

HOUSING NOW TABLES

Belleville CMA

Date Released: Third 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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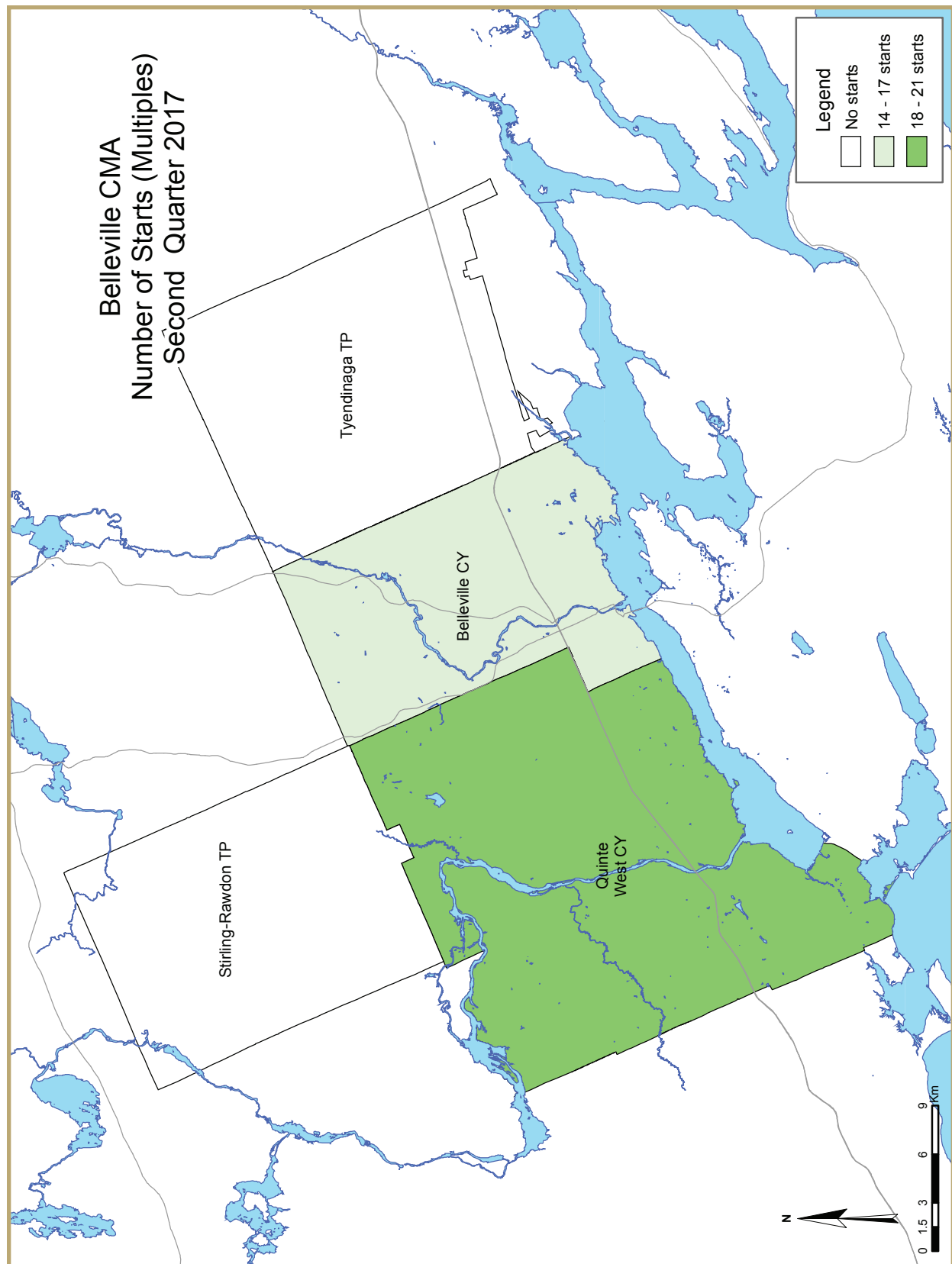
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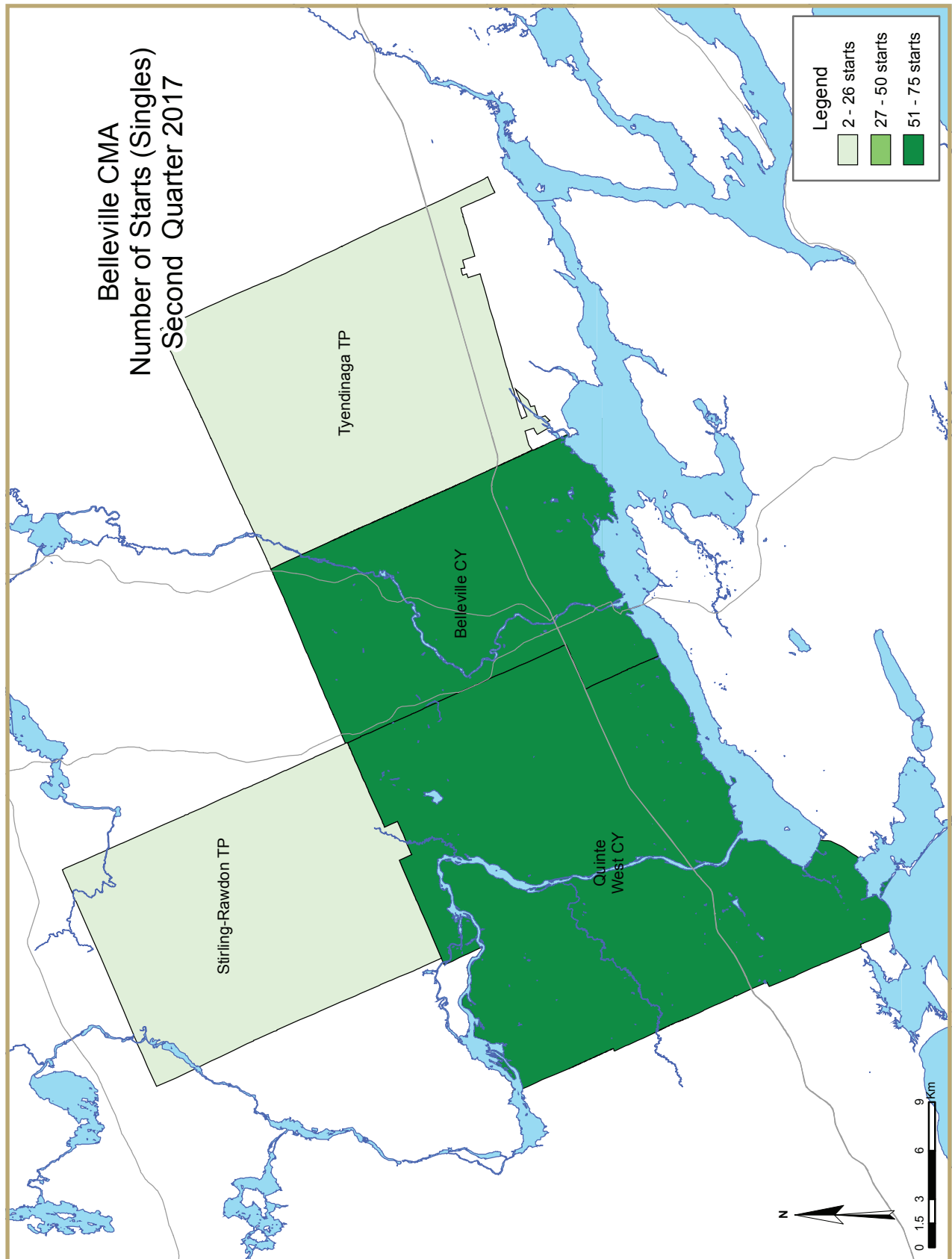
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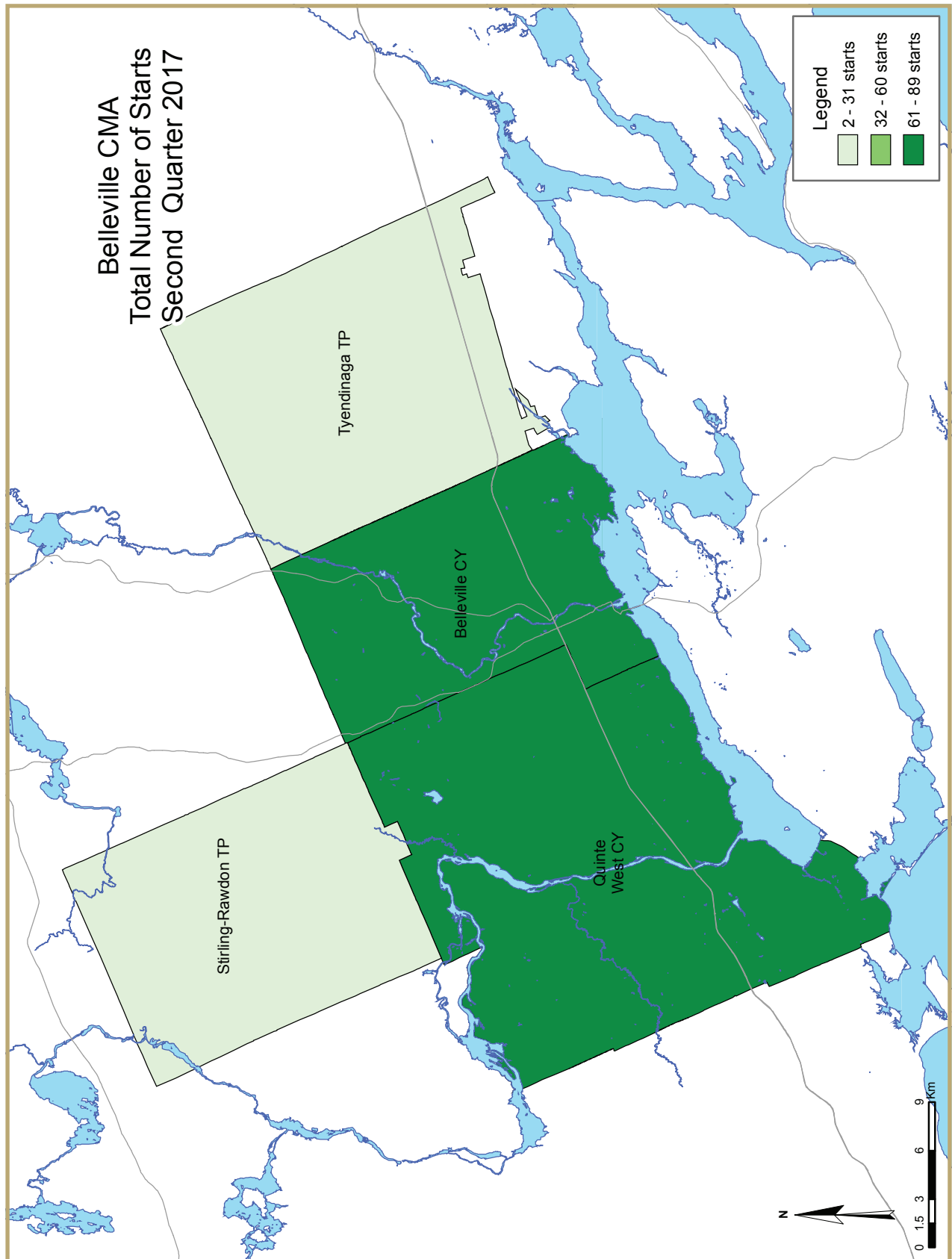
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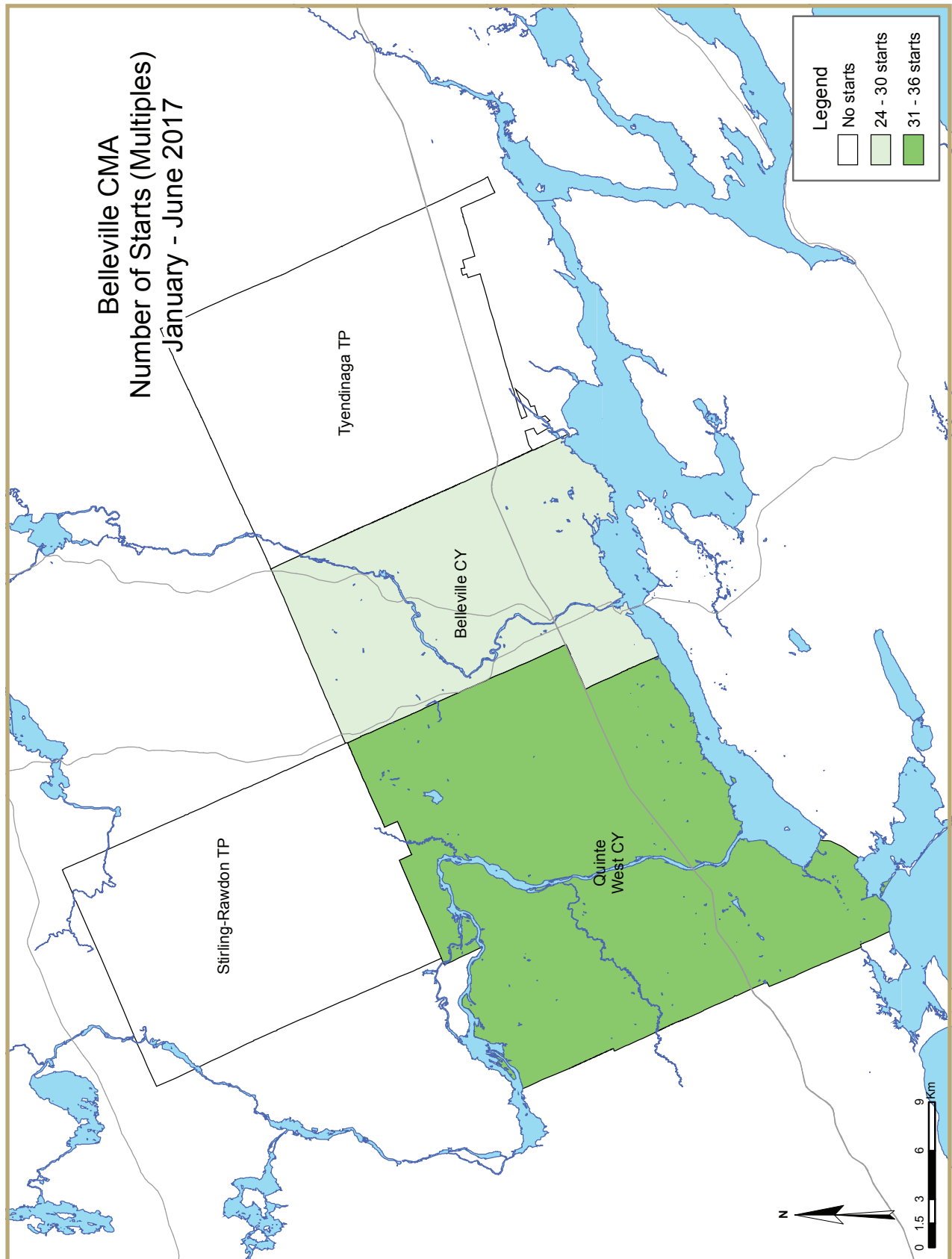
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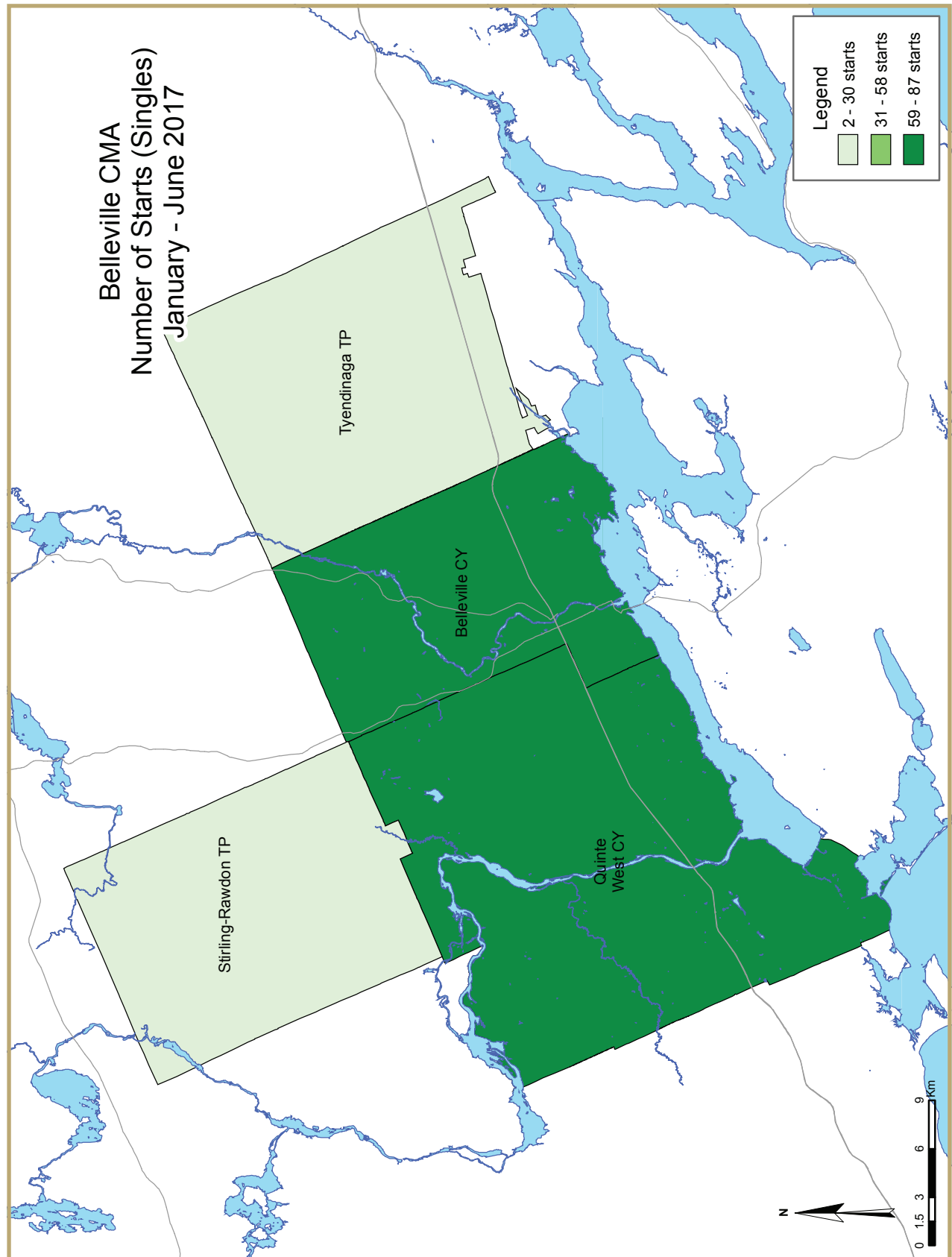
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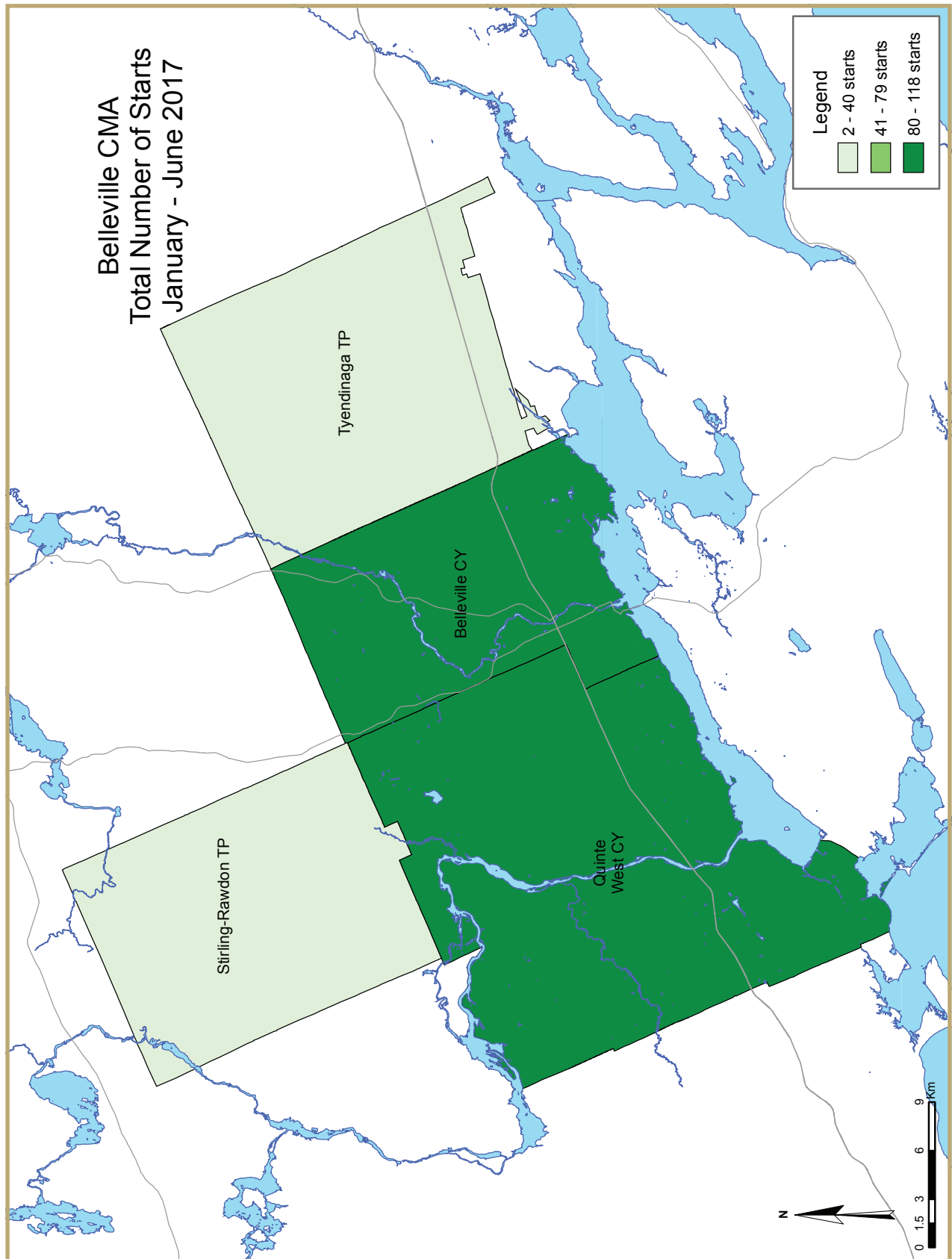












HOUSING NOW REPORT TABLES

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- 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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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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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 1: Housing Starts (SAAR and Trend)								
Second Quarter 2017								
Belleville CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	213	360	380	359	430	512	484	491
Multiples	113	162	132	264	24	138	116	120
Total	326	522	512	623	454	650	600	611
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	1,471	1,259	115	143	24.3%	151	176	16.6%
Multiples	300	420	61	35	-42.6%	79	60	-24.1%
Total	1,771	1,679	176	178	1.1%	230	236	2.6%

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 1.1: Housing Activity Summary of Belleville CMA
Second 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									
Q2 2017	143	8	18	0	0	0	9	0	178
Q2 2016	115	30	28	0	0	0	3	0	176
% Change	24.3	-73.3	-35.7	n/a	n/a	n/a	200.0	n/a	1.1
Year-to-date	176	16	33	0	0	0	11	0	236
Year-to-date	151	30	41	0	0	0	8	0	230
% Change	16.6	-46.7	-19.5	n/a	n/a	n/a	37.5	n/a	2.6
UNDER CONSTRUCTION									
Q2 2017	249	22	84	0	0	0	5	0	360
Q2 2016	172	32	69	0	0	0	8	3	284
% Change	44.8	-31.3	21.7	n/a	n/a	n/a	-37.5	-100.0	26.8
COMPLETIONS									
Q2 2017	83	8	4	0	0	0	6	0	101
Q2 2016	53	10	42	0	0	0	0	0	105
% Change	56.6	-20.0	-90.5	n/a	n/a	n/a	n/a	n/a	-3.8
Year-to-date	140	12	31	0	0	0	9	0	192
Year-to-date	89	10	59	0	0	0	0	0	158
% Change	57.3	20.0	-47.5	n/a	n/a	n/a	n/a	n/a	21.5
COMPLETED & NOT ABSORBED									
Q2 2017	5	2	1	0	0	0	n/a	n/a	8
Q2 2016	6	2	1	0	0	0	n/a	n/a	9
% Change	-16.7	0.0	0.0	n/a	n/a	n/a	n/a	n/a	-11.1
ABSORBED									
Q2 2017	82	8	4	0	0	0	n/a	n/a	94
Q2 2016	52	12	43	0	0	0	n/a	n/a	107
% Change	57.7	-33.3	-90.7	n/a	n/a	n/a	n/a	n/a	-12.1
Year-to-date	140	12	34	0	0	0	n/a	n/a	186
Year-to-date	90	12	65	0	0	0	n/a	n/a	167
% Change	55.6	0.0	-47.7	n/a	n/a	n/a	n/a	n/a	11.4

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

**Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	75	0	14	0	0	0	0	0	89
Q2 2016	68	12	19	0	0	0	2	0	101
Quinte West CY									
Q2 2017	61	8	4	0	0	0	9	0	82
Q2 2016	47	18	9	0	0	0	1	0	75
Stirling-Rawdon TP									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q2 2017	5	0	0	0	0	0	0	0	5
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q2 2017	143	8	18	0	0	0	9	0	178
Q2 2016	115	30	28	0	0	0	3	0	176

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

**Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	128	6	51	0	0	0	2	0	187
Q2 2016	102	14	55	0	0	0	7	0	178
Quinte West CY									
Q2 2017	108	16	33	0	0	0	3	0	160
Q2 2016	70	18	14	0	0	0	1	3	106
Stirling-Rawdon TP									
Q2 2017	7	0	0	0	0	0	0	0	7
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q2 2017	6	0	0	0	0	0	0	0	6
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q2 2017	249	22	84	0	0	0	5	0	360
Q2 2016	172	32	69	0	0	0	8	3	284

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

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

	Ownership						Rental		Total ¹ *
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Belleville CY									
Q2 2017	38	6	4	0	0	0	0	0	48
Q2 2016	29	4	25	0	0	0	0	0	58
Quinte West CY									
Q2 2017	37	2	0	0	0	0	6	0	45
Q2 2016	24	6	17	0	0	0	0	0	47
Stirling-Rawdon TP									
Q2 2017	1	0	0	0	0	0	0	0	1
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q2 2017	7	0	0	0	0	0	0	0	7
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q2 2017	83	8	4	0	0	0	6	0	101
Q2 2016	53	10	42	0	0	0	0	0	105

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

**Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	2	0	1	0	0	0	n/a	n/a	3
Q2 2016	5	0	1	0	0	0	n/a	n/a	6
Quinte West CY									
Q2 2017	3	2	0	0	0	0	n/a	n/a	5
Q2 2016	1	2	0	0	0	0	n/a	n/a	3
Stirling-Rawdon TP									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q2 2017	5	2	1	0	0	0	n/a	n/a	8
Q2 2016	6	2	1	0	0	0	n/a	n/a	9

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

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

	Ownership						Rental		Total ¹ *
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Belleville CY									
Q2 2017	39	6	4	0	0	0	n/a	n/a	49
Q2 2016	28	6	25	0	0	0	n/a	n/a	59
Quinte West CY									
Q2 2017	35	2	0	0	0	0	n/a	n/a	37
Q2 2016	24	6	18	0	0	0	n/a	n/a	48
Stirling-Rawdon TP									
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q2 2017	7	0	0	0	0	0	n/a	n/a	7
Q2 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q2 2017	82	8	4	0	0	0	n/a	n/a	94
Q2 2016	52	12	43	0	0	0	n/a	n/a	107

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

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

	Ownership						Rental		Total ^{1*}
	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
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Belleville CY	75	68	0	12	14	21	0	0	89	101	-11.9
Quinte West CY	61	47	8	18	13	10	0	0	82	75	9.3
Stirling-Rawdon TP	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Tyendinaga TP	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Belleville CMA	143	115	8	30	27	31	0	0	178	176	1.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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	87	93	6	12	18	39	0	0	111	144	-22.9
Quinte West CY	82	58	12	18	24	10	0	0	118	86	37.2
Stirling-Rawdon TP	2	n/a	0	n/a	0	n/a	0	n/a	2	n/a	n/a
Tyendinaga TP	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Belleville CMA	176	151	18	30	42	49	0	0	236	230	2.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Belleville CY	14	19	0	2	0	0	0	0
Quinte West CY	4	9	9	1	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	18	28	9	3	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 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	18	32	0	7	0	0	0	0
Quinte West CY	15	9	9	1	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	33	41	9	8	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Belleville CY	89	99	0	0	0	2	89	101
Quinte West CY	73	74	0	0	9	1	82	75
Stirling-Rawdon TP	2	n/a	0	n/a	0	n/a	2	n/a
Tyendinaga TP	5	n/a	0	n/a	0	n/a	5	n/a
Belleville CMA	169	173	0	0	9	3	178	176

**Table 2.5: Starts by Submarket and by Intended Market
January - June 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	109	137	0	0	2	7	111	144
Quinte West CY	109	85	0	0	9	1	118	86
Stirling-Rawdon TP	2	n/a	0	n/a	0	n/a	2	n/a
Tyendinaga TP	5	n/a	0	n/a	0	n/a	5	n/a
Belleville CMA	225	222	0	0	11	8	236	230

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Belleville CY	38	29	6	4	4	25	0	0	48	58	-17.2
Quinte West CY	37	24	2	6	6	17	0	0	45	47	-4.3
Stirling-Rawdon TP	1	n/a	0	n/a	0	n/a	0	n/a	1	n/a	n/a
Tyendinaga TP	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Belleville CMA	83	53	8	10	10	42	0	0	101	105	-3.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	74	53	10	4	24	29	0	0	108	86	25.6
Quinte West CY	55	36	2	6	16	30	0	0	73	72	1.4
Stirling-Rawdon TP	4	n/a	0	n/a	0	n/a	0	n/a	4	n/a	n/a
Tyendinaga TP	7	n/a	0	n/a	0	n/a	0	n/a	7	n/a	n/a
Belleville CMA	140	89	12	10	40	59	0	0	192	158	21.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Belleville CY	4	25	0	0	0	0	0	0
Quinte West CY	0	17	6	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	4	42	6	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 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	22	29	2	0	0	0	0	0
Quinte West CY	9	30	7	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	31	59	9	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Belleville CY	48	58	0	0	0	0	48	58
Quinte West CY	39	47	0	0	6	0	45	47
Stirling-Rawdon TP	1	n/a	0	n/a	0	n/a	1	n/a
Tyendinaga TP	7	n/a	0	n/a	0	n/a	7	n/a
Belleville CMA	95	105	0	0	6	0	101	105

**Table 3.5: Completions by Submarket and by Intended Market
January - June 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	106	86	0	0	2	0	108	86
Quinte West CY	66	72	0	0	7	0	73	72
Stirling-Rawdon TP	4	n/a	0	n/a	0	n/a	4	n/a
Tyendinaga TP	7	n/a	0	n/a	0	n/a	7	n/a
Belleville CMA	183	158	0	0	9	0	192	158

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
Second 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													
Q2 2017	4	10.8	9	24.3	21	56.8	3	8.1	0	0.0	37	320,000	318,800
Q2 2016	4	15.4	6	23.1	15	57.7	1	3.8	0	0.0	26	-	290,585
Year-to-date 2017	11	15.5	23	32.4	30	42.3	4	5.6	3	4.2	71	320,000	316,569
Year-to-date 2016	7	14.9	11	23.4	26	55.3	3	6.4	0	0.0	47	-	283,808
Quinte West CY													
Q2 2017	3	11.5	7	26.9	5	19.2	7	26.9	4	15.4	26	355,000	332,629
Q2 2016	3	16.7	7	38.9	4	22.2	3	16.7	1	5.6	18	-	300,380
Year-to-date 2017	3	7.3	16	39.0	6	14.6	8	19.5	8	19.5	41	355,000	334,503
Year-to-date 2016	3	10.7	11	39.3	6	21.4	5	17.9	3	10.7	28	-	322,235
Stirling-Rawdon TP													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 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													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 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													
Q2 2017	7	11.1	16	25.4	26	41.3	10	15.9	4	6.3	63	310,000	317,300
Q2 2016	7	15.9	13	29.5	19	43.2	4	9.1	1	2.3	44	305,000	295,064
Year-to-date 2017	14	12.5	39	34.8	36	32.1	12	10.7	11	9.8	112	305,000	317,001
Year-to-date 2016	10	13.3	22	29.3	32	42.7	8	10.7	3	4.0	75	305,000	302,652

Source: CMHC (Market Absorption Survey)

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

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Belleville CY	318,800	290,585	9.7	316,569	283,808	11.5
Quinte West CY	332,629	300,380	10.7	334,503	322,235	3.8
Stirling-Rawdon TP	-	n/a	n/a	-	n/a	n/a
Tyendinaga TP	-	n/a	n/a	-	n/a	n/a
Belleville CMA	317,300	295,064	7.5	317,001	302,652	4.7

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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