.0	0	0.0	13	92.9	14	-	993,148
Year-to-date 2018	0	0.0	1	3.8	0	0.0	1	3.8	24	92.3	26	-	-
Year-to-date 2017	0	0.0	1	4.8	0	0.0	0	0.0	20	95.2	21	-	993,148
Guelph CMA													
Q3 2018	0	0.0	0	0.0	0	0.0	1	3.1	31	96.9	32	830,000	936,875
Q3 2017	0	0.0	1	1.3	1	1.3	2	2.7	71	94.7	75	730,000	762,210
Year-to-date 2018	0	0.0	1	0.9	0	0.0	1	0.9	114	98.3	116	850,000	962,979
Year-to-date 2017	0	0.0	1	0.6	1	0.6	5	3.1	156	95.7	163	640,000	718,937

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
Kitchener-Cambridge-Waterloo	714,253	550,987	29.6	672,403	523,924	28.3
Kitchener City	752,511	520,265	44.6	662,644	477,204	38.9
Cambridge City	558,801	554,075	0.9	559,328	558,425	0.2
North Dumfries Township	-	490,014	n/a	733,950	490,014	49.8
Waterloo City	872,587	595,561	46.5	781,346	588,199	32.8
Woolwich Township	-	546,588	n/a	851,581	494,354	72.3
Wilmot Township	683,836	587,592	16.4	654,727	578,896	13.1
Guelph CMA	936,875	762,210	22.9	962,979	718,937	33.9
Guelph City	786,288	686,758	14.5	848,598	664,485	27.7
Guelph/Eramosa Township	921,378	774,388	19.0	903,370	774,388	16.7
Puslinch Township	-	993,148	n/a	-	993,148	n/a

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Kitchener

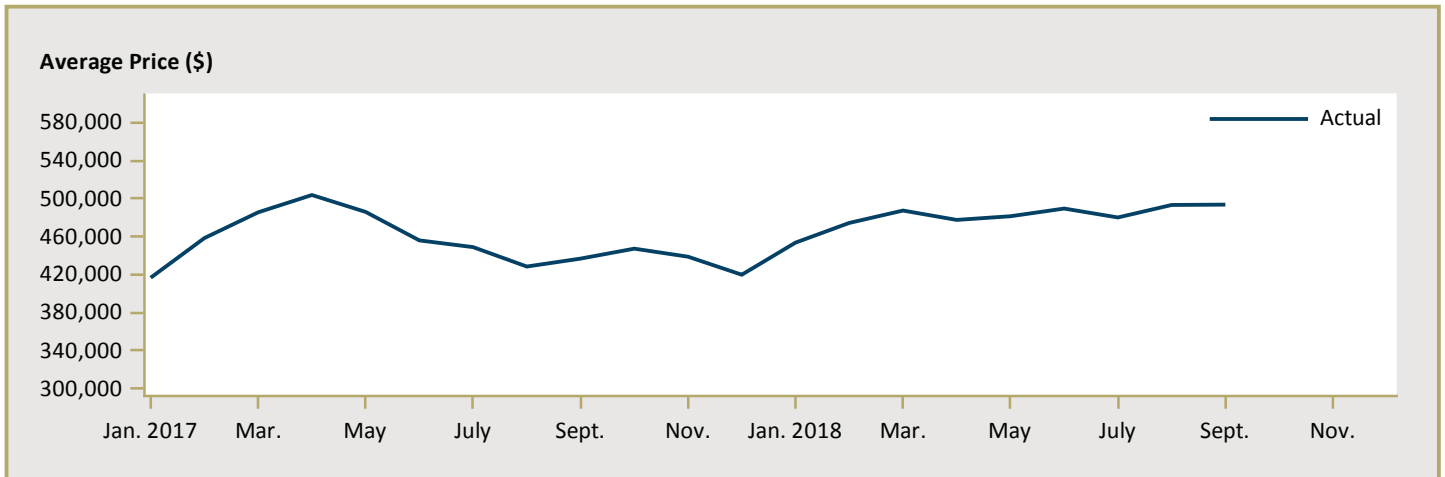


Figure 5.2a: MLS® Residential Sales for Kitchener

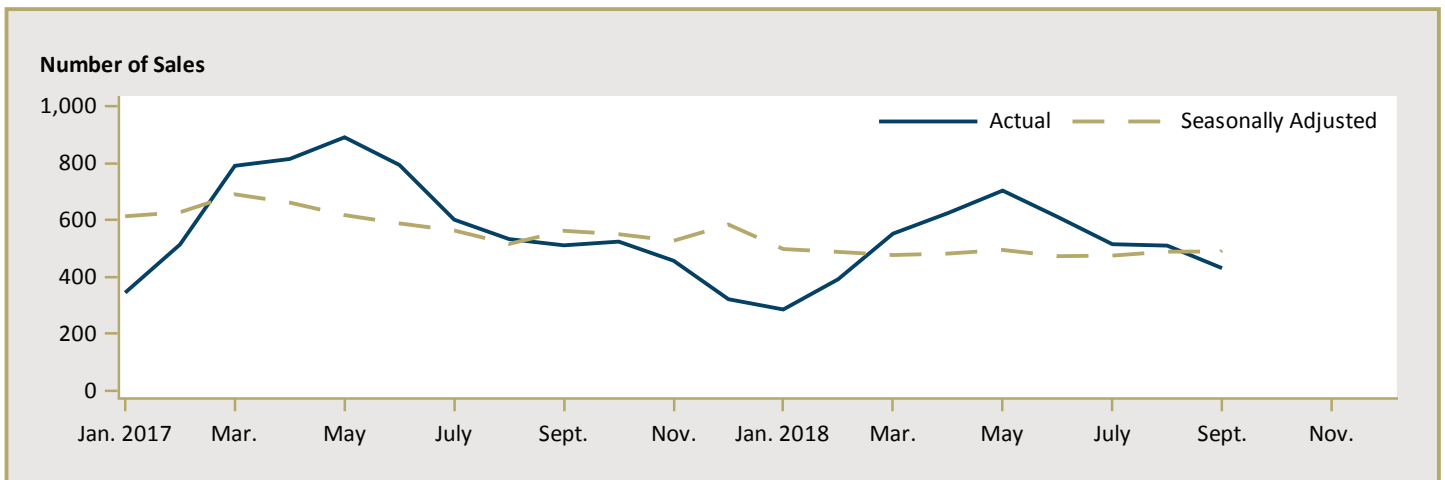
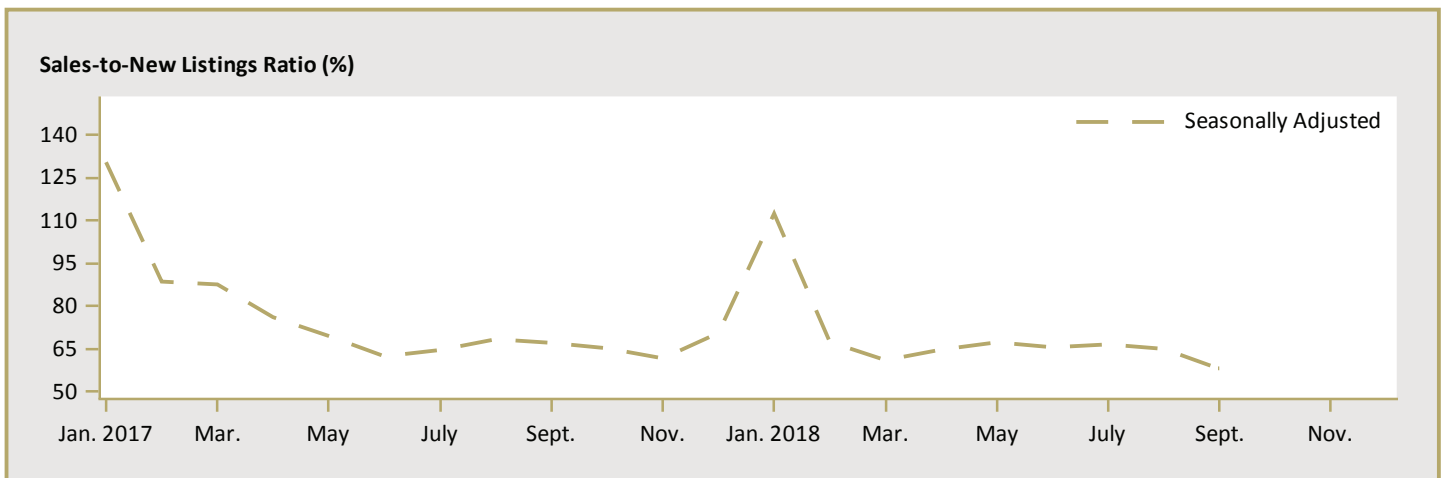


Figure 5.3a: MLS® Residential Sales-to- New Listings Ratio for Kitchener



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.

Figure 5.1b: MLS® Residential Average Price for Guelph

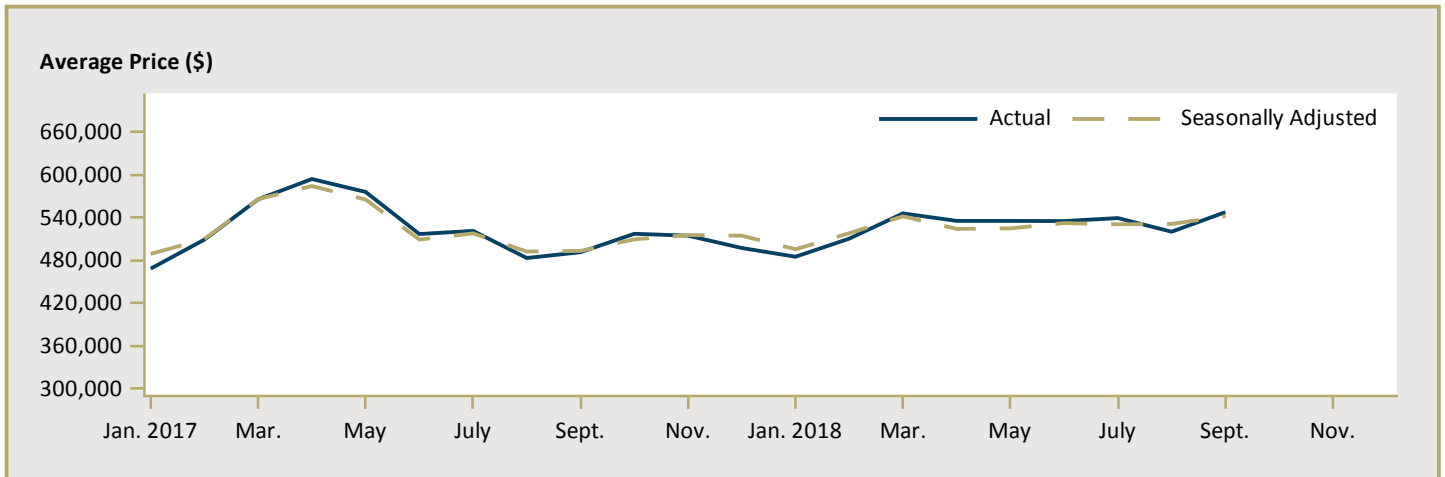


Figure 5.2b: MLS® Residential Sales for Guelph

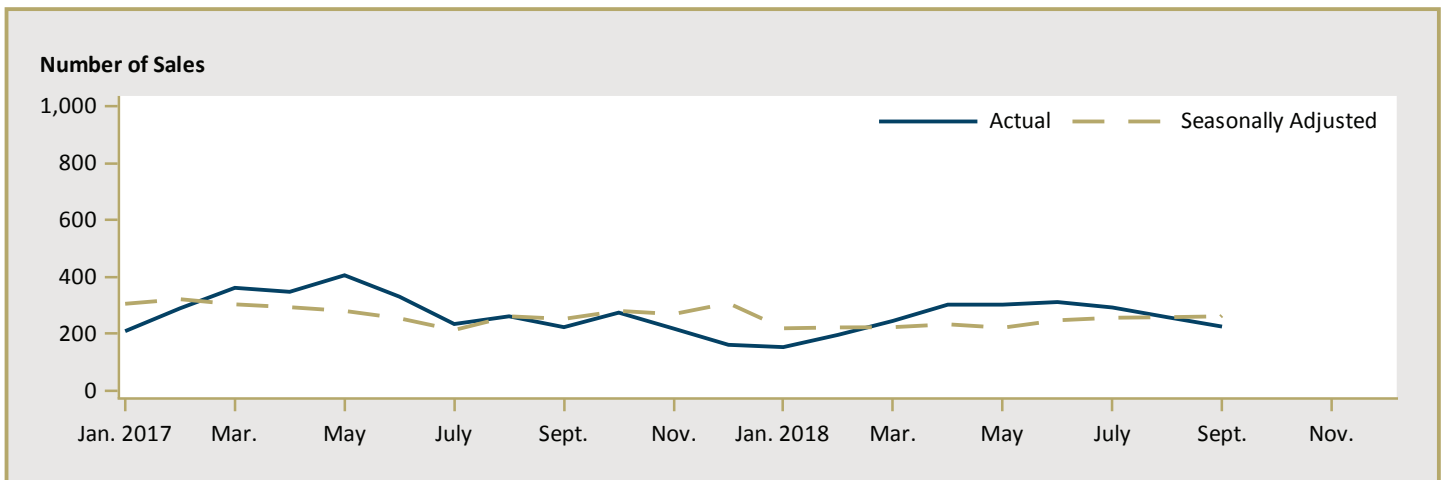
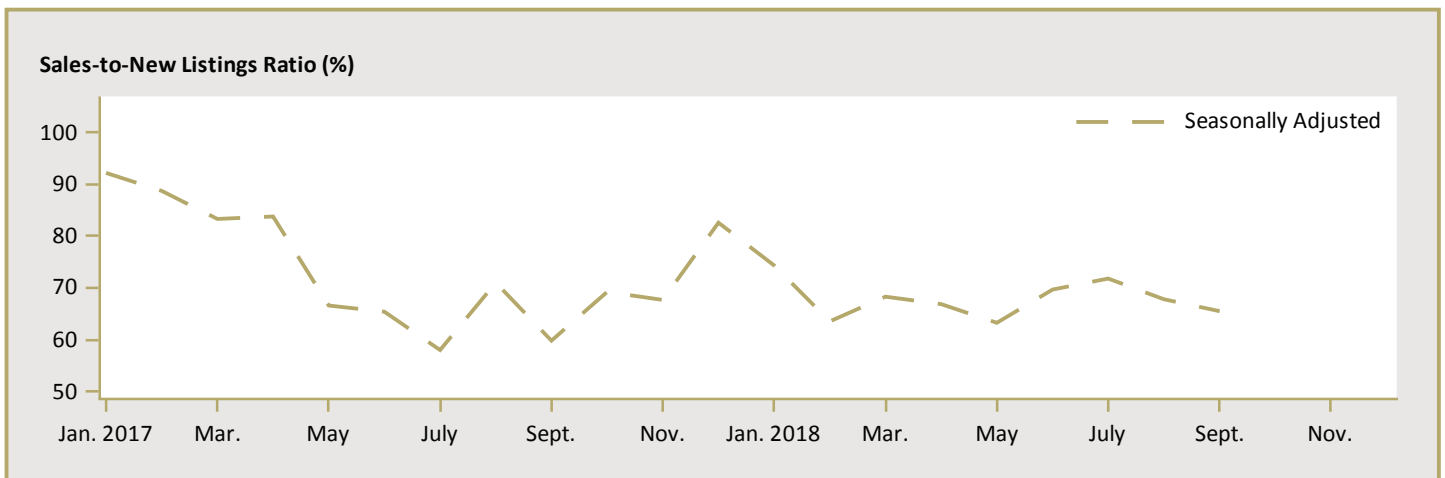


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Guelph



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Source: CREA / Haver Analytics

Figure 5.1c: MLS® Residential Average Price for Cambridge

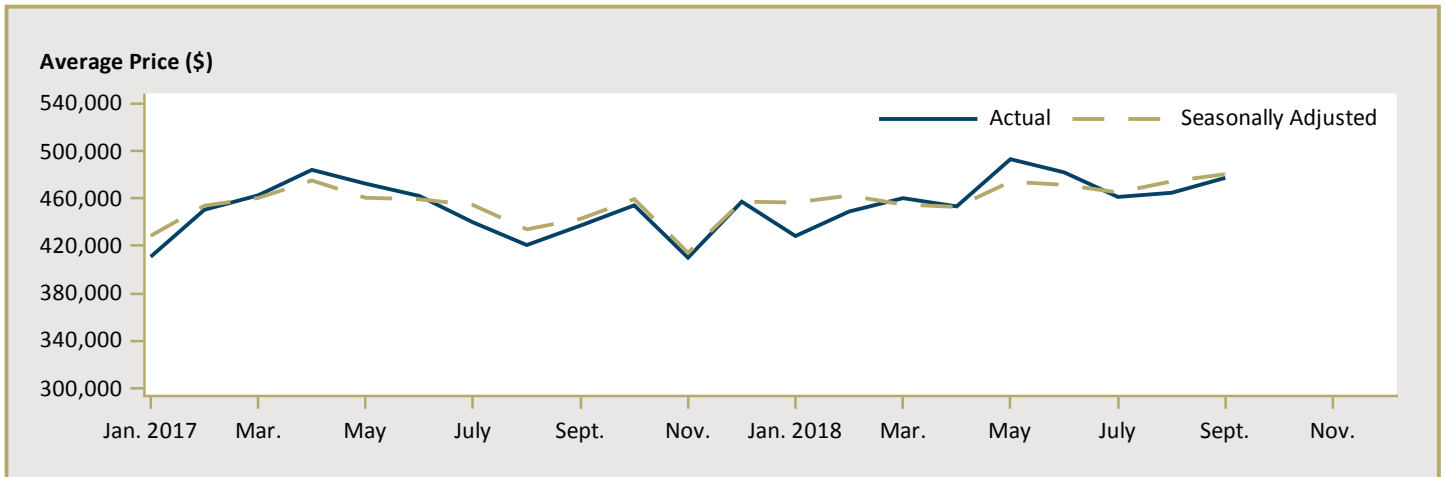


Figure 5.2c: MLS® Residential Sales for Cambridge

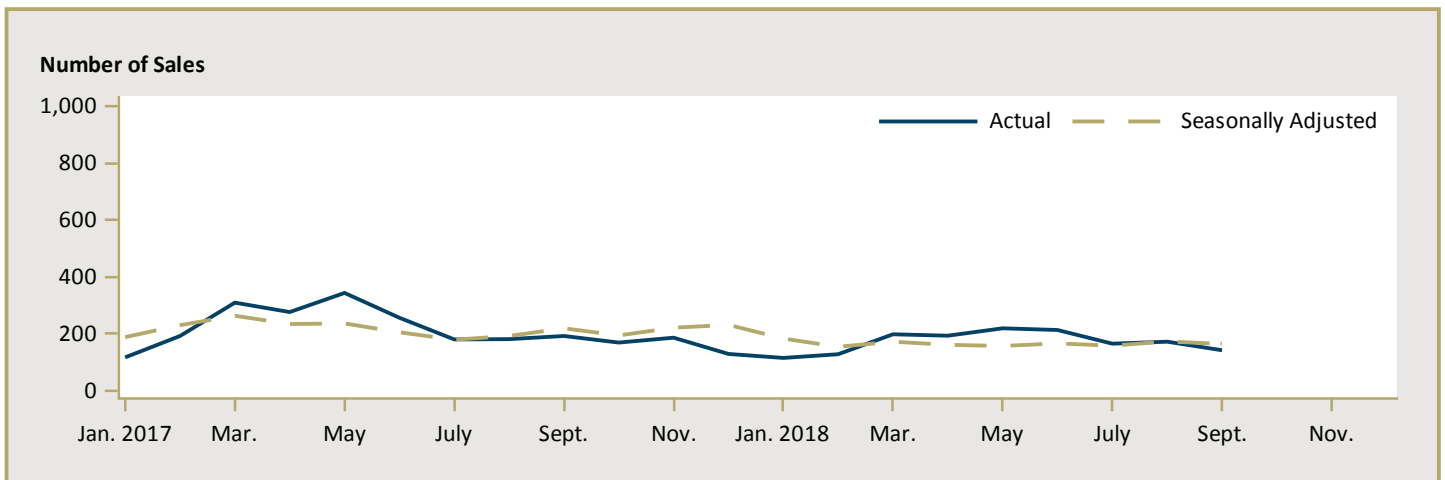
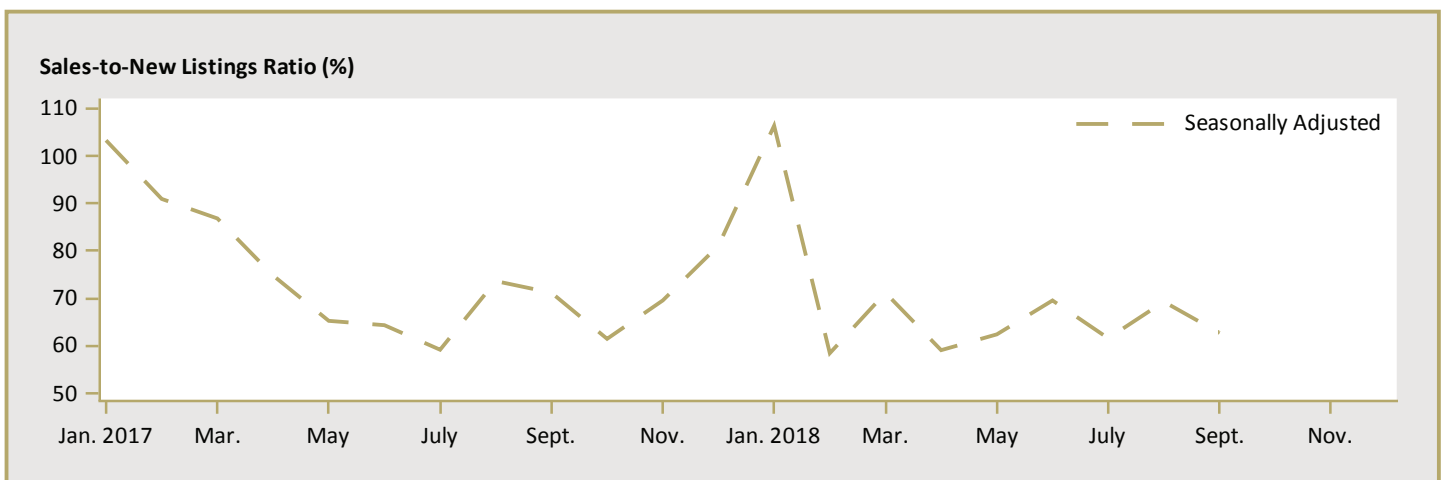


Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for Cambridge



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

Source: CREA / Haver Analytics

Table 6a: Economic Indicators
Third Quarter 2018

		Interest Rates			NHPI, Total, Kitchener- Cambridge- Waterloo CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Kitchener 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	101.0	130.8	278.2	5.7	68.8	1,019
	February	561	3.14	4.64	101.5	131.2	280.3	5.7	69.3	1,011
	March	561	3.14	4.64	101.7	131.4	282.0	5.7	69.6	1,002
	April	561	3.14	4.64	103.2	132.0	285.7	5.2	70.1	984
	May	561	3.14	4.64	103.6	131.9	288.5	5.3	70.8	980
	June	561	3.14	4.64	103.7	132.1	291.8	5.1	71.4	971
	July	573	3.14	4.84	103.7	131.9	294.1	4.9	71.7	965
	August	573	3.14	4.84	103.7	131.8	294.5	4.6	71.4	963
	September	575	3.09	4.89	103.7	132.3	291.3	4.8	70.7	965
	October	581	3.24	4.99	103.6	132.3	285.9	5.4	69.7	964
	November	581	3.24	4.99	103.6	132.7	284.6	5.4	69.3	969
	December	581	3.24	4.99	103.6	132.0	283.0	5.4	68.8	976
2018	January	590	3.34	5.14	103.6	133.2	281.5	5.1	68.1	993
	February	590	3.34	5.14	103.6	134.0	278.8	5.3	67.5	993
	March	590	3.34	5.14	103.6	134.6	277.8	5.1	67.1	987
	April	590	3.34	5.14	103.6	134.8	279.5	5.4	67.6	990
	May	601	3.49	5.34	103.8	134.9	281.7	5.7	68.2	1,005
	June	601	3.49	5.34	103.8	135.3	285.9	6.0	69.3	1,020
	July	601	3.49	5.34	103.8	136.0	292.4	5.7	70.6	1,018
	August	601	3.49	5.34	103.8	135.9	298.0	5.5	71.6	1,021
	September	601	3.49	5.34		135.2	300.0	5.1	71.7	1,019
	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
Third Quarter 2018

		Interest Rates			NHPI, Total, Ontario 2016.12 =100	CPI, 2002 =100 (Ontario)	Guelph 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	90.0	5.4	72.4	950
	February	561	3.14	4.64	101.1	131.2	89.3	5.7	72.0	932
	March	561	3.14	4.64	101.4	131.4	89.2	5.5	71.7	925
	April	561	3.14	4.64	103.0	132.0	89.9	4.6	71.5	938
	May	561	3.14	4.64	103.8	131.9	90.3	4.0	71.3	967
	June	561	3.14	4.64	103.9	132.1	91.6	4.0	72.2	977
	July	573	3.14	4.84	104.1	131.9	92.3	4.7	73.1	958
	August	573	3.14	4.84	104.2	131.8	92.4	5.0	73.2	940
	September	575	3.09	4.89	104.3	132.3	91.6	5.9	73.2	932
	October	581	3.24	4.99	104.4	132.3	91.7	5.9	73.2	929
	November	581	3.24	4.99	104.5	132.7	91.3	6.6	73.3	938
	December	581	3.24	4.99	104.5	132.0	91.3	6.2	72.8	957
2018	January	590	3.34	5.14	104.6	133.2	89.8	5.7	71.2	972
	February	590	3.34	5.14	104.3	134.0	88.7	5.3	69.9	974
	March	590	3.34	5.14	104.3	134.6	87.8	4.9	68.7	959
	April	590	3.34	5.14	104.1	134.8	87.7	4.8	68.4	957
	May	601	3.49	5.34	104.1	134.9	87.7	4.1	67.9	952
	June	601	3.49	5.34	104.2	135.3	87.1	4.5	67.5	961
	July	601	3.49	5.34	104.3	136.0	88.6	4.3	68.3	966
	August	601	3.49	5.34	104.4	135.9	88.5	4.1	67.9	970
	September	601	3.49	5.34		135.2	88.8	3.6	67.7	976
	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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