

HOUSING NOW TABLES

Kingston CMA

Date Released: First Quarter 2018



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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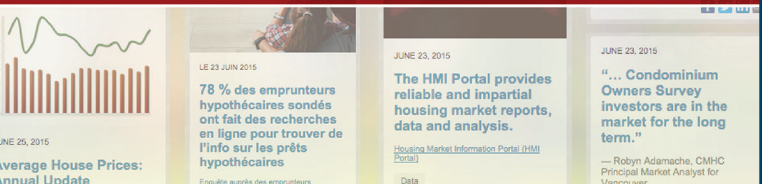
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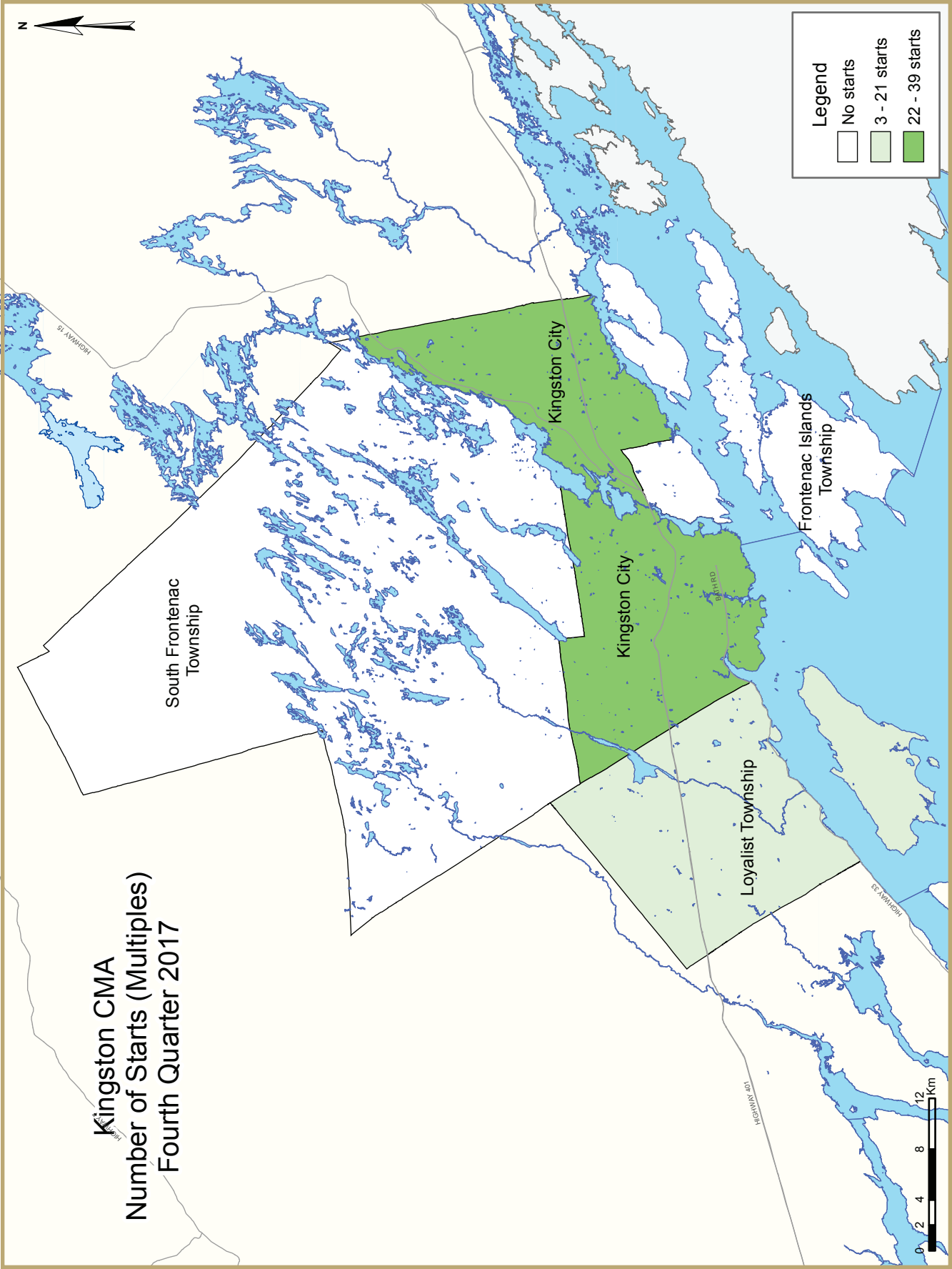
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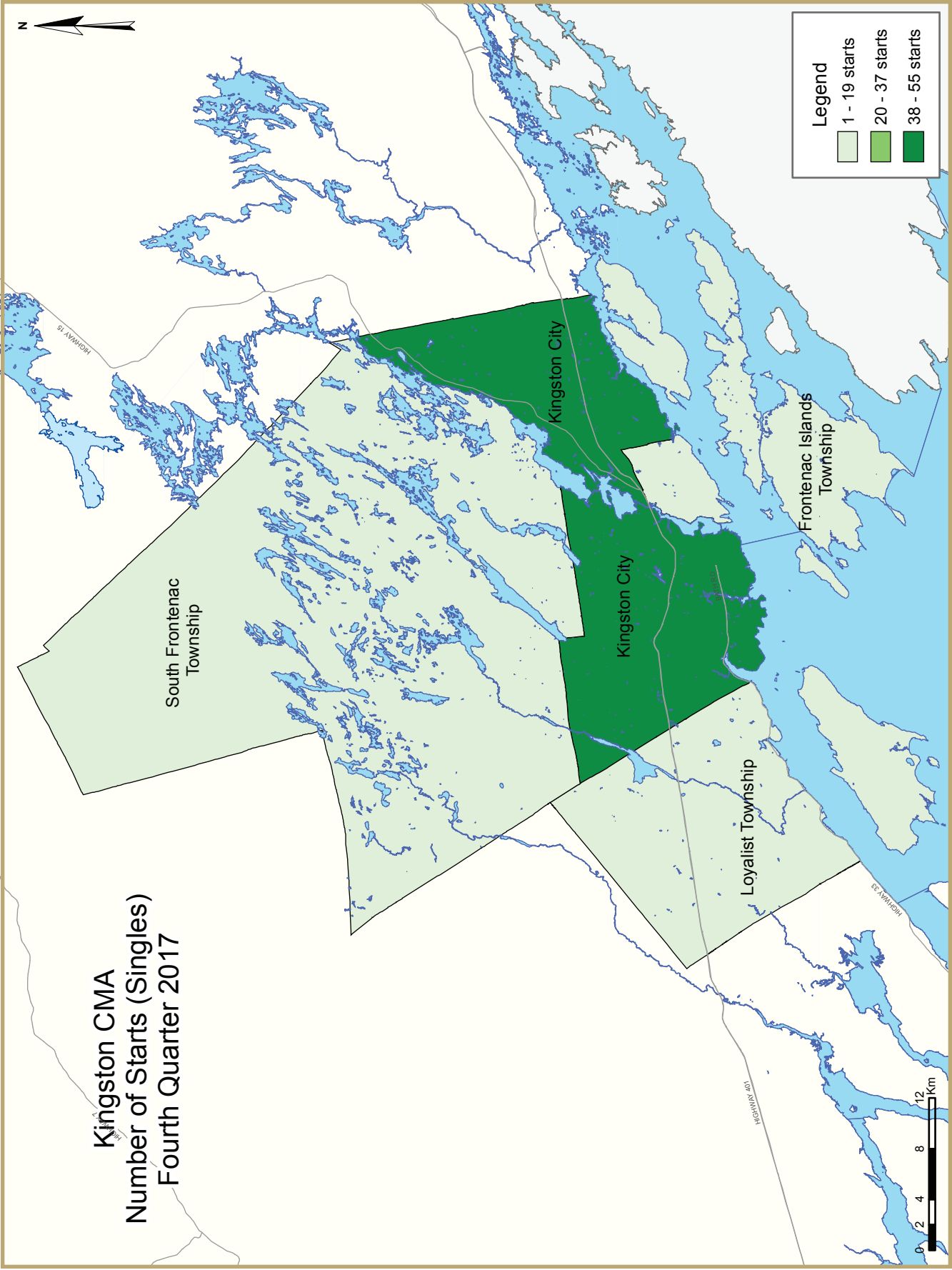
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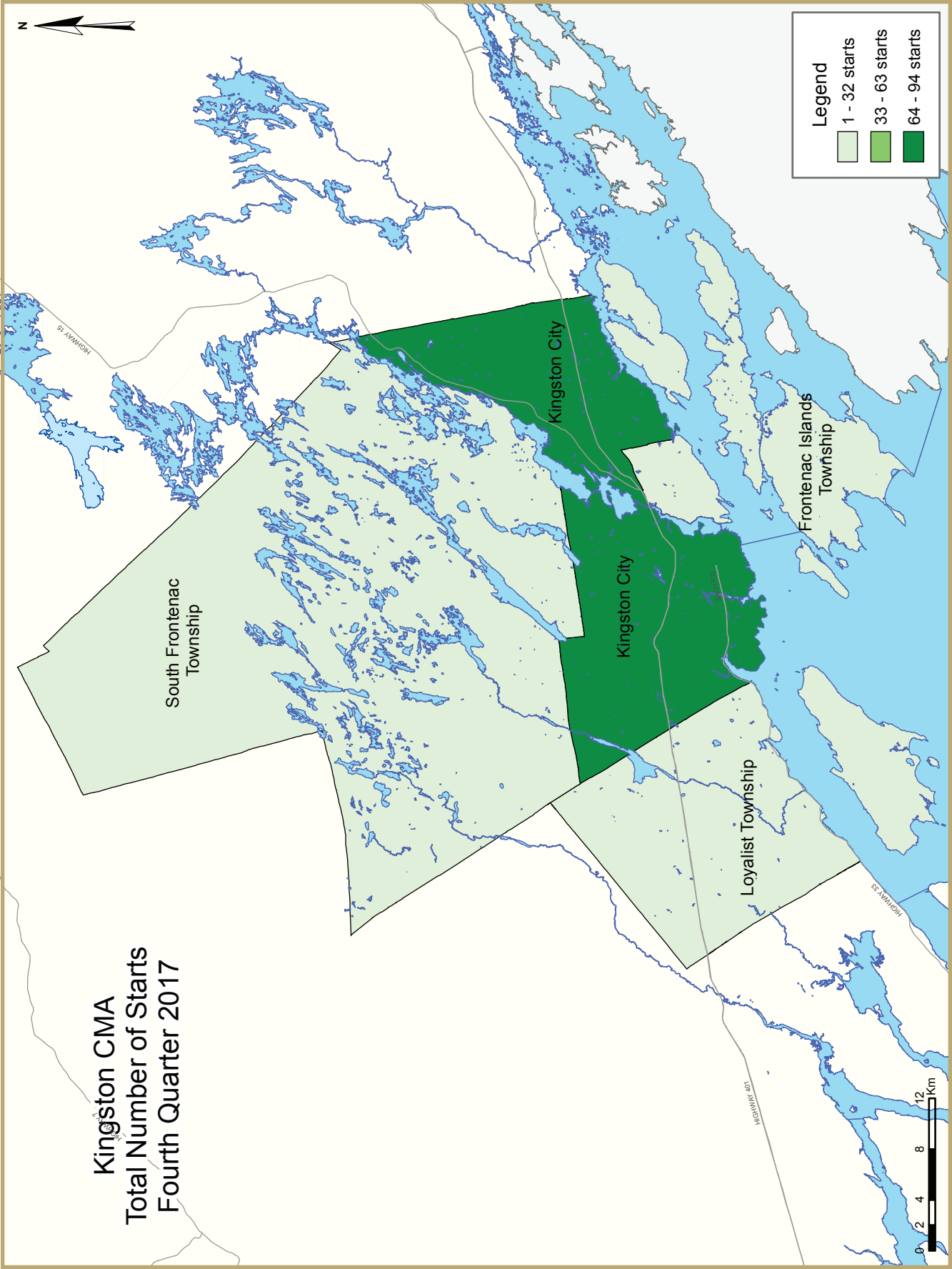
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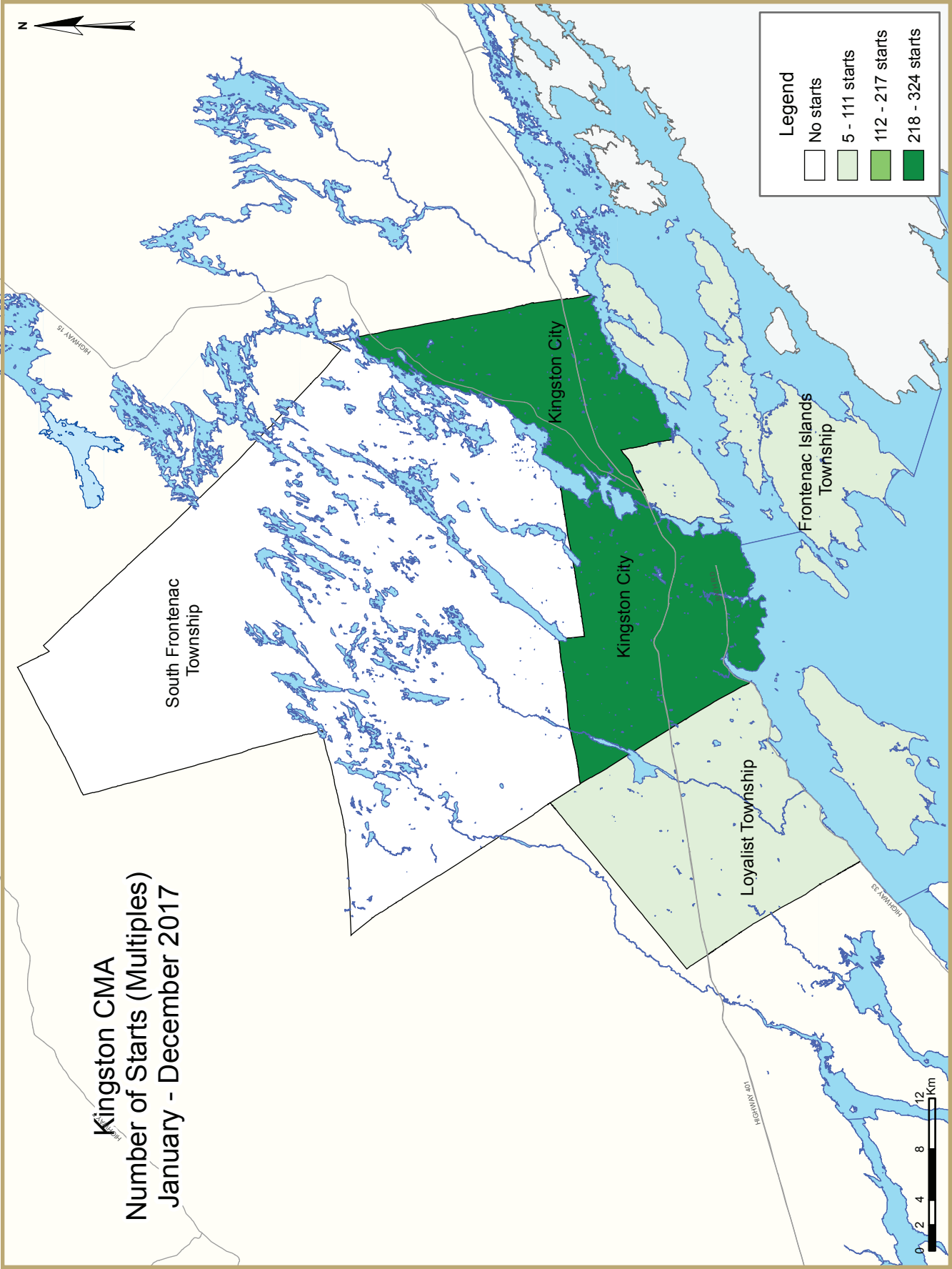
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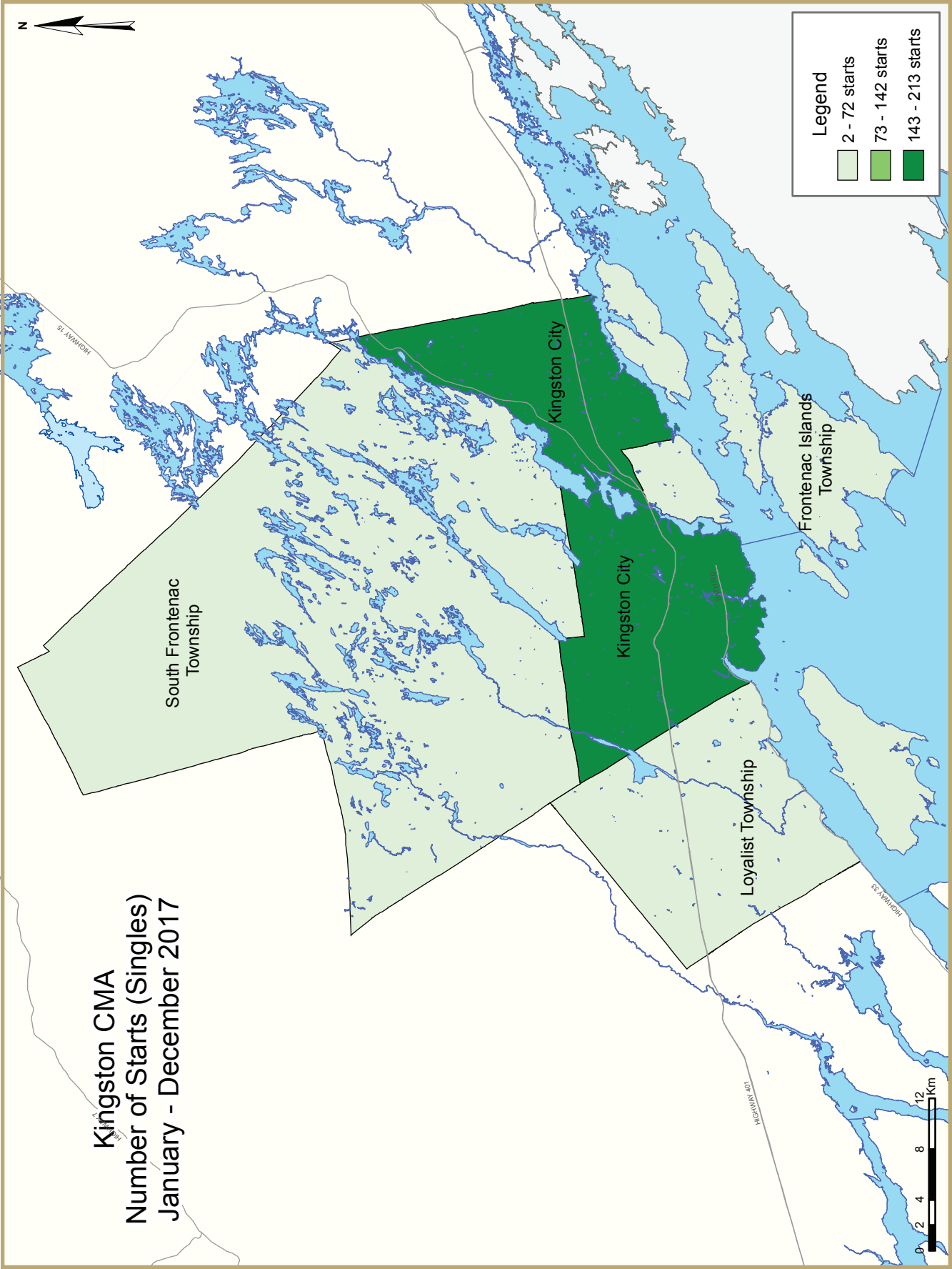


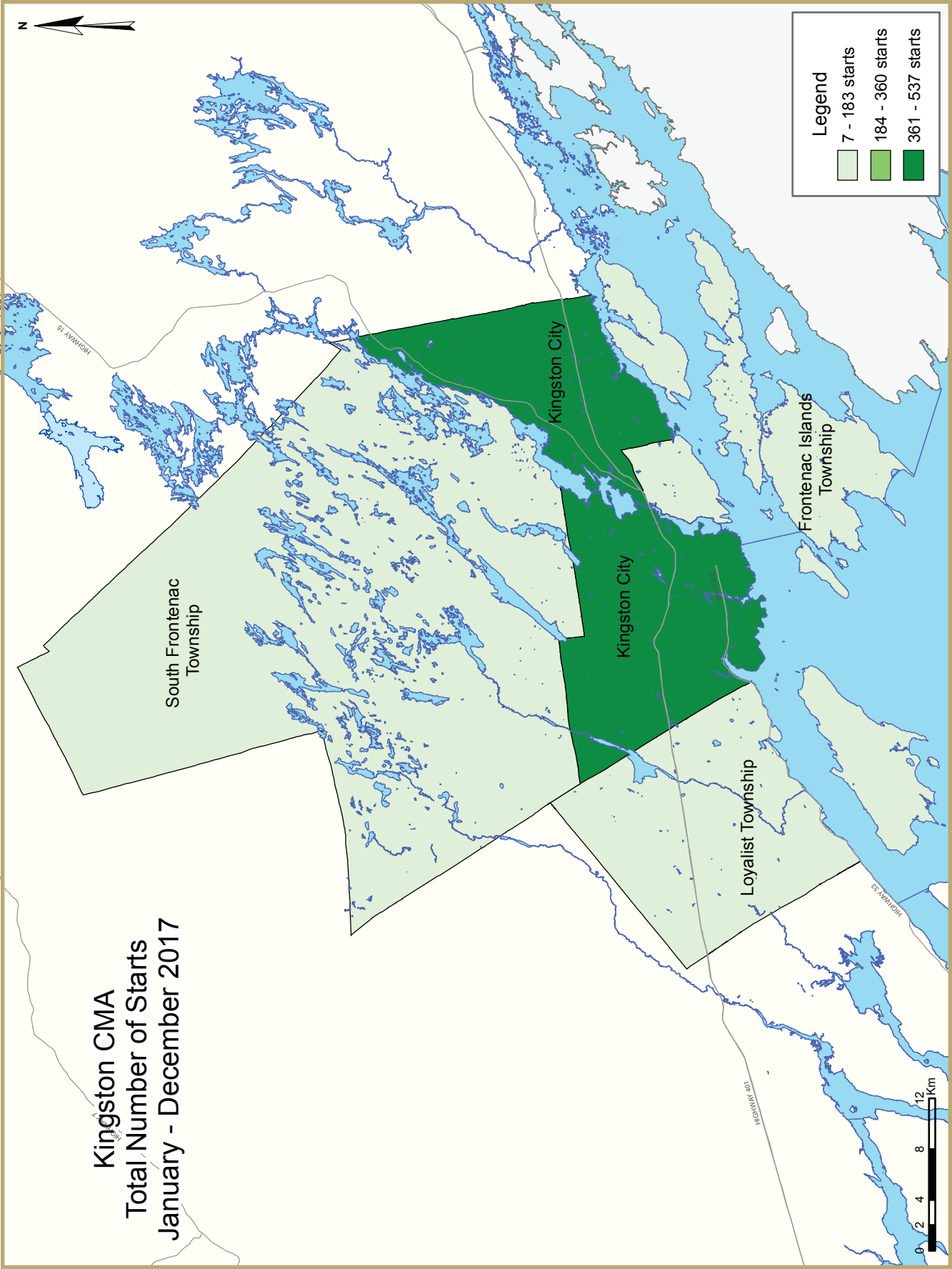












HOUSING NOW REPORT TABLES

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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 I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2017								
Kingston CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	300	315	228	93	581	317	281	329
Multiples	112	377	168	132	204	632	620	252
Total	412	692	396	225	785	949	901	581
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	347	270	93	80	-14.0%	300	315	5.0%
Multiples	332	168	49	42	-14.3%	112	377	236.6%
Total	679	438	142	122	-14.1%	412	692	68.0%

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 Kingston CMA
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2017	80	8	33	0	0	0	0	1	122
Q4 2016	93	0	45	0	0	0	0	4	142
% Change	-14.0	n/a	-26.7	n/a	n/a	n/a	n/a	-75.0	-14.1
Year-to-date 2017	315	24	114	0	0	0	0	239	692
Year-to-date 2016	300	4	93	0	0	0	0	15	412
% Change	5.0	**	22.6	n/a	n/a	n/a	n/a	**	68.0
UNDER CONSTRUCTION									
Q4 2017	188	12	57	0	0	0	0	388	645
Q4 2016	140	0	61	0	0	0	0	176	377
% Change	34.3	n/a	-6.6	n/a	n/a	n/a	n/a	120.5	71.1
COMPLETIONS									
Q4 2017	80	4	25	0	0	0	2	14	125
Q4 2016	72	2	10	0	0	41	0	3	128
% Change	11.1	100.0	150.0	n/a	n/a	-100.0	n/a	**	-2.3
Year-to-date 2017	266	10	119	0	0	0	2	36	433
Year-to-date 2016	274	8	68	0	0	41	8	230	629
% Change	-2.9	25.0	75.0	n/a	n/a	-100.0	-75.0	-84.3	-31.2
COMPLETED & NOT ABSORBED									
Q4 2017	13	2	16	0	0	0	n/a	n/a	31
Q4 2016	23	3	13	0	0	10	n/a	n/a	49
% Change	-43.5	-33.3	23.1	n/a	n/a	-100.0	n/a	n/a	-36.7
ABSORBED									
Q4 2017	74	2	18	0	0	0	n/a	n/a	94
Q4 2016	85	2	15	0	0	31	n/a	n/a	133
% Change	-12.9	0.0	20.0	n/a	n/a	-100.0	n/a	n/a	-29.3
Year-to-date 2017	276	11	116	0	0	10	n/a	n/a	413
Year-to-date 2016	287	10	68	0	0	35	n/a	n/a	400
% Change	-3.8	10.0	70.6	n/a	n/a	-71.4	n/a	n/a	3.3

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q4 2017	1	0	0	0	0	0	0	0	1
Q4 2016	2	0	0	0	0	0	0	0	2
Kingston City									
Q4 2017	55	8	30	0	0	0	0	1	94
Q4 2016	62	0	36	0	0	0	0	3	101
Loyalist Township									
Q4 2017	11	0	3	0	0	0	0	0	14
Q4 2016	18	0	9	0	0	0	0	1	28
South Frontenac Township									
Q4 2017	13	0	0	0	0	0	0	0	13
Q4 2016	11	0	0	0	0	0	0	0	11
Kingston CMA									
Q4 2017	80	8	33	0	0	0	0	1	122
Q4 2016	93	0	45	0	0	0	0	4	142
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q4 2017	2	0	0	0	0	0	0	0	2
Q4 2016	7	0	0	0	0	0	0	0	7
Kingston City									
Q4 2017	93	10	38	0	0	0	0	388	529
Q4 2016	70	0	41	0	0	0	0	175	286
Loyalist Township									
Q4 2017	27	2	19	0	0	0	0	0	48
Q4 2016	21	0	20	0	0	0	0	1	42
South Frontenac Township									
Q4 2017	66	0	0	0	0	0	0	0	66
Q4 2016	42	0	0	0	0	0	0	0	42
Kingston CMA									
Q4 2017	188	12	57	0	0	0	0	388	645
Q4 2016	140	0	61	0	0	0	0	176	377

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q4 2017	0	0	0	0	0	0	0	5	5
Q4 2016	3	0	0	0	0	0	0	0	3
Kingston City									
Q4 2017	58	2	15	0	0	0	2	9	86
Q4 2016	43	2	7	0	0	41	0	3	96
Loyalist Township									
Q4 2017	10	2	10	0	0	0	0	0	22
Q4 2016	19	0	3	0	0	0	0	0	22
South Frontenac Township									
Q4 2017	12	0	0	0	0	0	0	0	12
Q4 2016	7	0	0	0	0	0	0	0	7
Kingston CMA									
Q4 2017	80	4	25	0	0	0	2	14	125
Q4 2016	72	2	10	0	0	41	0	3	128
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q4 2017	11	0	9	0	0	0	n/a	n/a	20
Q4 2016	21	1	8	0	0	10	n/a	n/a	40
Loyalist Township									
Q4 2017	2	2	7	0	0	0	n/a	n/a	11
Q4 2016	2	2	5	0	0	0	n/a	n/a	9
South Frontenac Township									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Kingston CMA									
Q4 2017	13	2	16	0	0	0	n/a	n/a	31
Q4 2016	23	3	13	0	0	10	n/a	n/a	49

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Kingston City									
Q4 2017	54	2	11	0	0	0	n/a	n/a	67
Q4 2016	54	1	8	0	0	31	n/a	n/a	94
Loyalist Township									
Q4 2017	8	0	7	0	0	0	n/a	n/a	15
Q4 2016	20	1	7	0	0	0	n/a	n/a	28
South Frontenac Township									
Q4 2017	12	0	0	0	0	0	n/a	n/a	12
Q4 2016	8	0	0	0	0	0	n/a	n/a	8
Kingston CMA									
Q4 2017	74	2	18	0	0	0	n/a	n/a	94
Q4 2016	85	2	15	0	0	31	n/a	n/a	133

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

**Table 1.3: History of Housing Starts of Kingston 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	315	24	114	0	0	0	0	239	692
% Change	5.0	**	22.6	n/a	n/a	n/a	n/a	**	68.0
2016	300	4	93	0	0	0	0	15	412
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717
% Change	-20.9	-58.3	10.3	n/a	n/a	n/a	-66.7	**	6.7
2008	546	48	29	0	0	0	12	37	672

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Frontenac Islands Township	1	2	0	0	0	0	0	0	1	2	-50.0
Kingston City	55	62	8	0	30	36	1	3	94	101	-6.9
Loyalist Township	11	18	0	0	3	9	0	1	14	28	-50.0
South Frontenac Township	13	11	0	0	0	0	0	0	13	11	18.2
Kingston CMA	80	93	8	0	33	45	1	4	122	142	-14.1

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	2	7	0	0	0	0	5	0	7	7	0.0
Kingston City	213	179	18	2	72	67	234	14	537	262	105.0
Loyalist Township	39	47	6	2	42	26	0	1	87	76	14.5
South Frontenac Township	61	67	0	0	0	0	0	0	61	67	-9.0
Kingston CMA	315	300	24	4	114	93	239	15	692	412	68.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	30	36	0	0	0	0	1	3
Loyalist Township	3	9	0	0	0	0	0	1
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	33	45	0	0	0	0	1	4

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	0	0	0	0	0	5	0
Kingston City	72	67	0	0	0	0	234	14
Loyalist Township	42	26	0	0	0	0	0	1
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	114	93	0	0	0	0	239	15

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Frontenac Islands Township	1	2	0	0	0	0	1	2
Kingston City	93	98	0	0	1	3	94	101
Loyalist Township	14	27	0	0	0	1	14	28
South Frontenac Township	13	11	0	0	0	0	13	11
Kingston CMA	121	138	0	0	1	4	122	142

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	2	7	0	0	5	0	7	7
Kingston City	303	248	0	0	234	14	537	262
Loyalist Township	87	75	0	0	0	1	87	76
South Frontenac Township	61	67	0	0	0	0	61	67
Kingston CMA	453	397	0	0	239	15	692	412

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Frontenac Islands Township	0	3	0	0	0	0	5	0	5	3	66.7
Kingston City	58	43	4	2	15	7	9	44	86	96	-10.4
Loyalist Township	10	19	2	0	10	3	0	0	22	22	0.0
South Frontenac Township	12	7	0	0	0	0	0	0	12	7	71.4
Kingston CMA	80	72	6	2	25	10	14	44	125	128	-2.3

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	7	4	0	0	0	0	5	0	12	4	200.0
Kingston City	189	178	8	4	76	48	30	270	303	500	-39.4
Loyalist Township	33	40	4	4	43	28	1	1	81	73	11.0
South Frontenac Township	37	52	0	0	0	0	0	0	37	52	-28.8
Kingston CMA	266	274	12	8	119	76	36	271	433	629	-31.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Frontenac Islands Township	0	0	0	0	0	0	5	0
Kingston City	15	7	0	0	0	41	9	3
Loyalist Township	10	3	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	25	10	0	0	0	41	14	3

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	0	0	0	0	0	0	5	0
Kingston City	76	40	0	8	0	41	30	229
Loyalist Township	43	28	0	0	0	0	1	1
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	119	68	0	8	0	41	36	230

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Frontenac Islands Township	0	3	0	0	5	0	5	3
Kingston City	75	52	0	41	11	3	86	96
Loyalist Township	22	22	0	0	0	0	22	22
South Frontenac Township	12	7	0	0	0	0	12	7
Kingston CMA	109	84	0	41	16	3	125	128

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Frontenac Islands Township	7	4	0	0	5	0	12	4
Kingston City	271	222	0	41	32	237	303	500
Loyalist Township	80	72	0	0	1	1	81	73
South Frontenac Township	37	52	0	0	0	0	37	52
Kingston CMA	395	350	0	41	38	238	433	629

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Kingston City													
Q4 2017	0	0.0	0	0.0	2	5.1	7	17.9	30	76.9	39	-	-
Q4 2016	0	0.0	4	8.9	12	26.7	13	28.9	16	35.6	45	-	388,628
Year-to-date 2017	0	0.0	2	1.4	21	14.2	40	27.0	85	57.4	148	-	437,648
Year-to-date 2016	0	0.0	20	11.9	61	36.3	40	23.8	47	28.0	168	-	373,079
Loyalist Township													
Q4 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Q4 2016	0	0.0	5	35.7	5	35.7	2	14.3	2	14.3	14	-	-
Year-to-date 2017	0	0.0	2	10.5	6	31.6	6	31.6	5	26.3	19	-	-
Year-to-date 2016	0	0.0	6	17.1	18	51.4	7	20.0	4	11.4	35	-	315,475
South Frontenac Township													
Q4 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Q4 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	-
Year-to-date 2016	0	0.0	2	16.7	6	50.0	2	16.7	2	16.7	12	-	-
Kingston CMA													
Q4 2017	0	0.0	0	0.0	2	4.7	8	18.6	33	76.7	43	447,500	441,214
Q4 2016	0	0.0	10	16.1	19	30.6	15	24.2	18	29.0	62	365,000	372,931
Year-to-date 2017	0	0.0	4	2.3	27	15.8	49	28.7	91	53.2	171	420,000	416,028
Year-to-date 2016	0	0.0	28	13.0	85	39.5	49	22.8	53	24.7	215	345,000	364,746

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2017						
Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	-	388,628	n/a	437,648	373,079	17.3
Loyalist Township	-	-	n/a	-	315,475	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	441,214	372,931	18.3	416,028	364,746	14.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

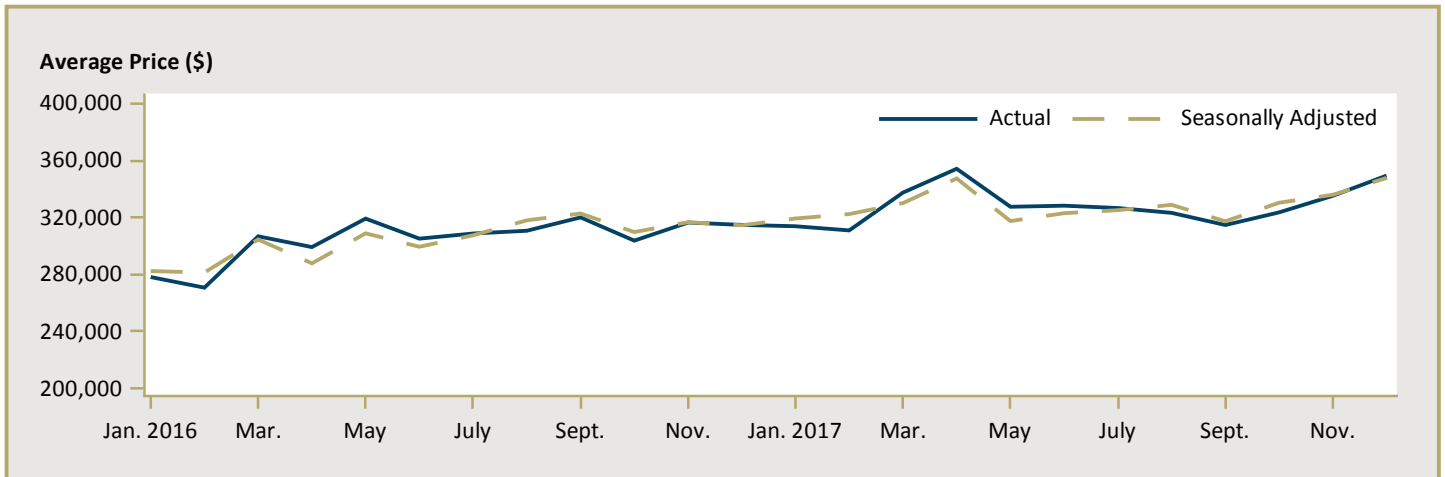


Figure 5.2: MLS® Residential Sales for Kingston

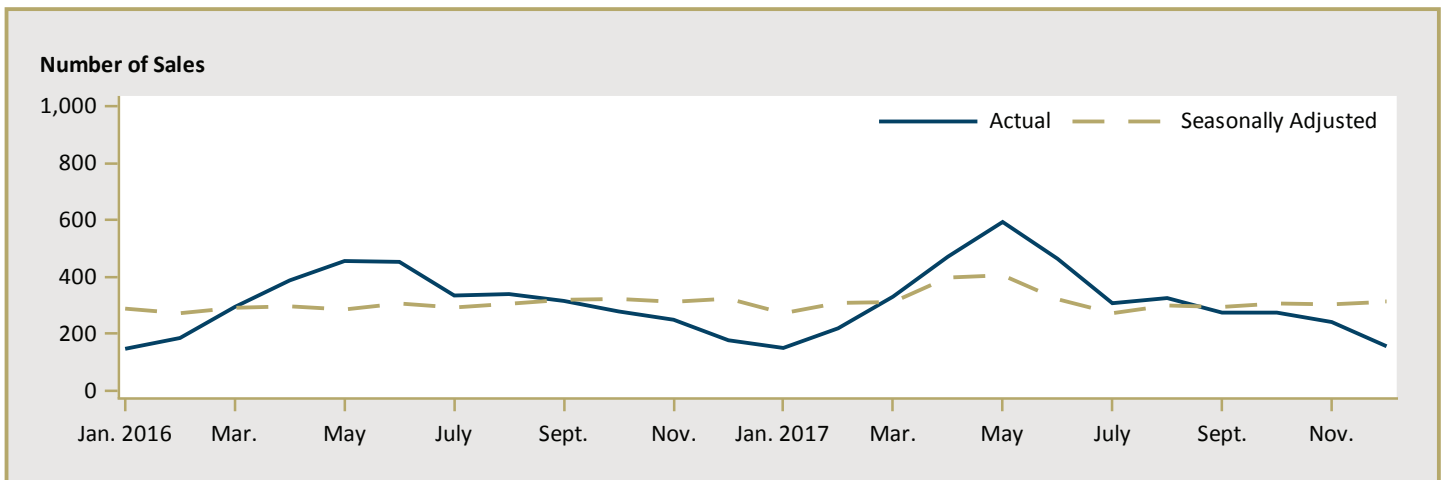
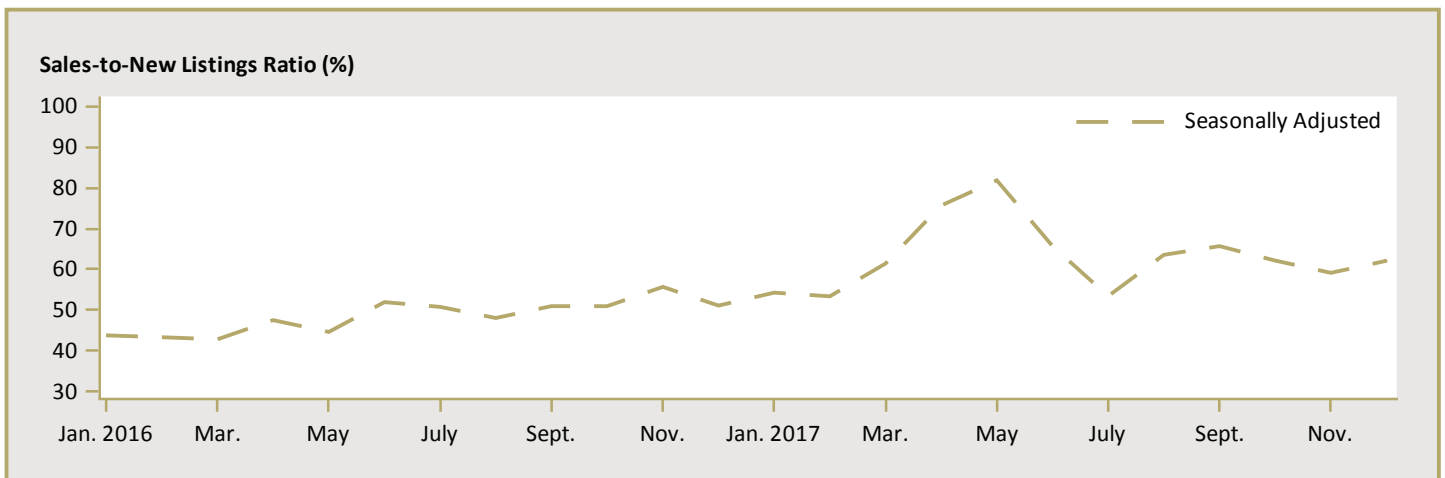


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Kingston



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	94.20	127.80	84.1	6.5	64.8	900
	February	561	3.14	4.64	94.60	128.20	84.1	5.9	64.4	909
	March	561	3.14	4.64	94.80	129.00	84.0	5.9	64.2	924
	April	561	3.14	4.64	95.30	129.60	83.1	6.2	63.7	944
	May	561	3.14	4.64	96.60	130.10	82.6	6.5	63.4	949
	June	561	3.14	4.64	97.00	130.40	82.6	6.0	63.1	946
	July	567	3.14	4.74	97.80	130.30	83.7	5.5	63.4	943
	August	567	3.14	4.74	98.20	129.90	84.1	5.2	63.4	946
	September	561	3.14	4.64	98.50	130.10	84.1	5.3	63.5	945
	October	561	3.14	4.64	99.50	130.60	84.2	5.5	63.7	932
	November	561	3.14	4.64	99.90	130.20	84.3	5.6	63.8	934
	December	561	3.14	4.64	100.00	130.00	84.6	5.7	64.0	937
2017	January	561	3.14	4.64	100.30	130.80	83.8	5.8	63.6	949
	February	561	3.14	4.64	101.10	131.20	84.3	6.1	64.0	943
	March	561	3.14	4.64	101.40	131.40	85.1	6.1	64.6	942
	April	561	3.14	4.64	103.00	132.00	86.7	5.8	65.4	938
	May	561	3.14	4.64	103.80	131.90	87.5	5.5	65.8	927
	June	561	3.14	4.64	103.90	132.10	87.1	5.4	65.3	921
	July	573	3.14	4.84	104.10	131.90	87.2	5.5	65.3	919
	August	573	3.14	4.84	104.20	131.80	86.7	5.3	64.7	933
	September	575	3.09	4.89	104.30	132.30	87.4	5.5	65.3	946
	October	581	3.24	4.99	104.40	132.30	87.3	5.6	65.3	962
	November	581	3.24	4.99	104.50	132.70	88.2	5.8	66.0	970
	December	581	3.24	4.99		132.00	89.0	5.6	66.4	971

"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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