

# HOUSING NOW TABLES

## Belleville CMA

Date Released: Fourth Quarter 2018



### SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

### **Dear *Housing Now* Subscriber:**

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at [HMIInformationMH@cmhc-schl.gc.ca](mailto:HMIInformationMH@cmhc-schl.gc.ca). Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: [www.cmhc.ca/hmiportal](http://www.cmhc.ca/hmiportal).

# 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
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 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) Third Quarter 2018								
Belleville CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	360	442	404	369	381	397	380	352
Multiples	162	224	108	348	84	156	214	216
Total	522	666	512	717	465	553	594	568
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	1,020	1,166	158	123	-22.2%	334	272	-18.6%
Multiples	756	540	56	45	-19.6%	116	172	48.3%
Total	1,776	1,706	214	168	-21.5%	450	444	-1.3%

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**  
**Third 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									
Q3 2018	123	10	29	0	6	0	0	0	168
Q3 2017	158	6	24	0	0	0	0	26	214
% Change	-22.2	66.7	20.8	n/a	n/a	n/a	n/a	-100.0	-21.5
Year-to-date	272	18	53	0	10	4	4	83	444
Year-to-date	334	22	57	0	0	0	11	26	450
% Change	-18.6	-18.2	-7.0	n/a	n/a	n/a	-63.6	**	-1.3
UNDER CONSTRUCTION									
Q3 2018	229	16	70	0	20	0	0	160	495
Q3 2017	284	18	77	0	0	0	5	26	410
% Change	-19.4	-11.1	-9.1	n/a	n/a	n/a	-100.0	**	20.7
COMPLETIONS									
Q3 2018	109	6	13	0	8	4	4	0	144
Q3 2017	123	10	32	0	0	0	0	0	165
% Change	-11.4	-40.0	-59.4	n/a	n/a	n/a	n/a	n/a	-12.7
Year-to-date	300	24	33	0	12	4	8	0	381
Year-to-date	263	22	63	0	0	0	9	0	357
% Change	14.1	9.1	-47.6	n/a	n/a	n/a	-11.1	n/a	6.7
COMPLETED & NOT ABSORBED									
Q3 2018	9	2	0	0	0	0	n/a	n/a	11
Q3 2017	6	2	1	0	0	0	n/a	n/a	9
% Change	50.0	0.0	-100.0	n/a	n/a	n/a	n/a	n/a	22.2
ABSORBED									
Q3 2018	107	6	14	0	8	4	n/a	n/a	139
Q3 2017	122	10	32	0	0	0	n/a	n/a	164
% Change	-12.3	-40.0	-56.3	n/a	n/a	n/a	n/a	n/a	-15.2
Year-to-date	297	24	34	0	12	4	n/a	n/a	371
Year-to-date	262	22	66	0	0	0	n/a	n/a	350
% Change	13.4	9.1	-48.5	n/a	n/a	n/a	n/a	n/a	6.0

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

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

	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									
Q3 2018	57	6	17	0	0	0	0	0	80
Q3 2017	64	4	4	0	0	0	0	26	98
Quinte West CY									
Q3 2018	57	4	12	0	6	0	0	0	79
Q3 2017	75	2	12	0	0	0	0	0	89
Stirling-Rawdon TP									
Q3 2018	1	0	0	0	0	0	0	0	1
Q3 2017	5	0	8	0	0	0	0	0	13
Tyendinaga TP									
Q3 2018	8	0	0	0	0	0	0	0	8
Q3 2017	14	0	0	0	0	0	0	0	14
Belleville CMA									
Q3 2018	123	10	29	0	6	0	0	0	168
Q3 2017	158	6	24	0	0	0	0	26	214

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

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

	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	
UNDER CONSTRUCTION									
Belleville CY									
Q3 2018	126	8	30	0	10	0	0	160	334
Q3 2017	141	8	38	0	0	0	2	26	215
Quinte West CY									
Q3 2018	82	8	36	0	10	0	0	0	136
Q3 2017	114	10	31	0	0	0	3	0	158
Stirling-Rawdon TP									
Q3 2018	9	0	4	0	0	0	0	0	13
Q3 2017	10	0	8	0	0	0	0	0	18
Tyendinaga TP									
Q3 2018	12	0	0	0	0	0	0	0	12
Q3 2017	19	0	0	0	0	0	0	0	19
Belleville CMA									
Q3 2018	229	16	70	0	20	0	0	160	495
Q3 2017	284	18	77	0	0	0	5	26	410

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

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

	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									
Q3 2018	43	6	9	0	8	4	4	0	74
Q3 2017	51	2	16	0	0	0	0	0	69
Quinte West CY									
Q3 2018	58	0	0	0	0	0	0	0	58
Q3 2017	69	8	16	0	0	0	0	0	93
Stirling-Rawdon TP									
Q3 2018	2	0	4	0	0	0	0	0	6
Q3 2017	2	0	0	0	0	0	0	0	2
Tyendinaga TP									
Q3 2018	6	0	0	0	0	0	0	0	6
Q3 2017	1	0	0	0	0	0	0	0	1
Belleville CMA									
Q3 2018	109	6	13	0	8	4	4	0	144
Q3 2017	123	10	32	0	0	0	0	0	165

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Third 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									
Q3 2018	4	0	0	0	0	0	n/a	n/a	4
Q3 2017	3	0	1	0	0	0	n/a	n/a	4
Quinte West CY									
Q3 2018	5	2	0	0	0	0	n/a	n/a	7
Q3 2017	3	2	0	0	0	0	n/a	n/a	5
Stirling-Rawdon TP									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Tyendinaga TP									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Belleville CMA									
Q3 2018	9	2	0	0	0	0	n/a	n/a	11
Q3 2017	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**  
**Third 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									
Q3 2018	42	6	10	0	8	4	n/a	n/a	70
Q3 2017	50	2	16	0	0	0	n/a	n/a	68
Quinte West CY									
Q3 2018	57	0	0	0	0	0	n/a	n/a	57
Q3 2017	69	8	16	0	0	0	n/a	n/a	93
Stirling-Rawdon TP									
Q3 2018	2	0	4	0	0	0	n/a	n/a	6
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Tyendinaga TP									
Q3 2018	6	0	0	0	0	0	n/a	n/a	6
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Belleville CMA									
Q3 2018	107	6	14	0	8	4	n/a	n/a	139
Q3 2017	122	10	32	0	0	0	n/a	n/a	164

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**  
**Third Quarter 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Belleville CY	57	64	6	4	17	4	0	26	80	98	-18.4
Quinte West CY	57	75	6	2	16	12	0	0	79	89	-11.2
Stirling-Rawdon TP	1	5	0	0	0	8	0	0	1	13	-92.3
Tyendinaga TP	8	14	0	0	0	0	0	0	8	14	-42.9
<b>Belleville CMA</b>	<b>123</b>	<b>158</b>	<b>12</b>	<b>6</b>	<b>33</b>	<b>24</b>	<b>0</b>	<b>26</b>	<b>168</b>	<b>214</b>	<b>-21.5</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 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	131	151	10	10	29	22	87	26	257	209	23.0
Quinte West CY	120	157	10	14	36	36	0	0	166	207	-19.8
Stirling-Rawdon TP	5	7	0	0	0	8	0	0	5	15	-66.7
Tyendinaga TP	16	19	0	0	0	0	0	0	16	19	-15.8
<b>Belleville CMA</b>	<b>272</b>	<b>334</b>	<b>20</b>	<b>24</b>	<b>65</b>	<b>66</b>	<b>87</b>	<b>26</b>	<b>444</b>	<b>450</b>	<b>-1.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Belleville CY	17	4	0	0	0	0	0	26
Quinte West CY	16	12	0	0	0	0	0	0
Stirling-Rawdon TP	0	8	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
<b>Belleville CMA</b>	<b>33</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 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	25	22	4	0	4	0	83	26
Quinte West CY	36	27	0	9	0	0	0	0
Stirling-Rawdon TP	0	8	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
<b>Belleville CMA</b>	<b>61</b>	<b>57</b>	<b>4</b>	<b>9</b>	<b>4</b>	<b>0</b>	<b>83</b>	<b>26</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Belleville CY	80	72	0	0	0	26	80	98
Quinte West CY	73	89	6	0	0	0	79	89
Stirling-Rawdon TP	1	13	0	0	0	0	1	13
Tyendinaga TP	8	14	0	0	0	0	8	14
<b>Belleville CMA</b>	<b>162</b>	<b>188</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>168</b>	<b>214</b>

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Belleville CY	166	181	4	0	87	28	257	209
Quinte West CY	156	198	10	0	0	9	166	207
Stirling-Rawdon TP	5	15	0	0	0	0	5	15
Tyendinaga TP	16	19	0	0	0	0	16	19
<b>Belleville CMA</b>	<b>343</b>	<b>413</b>	<b>14</b>	<b>0</b>	<b>87</b>	<b>37</b>	<b>444</b>	<b>450</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Third Quarter 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Belleville CY	43	51	6	2	21	16	4	0	74	69	7.2
Quinte West CY	58	69	0	8	0	16	0	0	58	93	-37.6
Stirling-Rawdon TP	2	2	0	0	4	0	0	0	6	2	200.0
Tyendinaga TP	6	1	0	0	0	0	0	0	6	1	**
<b>Belleville CMA</b>	<b>109</b>	<b>123</b>	<b>6</b>	<b>10</b>	<b>25</b>	<b>32</b>	<b>4</b>	<b>0</b>	<b>144</b>	<b>165</b>	<b>-12.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 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	130	125	22	12	41	40	4	0	197	177	11.3
Quinte West CY	150	124	6	10	4	32	0	0	160	166	-3.6
Stirling-Rawdon TP	4	6	0	0	4	0	0	0	8	6	33.3
Tyendinaga TP	16	8	0	0	0	0	0	0	16	8	100.0
<b>Belleville CMA</b>	<b>300</b>	<b>263</b>	<b>28</b>	<b>22</b>	<b>49</b>	<b>72</b>	<b>4</b>	<b>0</b>	<b>381</b>	<b>357</b>	<b>6.7</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Belleville CY	17	16	4	0	4	0	0	0
Quinte West CY	0	16	0	0	0	0	0	0
Stirling-Rawdon TP	4	0	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
<b>Belleville CMA</b>	<b>21</b>	<b>32</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 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	37	38	4	2	4	0	0	0
Quinte West CY	4	25	0	7	0	0	0	0
Stirling-Rawdon TP	4	0	0	0	0	0	0	0
Tyendinaga TP	0	0	0	0	0	0	0	0
<b>Belleville CMA</b>	<b>45</b>	<b>63</b>	<b>4</b>	<b>9</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Belleville CY	58	69	12	0	4	0	74	69
Quinte West CY	58	93	0	0	0	0	58	93
Stirling-Rawdon TP	6	2	0	0	0	0	6	2
Tyendinaga TP	6	1	0	0	0	0	6	1
<b>Belleville CMA</b>	<b>128</b>	<b>165</b>	<b>12</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>144</b>	<b>165</b>

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Belleville CY	175	175	16	0	6	2	197	177
Quinte West CY	158	159	0	0	2	7	160	166
Stirling-Rawdon TP	8	6	0	0	0	0	8	6
Tyendinaga TP	16	8	0	0	0	0	16	8
<b>Belleville CMA</b>	<b>357</b>	<b>348</b>	<b>16</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>381</b>	<b>357</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Third 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													
Q3 2018	0	0.0	21	52.5	15	37.5	1	2.5	3	7.5	40	295,000	312,765
Q3 2017	2	4.3	14	29.8	23	48.9	5	10.6	3	6.4	47	320,000	320,740
Year-to-date 2018	1	0.9	56	47.9	43	36.8	7	6.0	10	8.5	117	295,000	317,006
Year-to-date 2017	13	11.0	37	31.4	53	44.9	9	7.6	6	5.1	118	320,000	318,700
Quinte West CY													
Q3 2018	0	0.0	17	36.2	12	25.5	5	10.6	13	27.7	47	325,000	358,064
Q3 2017	4	7.3	15	27.3	26	47.3	5	9.1	5	9.1	55	325,000	322,500
Year-to-date 2018	0	0.0	43	37.1	28	24.1	13	11.2	32	27.6	116	325,000	356,334
Year-to-date 2017	7	7.3	31	32.3	32	33.3	13	13.5	13	13.5	96	327,500	327,248
Stirling-Rawdon TP													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 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													
Q3 2018	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	4	80.0	0	0.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Belleville CMA													
Q3 2018	2	2.2	38	42.7	27	30.3	6	6.7	16	18.0	89	310,000	338,619
Q3 2017	6	5.9	29	28.4	49	48.0	10	9.8	8	7.8	102	325,000	321,689
Year-to-date 2018	5	2.1	99	41.6	72	30.3	20	8.4	42	17.6	238	312,500	332,642
Year-to-date 2017	20	9.3	68	31.8	85	39.7	22	10.3	19	8.9	214	310,000	319,235

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Third Quarter 2018						
Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
Belleville CY	312,765	320,740	-2.5	317,006	318,700	-0.5
Quinte West CY	358,064	322,500	11.0	356,334	327,248	8.9
Stirling-Rawdon TP	-	-	n/a	-	-	n/a
Tyendinaga TP	-	-	n/a	-	-	n/a
<b>Belleville CMA</b>	<b>338,619</b>	<b>321,689</b>	<b>5.3</b>	<b>332,642</b>	<b>319,235</b>	<b>4.2</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.

## CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at [Housing\\_Knowledge\\_Centre@cmhc.ca](mailto:Housing_Knowledge_Centre@cmhc.ca). Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on

## PUBLICATIONS AND REPORTS AVAILABLE ONLINE

*Local, regional and national analysis and data on current market conditions and future trends.*

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

## DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

## HOUSING MARKET INFORMATION PORTAL

*The housing data you want, the way you want it.*

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

**[cmhc.ca/hmiportal](http://cmhc.ca/hmiportal)**

## SUBSCRIBE NOW

*Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.*

**Get your myCMHC account today!**

**Get the market intelligence you need today!**

Find all the latest trends, research and insights at **[cmhc.ca/housingmarketinformation](http://cmhc.ca/housingmarketinformation)**

## Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

**[www.cmhc.ca/observer](http://www.cmhc.ca/observer)**

