

HOUSING NOW TABLES

Belleville CMA

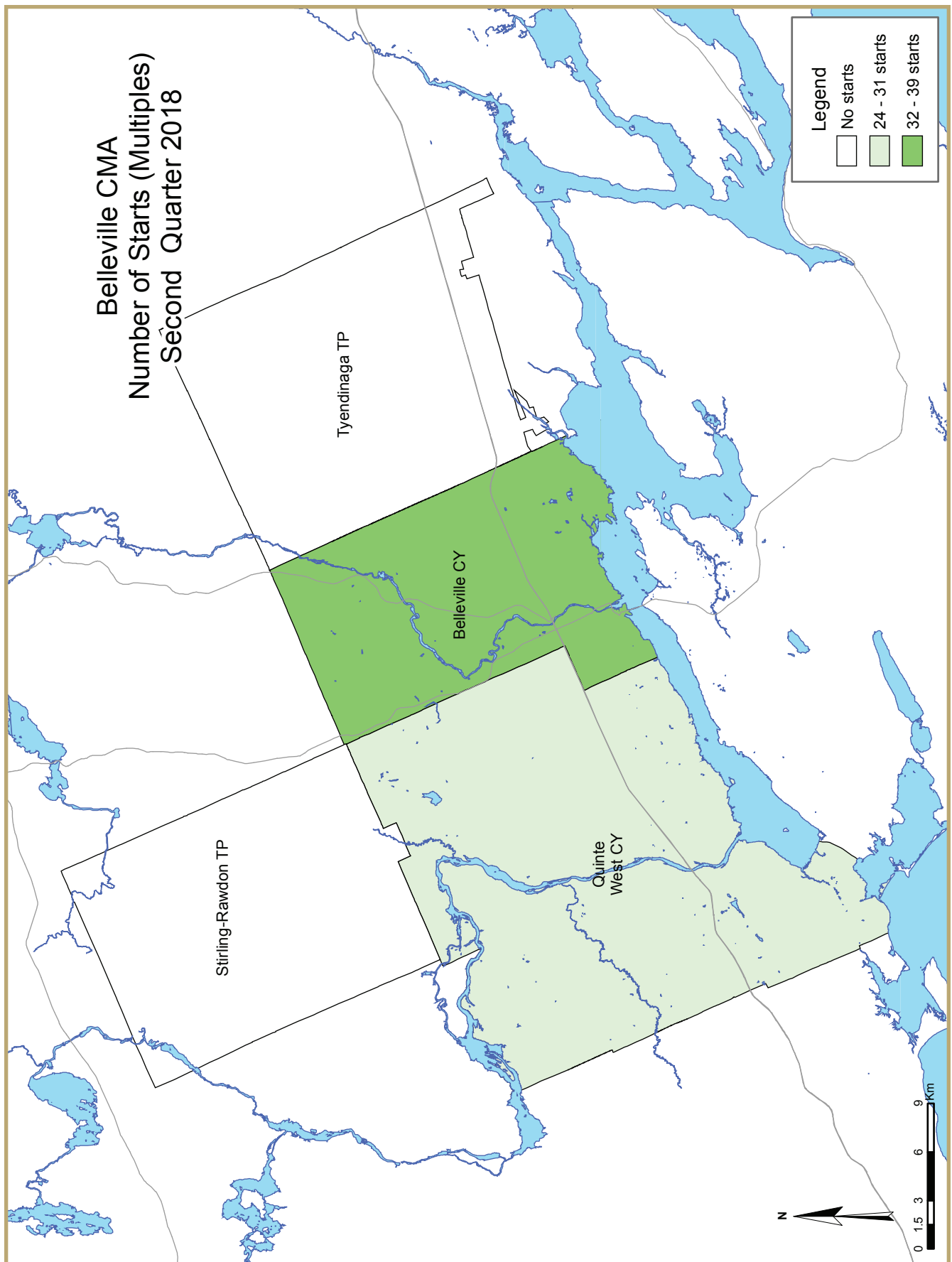
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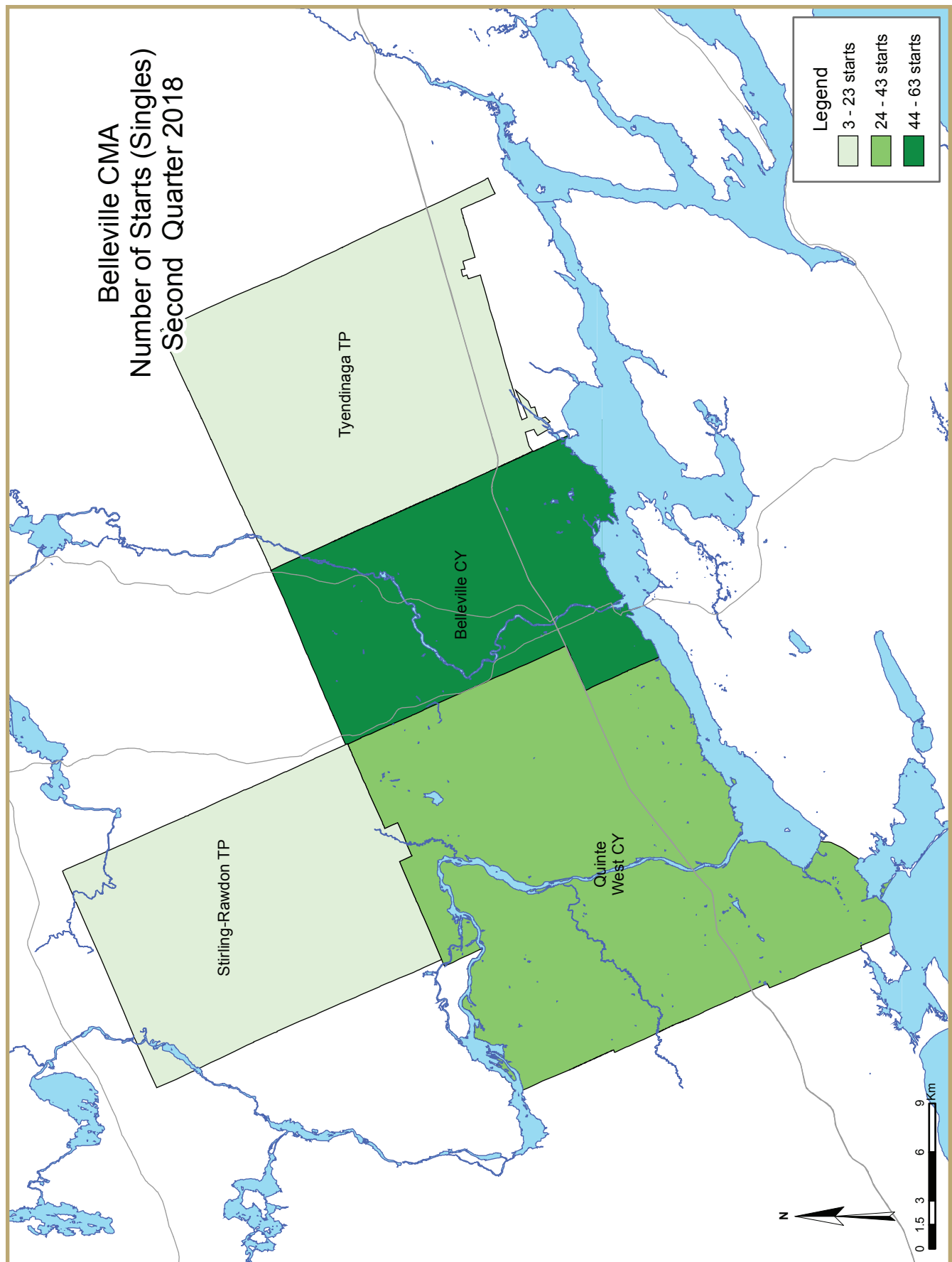


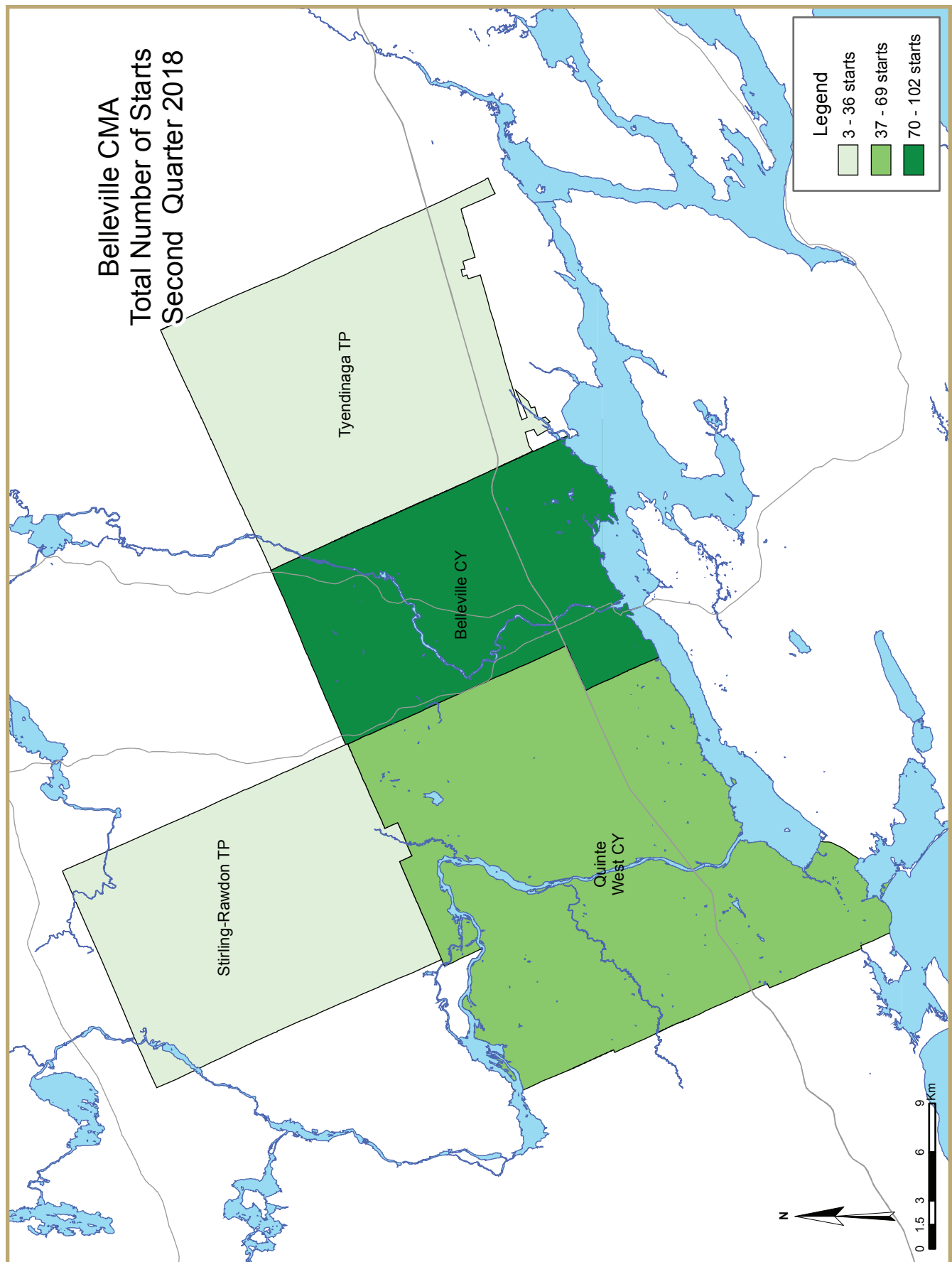
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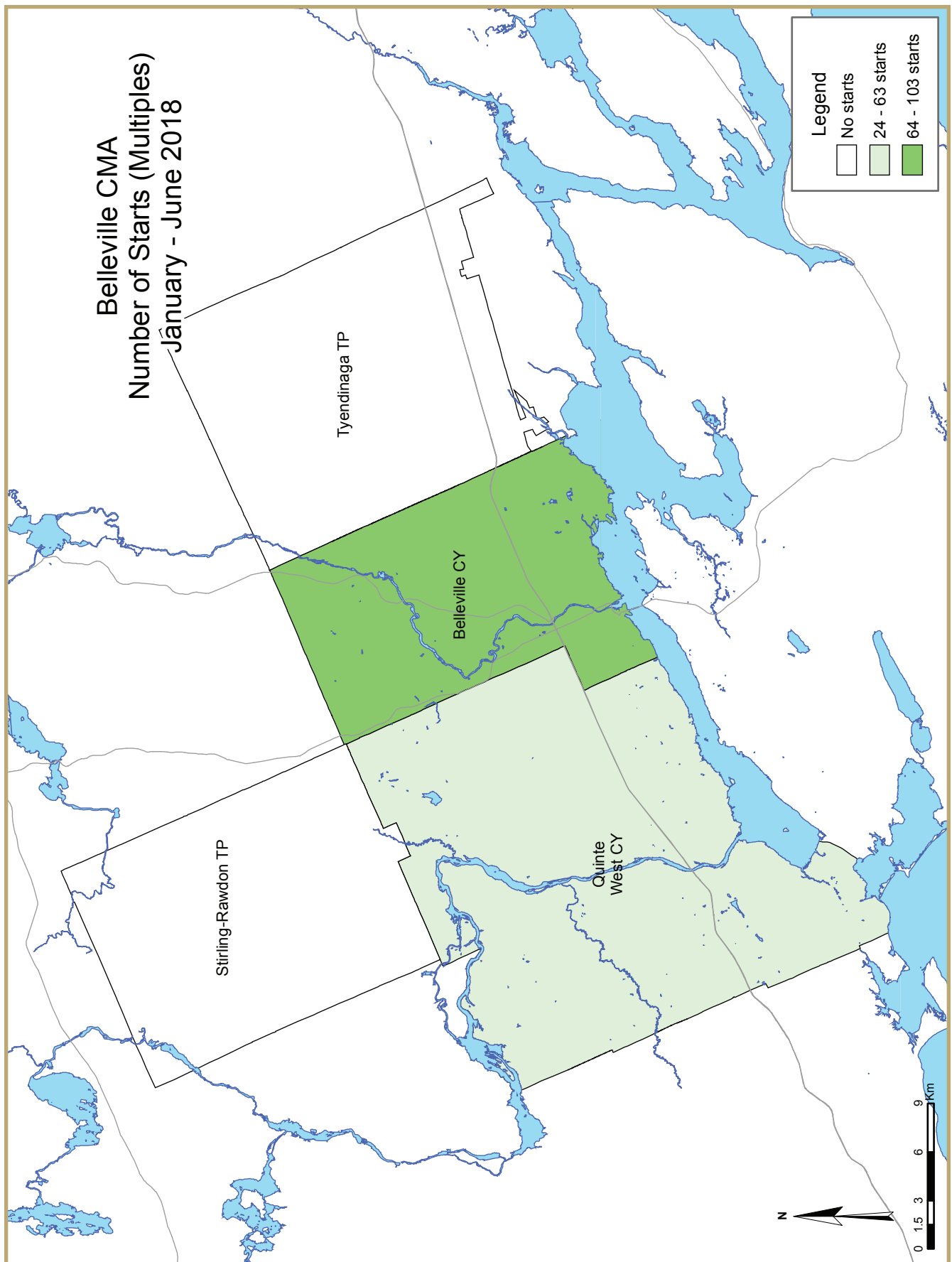
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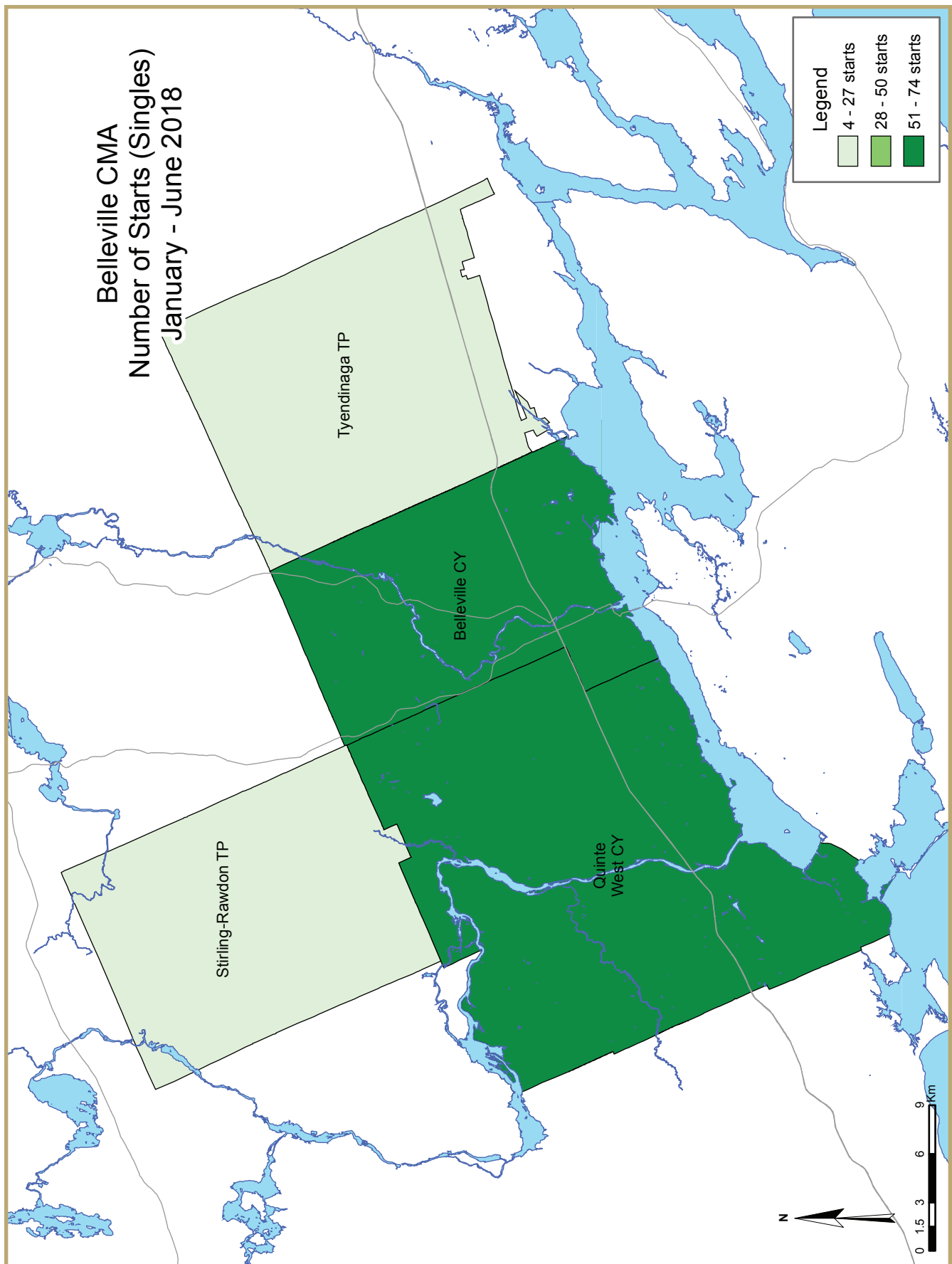
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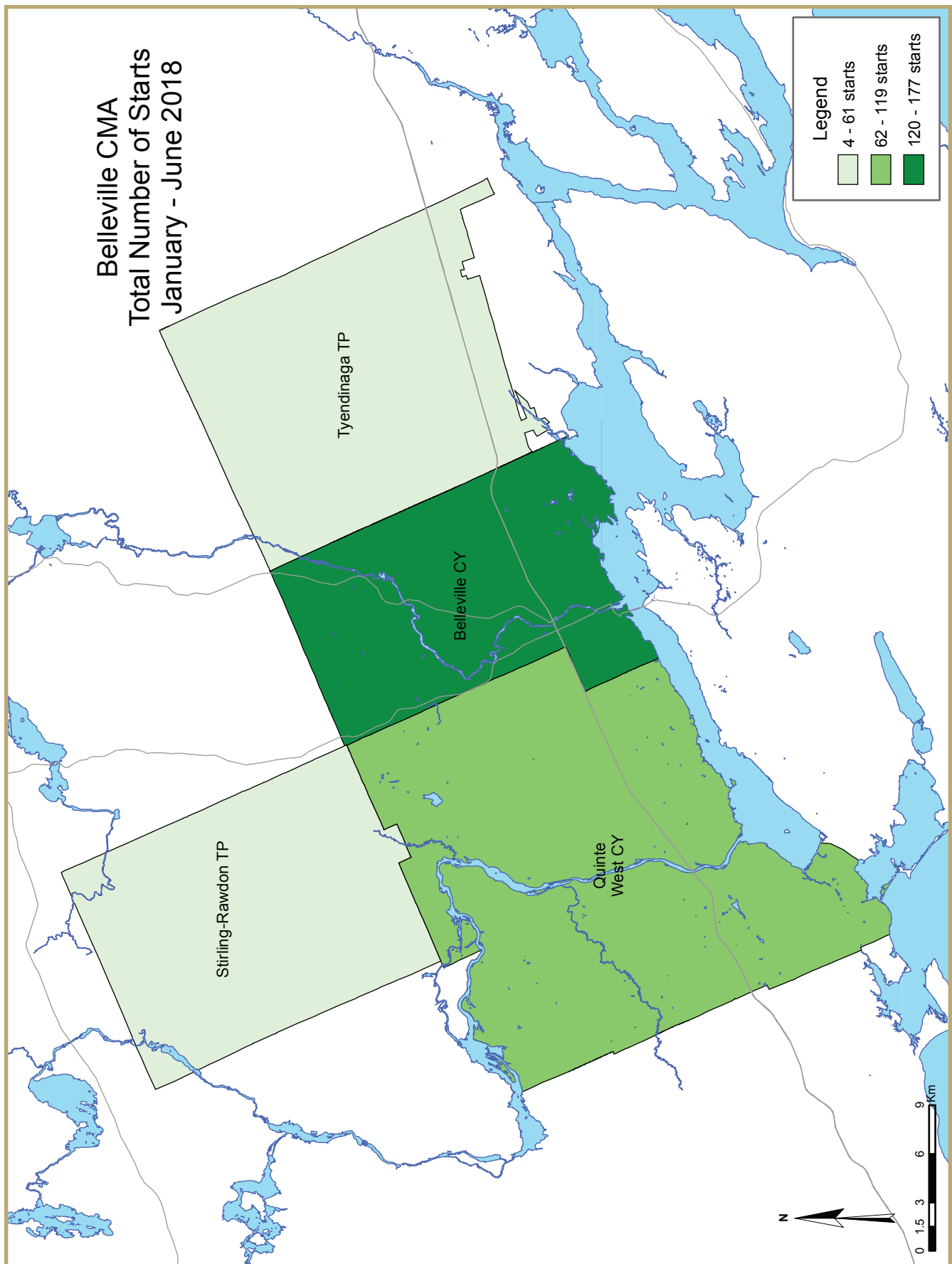












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
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- I.3 History of Housing Activity (once a year)
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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)								
Second Quarter 2018								
Belleville CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	360	442	208	310	452	433	404	408
Multiples	162	224	48	636	72	306	376	254
Total	522	666	256	946	524	739	780	662
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	1,325	1,009	143	112	-21.7%	176	149	-15.3%
Multiples	768	756	35	63	80.0%	60	127	111.7%
Total	2,093	1,765	178	175	-1.7%	236	276	16.9%

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 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	112	6	21	0	4	0	0	32	175
Q2 2017	143	8	18	0	0	0	9	0	178
% Change	-21.7	-25.0	16.7	n/a	n/a	n/a	-100.0	n/a	-1.7
Year-to-date	149	8	24	0	4	4	4	83	276
Year-to-date	176	16	33	0	0	0	11	0	236
% Change	-15.3	-50.0	-27.3	n/a	n/a	n/a	-63.6	n/a	16.9
UNDER CONSTRUCTION									
Q2 2018	215	12	54	0	22	4	4	160	471
Q2 2017	249	22	84	0	0	0	5	0	360
% Change	-13.7	-45.5	-35.7	n/a	n/a	n/a	-20.0	n/a	30.8
COMPLETIONS									
Q2 2018	101	14	16	0	4	0	2	0	137
Q2 2017	83	8	4	0	0	0	6	0	101
% Change	21.7	75.0	**	n/a	n/a	n/a	-66.7	n/a	35.6
Year-to-date	191	18	20	0	4	0	4	0	237
Year-to-date	140	12	31	0	0	0	9	0	192
% Change	36.4	50.0	-35.5	n/a	n/a	n/a	-55.6	n/a	23.4
COMPLETED & NOT ABSORBED									
Q2 2018	7	2	1	0	0	0	n/a	n/a	10
Q2 2017	5	2	1	0	0	0	n/a	n/a	8
% Change	40.0	0.0	0.0	n/a	n/a	n/a	n/a	n/a	25.0
ABSORBED									
Q2 2018	101	14	16	0	4	0	n/a	n/a	135
Q2 2017	82	8	4	0	0	0	n/a	n/a	94
% Change	23.2	75.0	**	n/a	n/a	n/a	n/a	n/a	43.6
Year-to-date	190	18	20	0	4	0	n/a	n/a	232
Year-to-date	140	12	34	0	0	0	n/a	n/a	186
% Change	35.7	50.0	-41.2	n/a	n/a	n/a	n/a	n/a	24.7

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

**Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Belleville CY									
Q2 2018	63	2	5	0	0	0	0	32	102
Q2 2017	75	0	14	0	0	0	0	0	89
Quinte West CY									
Q2 2018	39	4	16	0	4	0	0	0	63
Q2 2017	61	8	4	0	0	0	9	0	82
Stirling-Rawdon TP									
Q2 2018	3	0	0	0	0	0	0	0	3
Q2 2017	2	0	0	0	0	0	0	0	2
Tyendinaga TP									
Q2 2018	7	0	0	0	0	0	0	0	7
Q2 2017	5	0	0	0	0	0	0	0	5
Belleville CMA									
Q2 2018	112	6	21	0	4	0	0	32	175
Q2 2017	143	8	18	0	0	0	9	0	178

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

**Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018**

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Belleville CY									
Q2 2018	112	8	22	0	18	4	4	160	328
Q2 2017	128	6	51	0	0	0	2	0	187
Quinte West CY									
Q2 2018	83	4	24	0	4	0	0	0	115
Q2 2017	108	16	33	0	0	0	3	0	160
Stirling-Rawdon TP									
Q2 2018	10	0	8	0	0	0	0	0	18
Q2 2017	7	0	0	0	0	0	0	0	7
Tyendinaga TP									
Q2 2018	10	0	0	0	0	0	0	0	10
Q2 2017	6	0	0	0	0	0	0	0	6
Belleville CMA									
Q2 2018	215	12	54	0	22	4	4	160	471
Q2 2017	249	22	84	0	0	0	5	0	360

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

**Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Belleville CY									
Q2 2018	45	10	12	0	4	0	0	0	71
Q2 2017	38	6	4	0	0	0	0	0	48
Quinte West CY									
Q2 2018	49	4	4	0	0	0	2	0	59
Q2 2017	37	2	0	0	0	0	6	0	45
Stirling-Rawdon TP									
Q2 2018	1	0	0	0	0	0	0	0	1
Q2 2017	1	0	0	0	0	0	0	0	1
Tyendinaga TP									
Q2 2018	6	0	0	0	0	0	0	0	6
Q2 2017	7	0	0	0	0	0	0	0	7
Belleville CMA									
Q2 2018	101	14	16	0	4	0	2	0	137
Q2 2017	83	8	4	0	0	0	6	0	101

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

**Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Belleville CY									
Q2 2018	3	0	1	0	0	0	n/a	n/a	4
Q2 2017	2	0	1	0	0	0	n/a	n/a	3
Quinte West CY									
Q2 2018	4	2	0	0	0	0	n/a	n/a	6
Q2 2017	3	2	0	0	0	0	n/a	n/a	5
Stirling-Rawdon TP									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Tyendinaga TP									
Q2 2018	0	0	0	0	0	0	n/a	n/a	0
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Belleville CMA									
Q2 2018	7	2	1	0	0	0	n/a	n/a	10
Q2 2017	5	2	1	0	0	0	n/a	n/a	8

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

**Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Belleville CY									
Q2 2018	45	10	12	0	4	0	n/a	n/a	71
Q2 2017	39	6	4	0	0	0	n/a	n/a	49
Quinte West CY									
Q2 2018	49	4	4	0	0	0	n/a	n/a	57
Q2 2017	35	2	0	0	0	0	n/a	n/a	37
Stirling-Rawdon TP									
Q2 2018	1	0	0	0	0	0	n/a	n/a	1
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Tyendinaga TP									
Q2 2018	6	0	0	0	0	0	n/a	n/a	6
Q2 2017	7	0	0	0	0	0	n/a	n/a	7
Belleville CMA									
Q2 2018	101	14	16	0	4	0	n/a	n/a	135
Q2 2017	82	8	4	0	0	0	n/a	n/a	94

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
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Belleville CY	63	75	2	0	5	14	32	0	102	89	14.6
Quinte West CY	39	61	4	8	20	13	0	0	63	82	-23.2
Stirling-Rawdon TP	3	2	0	0	0	0	0	0	3	2	50.0
Tyendinaga TP	7	5	0	0	0	0	0	0	7	5	40.0
Belleville CMA	112	143	6	8	25	27	32	0	175	178	-1.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Belleville CY	74	87	4	6	12	18	87	0	177	111	59.5
Quinte West CY	63	82	4	12	20	24	0	0	87	118	-26.3
Stirling-Rawdon TP	4	2	0	0	0	0	0	0	4	2	100.0
Tyendinaga TP	8	5	0	0	0	0	0	0	8	5	60.0
Belleville CMA	149	176	8	18	32	42	87	0	276	236	16.9

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Belleville CY	5	14	0	0	0	0	32	0
Quinte West CY	20	4	0	9	0	0	0	0
Stirling-Rawdon TP	0	0	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
Belleville CMA	25	18	0	9	0	0	32	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Belleville CY	8	18	4	0	4	0	83	0
Quinte West CY	20	15	0	9	0	0	0	0
Stirling-Rawdon TP	0	0	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
Belleville CMA	28	33	4	9	4	0	83	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Belleville CY	70	89	0	0	32	0	102	89
Quinte West CY	59	73	4	0	0	9	63	82
Stirling-Rawdon TP	3	2	0	0	0	0	3	2
Tyendinaga TP	7	5	0	0	0	0	7	5
Belleville CMA	139	169	4	0	32	9	175	178

**Table 2.5: Starts by Submarket and by Intended Market
January - June 2018**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Belleville CY	86	109	4	0	87	2	177	111
Quinte West CY	83	109	4	0	0	9	87	118
Stirling-Rawdon TP	4	2	0	0	0	0	4	2
Tyendinaga TP	8	5	0	0	0	0	8	5
Belleville CMA	181	225	8	0	87	11	276	236

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Belleville CY	45	38	10	6	16	4	0	0	71	48	47.9
Quinte West CY	49	37	6	2	4	6	0	0	59	45	31.1
Stirling-Rawdon TP	1	1	0	0	0	0	0	0	1	1	0.0
Tyendinaga TP	6	7	0	0	0	0	0	0	6	7	-14.3
Belleville CMA	101	83	16	8	20	10	0	0	137	101	35.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Belleville CY	87	74	16	10	20	24	0	0	123	108	13.9
Quinte West CY	92	55	6	2	4	16	0	0	102	73	39.7
Stirling-Rawdon TP	2	4	0	0	0	0	0	0	2	4	-50.0
Tyendinaga TP	10	7	0	0	0	0	0	0	10	7	42.9
Belleville CMA	191	140	22	12	24	40	0	0	237	192	23.4

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Belleville CY	16	4	0	0	0	0	0	0
Quinte West CY	4	0	0	6	0	0	0	0
Stirling-Rawdon TP	0	0	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
Belleville CMA	20	4	0	6	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Belleville CY	20	22	0	2	0	0	0	0
Quinte West CY	4	9	0	7	0	0	0	0
Stirling-Rawdon TP	0	0	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
Belleville CMA	24	31	0	9	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Belleville CY	67	48	4	0	0	0	71	48
Quinte West CY	57	39	0	0	2	6	59	45
Stirling-Rawdon TP	1	1	0	0	0	0	1	1
Tyendinaga TP	6	7	0	0	0	0	6	7
Belleville CMA	131	95	4	0	2	6	137	101

**Table 3.5: Completions by Submarket and by Intended Market
January - June 2018**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Belleville CY	117	106	4	0	2	2	123	108
Quinte West CY	100	66	0	0	2	7	102	73
Stirling-Rawdon TP	2	4	0	0	0	0	2	4
Tyendinaga TP	10	7	0	0	0	0	10	7
Belleville CMA	229	183	4	0	4	9	237	192

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018**

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 2018	0	0.0	15	39.5	15	39.5	6	15.8	2	5.3	38	292,500	319,879
Q2 2017	4	10.8	9	24.3	21	56.8	3	8.1	0	0.0	37	320,000	318,800
Year-to-date 2018	1	1.3	35	45.5	28	36.4	6	7.8	7	9.1	77	295,000	318,843
Year-to-date 2017	11	15.5	23	32.4	30	42.3	4	5.6	3	4.2	71	320,000	316,569
Quinte West CY													
Q2 2018	0	0.0	16	50.0	5	15.6	1	3.1	10	31.3	32	310,000	364,022
Q2 2017	3	11.5	7	26.9	5	19.2	7	26.9	4	15.4	26	355,000	332,629
Year-to-date 2018	0	0.0	26	37.7	16	23.2	8	11.6	19	27.5	69	310,000	355,114
Year-to-date 2017	3	7.3	16	39.0	6	14.6	8	19.5	8	19.5	41	355,000	334,503
Stirling-Rawdon TP													
Q2 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Tyendinaga TP													
Q2 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Belleville CMA													
Q2 2018	2	2.8	31	43.1	20	27.8	7	9.7	12	16.7	72	312,500	330,575
Q2 2017	7	11.1	16	25.4	26	41.3	10	15.9	4	6.3	63	310,000	317,300
Year-to-date 2018	3	2.0	61	40.9	45	30.2	14	9.4	26	17.4	149	315,000	329,071
Year-to-date 2017	14	12.5	39	34.8	36	32.1	12	10.7	11	9.8	112	305,000	317,001

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Belleville CY	319,879	318,800	0.3	318,843	316,569	0.7
Quinte West CY	364,022	332,629	9.4	355,114	334,503	6.2
Stirling-Rawdon TP	-	-	n/a	-	-	n/a
Tyendinaga TP	-	-	n/a	-	-	n/a
Belleville CMA	330,575	317,300	4.2	329,071	317,001	3.8

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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