

HOUSING NOW TABLES

Windsor CMA

Date Released: Second 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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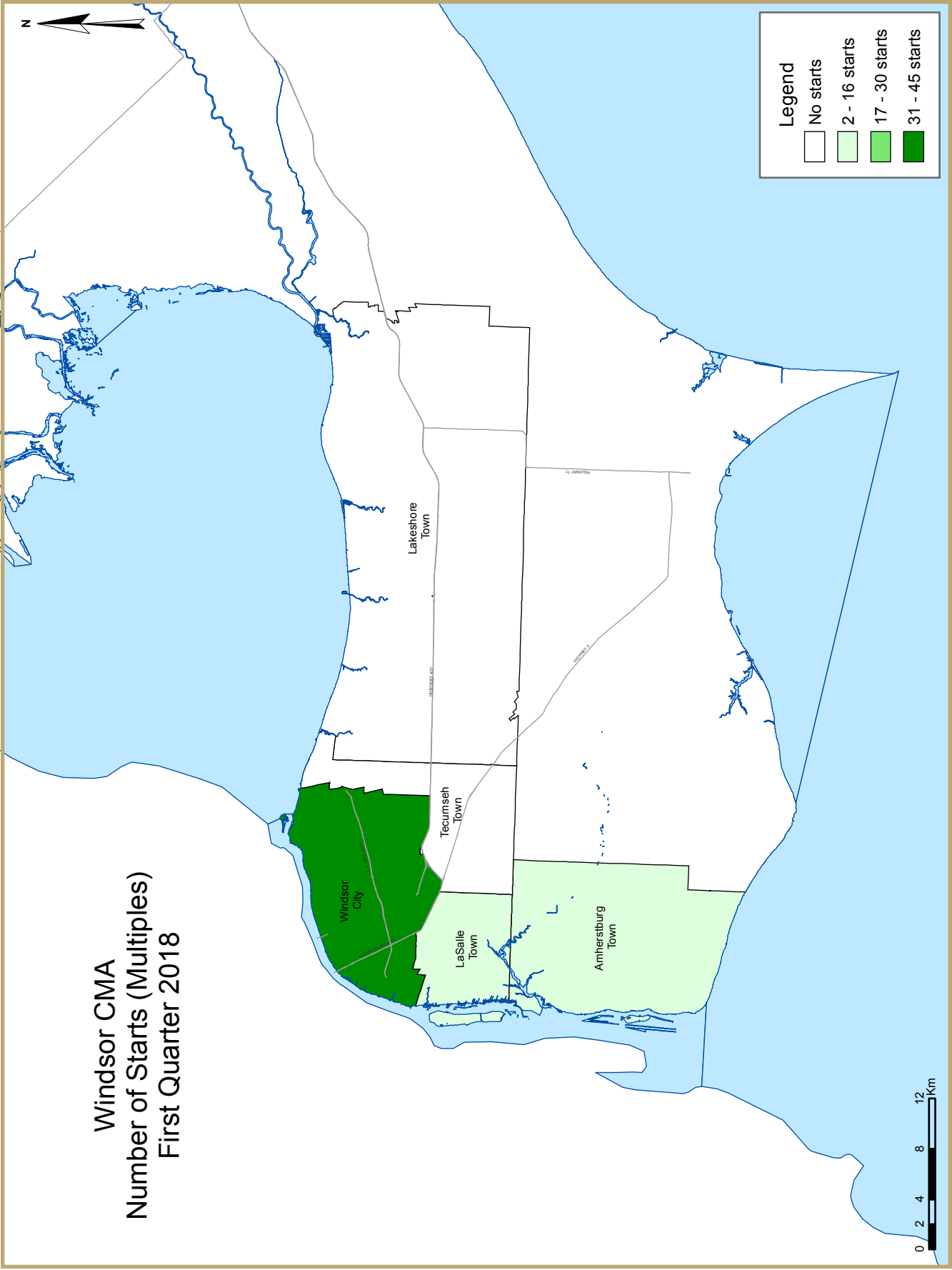
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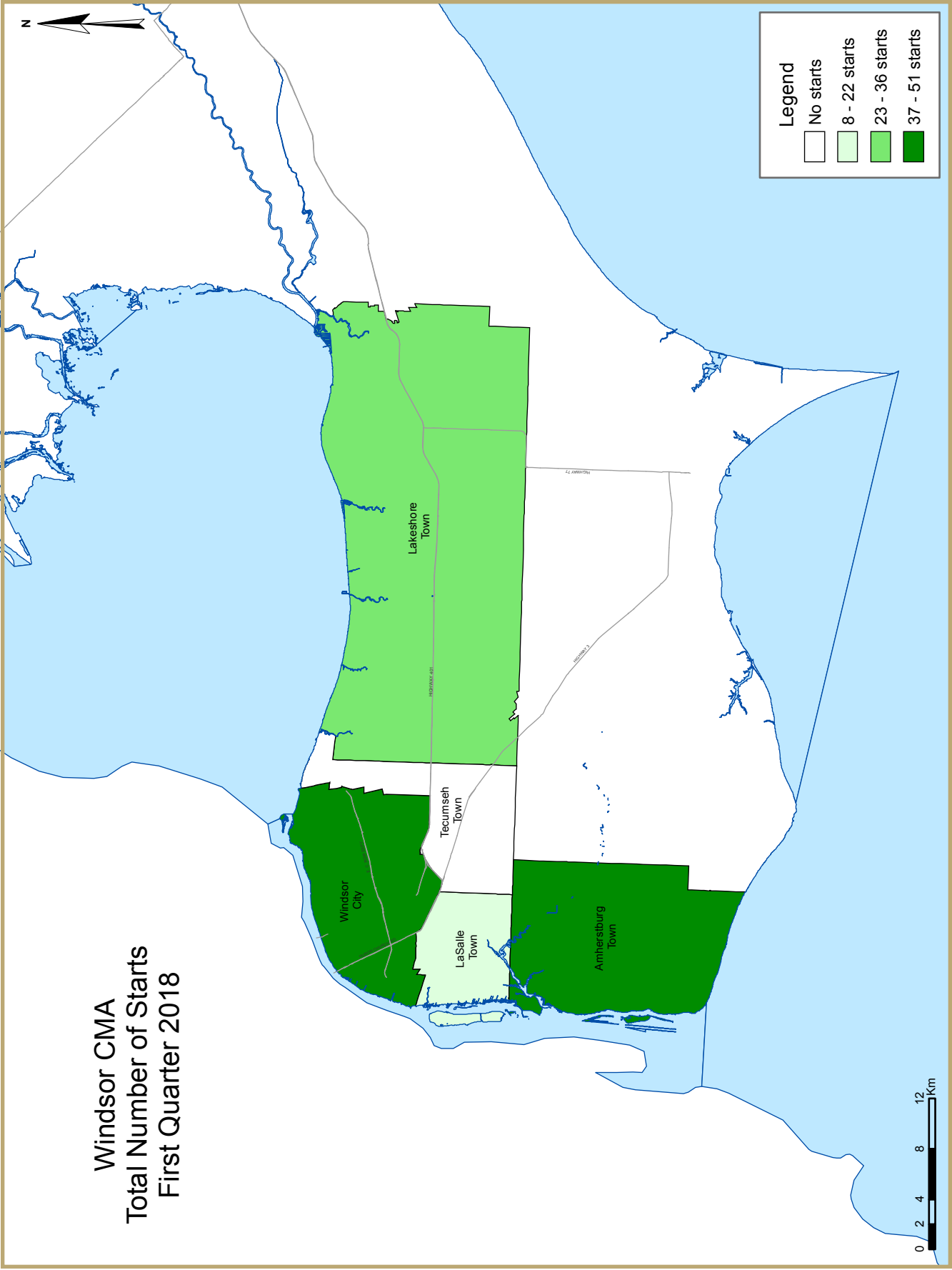
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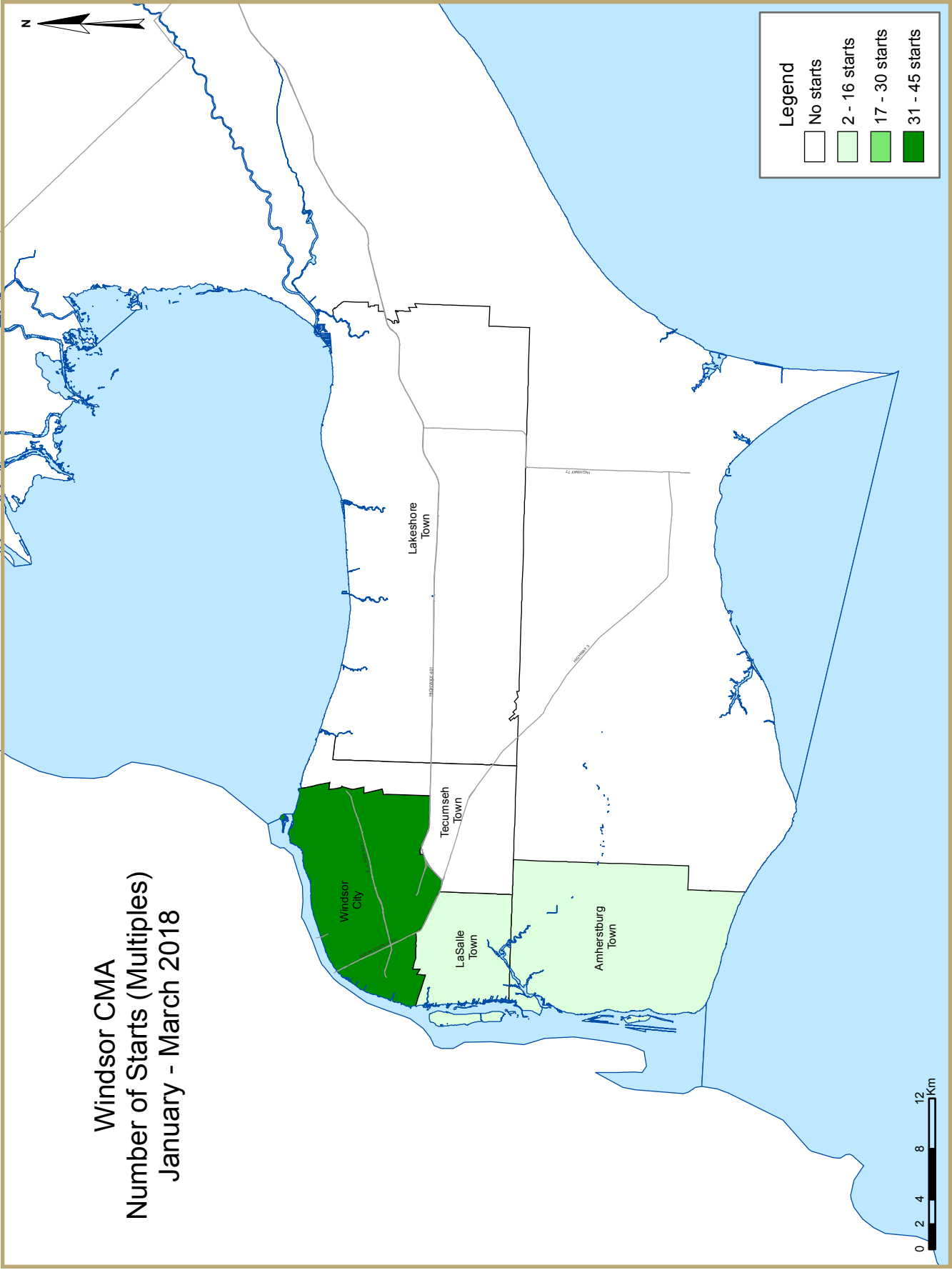
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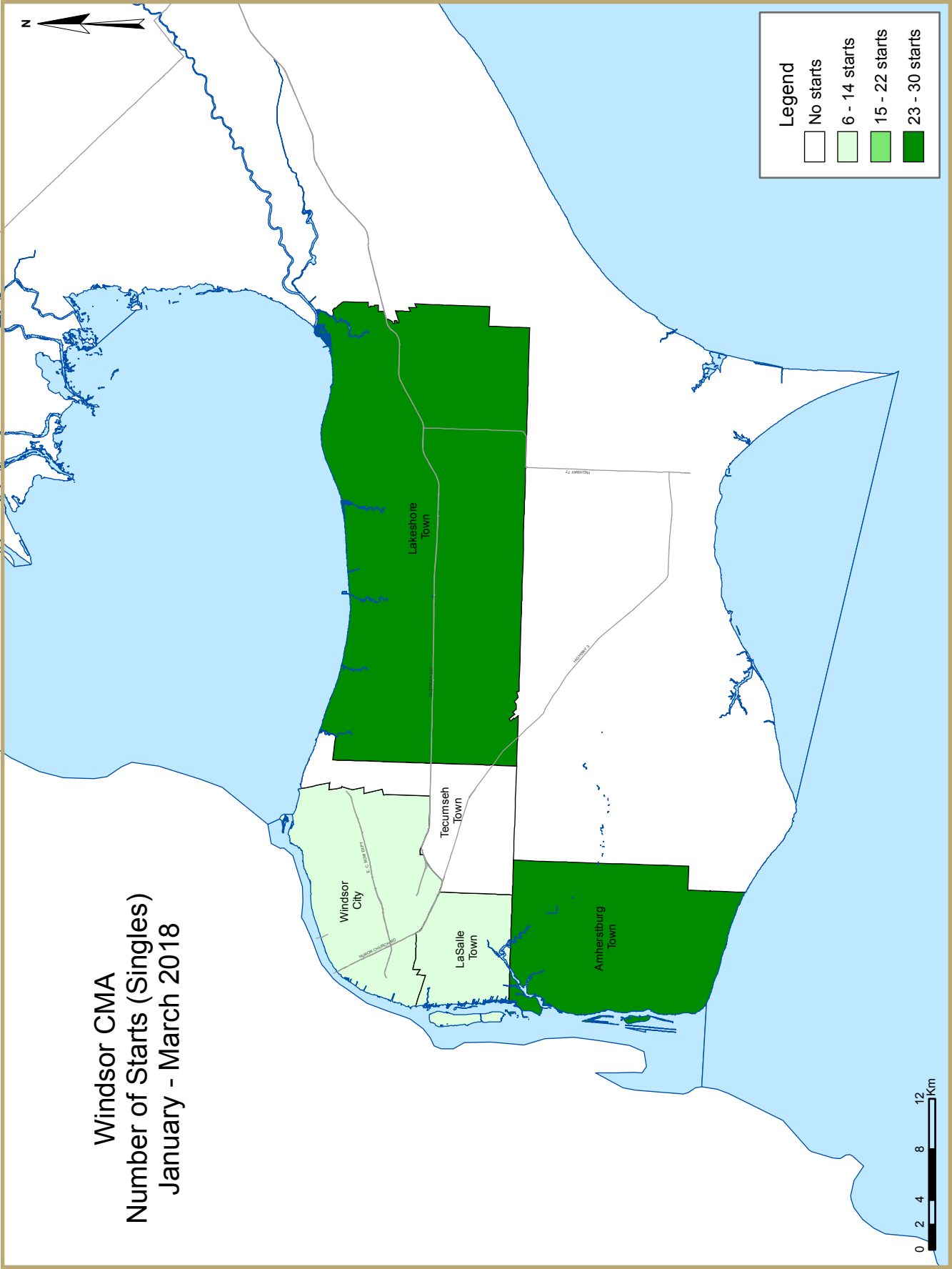
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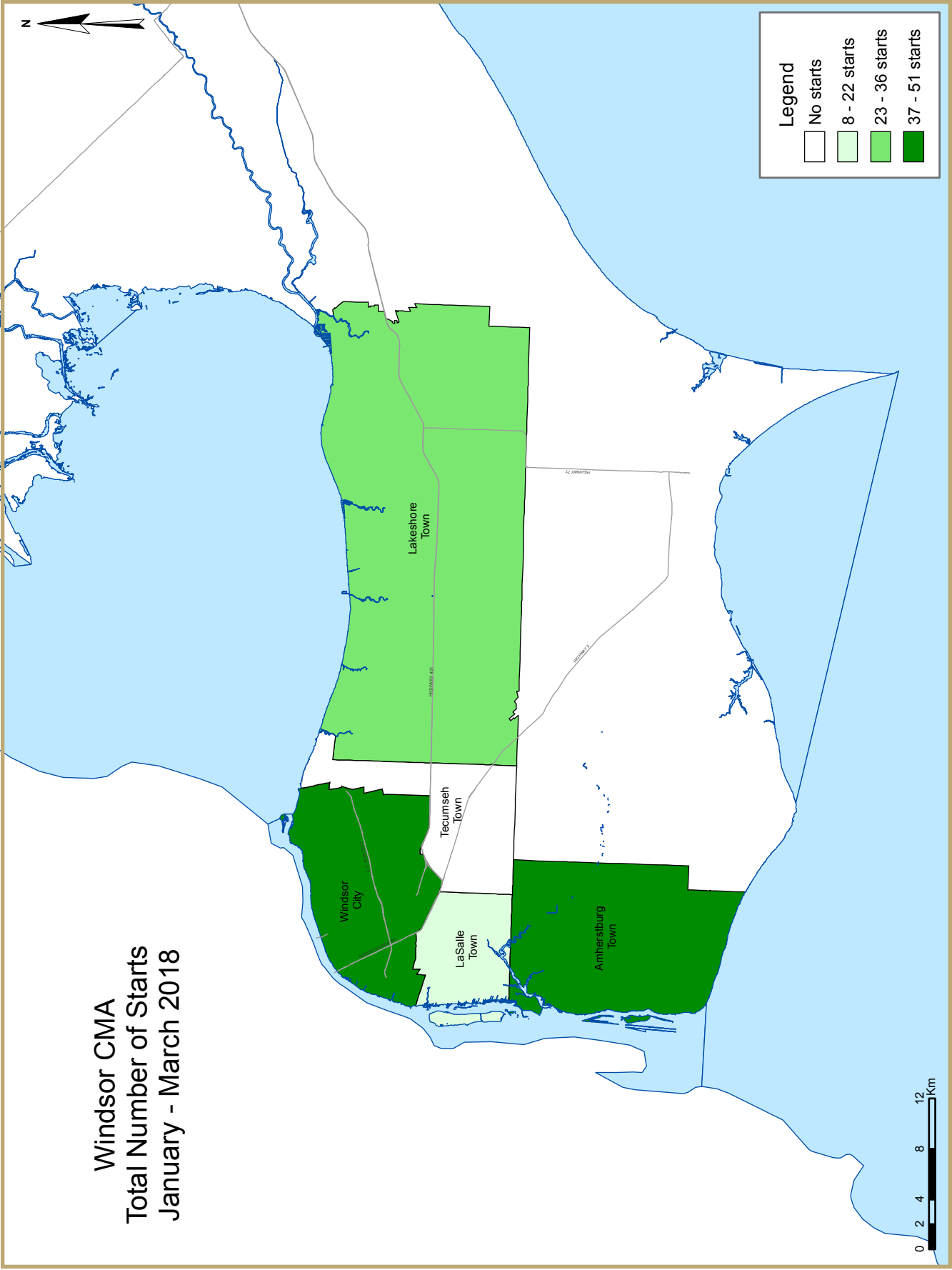












HOUSING NOW REPORT TABLES

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- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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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 I: Housing Starts (SAAR and Trend)								
First Quarter 2018								
Windsor CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jan. 2018	Feb. 2018	Mar. 2018	Jan. 2018	Feb. 2018	Mar. 2018
Single-Detached	804	760	476	590	478	607	576	539
Multiples	462	427	84	516	96	468	452	420
Total	1,266	1,187	560	1,106	574	1,075	1,028	959
	Quarterly SAAR		Actual			YTD		
	2017 Q4	2018 Q1	2017 Q1	2018 Q1	% change	2017 Q1	2018 Q1	% change
Single-Detached	545	514	119	69	-42.0%	119	69	-42.0%
Multiples	605	319	68	58	-14.7%	68	58	-14.7%
Total	1,150	833	187	127	-32.1%	187	127	-32.1%

Source: CMHC

¹ Census Metropolitan Area

² 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 Windsor CMA
First 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									
QI 2018	69	14	44	0	0	0	0	0	127
QI 2017	119	30	33	0	0	0	0	5	187
% Change	-42.0	-53.3	33.3	n/a	n/a	n/a	n/a	-100.0	-32.1
Year-to-date 2018	69	14	44	0	0	0	0	0	127
Year-to-date 2017	119	30	33	0	0	0	0	5	187
% Change	-42.0	-53.3	33.3	n/a	n/a	n/a	n/a	-100.0	-32.1
UNDER CONSTRUCTION									
QI 2018	343	114	115	0	0	6	0	44	622
QI 2017	381	110	151	0	0	6	2	29	679
% Change	-10.0	3.6	-23.8	n/a	n/a	0.0	-100.0	51.7	-8.4
COMPLETIONS									
QI 2018	136	32	34	0	0	6	0	0	208
QI 2017	160	22	52	0	0	109	0	0	343
% Change	-15.0	45.5	-34.6	n/a	n/a	-94.5	n/a	n/a	-39.4
Year-to-date 2018	136	32	34	0	0	6	0	0	208
Year-to-date 2017	160	22	52	0	0	109	0	0	343
% Change	-15.0	45.5	-34.6	n/a	n/a	-94.5	n/a	n/a	-39.4
COMPLETED & NOT ABSORBED									
QI 2018	128	40	51	0	0	0	n/a	n/a	219
QI 2017	135	36	36	0	0	6	n/a	n/a	213
% Change	-5.2	11.1	41.7	n/a	n/a	-100.0	n/a	n/a	2.8
ABSORBED									
QI 2018	128	26	34	0	0	6	n/a	n/a	194
QI 2017	168	37	55	0	4	103	n/a	n/a	367
% Change	-23.8	-29.7	-38.2	n/a	-100.0	-94.2	n/a	n/a	-47.1
Year-to-date 2018	128	26	34	0	0	6	n/a	n/a	194
Year-to-date 2017	168	37	55	0	4	103	n/a	n/a	367
% Change	-23.8	-29.7	-38.2	n/a	-100.0	-94.2	n/a	n/a	-47.1

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Windsor City									
Q1 2018	6	4	41	0	0	0	0	0	51
Q1 2017	34	6	26	0	0	0	0	0	66
LaSalle Town									
Q1 2018	6	2	0	0	0	0	0	0	8
Q1 2017	22	12	0	0	0	0	0	5	39
Lakeshore Town									
Q1 2018	27	0	0	0	0	0	0	0	27
Q1 2017	37	6	0	0	0	0	0	0	43
Amherstburg Town									
Q1 2018	30	8	3	0	0	0	0	0	41
Q1 2017	19	6	4	0	0	0	0	0	29
Tecumseh Town									
Q1 2018	0	0	0	0	0	0	0	0	0
Q1 2017	7	0	3	0	0	0	0	0	10
Windsor CMA									
Q1 2018	69	14	44	0	0	0	0	0	127
Q1 2017	119	30	33	0	0	0	0	5	187
UNDER CONSTRUCTION									
Windsor City									
Q1 2018	69	32	98	0	0	6	0	0	205
Q1 2017	118	24	104	0	0	0	2	24	272
LaSalle Town									
Q1 2018	83	32	6	0	0	0	0	0	121
Q1 2017	90	46	12	0	0	0	0	5	153
Lakeshore Town									
Q1 2018	134	4	8	0	0	0	0	0	146
Q1 2017	113	8	0	0	0	0	0	0	121
Amherstburg Town									
Q1 2018	42	42	3	0	0	0	0	32	119
Q1 2017	37	26	7	0	0	6	0	0	76
Tecumseh Town									
Q1 2018	15	4	0	0	0	0	0	12	31
Q1 2017	23	6	28	0	0	0	0	0	57
Windsor CMA									
Q1 2018	343	114	115	0	0	6	0	44	622
Q1 2017	381	110	151	0	0	6	2	29	679

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Windsor City									
Q1 2018	27	16	28	0	0	0	0	0	71
Q1 2017	60	8	41	0	0	50	0	0	159
LaSalle Town									
Q1 2018	38	4	6	0	0	0	0	0	48
Q1 2017	31	12	0	0	0	0	0	0	43
Lakeshore Town									
Q1 2018	46	4	0	0	0	0	0	0	50
Q1 2017	48	0	0	0	0	0	0	0	48
Amherstburg Town									
Q1 2018	18	4	0	0	0	6	0	0	28
Q1 2017	12	0	4	0	0	0	0	0	16
Tecumseh Town									
Q1 2018	7	4	0	0	0	0	0	0	11
Q1 2017	9	2	7	0	0	59	0	0	77
Windsor CMA									
Q1 2018	136	32	34	0	0	6	0	0	208
Q1 2017	160	22	52	0	0	109	0	0	343
COMPLETED & NOT ABSORBED									
Windsor City									
Q1 2018	25	22	46	0	0	0	n/a	n/a	93
Q1 2017	39	18	25	0	0	4	n/a	n/a	86
LaSalle Town									
Q1 2018	32	6	5	0	0	0	n/a	n/a	43
Q1 2017	27	13	1	0	0	0	n/a	n/a	41
Lakeshore Town									
Q1 2018	45	4	0	0	0	0	n/a	n/a	49
Q1 2017	46	0	0	0	0	0	n/a	n/a	46
Amherstburg Town									
Q1 2018	17	4	0	0	0	0	n/a	n/a	21
Q1 2017	17	5	6	0	0	0	n/a	n/a	28
Tecumseh Town									
Q1 2018	9	4	0	0	0	0	n/a	n/a	13
Q1 2017	6	0	4	0	0	2	n/a	n/a	12
Windsor CMA									
Q1 2018	128	40	51	0	0	0	n/a	n/a	219
Q1 2017	135	36	36	0	0	6	n/a	n/a	213

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Windsor City									
QI 2018	27	15	20	0	0	0	n/a	n/a	62
QI 2017	54	22	39	0	0	46	n/a	n/a	161
LaSalle Town									
QI 2018	28	10	7	0	0	0	n/a	n/a	45
QI 2017	34	9	3	0	0	0	n/a	n/a	46
Lakeshore Town									
QI 2018	51	0	0	0	0	0	n/a	n/a	51
QI 2017	46	1	0	0	0	0	n/a	n/a	47
Amherstburg Town									
QI 2018	17	1	3	0	0	6	n/a	n/a	27
QI 2017	11	3	4	0	4	0	n/a	n/a	22
Tecumseh Town									
QI 2018	5	0	4	0	0	0	n/a	n/a	9
QI 2017	23	2	9	0	0	57	n/a	n/a	91
Windsor CMA									
QI 2018	128	26	34	0	0	6	n/a	n/a	194
QI 2017	168	37	55	0	4	103	n/a	n/a	367

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

**Table 1.3: History of Housing Starts of Windsor 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	760	178	188	0	0	6	0	55	1,187
% Change	-5.5	-3.3	-6.0	n/a	-100.0	-89.3	n/a	**	-6.2
2016	804	184	200	0	7	56	0	15	1,266
% Change	13.4	80.4	60.0	n/a	133.3	-13.8	n/a	150.0	25.3
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391
% Change	-7.3	-22.2	21.7	-100.0	-38.2	n/a	n/a	-75.0	-13.7
2008	327	18	23	1	68	0	0	16	453

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Windsor City	6	34	4	6	41	26	0	0	51	66	-22.7
LaSalle Town	6	22	2	12	0	0	0	5	8	39	-79.5
Lakeshore Town	27	37	0	6	0	0	0	0	27	43	-37.2
Amherstburg Town	30	19	8	6	3	4	0	0	41	29	41.4
Tecumseh Town	0	7	0	0	0	3	0	0	0	10	-100.0
Windsor CMA	69	119	14	30	44	33	0	5	127	187	-32.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
Windsor City	6	34	4	6	41	26	0	0	51	66	-22.7
LaSalle Town	6	22	2	12	0	0	0	5	8	39	-79.5
Lakeshore Town	27	37	0	6	0	0	0	0	27	43	-37.2
Amherstburg Town	30	19	8	6	3	4	0	0	41	29	41.4
Tecumseh Town	0	7	0	0	0	3	0	0	0	10	-100.0
Windsor CMA	69	119	14	30	44	33	0	5	127	187	-32.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Windsor City	41	26	0	0	0	0	0	0
LaSalle Town	0	0	0	0	0	0	0	5
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	3	4	0	0	0	0	0	0
Tecumseh Town	0	3	0	0	0	0	0	0
Windsor CMA	44	33	0	0	0	0	0	5

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
Windsor City	41	26	0	0	0	0	0	0
LaSalle Town	0	0	0	0	0	0	0	5
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	3	4	0	0	0	0	0	0
Tecumseh Town	0	3	0	0	0	0	0	0
Windsor CMA	44	33	0	0	0	0	0	5

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Windsor City	51	66	0	0	0	0	51	66
LaSalle Town	8	34	0	0	0	5	8	39
Lakeshore Town	27	43	0	0	0	0	27	43
Amherstburg Town	41	29	0	0	0	0	41	29
Tecumseh Town	0	10	0	0	0	0	0	10
Windsor CMA	127	182	0	0	0	5	127	187

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Windsor City	51	66	0	0	0	0	51	66
LaSalle Town	8	34	0	0	0	5	8	39
Lakeshore Town	27	43	0	0	0	0	27	43
Amherstburg Town	41	29	0	0	0	0	41	29
Tecumseh Town	0	10	0	0	0	0	0	10
Windsor CMA	127	182	0	0	0	5	127	187

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Windsor City	27	60	16	8	28	41	0	50	71	159	-55.3
LaSalle Town	38	31	4	12	6	0	0	0	48	43	11.6
Lakeshore Town	46	48	4	0	0	0	0	0	50	48	4.2
Amherstburg Town	18	12	4	0	0	4	6	0	28	16	75.0
Tecumseh Town	7	9	4	2	0	7	0	59	11	77	-85.7
Windsor CMA	136	160	32	22	34	52	6	109	208	343	-39.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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
Windsor City	27	60	16	8	28	41	0	50	71	159	-55.3
LaSalle Town	38	31	4	12	6	0	0	0	48	43	11.6
Lakeshore Town	46	48	4	0	0	0	0	0	50	48	4.2
Amherstburg Town	18	12	4	0	0	4	6	0	28	16	75.0
Tecumseh Town	7	9	4	2	0	7	0	59	11	77	-85.7
Windsor CMA	136	160	32	22	34	52	6	109	208	343	-39.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Windsor City	28	41	0	0	0	50	0	0
LaSalle Town	6	0	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	4	0	0	6	0	0	0
Tecumseh Town	0	7	0	0	0	59	0	0
Windsor CMA	34	52	0	0	6	109	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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
Windsor City	28	41	0	0	0	50	0	0
LaSalle Town	6	0	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	4	0	0	6	0	0	0
Tecumseh Town	0	7	0	0	0	59	0	0
Windsor CMA	34	52	0	0	6	109	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Windsor City	71	109	0	50	0	0	71	159
LaSalle Town	48	43	0	0	0	0	48	43
Lakeshore Town	50	48	0	0	0	0	50	48
Amherstburg Town	22	16	6	0	0	0	28	16
Tecumseh Town	11	18	0	59	0	0	11	77
Windsor CMA	202	234	6	109	0	0	208	343

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Windsor City	71	109	0	50	0	0	71	159
LaSalle Town	48	43	0	0	0	0	48	43
Lakeshore Town	50	48	0	0	0	0	50	48
Amherstburg Town	22	16	6	0	0	0	28	16
Tecumseh Town	11	18	0	59	0	0	11	77
Windsor CMA	202	234	6	109	0	0	208	343

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q1 2018	0	0.0	1	3.7	7	25.9	10	37.0	9	33.3	27	465,000	518,866
Q1 2017	1	1.9	5	9.3	17	31.5	27	50.0	4	7.4	54	412,500	430,097
Year-to-date 2018	0	0.0	1	3.7	7	25.9	10	37.0	9	33.3	27	465,000	518,866
Year-to-date 2017	1	1.9	5	9.3	17	31.5	27	50.0	4	7.4	54	412,500	430,097
LaSalle Town													
Q1 2018	0	0.0	0	0.0	3	10.7	8	28.6	17	60.7	28	-	580,663
Q1 2017	0	0.0	0	0.0	13	38.2	8	23.5	13	38.2	34	437,500	501,628
Year-to-date 2018	0	0.0	0	0.0	3	10.7	8	28.6	17	60.7	28	-	580,663
Year-to-date 2017	0	0.0	0	0.0	13	38.2	8	23.5	13	38.2	34	437,500	501,628
Lakeshore Town													
Q1 2018	0	0.0	0	0.0	17	33.3	19	37.3	15	29.4	51	445,000	497,751
Q1 2017	1	2.2	0	0.0	14	30.4	23	50.0	8	17.4	46	420,000	458,525
Year-to-date 2018	0	0.0	0	0.0	17	33.3	19	37.3	15	29.4	51	445,000	497,751
Year-to-date 2017	1	2.2	0	0.0	14	30.4	23	50.0	8	17.4	46	420,000	458,525
Amherstburg Town													
Q1 2018	0	0.0	2	11.8	7	41.2	6	35.3	2	11.8	17	-	376,417
Q1 2017	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	-	367,443
Year-to-date 2018	0	0.0	2	11.8	7	41.2	6	35.3	2	11.8	17	-	376,417
Year-to-date 2017	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	-	367,443
Tecumseh Town													
Q1 2018	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	-	-
Q1 2017	0	0.0	0	0.0	0	0.0	9	40.9	13	59.1	22	-	515,904
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	9	40.9	13	59.1	22	-	515,904
Windsor CMA													
Q1 2018	0	0.0	3	2.3	34	26.6	46	35.9	45	35.2	128	460,000	507,409
Q1 2017	2	1.2	11	6.6	48	28.7	68	40.7	38	22.8	167	430,000	460,285
Year-to-date 2018	0	0.0	3	2.3	34	26.6	46	35.9	45	35.2	128	460,000	507,409
Year-to-date 2017	2	1.2	11	6.6	48	28.7	68	40.7	38	22.8	167	430,000	460,285

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units First Quarter 2018						
Submarket	Q1 2018	Q1 2017	% Change	YTD 2018	YTD 2017	% Change
Windsor City	518,866	430,097	20.6	518,866	430,097	20.6
LaSalle Town	580,663	501,628	15.8	580,663	501,628	15.8
Lakeshore Town	497,751	458,525	8.6	497,751	458,525	8.6
Amherstburg Town	376,417	367,443	2.4	376,417	367,443	2.4
Tecumseh Town	-	515,904	n/a	-	515,904	n/a
Windsor CMA	507,409	460,285	10.2	507,409	460,285	10.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Windsor

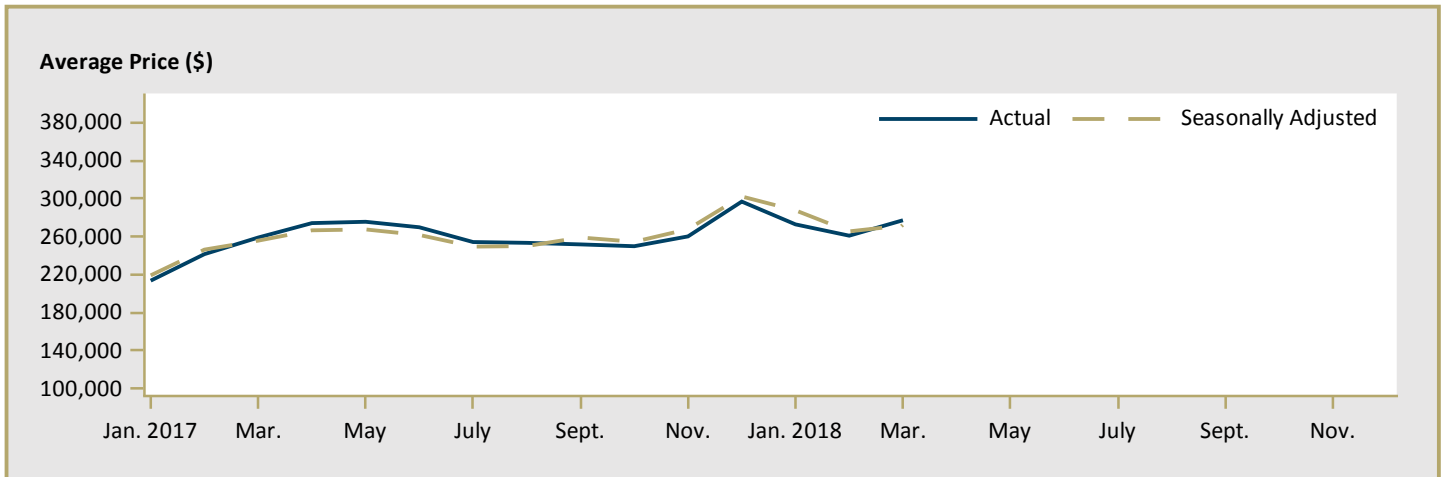


Figure 5.2: MLS® Residential Sales for Windsor

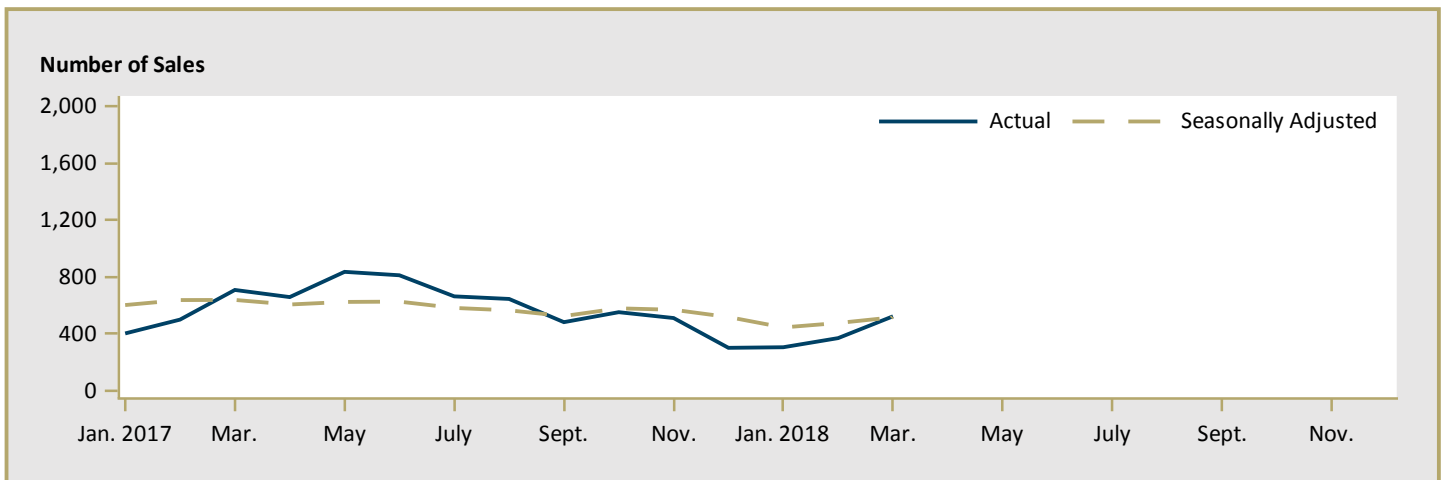
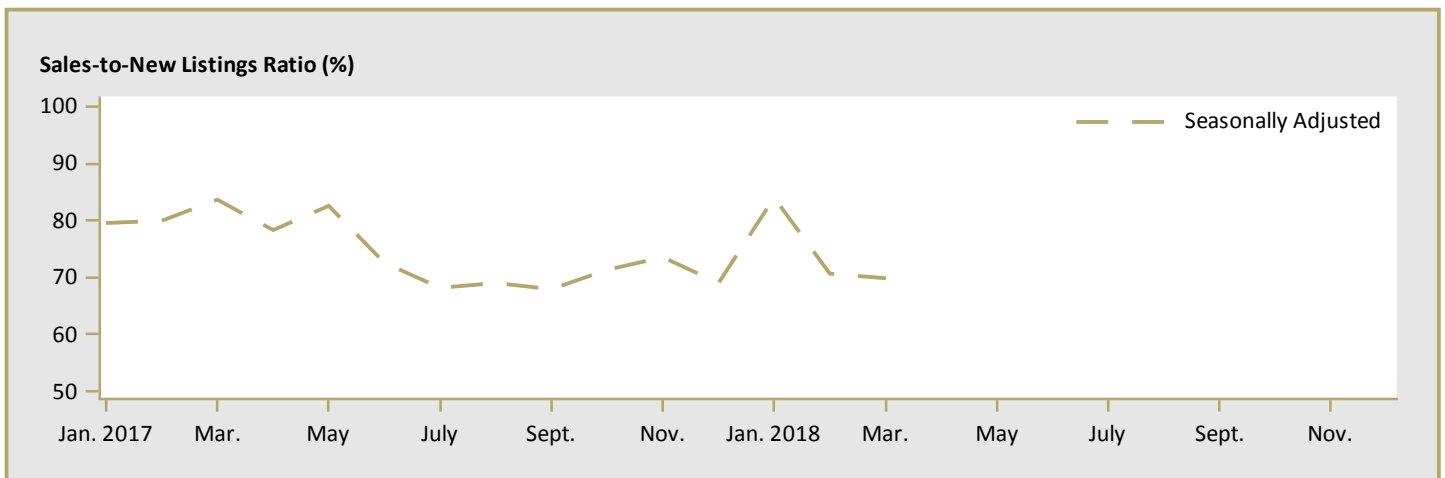


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Windsor



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
First Quarter 2018

		Interest Rates			NHPI, Total, Windsor CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Windsor 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	100.7	130.8	162.0	5.4	60.4	889
	February	561	3.14	4.64	101.2	131.2	161.2	5.2	60.0	892
	March	561	3.14	4.64	101.6	131.4	161.3	5.4	60.1	897
	April	561	3.14	4.64	101.6	132.0	160.2	5.2	59.5	893
	May	561	3.14	4.64	101.5	131.9	160.0	5.2	59.4	895
	June	561	3.14	4.64	101.5	132.1	160.5	5.4	59.6	893
	July	573	3.14	4.84	101.5	131.9	160.5	6.1	60.0	887
	August	573	3.14	4.84	101.8	131.8	163.7	6.1	61.1	884
	September	575	3.09	4.89	101.8	132.3	164.7	5.7	61.1	887
	October	581	3.24	4.99	101.8	132.3	162.1	6.8	60.8	897
	November	581	3.24	4.99	102.2	132.7	162.9	6.2	60.6	900
	December	581	3.24	4.99	102.4	132.0	163.9	6.0	60.8	905
2018	January	590	3.34	5.14	102.6	133.2	167.6	4.6	61.1	907
	February	590	3.34	5.14	102.8	134.0	165.5	4.9	60.4	915
	March	590	3.34	5.14		134.6	165.0	5.2	60.4	923
	April									
	May									
	June									
	July									
	August									
	September									
	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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