

# HOUSING NOW TABLES

## Greater Sudbury CMA

Date Released: Fourth Quarter 2018



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### **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).

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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)								
Third Quarter 2018								
Greater Sudbury 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	158	130	121	140	166	164	164	190
Multiples	131	65	96	48	144	62	70	94
Total	289	195	217	188	310	226	234	284
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	144	122	58	61	5.2%	97	100	3.1%
Multiples	92	96	27	24	-11.1%	51	47	-7.8%
Total	236	218	85	85	0.0%	148	147	-0.7%

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 Greater Sudbury 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	61	9	6	0	0	0	9	0	85
Q3 2017	58	4	0	0	0	0	19	4	85
% Change	5.2	125.0	n/a	n/a	n/a	n/a	-52.6	-100.0	0.0
Year-to-date 2018	100	23	6	0	0	0	15	3	147
Year-to-date 2017	97	4	4	0	0	0	27	16	148
% Change	3.1	**	50.0	n/a	n/a	n/a	-44.4	-81.3	-0.7
UNDER CONSTRUCTION									
Q3 2018	91	25	6	0	0	0	19	78	219
Q3 2017	84	14	10	0	23	0	23	103	257
% Change	8.3	78.6	-40.0	n/a	-100.0	n/a	-17.4	-24.3	-14.8
COMPLETIONS									
Q3 2018	33	6	0	0	0	0	0	4	43
Q3 2017	49	0	0	0	0	0	0	27	76
% Change	-32.7	n/a	n/a	n/a	n/a	n/a	n/a	-85.2	-43.4
Year-to-date 2018	74	16	0	0	0	0	7	6	103
Year-to-date 2017	102	6	0	0	9	0	33	46	196
% Change	-27.5	166.7	n/a	n/a	-100.0	n/a	-78.8	-87.0	-47.4
COMPLETED & NOT ABSORBED									
Q3 2018	14	1	0	0	0	0	n/a	n/a	15
Q3 2017	12	2	0	0	0	0	n/a	n/a	14
% Change	16.7	-50.0	n/a	n/a	n/a	n/a	n/a	n/a	7.1
ABSORBED									
Q3 2018	34	7	0	0	1	0	n/a	n/a	42
Q3 2017	49	0	0	0	0	0	n/a	n/a	49
% Change	-30.6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-14.3
Year-to-date 2018	80	19	0	0	5	0	n/a	n/a	104
Year-to-date 2017	108	10	0	0	9	0	n/a	n/a	127
% Change	-25.9	90.0	n/a	n/a	-44.4	n/a	n/a	n/a	-18.1

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	
STARTS									
Greater Sudbury CMA									
Q3 2018	61	9	6	0	0	0	9	0	85
Q3 2017	58	4	0	0	0	0	19	4	85
North Bay									
Q3 2018	33	0	0	0	0	0	0	0	33
Q3 2017	27	2	0	0	0	0	0	0	29
Sault Ste. Marie									
Q3 2018	11	0	10	0	0	0	0	0	21
Q3 2017	22	4	6	0	0	0	0	0	32
Timmins									
Q3 2018	6	2	0	0	0	0	0	24	32
Q3 2017	7	2	3	0	0	0	0	8	20
Elliot Lake									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	4	0	0	0	0	0	0	0	4
Temiskaming Shores									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q3 2018	8	2	0	0	0	0	0	0	10
Q3 2017	10	8	0	0	12	0	0	0	30
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q3 2018	91	25	6	0	0	0	19	78	219
Q3 2017	84	14	10	0	23	0	23	103	257
North Bay									
Q3 2018	86	2	0	0	0	0	0	64	168
Q3 2017	73	8	0	0	0	0	4	9	102
Sault Ste. Marie									
Q3 2018	26	0	16	0	2	0	0	0	44
Q3 2017	34	6	6	0	0	0	0	0	46
Timmins									
Q3 2018	6	2	0	0	0	0	0	24	32
Q3 2017	6	0	3	0	0	0	10	8	27
Elliot Lake									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	3	0	0	0	0	0	0	0	3
Temiskaming Shores									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q3 2018	6	2	0	0	12	0	0	0	20
Q3 2017	8	10	0	0	12	0	0	0	30

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	
COMPLETIONS									
Greater Sudbury CMA									
Q3 2018	33	6	0	0	0	0	0	4	43
Q3 2017	49	0	0	0	0	0	0	27	76
North Bay									
Q3 2018	21	0	0	0	0	0	0	0	29
Q3 2017	10	0	0	0	0	0	0	0	10
Sault Ste. Marie									
Q3 2018	8	2	3	0	0	0	0	0	13
Q3 2017	10	2	0	0	0	0	5	0	17
Timmins									
Q3 2018	3	0	0	0	0	0	0	0	3
Q3 2017	6	2	0	0	0	0	0	0	8
Elliot Lake									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	1	0	0	0	0	0	0	0	1
Temiskaming Shores									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q3 2018	2	0	0	0	0	0	0	0	2
Q3 2017	7	0	0	0	0	0	0	0	7
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q3 2018	14	1	0	0	0	0	n/a	n/a	15
Q3 2017	12	2	0	0	0	0	n/a	n/a	14
North Bay									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Sault Ste. Marie									
Q3 2018	3	0	3	0	0	0	n/a	n/a	6
Q3 2017	3	3	3	0	0	0	n/a	n/a	9
Timmins									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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									
Greater Sudbury CMA									
Q3 2018	34	7	0	0	1	0	n/a	n/a	42
Q3 2017	49	0	0	0	0	0	n/a	n/a	49
North Bay									
Q3 2018	21	0	0	0	0	0	n/a	n/a	21
Q3 2017	10	0	0	0	0	0	n/a	n/a	10
Sault Ste. Marie									
Q3 2018	8	3	0	0	0	0	n/a	n/a	11
Q3 2017	11	2	0	0	0	0	n/a	n/a	13
Timmins									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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



**Table 1.3: History of Housing Starts**  
**Greater Sudbury 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	130	12	4	0	0	0	29	20	195
% Change	-17.7	0.0	n/a	n/a	-100.0	n/a	-17.1	-71.4	-32.5
2016	158	12	0	0	14	0	35	70	289
% Change	3.9	-57.1	-100.0	n/a	-56.3	n/a	**	**	17.0
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543

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
<b>Greater Sudbury CMA</b>	61	58	10	8	12	15	2	4	85	85	0.0
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	12	3	0	0	4	0	0	0	16	3	**
Onaping Falls Town	1	5	0	0	0	0	0	0	1	5	-80.0
Rayside-Balfour Town	8	8	0	2	4	0	0	0	12	10	20.0
Sudbury City	23	28	6	2	4	15	2	4	35	49	-28.6
Valley East Town	11	10	4	4	0	0	0	0	15	14	7.1
Walden Town	6	4	0	0	0	0	0	0	6	4	50.0
North Bay	33	27	0	2	0	0	0	0	33	29	13.8
Sault Ste. Marie	11	22	0	4	10	6	0	0	21	32	-34.4
Timmins	6	7	2	2	0	3	24	8	32	20	60.0
Elliot Lake	0	4	0	0	0	0	0	0	0	4	-100.0
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	8	10	2	8	0	12	0	0	10	30	-66.7

**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
<b>Greater Sudbury CMA</b>	100	97	26	8	16	27	5	16	147	148	-0.7
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	14	5	0	0	4	0	0	0	18	5	**
Onaping Falls Town	2	6	0	0	0	0	0	0	2	6	-66.7
Rayside-Balfour Town	13	11	4	2	4	4	0	0	21	17	23.5
Sudbury City	44	48	18	2	4	19	5	8	71	77	-7.8
Valley East Town	18	21	4	4	4	4	0	8	26	37	-29.7
Walden Town	9	6	0	0	0	0	0	0	9	6	50.0
North Bay	49	47	0	4	0	8	55	0	104	59	76.3
Sault Ste. Marie	27	33	2	6	13	6	0	0	42	45	-6.7
Timmins	9	11	2	2	0	3	24	8	35	24	45.8
Elliot Lake	0	4	0	0	0	0	0	0	0	4	-100.0
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	9	17	2	8	0	12	0	0	11	37	-70.3

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
<b>Greater Sudbury CMA</b>	4	0	8	15	2	0	0	4
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	4	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	4	0	0	0	0	0	0	0
Sudbury City	0	0	4	15	2	0	0	4
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	10	6	0	0	0	0	0	0
Timmins	0	3	0	0	0	0	24	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	12	0	0	0	0	0	0

**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 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
<b>Greater Sudbury CMA</b>	4	4	12	23	2	0	3	16
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	4	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	4	0	0	4	0	0	0	0
Sudbury City	0	4	4	15	2	0	3	8
Valley East Town	0	0	4	4	0	0	0	8
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	55	0
Sault Ste. Marie	13	6	0	0	0	0	0	0
Timmins	0	3	0	0	0	0	24	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	12	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
<b>Greater Sudbury CMA</b>	76	62	0	0	9	23	85	85
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	12	3	0	0	4	0	16	3
Onaping Falls Town	1	5	0	0	0	0	1	5
Rayside-Balfour Town	12	10	0	0	0	0	12	10
Sudbury City	31	30	0	0	4	19	35	49
Valley East Town	14	10	0	0	1	4	15	14
Walden Town	6	4	0	0	0	0	6	4
North Bay	33	29	0	0	0	0	33	29
Sault Ste. Marie	21	32	0	0	0	0	21	32
Timmins	8	12	0	0	24	8	32	20
Elliot Lake	0	4	0	0	0	0	0	4
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	10	18	0	12	0	0	10	30

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
<b>Greater Sudbury CMA</b>	129	105	0	0	18	43	147	148
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	14	5	0	0	4	0	18	5
Onaping Falls Town	2	6	0	0	0	0	2	6
Rayside-Balfour Town	21	13	0	0	0	4	21	17
Sudbury City	62	54	0	0	9	23	71	77
Valley East Town	21	21	0	0	5	16	26	37
Walden Town	9	6	0	0	0	0	9	6
North Bay	49	51	0	0	55	0	104	59
Sault Ste. Marie	40	45	2	0	0	0	42	45
Timmins	11	16	0	0	24	8	35	24
Elliot Lake	0	4	0	0	0	0	0	4
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	11	25	0	12	0	0	11	37

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
<b>Greater Sudbury CMA</b>	33	49	6	0	0	0	4	27	43	76	-43.4
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	4	1	0	0	0	0	0	0	4	1	**
Onaping Falls Town	0	2	0	0	0	0	0	0	0	2	-100.0
Rayside-Balfour Town	3	8	0	0	0	0	0	0	3	8	-62.5
Sudbury City	18	25	6	0	0	0	0	0	24	25	-4.0
Valley East Town	7	12	0	0	0	0	4	4	11	16	-31.3
Walden Town	1	1	0	0	0	0	0	23	1	24	-95.8
North Bay	21	10	0	0	8	0	0	0	29	10	190.0
Sault Ste. Marie	8	10	2	2	3	5	0	0	13	17	-23.5
Timmins	3	6	0	2	0	0	0	0	3	8	-62.5
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	2	7	0	0	0	0	0	0	2	7	-71.4

**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
<b>Greater Sudbury CMA</b>	74	102	19	12	4	36	6	46	103	196	-47.4
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	7	4	2	0	0	3	0	0	9	7	28.6
Onaping Falls Town	2	3	0	0	0	0	0	0	2	3	-33.3
Rayside-Balfour Town	12	13	4	4	0	4	0	0	16	21	-23.8
Sudbury City	38	54	12	6	4	17	2	3	56	80	-30.0
Valley East Town	12	22	1	2	0	12	4	20	17	56	-69.6
Walden Town	3	6	0	0	0	0	0	23	3	29	-89.7
North Bay	51	34	4	6	8	0	0	0	63	40	57.5
Sault Ste. Marie	41	32	4	6	3	14	0	103	48	155	-69.0
Timmins	6	10	0	2	3	0	0	0	9	12	-25.0
Elliot Lake	3	1	0	0	0	0	0	0	3	1	200.0
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	15	15	10	0	0	0	0	0	25	15	66.7

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
<b>Greater Sudbury CMA</b>	0	0	0	0	0	0	4	27
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	4	4
Walden Town	0	0	0	0	0	0	0	23
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	3	0	0	5	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

**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
<b>Greater Sudbury CMA</b>	0	9	4	27	0	0	6	46
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	3	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	0	0
Sudbury City	0	9	4	8	0	0	2	3
Valley East Town	0	0	0	12	0	0	4	20
Walden Town	0	0	0	0	0	0	0	23
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	3	0	0	14	0	0	0	103
Timmins	3	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
<b>Greater Sudbury CMA</b>	39	49	0	0	4	27	43	76
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	4	1	0	0	0	0	4	1
Onaping Falls Town	0	2	0	0	0	0	0	2
Rayside-Balfour Town	3	8	0	0	0	0	3	8
Sudbury City	24	25	0	0	0	0	24	25
Valley East Town	7	12	0	0	4	4	11	16
Walden Town	1	1	0	0	0	23	1	24
North Bay	21	10	0	0	0	0	29	10
Sault Ste. Marie	13	12	0	0	0	5	13	17
Timmins	3	8	0	0	0	0	3	8
Elliot Lake	0	1	0	0	0	0	0	1
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	2	7	0	0	0	0	2	7

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
<b>Greater Sudbury CMA</b>	90	108	0	9	13	79	103	196
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	7	4	0	0	2	3	9	7
Onaping Falls Town	2	3	0	0	0	0	2	3
Rayside-Balfour Town	16	15	0	0	0	6	16	21
Sudbury City	50	58	0	9	6	13	56	80
Valley East Town	12	22	0	0	5	34	17	56
Walden Town	3	6	0	0	0	23	3	29
North Bay	53	38	0	0	2	2	63	40
Sault Ste. Marie	48	38	0	0	0	117	48	155
Timmins	9	12	0	0	0	0	9	12
Elliot Lake	3	1	0	0	0	0	3	1
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	25	15	0	0	0	0	25	15

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 (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q3 2018	0	0.0	1	7.1	0	0.0	4	28.6	9	64.3	14	-	539,900
Q3 2017	0	0.0	1	2.9	8	22.9	2	5.7	24	68.6	35	505,000	504,946
Year-to-date 2018	0	0.0	2	5.0	7	17.5	6	15.0	25	62.5	40	-	512,664
Year-to-date 2017	0	0.0	3	4.9	14	23.0	7	11.5	37	60.7	61	505,000	507,423
North Bay													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	14.3	3	42.9	1	14.3	0	0.0	2	28.6	7	-	-
Sault Ste. Marie													
Q3 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Q3 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	4	36.4	2	18.2	5	45.5	11	-	447,450
Year-to-date 2017	3	60.0	0	0.0	1	20.0	0	0.0	1	20.0	5	-	-

Source: CMHC (Market Absorption Survey)

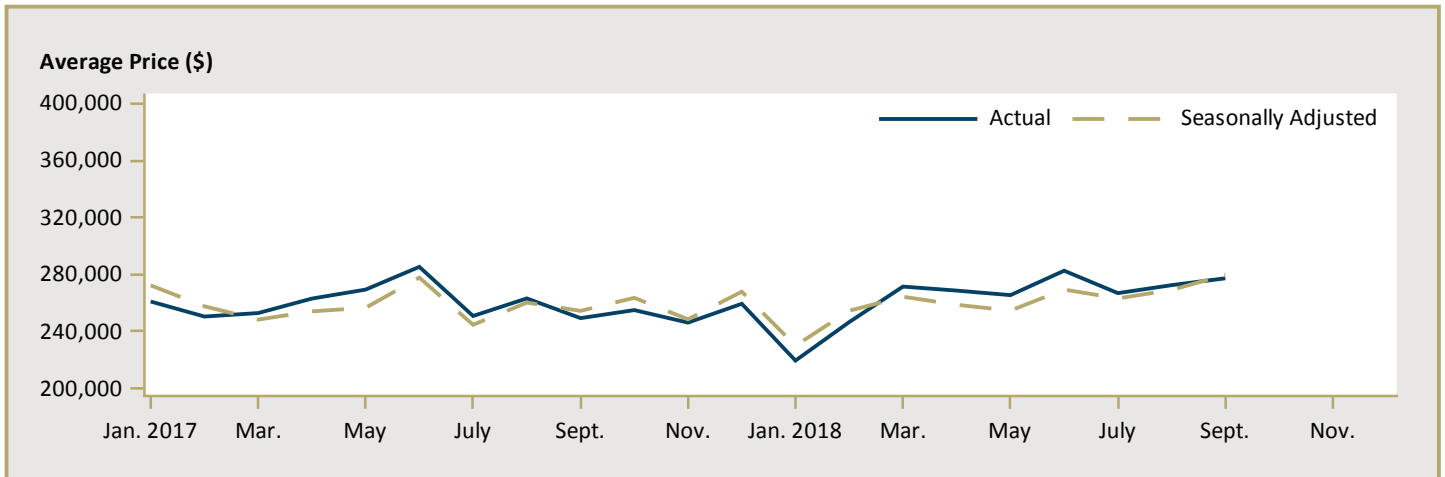


**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Third Quarter 2018**

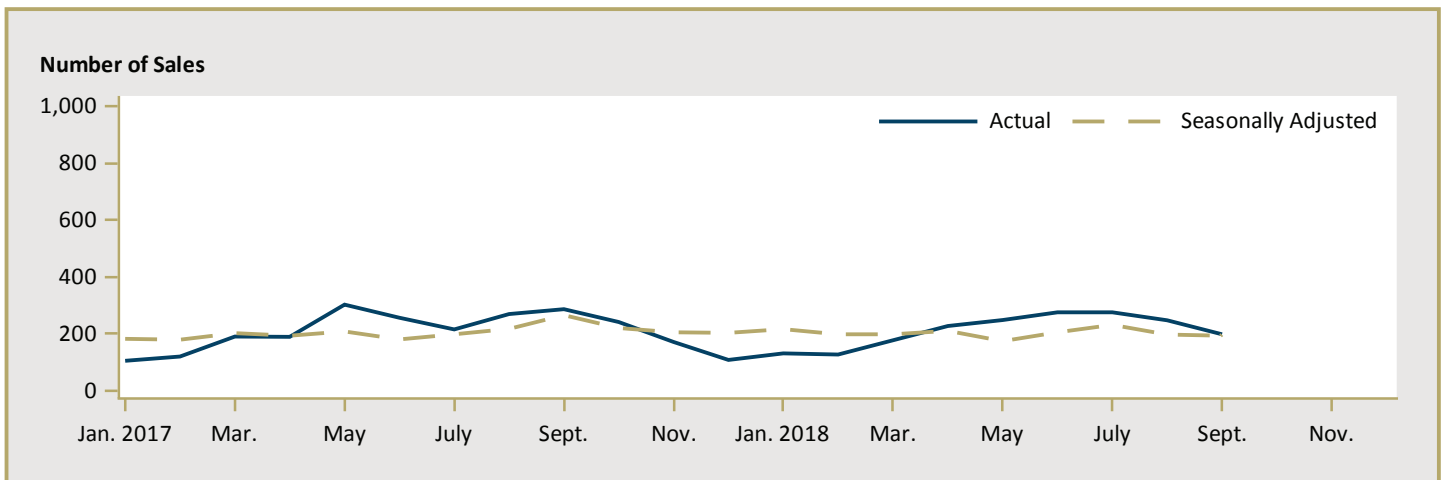
Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
Greater Sudbury CMA	539,900	504,946	6.9	512,664	507,423	1.0
North Bay	-	-	n/a	-	-	n/a
Sault Ste. Marie	-	-	n/a	447,450	-	n/a

Source: CMHC (Market Absorption Survey)

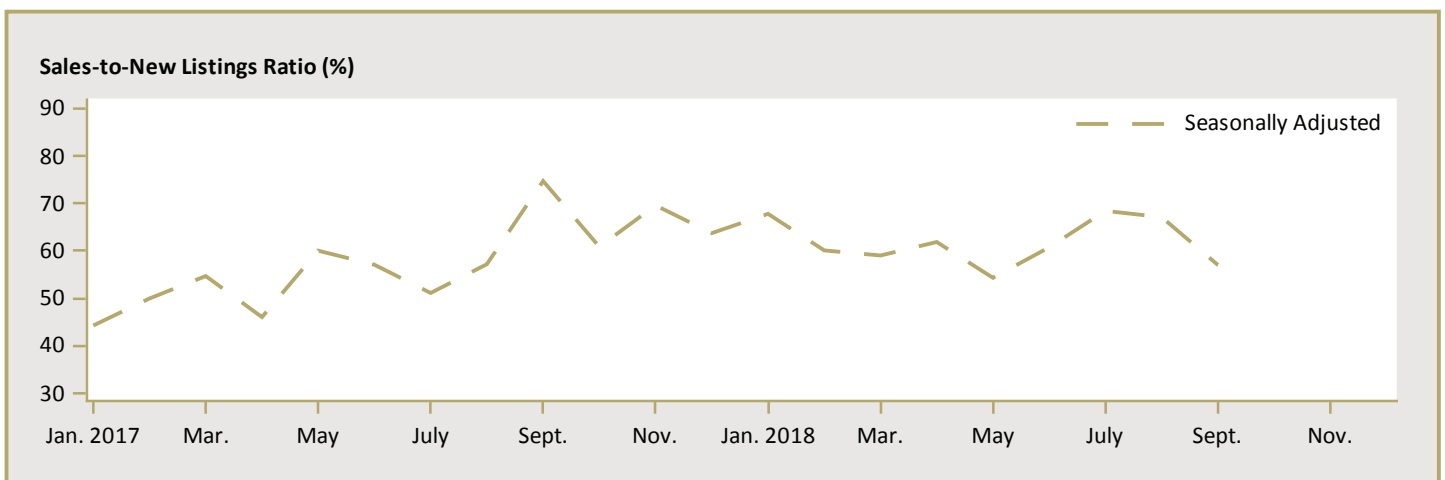
**Figure 5.1a: MLS® Residential Average Price for Greater Sudbury**



**Figure 5.2a: MLS® Residential Sales for Greater Sudbury**



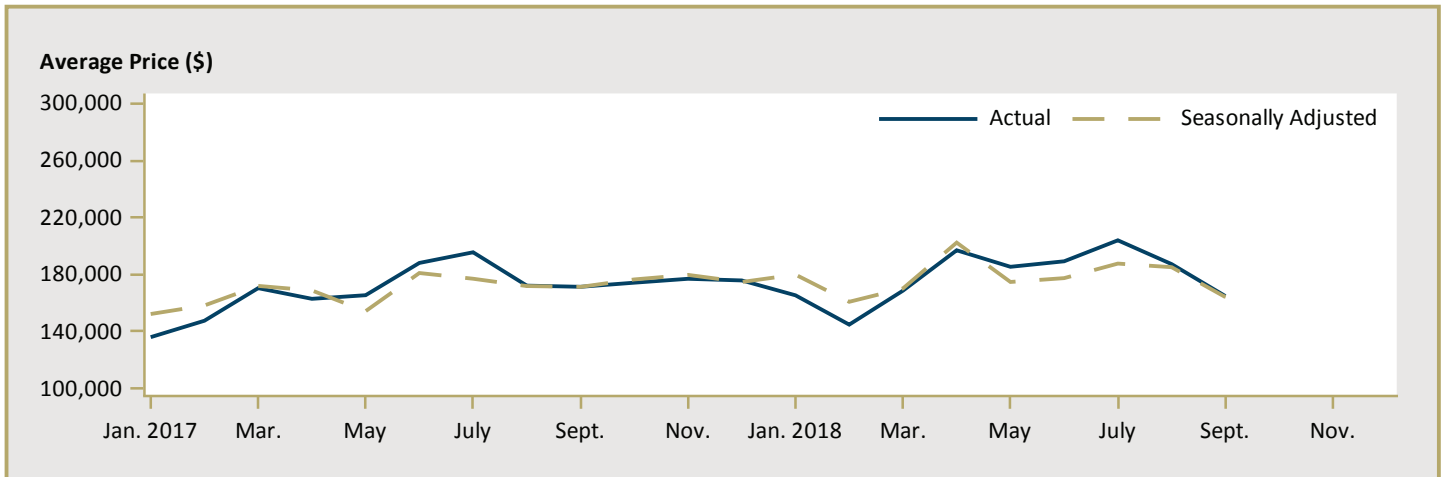
**Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Greater Sudbury**



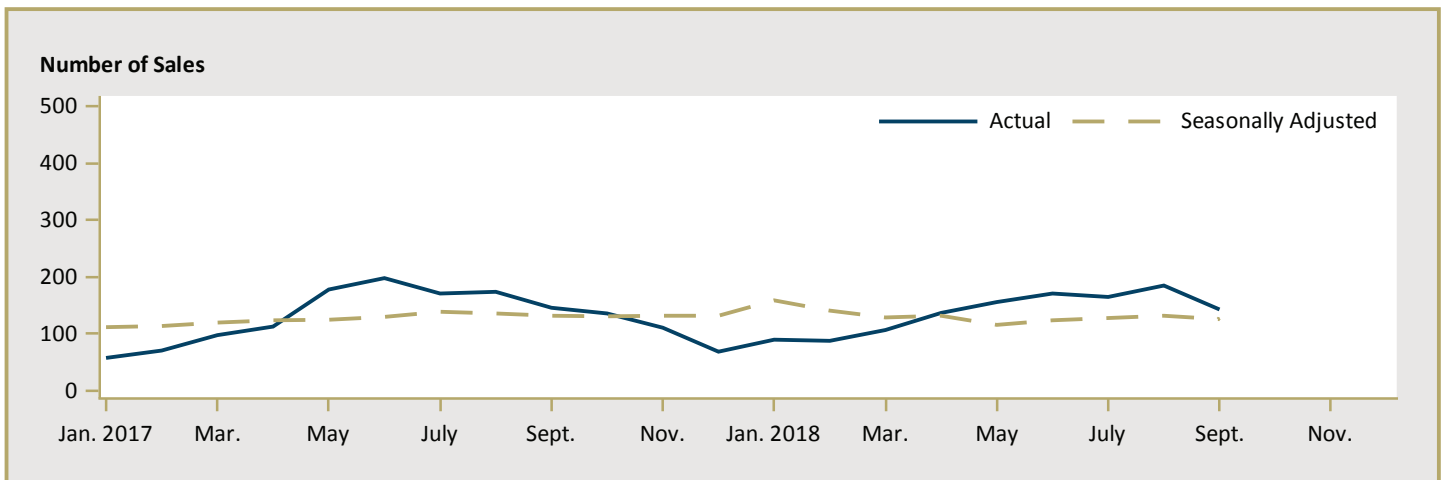
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Source: CREA / Haver Analytics

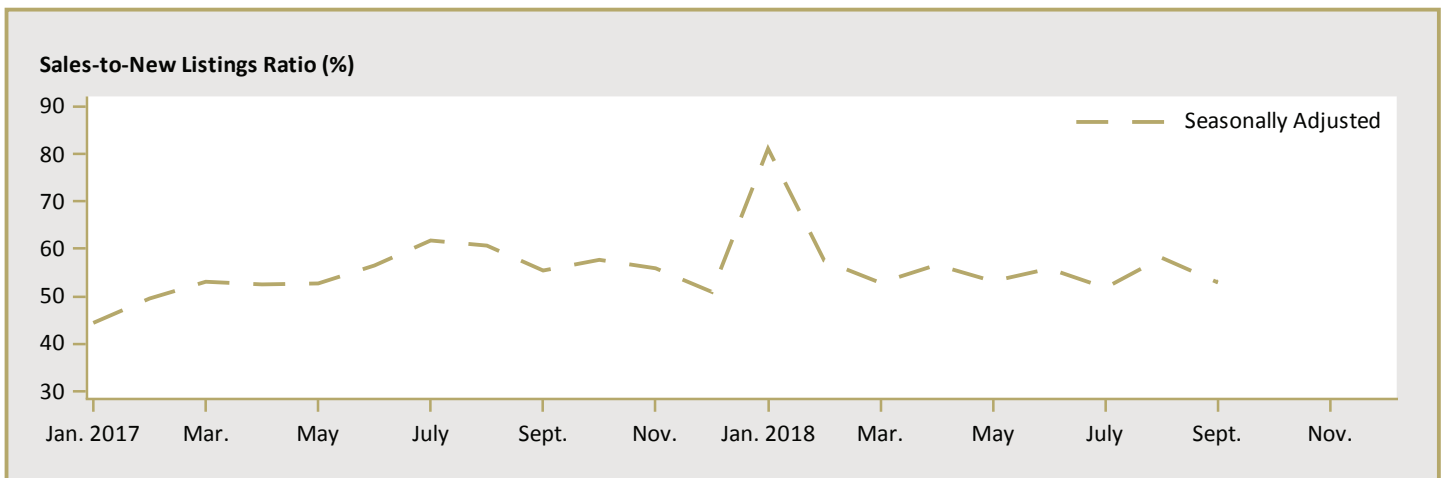
**Figure 5.1b: MLS® Residential Average Price for Sault Ste. Marie**



**Figure 5.2b: MLS® Residential Sales for Sault Ste. Marie**



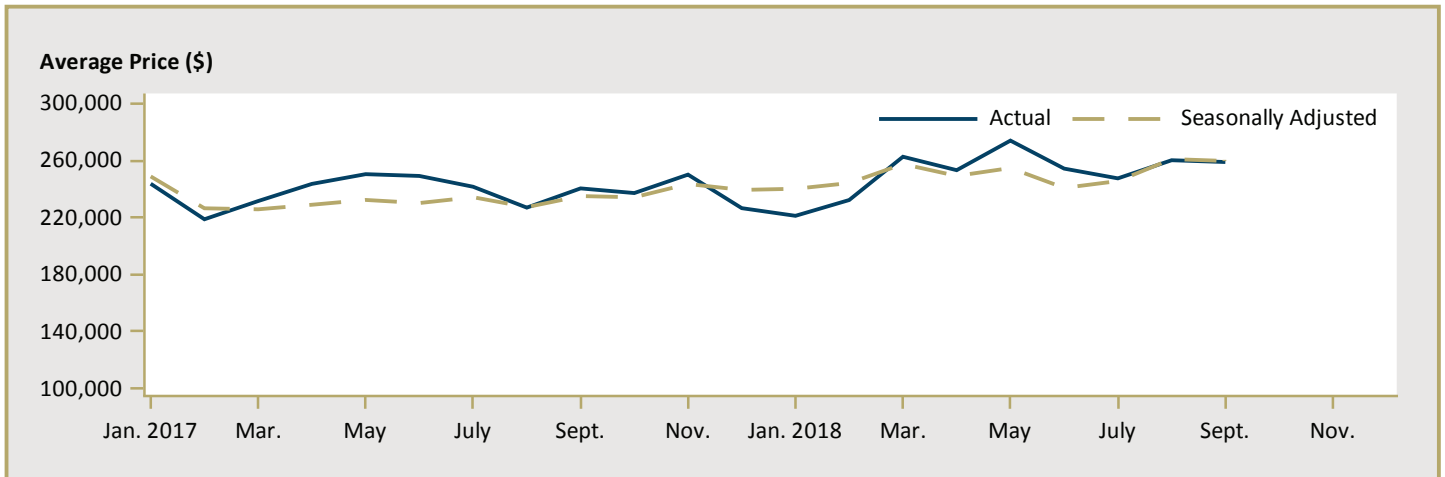
**Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Sault Ste. Marie**



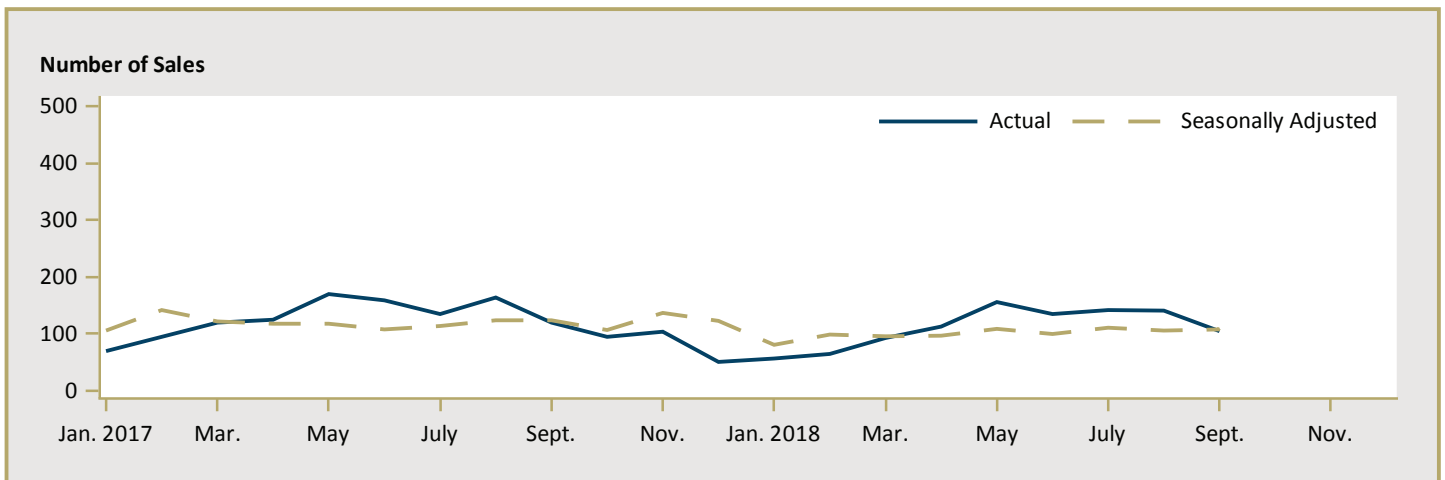
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Source: CREA / Haver Analytics

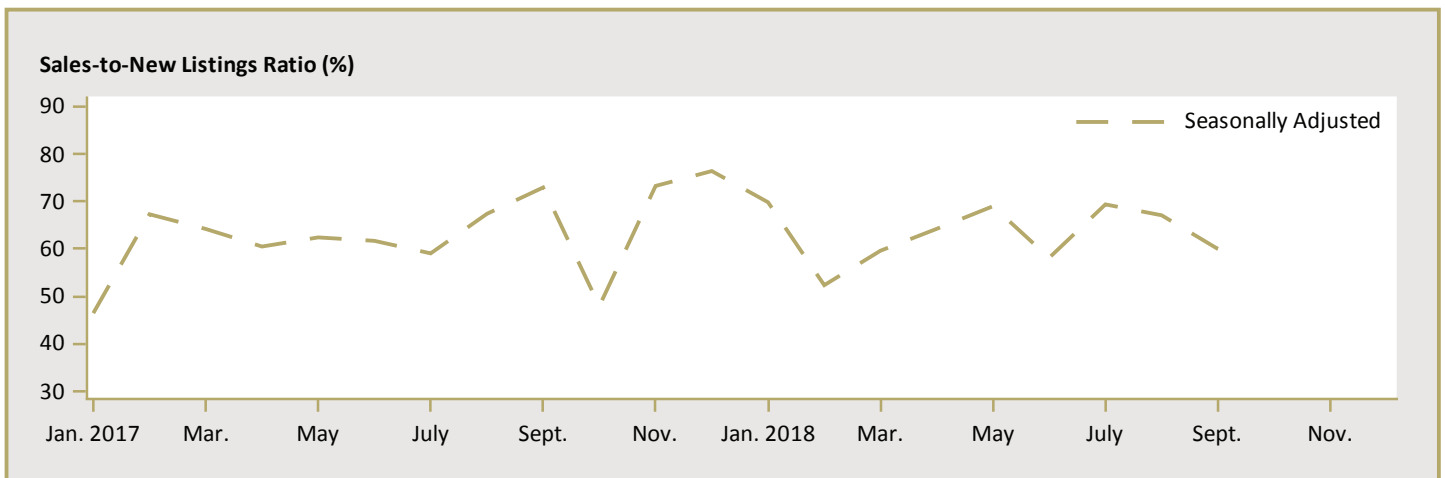
**Figure 5.1c: MLS® Residential Average Price for North Bay**



**Figure 5.2c: MLS® Residential Sales for North Bay**



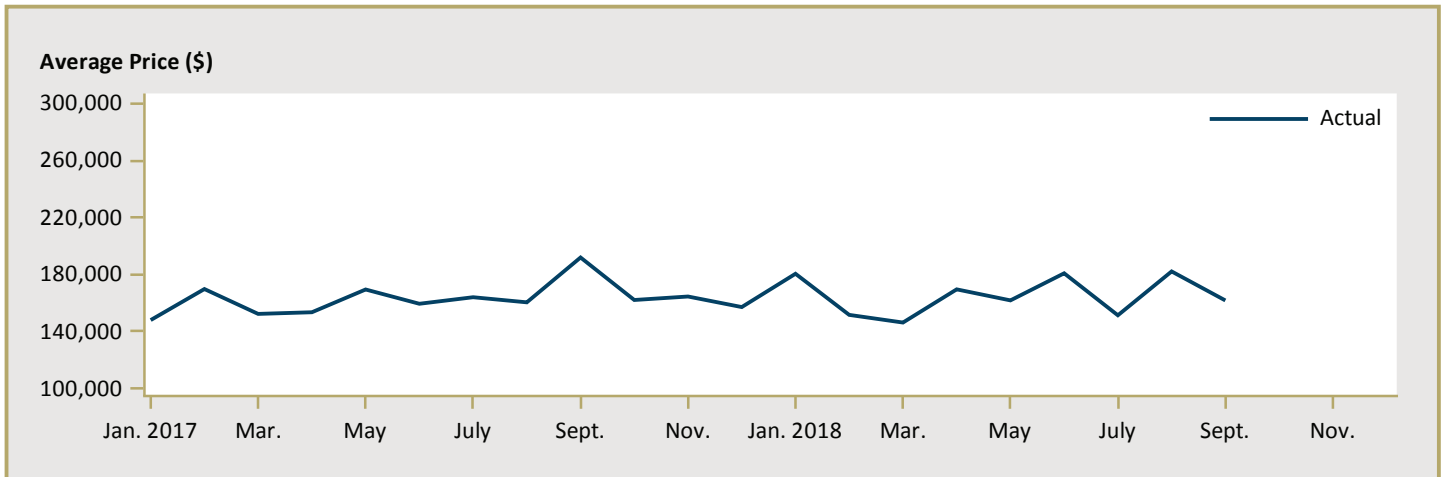
**Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for North Bay**



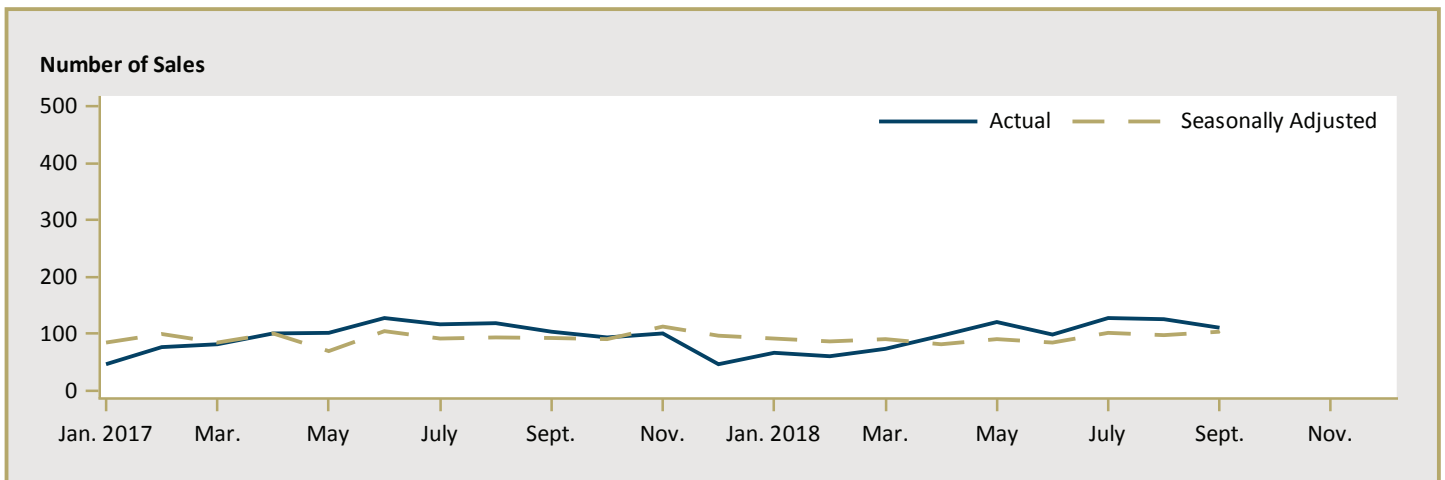
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Source: CREA / Haver Analytics

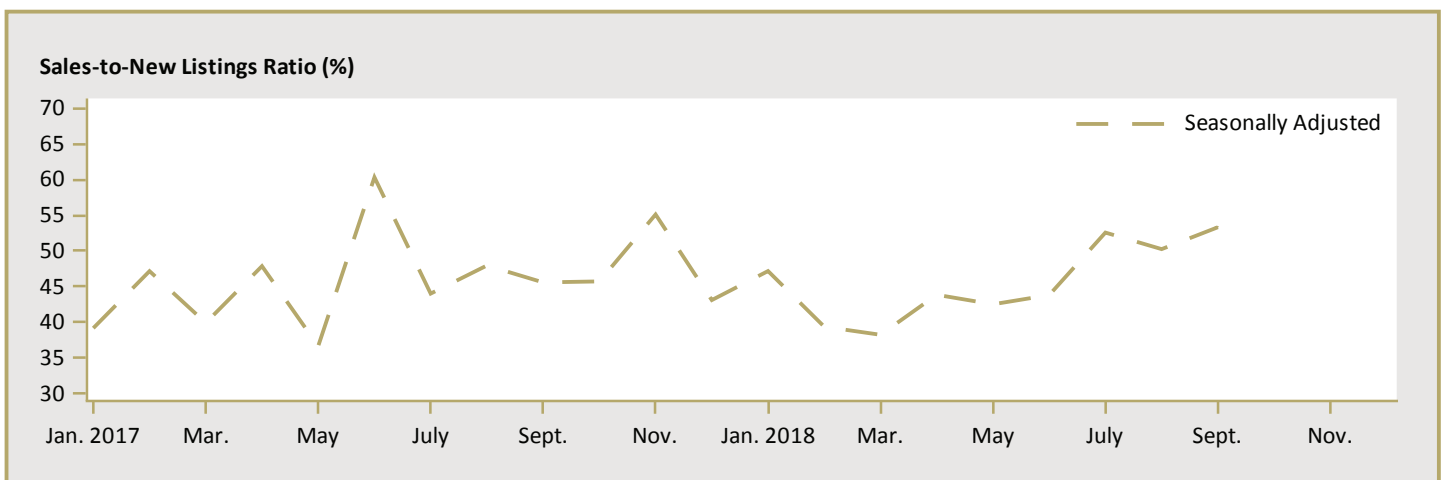
**Figure 5.1d: MLS® Residential Average Price for Timmins**



**Figure 5.2d: MLS® Residential Sales for Timmins**



**Figure 5.3d: MLS® Residential Sales-to- New Listings Ratio for Timmins**



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

**Table 6: Economic Indicators**  
**Third Quarter 2018**

		Interest Rates			NHPI, Total Greater Sudbury 2016.12 =100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.20	130.80	81.8	7.8	63.2	942
	February	561	3.14	4.64	99.40	131.20	81.7	7.7	63.1	940
	March	561	3.14	4.64	99.60	131.40	81.1	7.3	62.4	947
	April	561	3.14	4.64	99.60	132.00	80.5	6.7	61.4	951
	May	561	3.14	4.64	99.60	131.90	80.2	6.5	61.2	951
	June	561	3.14	4.64	99.60	132.10	81.0	6.6	61.8	951
	July	573	3.14	4.84	99.60	131.90	81.5	6.7	62.2	947
	August	573	3.14	4.84	99.60	131.80	81.4	6.3	61.9	951
	September	575	3.09	4.89	99.60	132.30	81.4	6.0	61.6	951
	October	581	3.24	4.99	99.80	132.30	81.6	6.1	61.9	959
	November	581	3.24	4.99	99.80	132.70	81.8	6.4	62.1	950
	December	581	3.24	4.99	99.80	132.00	80.9	6.8	61.7	954
2018	January	590	3.34	5.14	99.80	133.20	80.2	6.8	61.1	966
	February	590	3.34	5.14	99.80	134.00	79.6	6.7	60.6	992
	March	590	3.34	5.14	100.00	134.60	80.1	6.8	61.0	1,002
	April	590	3.34	5.14	100.00	134.80	80.2	7.2	61.3	1,006
	May	601	3.49	5.34	100.20	134.90	80.3	7.0	61.3	1,008
	June	601	3.49	5.34	100.60	135.30	80.5	6.8	61.4	1,026
	July	601	3.49	5.34	100.60	136.00	80.4	6.6	61.2	1,036
	August	601	3.49	5.34	100.90	135.90	80.4	6.7	61.2	1,037
	September	601	3.49	5.34		135.20	80.9	6.4	61.3	1,026
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## 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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- 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

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