

# HOUSING NOW TABLES

## Belleville 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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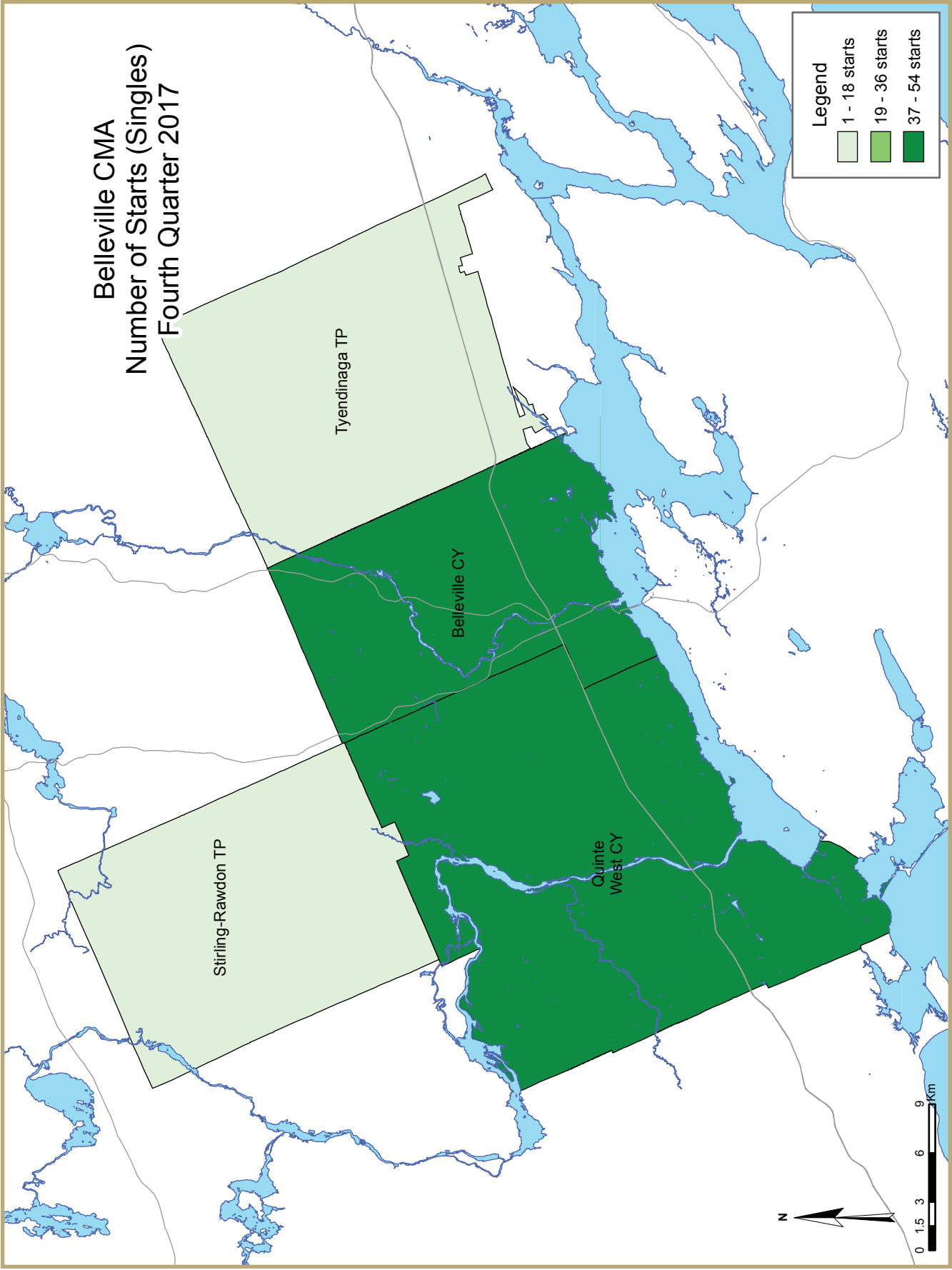
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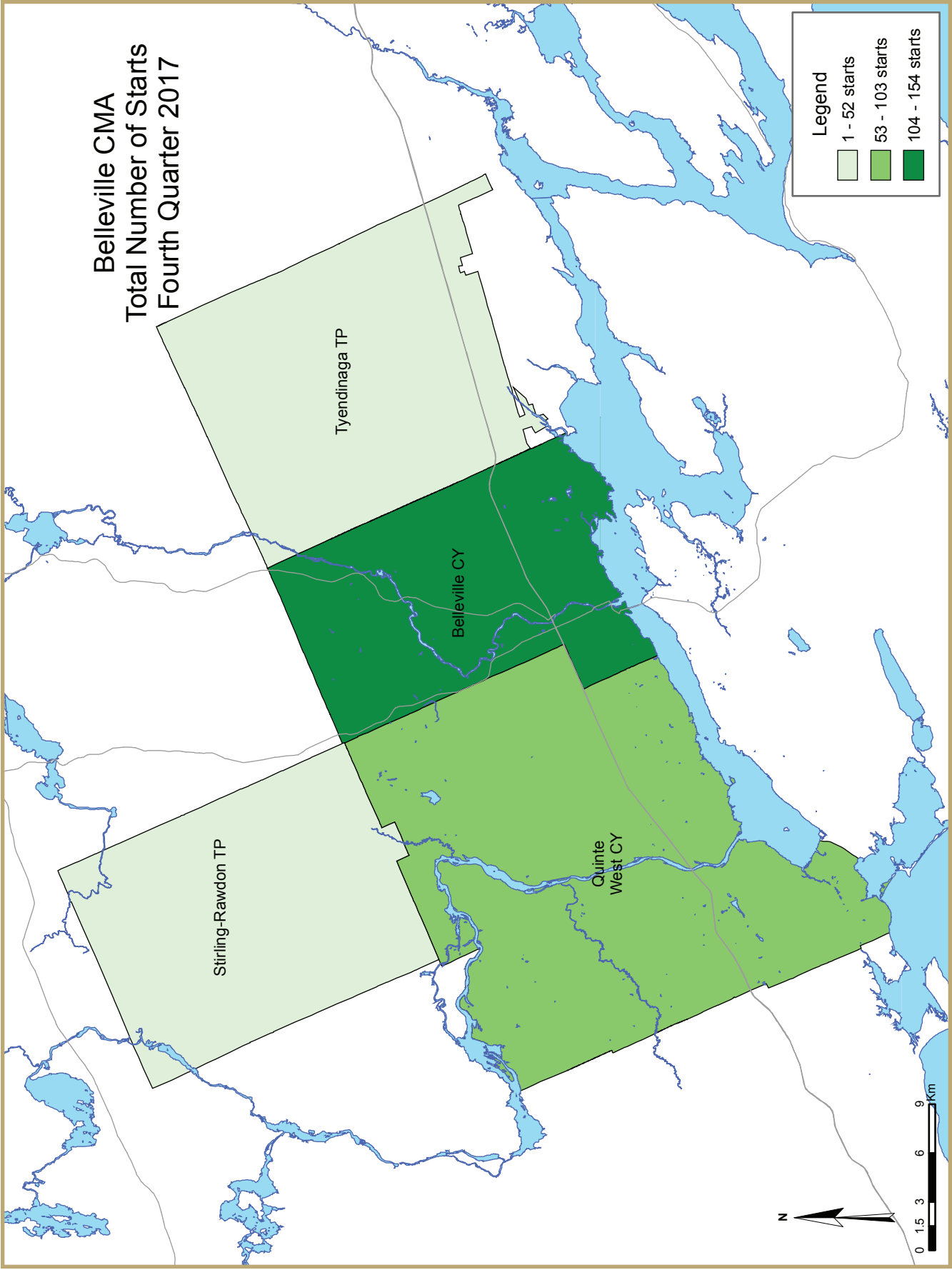
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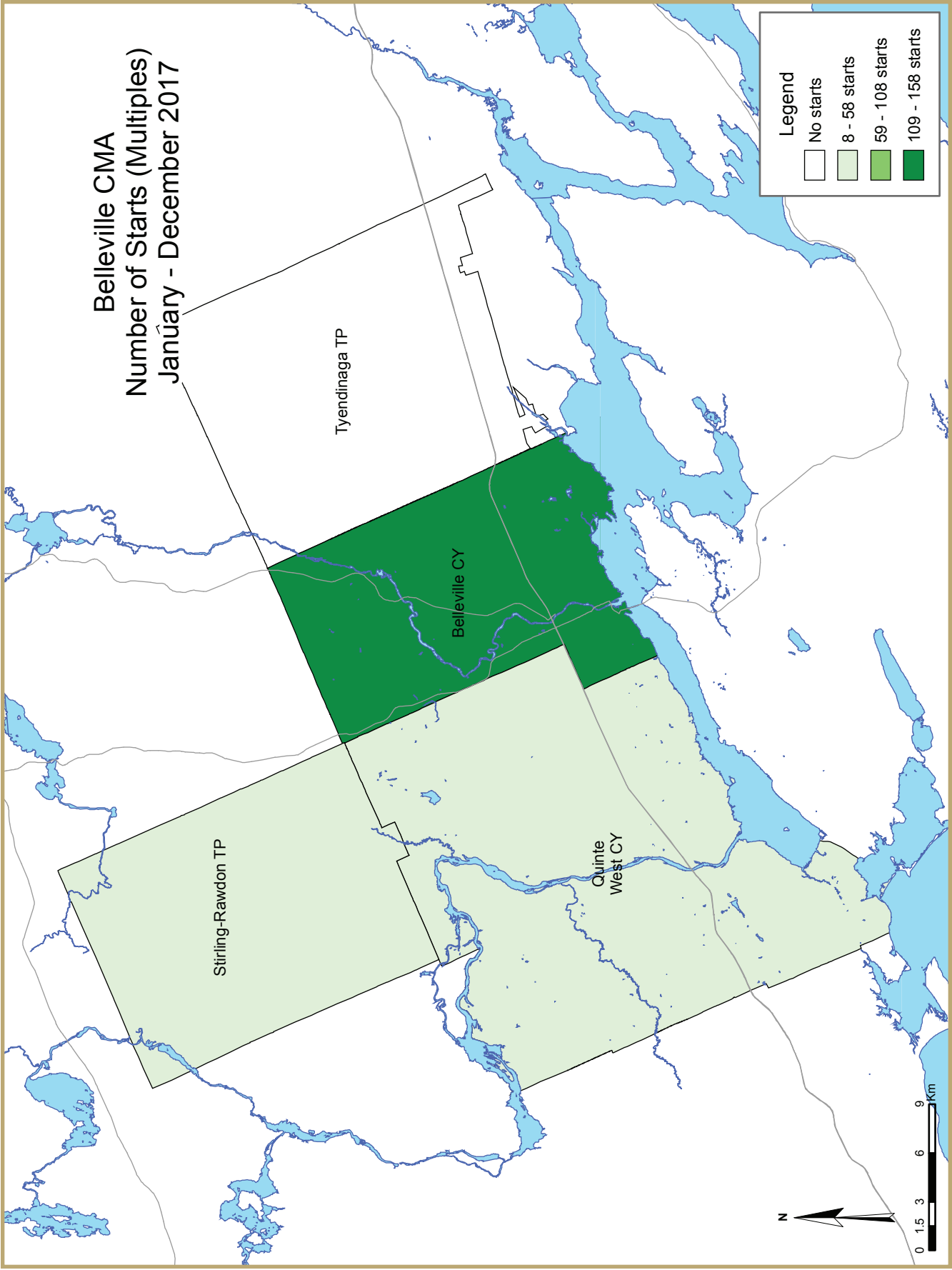
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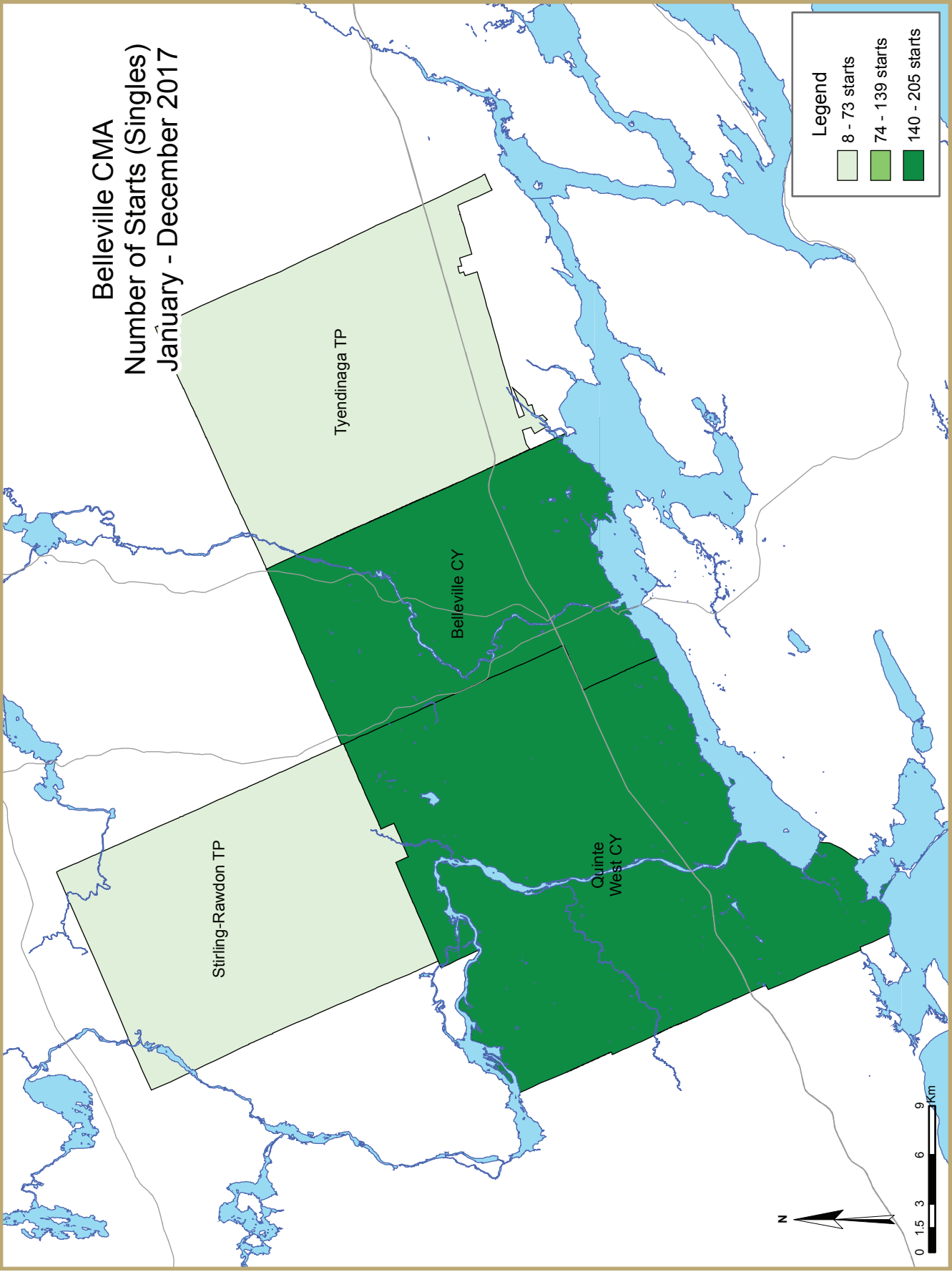


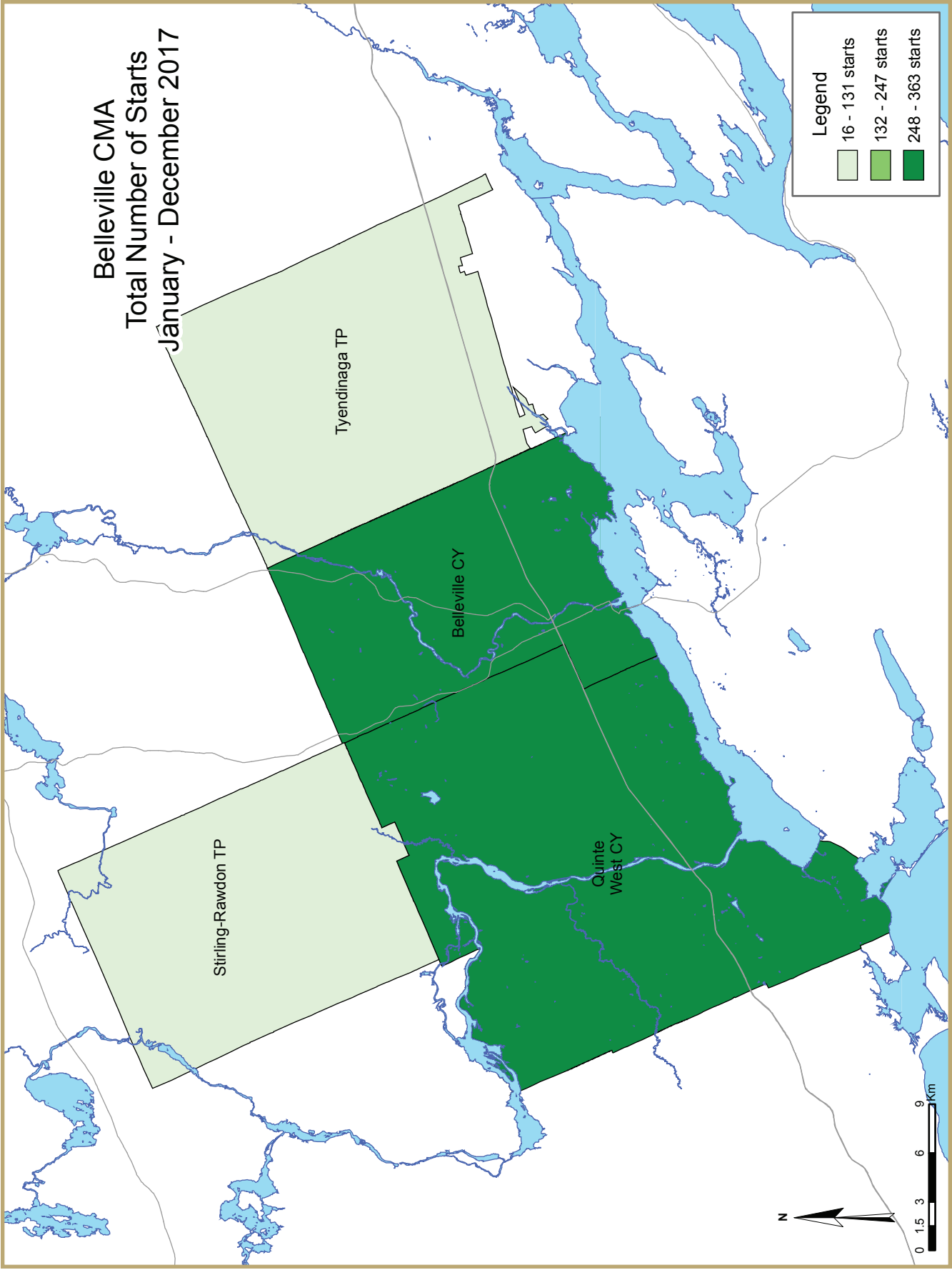














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

## Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- 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
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 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) Fourth Quarter 2017								
Belleville CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	360	442	388	483	402	458	477	471
Multiples	162	224	276	216	804	206	198	328
Total	522	666	664	699	1,206	664	675	799
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	1,320	1,199	106	108	1.9%	360	442	22.8%
Multiples	984	1,296	39	108	176.9%	162	224	38.3%
Total	2,304	2,495	145	216	49.0%	522	666	27.6%

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> 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**  
**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									
Q4 2017	108	14	21	0	22	0	0	51	216
Q4 2016	106	6	33	0	0	0	0	0	145
% Change	1.9	133.3	-36.4	n/a	n/a	n/a	n/a	n/a	49.0
Year-to-date	442	36	78	0	22	0	11	77	666
Year-to-date	360	42	112	0	0	0	8	0	522
% Change	22.8	-14.3	-30.4	n/a	n/a	n/a	37.5	n/a	27.6
UNDER CONSTRUCTION									
Q4 2017	260	20	50	0	22	0	2	77	431
Q4 2016	197	16	81	0	0	0	3	0	297
% Change	32.0	25.0	-38.3	n/a	n/a	n/a	-33.3	n/a	45.1
COMPLETIONS									
Q4 2017	131	14	48	0	0	0	3	0	196
Q4 2016	104	16	41	0	0	0	0	3	164
% Change	26.0	-12.5	17.1	n/a	n/a	n/a	n/a	-100.0	19.5
Year-to-date	394	36	111	0	0	0	12	0	553
Year-to-date	273	36	117	0	0	0	5	3	434
% Change	44.3	0.0	-5.1	n/a	n/a	n/a	140.0	-100.0	27.4
COMPLETED & NOT ABSORBED									
Q4 2017	6	2	1	0	0	0	n/a	n/a	9
Q4 2016	6	2	4	0	0	0	n/a	n/a	12
% Change	0.0	0.0	-75.0	n/a	n/a	n/a	n/a	n/a	-25.0
ABSORBED									
Q4 2017	129	14	48	0	0	0	n/a	n/a	191
Q4 2016	105	16	39	0	0	0	n/a	n/a	160
% Change	22.9	-12.5	23.1	n/a	n/a	n/a	n/a	n/a	19.4
Year-to-date	391	36	114	0	0	0	n/a	n/a	541
Year-to-date	273	38	120	0	0	0	n/a	n/a	431
% Change	43.2	-5.3	-5.0	n/a	n/a	n/a	n/a	n/a	25.5

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

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

	Ownership						Rental		Total <sup>1*</sup>
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Belleville CY									
Q4 2017	54	10	17	0	22	0	0	51	154
Q4 2016	58	4	21	0	0	0	0	0	83
Quinte West CY									
Q4 2017	48	4	4	0	0	0	0	0	56
Q4 2016	48	2	12	0	0	0	0	0	62
Stirling-Rawdon TP									
Q4 2017	1	0	0	0	0	0	0	0	1
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q4 2017	5	0	0	0	0	0	0	0	5
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q4 2017	108	14	21	0	22	0	0	51	216
Q4 2016	106	6	33	0	0	0	0	0	145

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

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	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									
Q4 2017	128	14	30	0	22	0	2	77	273
Q4 2016	116	10	54	0	0	0	2	0	182
Quinte West CY									
Q4 2017	112	6	12	0	0	0	0	0	130
Q4 2016	81	6	27	0	0	0	1	0	115
Stirling-Rawdon TP									
Q4 2017	8	0	8	0	0	0	0	0	16
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q4 2017	12	0	0	0	0	0	0	0	12
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q4 2017	260	20	50	0	22	0	2	77	431
Q4 2016	197	16	81	0	0	0	3	0	297

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

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

	Ownership						Rental		Total <sup>1*</sup>
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Belleville CY									
Q4 2017	66	6	25	0	0	0	0	0	97
Q4 2016	57	6	21	0	0	0	0	0	84
Quinte West CY									
Q4 2017	50	8	23	0	0	0	3	0	84
Q4 2016	47	10	20	0	0	0	0	3	80
Stirling-Rawdon TP									
Q4 2017	3	0	0	0	0	0	0	0	3
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q4 2017	12	0	0	0	0	0	0	0	12
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q4 2017	131	14	48	0	0	0	3	0	196
Q4 2016	104	16	41	0	0	0	0	3	164

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	
COMPLETED & NOT ABSORBED									
Belleville CY									
Q4 2017	3	0	1	0	0	0	n/a	n/a	4
Q4 2016	3	0	2	0	0	0	n/a	n/a	5
Quinte West CY									
Q4 2017	3	2	0	0	0	0	n/a	n/a	5
Q4 2016	3	2	2	0	0	0	n/a	n/a	7
Stirling-Rawdon TP									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q4 2017	6	2	1	0	0	0	n/a	n/a	9
Q4 2016	6	2	4	0	0	0	n/a	n/a	12

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									
Belleville CY									
Q4 2017	64	6	25	0	0	0	n/a	n/a	95
Q4 2016	57	6	21	0	0	0	n/a	n/a	84
Quinte West CY									
Q4 2017	50	8	23	0	0	0	n/a	n/a	81
Q4 2016	48	10	18	0	0	0	n/a	n/a	76
Stirling-Rawdon TP									
Q4 2017	3	0	0	0	0	0	n/a	n/a	3
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Tyendinaga TP									
Q4 2017	12	0	0	0	0	0	n/a	n/a	12
Q4 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Belleville CMA									
Q4 2017	129	14	48	0	0	0	n/a	n/a	191
Q4 2016	105	16	39	0	0	0	n/a	n/a	160

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

**Table 1.3: History of Housing Starts of Belleville 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	442	36	78	0	22	0	11	77	666
% Change	22.8	-14.3	-30.4	n/a	n/a	n/a	37.5	n/a	27.6
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

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
Belleville CY	54	58	10	4	39	21	51	0	154	83	85.5
Quinte West CY	48	48	4	2	4	12	0	0	56	62	-9.7
Stirling-Rawdon TP	1	n/a	0	n/a	0	n/a	0	n/a	1	n/a	n/a
Tyendinaga TP	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
<b>Belleville CMA</b>	<b>108</b>	<b>106</b>	<b>14</b>	<b>6</b>	<b>43</b>	<b>33</b>	<b>51</b>	<b>0</b>	<b>216</b>	<b>145</b>	<b>49.0</b>

**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
Belleville CY	205	204	20	16	61	76	77	0	363	296	22.6
Quinte West CY	205	156	18	26	40	44	0	0	263	226	16.4
Stirling-Rawdon TP	8	n/a	0	n/a	8	n/a	0	n/a	16	n/a	n/a
Tyendinaga TP	24	n/a	0	n/a	0	n/a	0	n/a	24	n/a	n/a
<b>Belleville CMA</b>	<b>442</b>	<b>360</b>	<b>38</b>	<b>42</b>	<b>109</b>	<b>120</b>	<b>77</b>	<b>0</b>	<b>666</b>	<b>522</b>	<b>27.6</b>

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
Belleville CY	39	21	0	0	0	0	51	0
Quinte West CY	4	12	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
<b>Belleville CMA</b>	<b>43</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>0</b>

**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 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Belleville CY	61	69	0	7	0	0	77	0
Quinte West CY	31	43	9	1	0	0	0	0
Stirling-Rawdon TP	8	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
<b>Belleville CMA</b>	<b>100</b>	<b>112</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>77</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Belleville CY	81	83	22	0	51	0	154	83
Quinte West CY	56	62	0	0	0	0	56	62
Stirling-Rawdon TP	1	n/a	0	n/a	0	n/a	1	n/a
Tyendinaga TP	5	n/a	0	n/a	0	n/a	5	n/a
<b>Belleville CMA</b>	<b>143</b>	<b>145</b>	<b>22</b>	<b>0</b>	<b>51</b>	<b>0</b>	<b>216</b>	<b>145</b>

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Belleville CY	262	289	22	0	79	7	363	296
Quinte West CY	254	225	0	0	9	1	263	226
Stirling-Rawdon TP	16	n/a	0	n/a	0	n/a	16	n/a
Tyendinaga TP	24	n/a	0	n/a	0	n/a	24	n/a
<b>Belleville CMA</b>	<b>556</b>	<b>514</b>	<b>22</b>	<b>0</b>	<b>88</b>	<b>8</b>	<b>666</b>	<b>522</b>

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
Belleville CY	66	57	6	6	25	21	0	0	97	84	15.5
Quinte West CY	50	47	8	10	26	20	0	3	84	80	5.0
Stirling-Rawdon TP	3	n/a	0	n/a	0	n/a	0	n/a	3	n/a	n/a
Tyendinaga TP	12	n/a	0	n/a	0	n/a	0	n/a	12	n/a	n/a
<b>Belleville CMA</b>	<b>131</b>	<b>104</b>	<b>14</b>	<b>16</b>	<b>51</b>	<b>41</b>	<b>0</b>	<b>3</b>	<b>196</b>	<b>164</b>	<b>19.5</b>

**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
Belleville CY	191	150	18	12	65	72	0	0	274	234	17.1
Quinte West CY	174	123	18	24	58	50	0	3	250	200	25.0
Stirling-Rawdon TP	9	n/a	0	n/a	0	n/a	0	n/a	9	n/a	n/a
Tyendinaga TP	20	n/a	0	n/a	0	n/a	0	n/a	20	n/a	n/a
<b>Belleville CMA</b>	<b>394</b>	<b>273</b>	<b>36</b>	<b>36</b>	<b>123</b>	<b>122</b>	<b>0</b>	<b>3</b>	<b>553</b>	<b>434</b>	<b>27.4</b>

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
Belleville CY	25	21	0	0	0	0	0	0
Quinte West CY	23	20	3	0	0	0	0	3
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
<b>Belleville CMA</b>	<b>48</b>	<b>41</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>

**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
Belleville CY	63	67	2	5	0	0	0	0
Quinte West CY	48	50	10	0	0	0	0	3
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
<b>Belleville CMA</b>	<b>111</b>	<b>117</b>	<b>12</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Belleville CY	97	84	0	0	0	0	97	84
Quinte West CY	81	77	0	0	3	3	84	80
Stirling-Rawdon TP	3	n/a	0	n/a	0	n/a	3	n/a
Tyendinaga TP	12	n/a	0	n/a	0	n/a	12	n/a
<b>Belleville CMA</b>	<b>193</b>	<b>161</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>196</b>	<b>164</b>

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Belleville CY	272	229	0	0	2	5	274	234
Quinte West CY	240	197	0	0	10	3	250	200
Stirling-Rawdon TP	9	n/a	0	n/a	0	n/a	9	n/a
Tyendinaga TP	20	n/a	0	n/a	0	n/a	20	n/a
<b>Belleville CMA</b>	<b>541</b>	<b>426</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>8</b>	<b>553</b>	<b>434</b>

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 (%)			
Belleville CY													
Q4 2017	2	3.6	25	44.6	22	39.3	4	7.1	3	5.4	56	295,000	309,606
Q4 2016	7	14.0	10	20.0	18	36.0	15	30.0	0	0.0	50	340,000	312,868
Year-to-date 2017	15	8.6	62	35.6	75	43.1	13	7.5	9	5.2	174	320,000	316,142
Year-to-date 2016	19	14.1	33	24.4	63	46.7	20	14.8	0	0.0	135	320,000	300,723
Quinte West CY													
Q4 2017	0	0.0	14	31.8	16	36.4	3	6.8	11	25.0	44	335,000	353,445
Q4 2016	4	11.8	11	32.4	5	14.7	4	11.8	10	29.4	34	295,000	359,171
Year-to-date 2017	7	5.0	45	32.1	48	34.3	16	11.4	24	17.1	140	330,000	334,220
Year-to-date 2016	9	9.7	27	29.0	19	20.4	16	17.2	22	23.7	93	305,000	350,374
Stirling-Rawdon TP													
Q4 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q4 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	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
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													
Q4 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q4 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	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
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													
Q4 2017	3	2.9	40	39.2	38	37.3	7	6.9	14	13.7	102	312,500	325,990
Q4 2016	11	13.1	21	25.0	23	27.4	19	22.6	10	11.9	84	330,000	331,610
Year-to-date 2017	23	7.3	108	34.2	123	38.9	29	9.2	33	10.4	316	310,000	321,416
Year-to-date 2016	28	12.3	60	26.3	82	36.0	36	15.8	22	9.6	228	307,500	319,836

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
Belleville CY	309,606	312,868	-1.0	316,142	300,723	5.1
Quinte West CY	353,445	359,171	-1.6	334,220	350,374	-4.6
Stirling-Rawdon TP	-	n/a	n/a	-	n/a	n/a
Tyendinaga TP	-	n/a	n/a	-	n/a	n/a
<b>Belleville CMA</b>	<b>325,990</b>	<b>331,610</b>	<b>-1.7</b>	<b>321,416</b>	<b>319,836</b>	<b>0.5</b>

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 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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