

HOUSING NOW TABLES

Belleville CMA

Date Released: Second Quarter 2017



Housing market intelligence you can count on

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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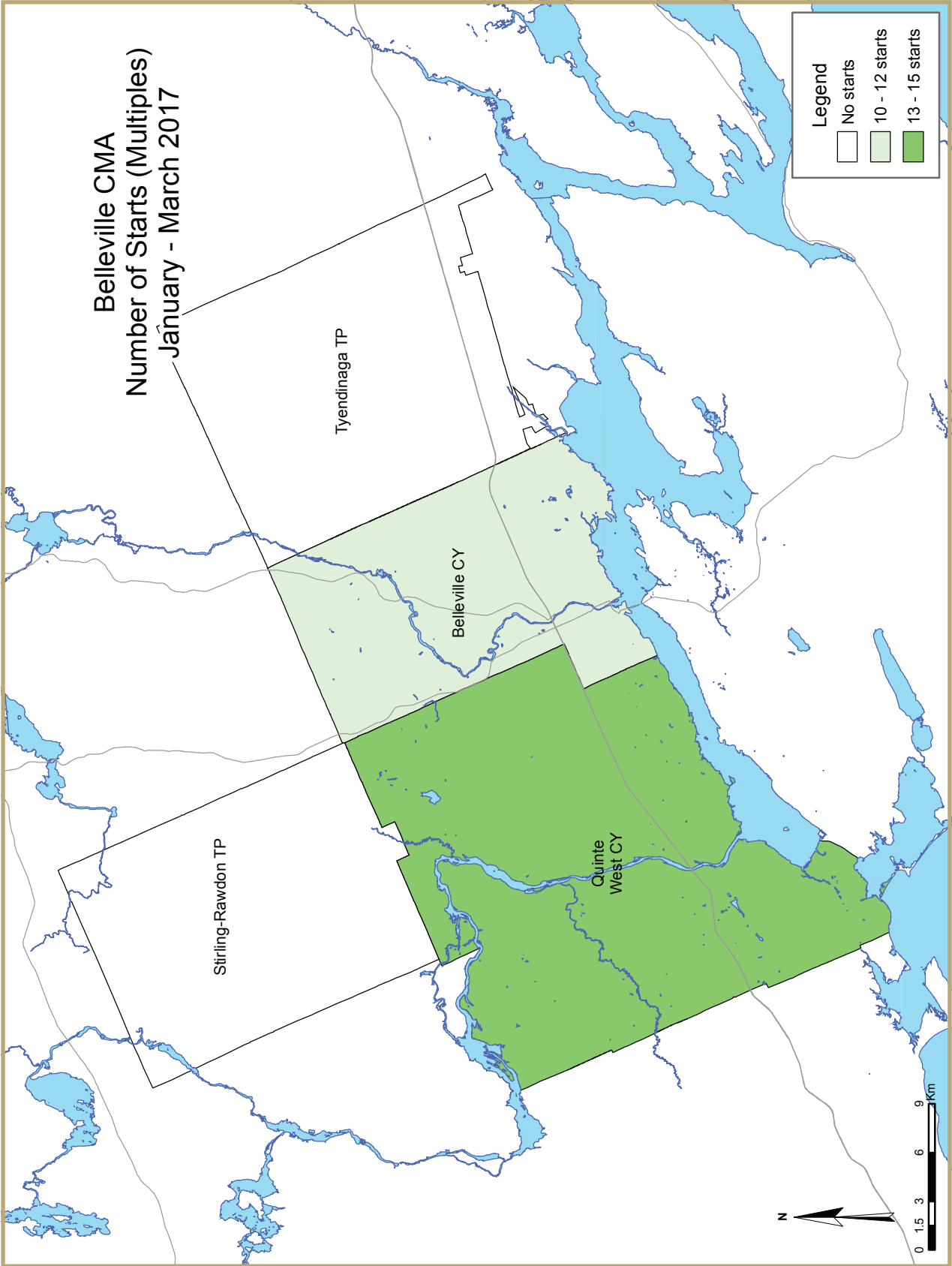
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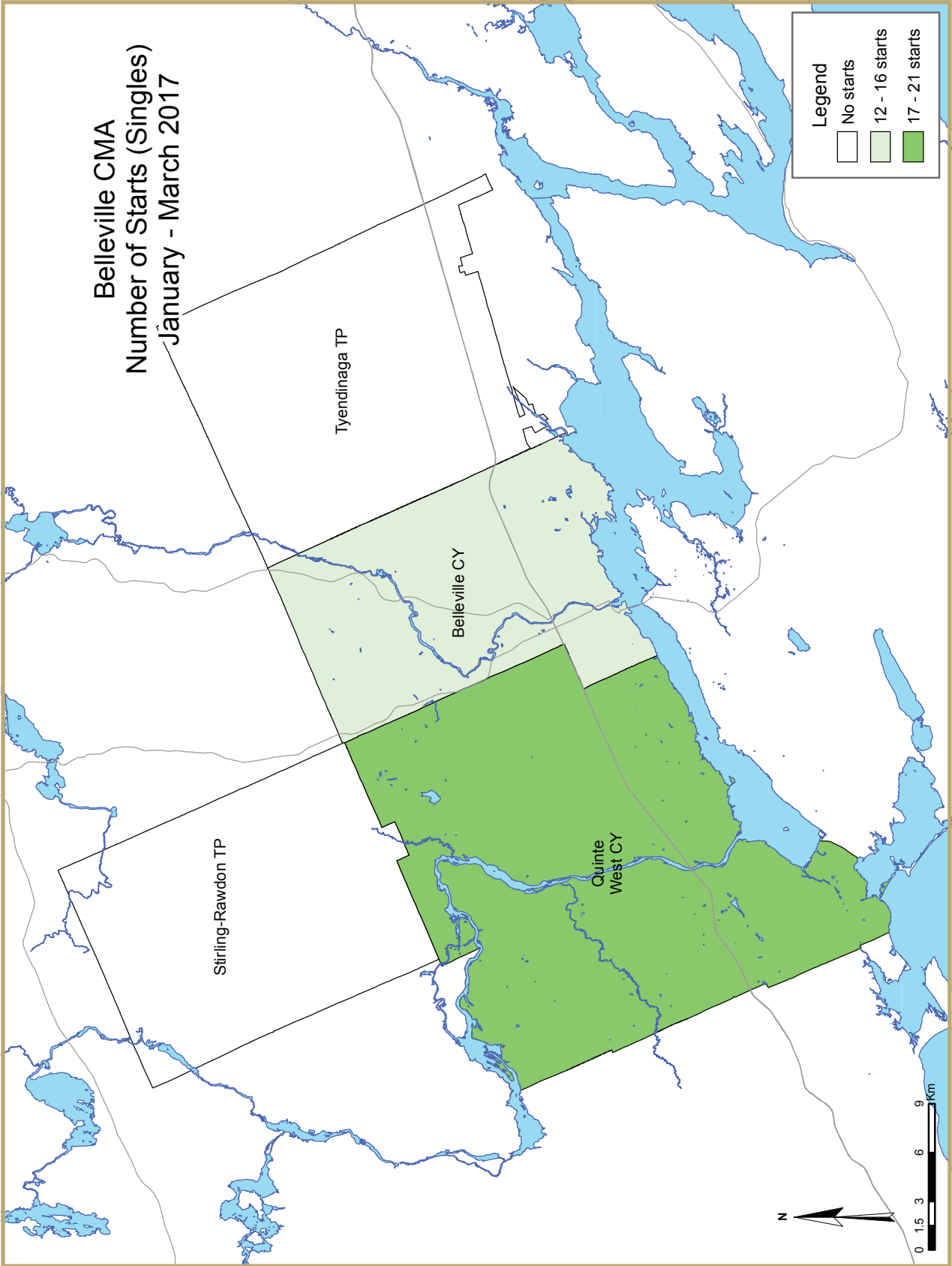
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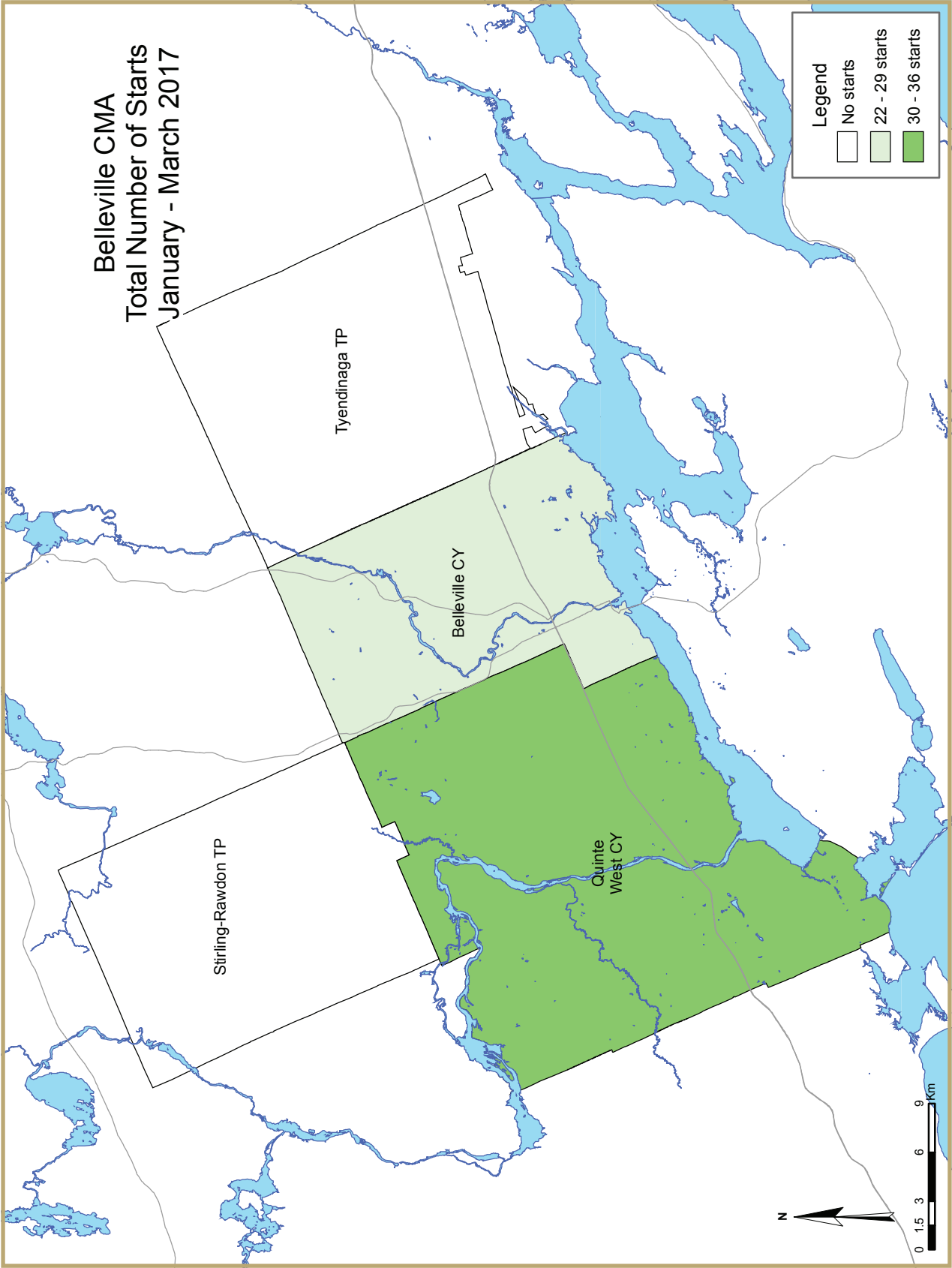












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SYMBOLS

- 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)								
First Quarter 2017								
Belleville CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	213	360	402	448	889	421	432	509
Multiples	113	162	144	24	132	158	134	128
Total	326	522	546	472	1,021	579	566	637
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	1,160	1,637	36	33	-8.3%	36	33	-8.3%
Multiples	468	300	18	25	38.9%	18	25	38.9%
Total	1,628	1,937	54	58	7.4%	54	58	7.4%

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 Belleville CMA
First 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									
QI 2017	33	8	15	0	0	0	2	0	58
QI 2016	36	0	13	0	0	0	5	0	54
% Change	-8.3	n/a	15.4	n/a	n/a	n/a	-60.0	n/a	7.4
Year-to-date	33	8	15	0	0	0	2	0	58
Year-to-date	36	0	13	0	0	0	5	0	54
% Change	-8.3	n/a	15.4	n/a	n/a	n/a	-60.0	n/a	7.4
UNDER CONSTRUCTION									
QI 2017	189	22	70	0	0	0	2	0	283
QI 2016	110	12	83	0	0	0	5	3	213
% Change	71.8	83.3	-15.7	n/a	n/a	n/a	-60.0	-100.0	32.9
COMPLETIONS									
QI 2017	57	4	27	0	0	0	3	0	91
QI 2016	36	0	17	0	0	0	0	0	53
% Change	58.3	n/a	58.8	n/a	n/a	n/a	n/a	n/a	71.7
Year-to-date	57	4	27	0	0	0	3	0	91
Year-to-date	36	0	17	0	0	0	0	0	53
% Change	58.3	n/a	58.8	n/a	n/a	n/a	n/a	n/a	71.7
COMPLETED & NOT ABSORBED									
QI 2017	5	2	1	0	0	0	n/a	n/a	8
QI 2016	5	4	2	0	0	0	n/a	n/a	11
% Change	0.0	-50.0	-50.0	n/a	n/a	n/a	n/a	n/a	-27.3
ABSORBED									
QI 2017	58	4	30	0	0	0	n/a	n/a	92
QI 2016	38	0	22	0	0	0	n/a	n/a	60
% Change	52.6	n/a	36.4	n/a	n/a	n/a	n/a	n/a	53.3
Year-to-date	58	4	30	0	0	0	n/a	n/a	92
Year-to-date	38	0	22	0	0	0	n/a	n/a	60
% Change	52.6	n/a	36.4	n/a	n/a	n/a	n/a	n/a	53.3

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Belleville CY									
QI 2017	12	4	4	0	0	0	2	0	22
QI 2016	25	0	13	0	0	0	5	0	43
Quinte West CY									
QI 2017	21	4	11	0	0	0	0	0	36
QI 2016	11	0	0	0	0	0	0	0	11
Stirling-Rawdon TP									
QI 2017	0	0	0	0	0	0	0	0	0
QI 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
QI 2017	0	0	0	0	0	0	0	0	0
QI 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
QI 2017	33	8	15	0	0	0	2	0	58
QI 2016	36	0	13	0	0	0	5	0	54

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Belleville CY									
Q1 2017	91	12	41	0	0	0	2	0	146
Q1 2016	63	6	61	0	0	0	5	0	135
Quinte West CY									
Q1 2017	84	10	29	0	0	0	0	0	123
Q1 2016	47	6	22	0	0	0	0	3	78
Stirling-Rawdon TP									
Q1 2017	6	0	0	0	0	0	0	0	6
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q1 2017	8	0	0	0	0	0	0	0	8
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q1 2017	189	22	70	0	0	0	2	0	283
Q1 2016	110	12	83	0	0	0	5	3	213

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Belleville CY									
QI 2017	36	4	18	0	0	0	2	0	60
QI 2016	24	0	4	0	0	0	0	0	28
Quinte West CY									
QI 2017	18	0	9	0	0	0	1	0	28
QI 2016	12	0	13	0	0	0	0	0	25
Stirling-Rawdon TP									
QI 2017	3	0	0	0	0	0	0	0	3
QI 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
QI 2017	0	0	0	0	0	0	0	0	0
QI 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
QI 2017	57	4	27	0	0	0	3	0	91
QI 2016	36	0	17	0	0	0	0	0	53

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

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

	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									
Belleville CY									
Q1 2017	3	0	1	0	0	0	n/a	n/a	4
Q1 2016	4	2	1	0	0	0	n/a	n/a	7
Quinte West CY									
Q1 2017	2	2	0	0	0	0	n/a	n/a	4
Q1 2016	1	2	1	0	0	0	n/a	n/a	4
Stirling-Rawdon TP									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q1 2017	5	2	1	0	0	0	n/a	n/a	8
Q1 2016	5	4	2	0	0	0	n/a	n/a	11

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Belleville CY									
Q1 2017	36	4	19	0	0	0	n/a	n/a	59
Q1 2016	23	0	7	0	0	0	n/a	n/a	30
Quinte West CY									
Q1 2017	19	0	11	0	0	0	n/a	n/a	30
Q1 2016	15	0	15	0	0	0	n/a	n/a	30
Stirling-Rawdon TP									
Q1 2017	3	0	0	0	0	0	n/a	n/a	3
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q1 2017	58	4	30	0	0	0	n/a	n/a	92
Q1 2016	38	0	22	0	0	0	n/a	n/a	60

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

**Table 1.3: History of Housing Starts of Belleville CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	360	42	112	0	0	0	8	0	522
% Change	69.0	147.1	20.4	n/a	n/a	n/a	n/a	-100.0	60.1
2015	213	17	93	0	0	0	0	3	326
% Change	-0.5	**	**	n/a	n/a	n/a	n/a	n/a	32.5
2014	214	2	30	0	0	0	0	0	246
% Change	18.9	-50.0	-40.0	n/a	n/a	n/a	n/a	n/a	5.1
2013	180	4	50	0	0	0	0	0	234
% Change	-13.0	100.0	-25.4	n/a	n/a	n/a	n/a	n/a	-15.2
2012	207	2	67	0	0	0	0	0	276
% Change	-7.2	0.0	67.5	n/a	n/a	n/a	n/a	n/a	4.2
2011	223	2	40	0	0	0	0	0	265
% Change	-1.3	-75.0	-13.0	n/a	-100.0	n/a	-100.0	-100.0	-18.2
2010	226	8	46	0	3	0	1	40	324
% Change	21.5	n/a	12.2	n/a	-40.0	n/a	n/a	-68.0	-9.2
2009	186	0	41	0	5	0	0	125	357
% Change	-31.6	n/a	32.3	n/a	n/a	n/a	n/a	**	10.2
2008	272	0	31	0	0	0	0	21	324
% Change	-13.1	-100.0	-20.5	n/a	n/a	n/a	-100.0	n/a	-12.0
2007	313	12	39	0	0	0	4	0	368

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Belleville CY	12	25	6	0	4	18	0	0	22	43	-48.8
Quinte West CY	21	11	4	0	11	0	0	0	36	11	**
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Belleville CMA	33	36	10	0	15	18	0	0	58	54	7.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
Belleville CY	12	25	6	0	4	18	0	0	22	43	-48.8
Quinte West CY	21	11	4	0	11	0	0	0	36	11	**
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Belleville CMA	33	36	10	0	15	18	0	0	58	54	7.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Belleville CY	4	13	0	5	0	0	0	0
Quinte West CY	11	0	0	0	0	0	0	0
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	15	13	0	5	0	0	0	0

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Belleville CY	4	13	0	5	0	0	0	0
Quinte West CY	11	0	0	0	0	0	0	0
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	15	13	0	5	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Belleville CY	20	38	0	0	2	5	22	43
Quinte West CY	36	11	0	0	0	0	36	11
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	56	49	0	0	2	5	58	54

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Belleville CY	20	38	0	0	2	5	22	43
Quinte West CY	36	11	0	0	0	0	36	11
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	56	49	0	0	2	5	58	54

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Belleville CY	36	24	4	0	20	4	0	0	60	28	114.3
Quinte West CY	18	12	0	0	10	13	0	0	28	25	12.0
Stirling-Rawdon TP	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Belleville CMA	57	36	4	0	30	17	0	0	91	53	71.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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
Belleville CY	36	24	4	0	20	4	0	0	60	28	114.3
Quinte West CY	18	12	0	0	10	13	0	0	28	25	12.0
Stirling-Rawdon TP	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Belleville CMA	57	36	4	0	30	17	0	0	91	53	71.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Belleville CY	18	4	2	0	0	0	0	0
Quinte West CY	9	13	1	0	0	0	0	0
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	27	17	3	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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
Belleville CY	18	4	2	0	0	0	0	0
Quinte West CY	9	13	1	0	0	0	0	0
Stirling-Rawdon TP	0	n/a	0	n/a	0	n/a	0	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	27	17	3	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Belleville CY	58	28	0	0	2	0	60	28
Quinte West CY	27	25	0	0	1	0	28	25
Stirling-Rawdon TP	3	n/a	0	n/a	0	n/a	3	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	88	53	0	0	3	0	91	53

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Belleville CY	58	28	0	0	2	0	60	28
Quinte West CY	27	25	0	0	1	0	28	25
Stirling-Rawdon TP	3	n/a	0	n/a	0	n/a	3	n/a
Tyendinaga TP	0	n/a	0	n/a	0	n/a	0	n/a
Belleville CMA	88	53	0	0	3	0	91	53

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First 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 (%)			
Belleville CY													
Q1 2017	7	20.6	14	41.2	9	26.5	1	2.9	3	8.8	34	-	314,784
Q1 2016	3	14.3	5	23.8	11	52.4	2	9.5	0	0.0	21	-	256,700
Year-to-date 2017	7	20.6	14	41.2	9	26.5	1	2.9	3	8.8	34	-	314,784
Year-to-date 2016	3	14.3	5	23.8	11	52.4	2	9.5	0	0.0	21	-	256,700
Quinte West CY													
Q1 2017	0	0.0	9	60.0	1	6.7	1	6.7	4	26.7	15	-	338,250
Q1 2016	0	0.0	4	40.0	2	20.0	2	20.0	2	20.0	10	-	387,800
Year-to-date 2017	0	0.0	9	60.0	1	6.7	1	6.7	4	26.7	15	-	338,250
Year-to-date 2016	0	0.0	4	40.0	2	20.0	2	20.0	2	20.0	10	-	387,800
Stirling-Rawdon TP													
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP													
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA													
Q1 2017	7	14.3	23	46.9	10	20.4	2	4.1	7	14.3	49	290,000	316,616
Q1 2016	3	9.7	9	29.0	13	41.9	4	12.9	2	6.5	31	315,000	313,423
Year-to-date 2017	7	14.3	23	46.9	10	20.4	2	4.1	7	14.3	49	290,000	316,616
Year-to-date 2016	3	9.7	9	29.0	13	41.9	4	12.9	2	6.5	31	315,000	313,423

Source: CMHC (Market Absorption Survey)

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

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Belleville CY	314,784	256,700	22.6	314,784	256,700	22.6
Quinte West CY	338,250	387,800	-12.8	338,250	387,800	-12.8
Stirling-Rawdon TP	-	n/a	n/a	-	n/a	n/a
Tyendinaga TP	-	n/a	n/a	-	n/a	n/a
Belleville CMA	316,616	313,423	1.0	316,616	313,423	1.0

Source: CMHC (Market Absorption Survey)

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 large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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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