

HOUSING NOW TABLES

Windsor CMA

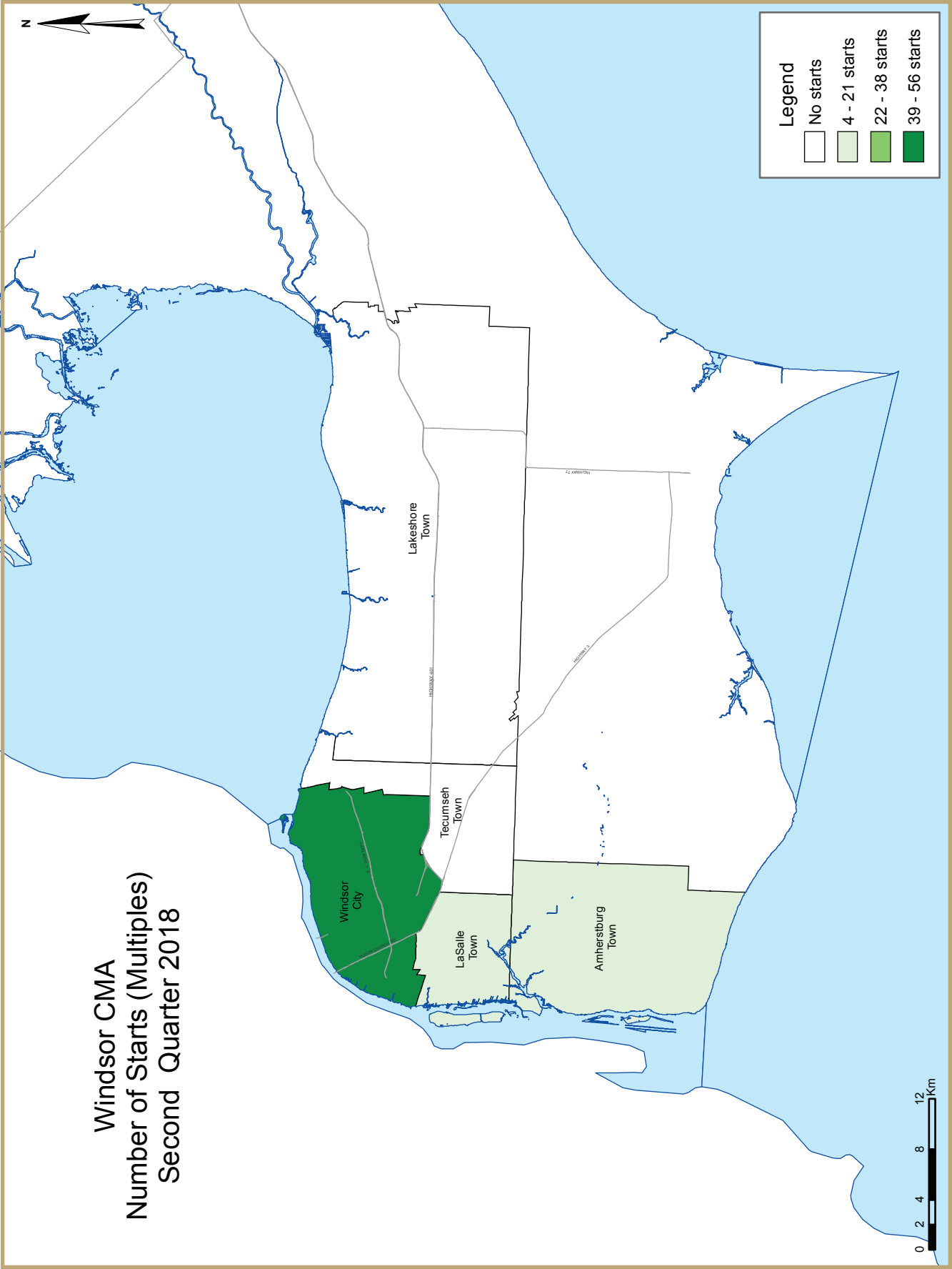
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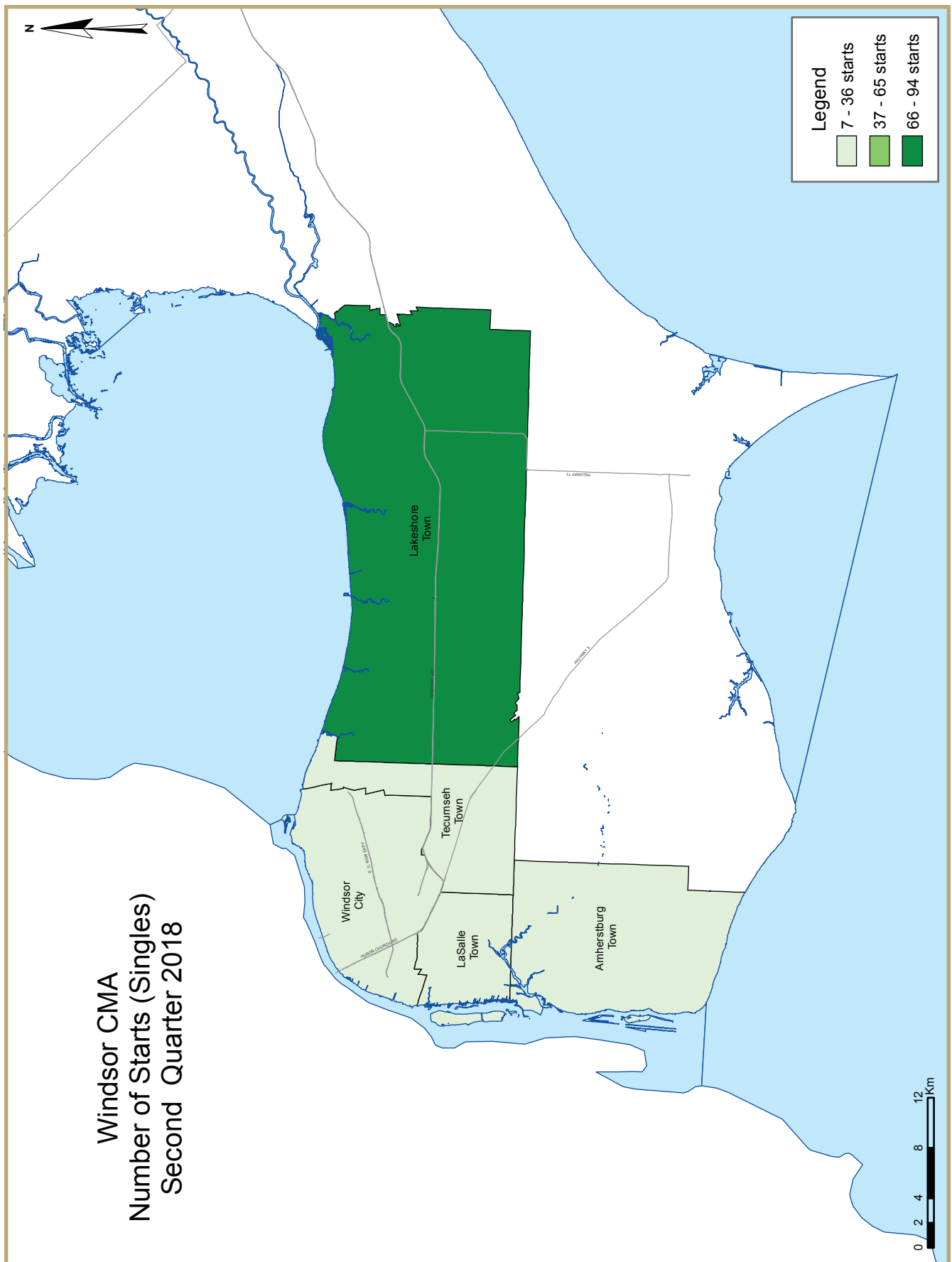


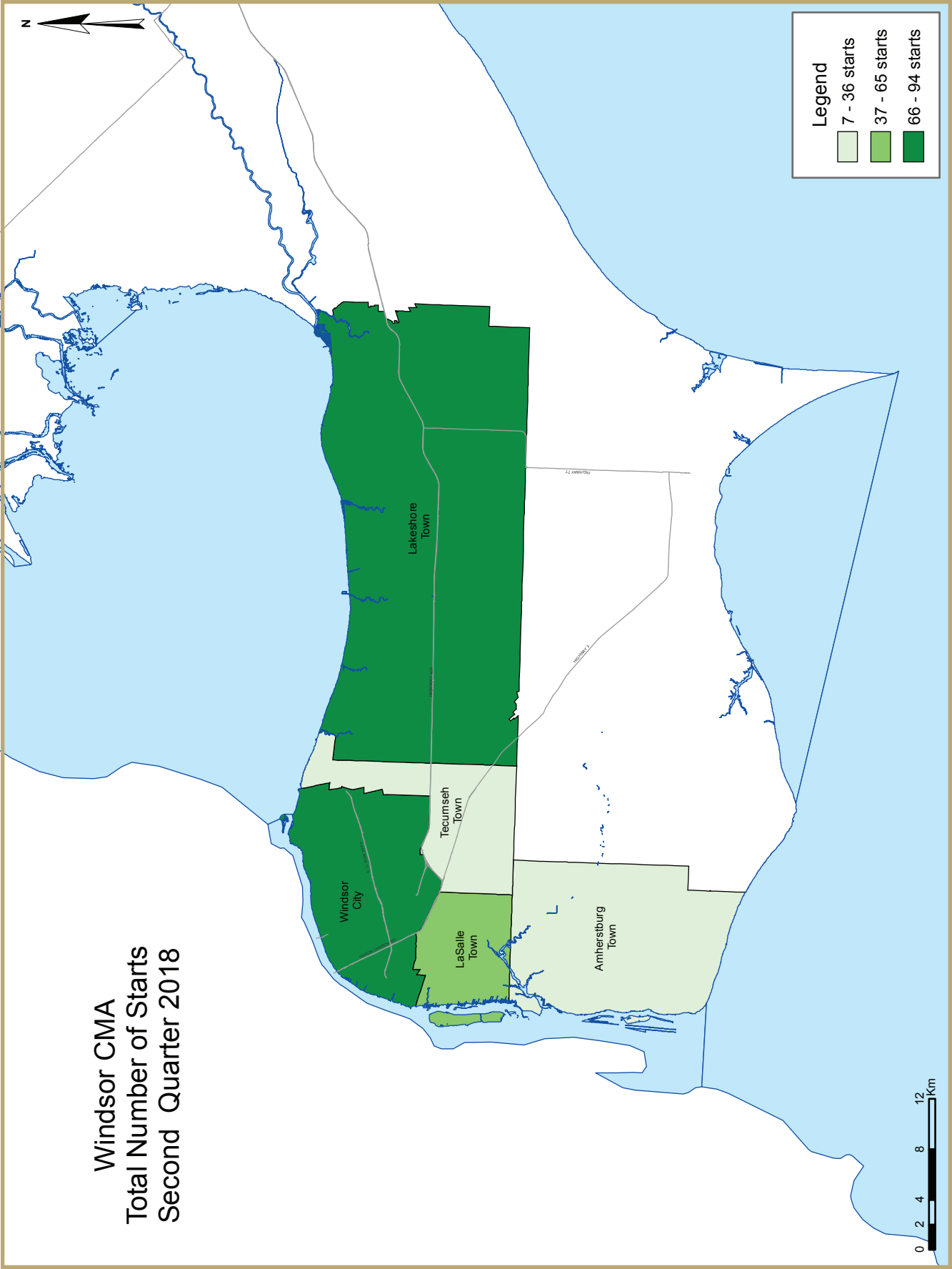
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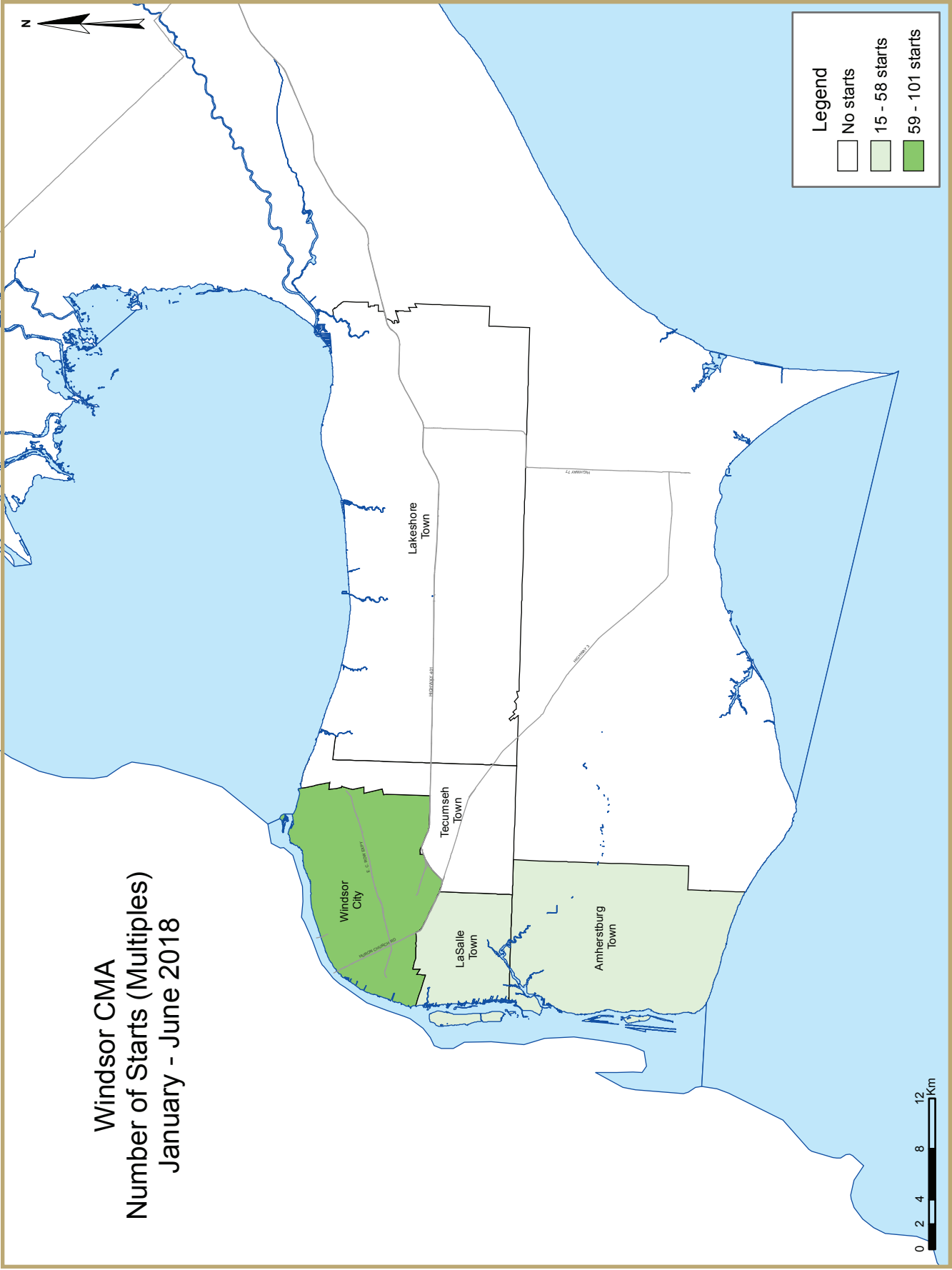
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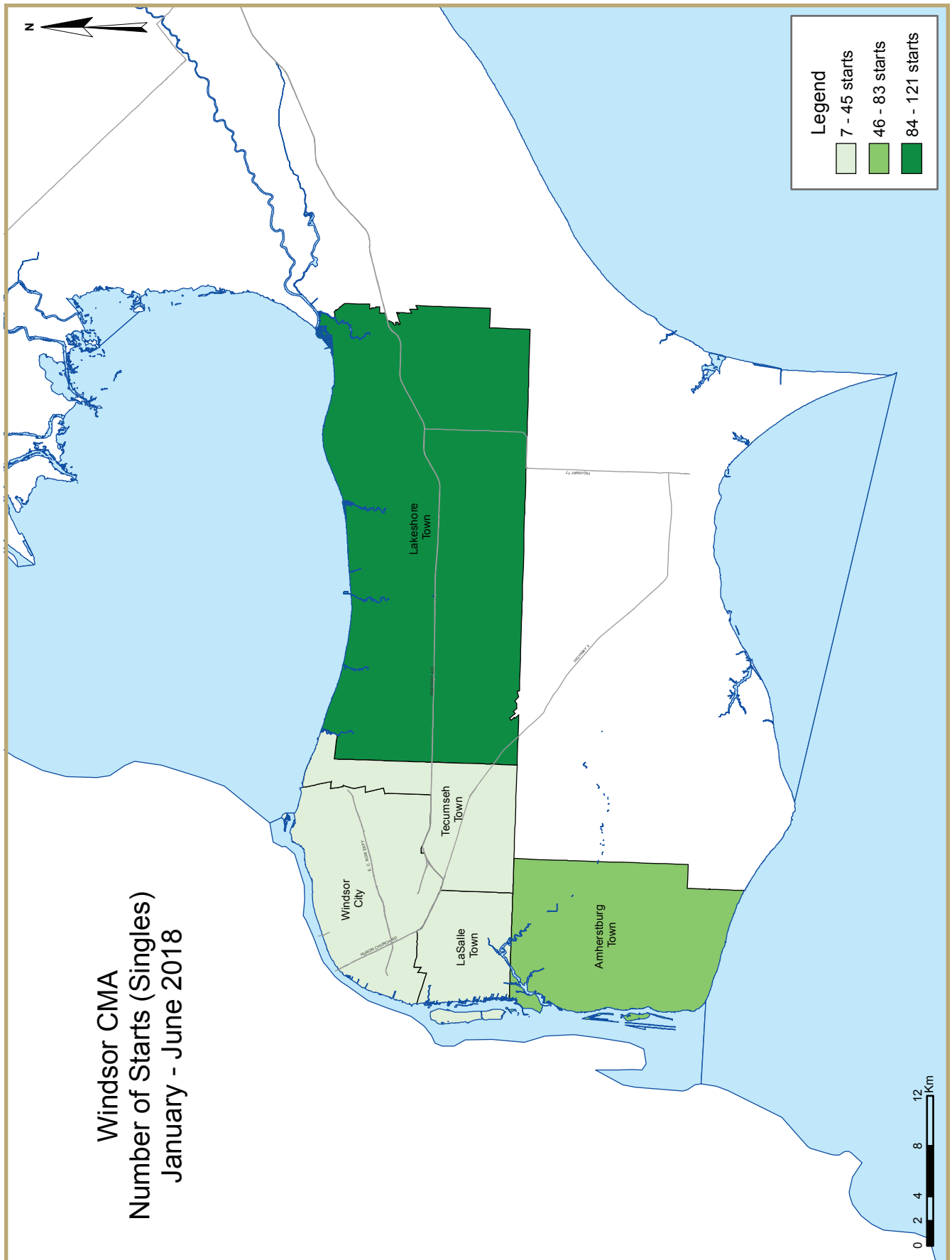
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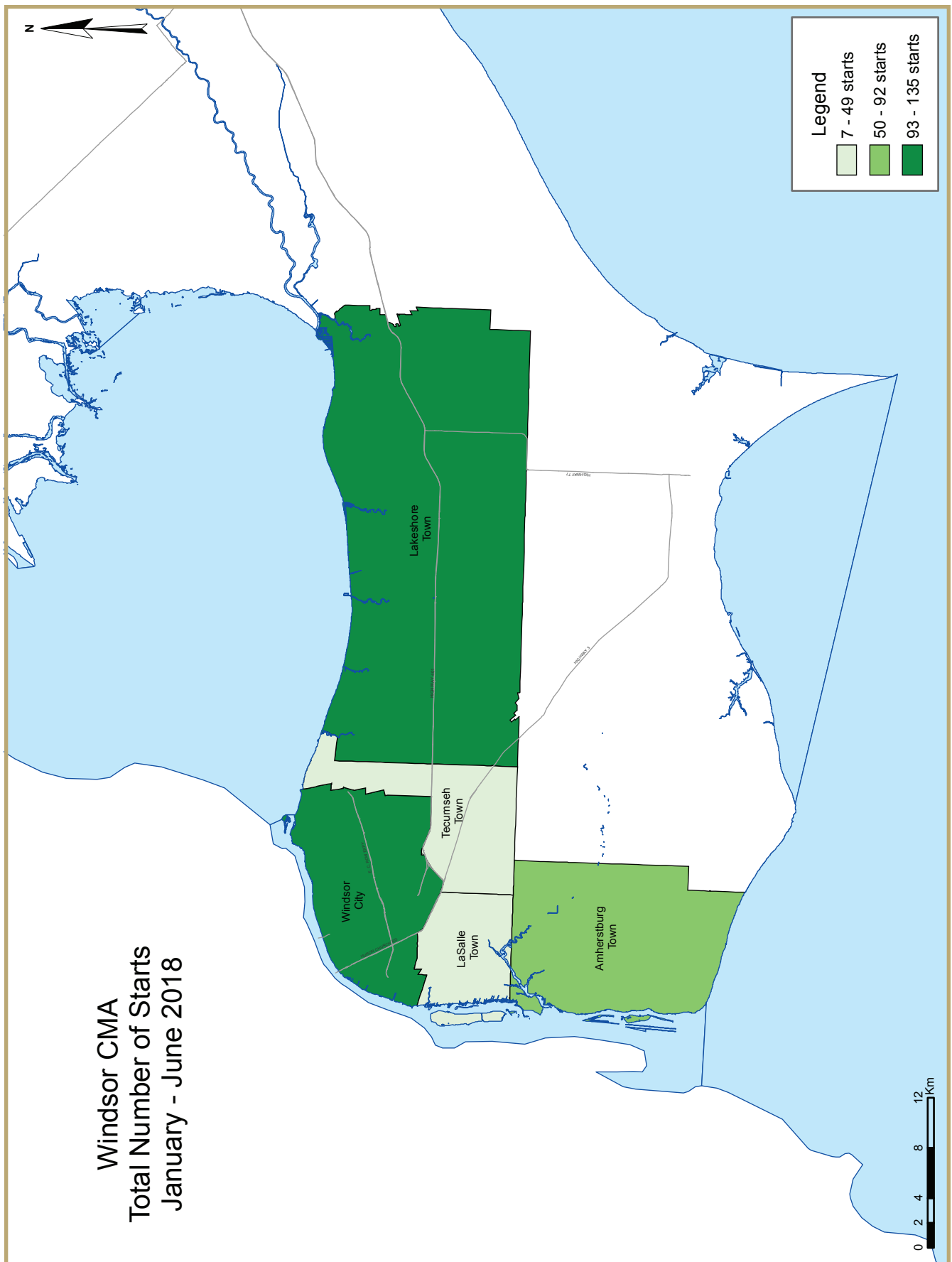












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SYMBOLS

- 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)								
Second Quarter 2018								
Windsor CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	804	760	515	586	531	536	539	540
Multiples	462	427	168	432	276	340	220	262
Total	1,266	1,187	683	1,018	807	876	759	802
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	532	536	280	186	-33.6%	399	255	-36.1%
Multiples	313	275	91	73	-19.8%	159	131	-17.6%
Total	845	811	371	259	-30.2%	558	386	-30.8%

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
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	186	26	40	0	0	4	0	3	259
Q2 2017	280	46	33	0	0	0	0	12	371
% Change	-33.6	-43.5	21.2	n/a	n/a	n/a	n/a	-75.0	-30.2
Year-to-date 2018	255	40	84	0	0	4	0	3	386
Year-to-date 2017	399	76	66	0	0	0	0	17	558
% Change	-36.1	-47.4	27.3	n/a	n/a	n/a	n/a	-82.4	-30.8
UNDER CONSTRUCTION									
Q2 2018	362	100	124	0	0	8	0	47	641
Q2 2017	454	124	132	0	0	6	0	35	751
% Change	-20.3	-19.4	-6.1	n/a	n/a	33.3	n/a	34.3	-14.6
COMPLETIONS									
Q2 2018	167	40	27	0	0	0	4	2	240
Q2 2017	206	32	48	0	0	0	2	10	298
% Change	-18.9	25.0	-43.8	n/a	n/a	n/a	100.0	-80.0	-19.5
Year-to-date 2018	303	72	61	0	0	6	4	2	448
Year-to-date 2017	366	54	100	0	0	109	2	10	641
% Change	-17.2	33.3	-39.0	n/a	n/a	-94.5	100.0	-80.0	-30.1
COMPLETED & NOT ABSORBED									
Q2 2018	135	34	39	0	0	0	n/a	n/a	208
Q2 2017	120	27	36	0	0	0	n/a	n/a	183
% Change	12.5	25.9	8.3	n/a	n/a	n/a	n/a	n/a	13.7
ABSORBED									
Q2 2018	160	46	39	0	0	0	n/a	n/a	245
Q2 2017	221	41	48	0	0	6	n/a	n/a	316
% Change	-27.6	12.2	-18.8	n/a	n/a	-100.0	n/a	n/a	-22.5
Year-to-date 2018	288	72	73	0	0	6	n/a	n/a	439
Year-to-date 2017	389	78	103	0	4	109	n/a	n/a	683
% Change	-26.0	-7.7	-29.1	n/a	-100.0	-94.5	n/a	n/a	-35.7

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									
Windsor City									
Q2 2018	28	12	37	0	0	4	0	3	84
Q2 2017	74	14	7	0	0	0	0	0	95
LaSalle Town									
Q2 2018	27	10	3	0	0	0	0	0	40
Q2 2017	67	20	15	0	0	0	0	0	102
Lakeshore Town									
Q2 2018	94	0	0	0	0	0	0	0	94
Q2 2017	106	8	0	0	0	0	0	0	114
Amherstburg Town									
Q2 2018	30	4	0	0	0	0	0	0	34
Q2 2017	20	0	7	0	0	0	0	0	27
Tecumseh Town									
Q2 2018	7	0	0	0	0	0	0	0	7
Q2 2017	13	4	4	0	0	0	0	12	33
Windsor CMA									
Q2 2018	186	26	40	0	0	4	0	3	259
Q2 2017	280	46	33	0	0	0	0	12	371
UNDER CONSTRUCTION									
Windsor City									
Q2 2018	63	28	121	0	0	8	0	3	223
Q2 2017	132	26	83	0	0	0	0	18	259
LaSalle Town									
Q2 2018	71	30	3	0	0	0	0	0	104
Q2 2017	108	54	21	0	0	0	0	5	188
Lakeshore Town									
Q2 2018	162	4	0	0	0	0	0	0	166
Q2 2017	158	16	0	0	0	0	0	0	174
Amherstburg Town									
Q2 2018	50	36	0	0	0	0	0	32	118
Q2 2017	34	20	11	0	0	6	0	0	71
Tecumseh Town									
Q2 2018	16	2	0	0	0	0	0	12	30
Q2 2017	22	8	17	0	0	0	0	12	59
Windsor CMA									
Q2 2018	362	100	124	0	0	8	0	47	641
Q2 2017	454	124	132	0	0	6	0	35	751

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									
Windsor City									
Q2 2018	34	16	14	0	0	0	0	2	66
Q2 2017	60	12	24	0	0	0	2	10	108
LaSalle Town									
Q2 2018	39	12	6	0	0	0	0	0	57
Q2 2017	49	12	6	0	0	0	0	0	67
Lakeshore Town									
Q2 2018	66	0	4	0	0	0	4	0	74
Q2 2017	60	0	0	0	0	0	0	0	60
Amherstburg Town									
Q2 2018	22	10	3	0	0	0	0	0	35
Q2 2017	23	6	3	0	0	0	0	0	32
Tecumseh Town									
Q2 2018	6	2	0	0	0	0	0	0	8
Q2 2017	14	2	15	0	0	0	0	0	31
Windsor CMA									
Q2 2018	167	40	27	0	0	0	4	2	240
Q2 2017	206	32	48	0	0	0	2	10	298
COMPLETED & NOT ABSORBED									
Windsor City									
Q2 2018	24	14	33	0	0	0	n/a	n/a	71
Q2 2017	26	8	27	0	0	0	n/a	n/a	61
LaSalle Town									
Q2 2018	40	5	2	0	0	0	n/a	n/a	47
Q2 2017	28	13	1	0	0	0	n/a	n/a	42
Lakeshore Town									
Q2 2018	50	0	4	0	0	0	n/a	n/a	54
Q2 2017	46	0	0	0	0	0	n/a	n/a	46
Amherstburg Town									
Q2 2018	17	12	0	0	0	0	n/a	n/a	29
Q2 2017	10	6	3	0	0	0	n/a	n/a	19
Tecumseh Town									
Q2 2018	4	3	0	0	0	0	n/a	n/a	7
Q2 2017	10	0	5	0	0	0	n/a	n/a	15
Windsor CMA									
Q2 2018	135	34	39	0	0	0	n/a	n/a	208
Q2 2017	120	27	36	0	0	0	n/a	n/a	183

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									
Windsor City									
Q2 2018	35	24	27	0	0	0	n/a	n/a	86
Q2 2017	73	22	22	0	0	4	n/a	n/a	121
LaSalle Town									
Q2 2018	31	13	9	0	0	0	n/a	n/a	53
Q2 2017	48	12	6	0	0	0	n/a	n/a	66
Lakeshore Town									
Q2 2018	61	4	0	0	0	0	n/a	n/a	65
Q2 2017	60	0	0	0	0	0	n/a	n/a	60
Amherstburg Town									
Q2 2018	22	2	3	0	0	0	n/a	n/a	27
Q2 2017	30	5	6	0	0	0	n/a	n/a	41
Tecumseh Town									
Q2 2018	11	3	0	0	0	0	n/a	n/a	14
Q2 2017	10	2	14	0	0	2	n/a	n/a	28
Windsor CMA									
Q2 2018	160	46	39	0	0	0	n/a	n/a	245
Q2 2017	221	41	48	0	0	6	n/a	n/a	316

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
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
Windsor City	28	74	12	14	37	7	7	0	84	95	-11.6
LaSalle Town	27	67	10	20	3	15	0	0	40	102	-60.8
Lakeshore Town	94	106	0	8	0	0	0	0	94	114	-17.5
Amherstburg Town	30	20	4	0	0	7	0	0	34	27	25.9
Tecumseh Town	7	13	0	4	0	4	0	12	7	33	-78.8
Windsor CMA	186	280	26	46	40	33	7	12	259	371	-30.2

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
Windsor City	34	108	16	20	78	33	7	0	135	161	-16.1
LaSalle Town	33	89	12	32	3	15	0	5	48	141	-66.0
Lakeshore Town	121	143	0	14	0	0	0	0	121	157	-22.9
Amherstburg Town	60	39	12	6	3	11	0	0	75	56	33.9
Tecumseh Town	7	20	0	4	0	7	0	12	7	43	-83.7
Windsor CMA	255	399	40	76	84	66	7	17	386	558	-30.8

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
Windsor City	37	7	0	0	4	0	3	0
LaSalle Town	3	15	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	0	7	0	0	0	0	0	0
Tecumseh Town	0	4	0	0	0	0	0	12
Windsor CMA	40	33	0	0	4	0	3	12

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 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Windsor City	78	33	0	0	4	0	3	0
LaSalle Town	3	15	0	0	0	0	0	5
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	3	11	0	0	0	0	0	0
Tecumseh Town	0	7	0	0	0	0	0	12
Windsor CMA	84	66	0	0	4	0	3	17

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Windsor City	77	95	4	0	3	0	84	95
LaSalle Town	40	102	0	0	0	0	40	102
Lakeshore Town	94	114	0	0	0	0	94	114
Amherstburg Town	34	27	0	0	0	0	34	27
Tecumseh Town	7	21	0	0	0	12	7	33
Windsor CMA	252	359	4	0	3	12	259	371

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Windsor City	128	161	4	0	3	0	135	161
LaSalle Town	48	136	0	0	0	5	48	141
Lakeshore Town	121	157	0	0	0	0	121	157
Amherstburg Town	75	56	0	0	0	0	75	56
Tecumseh Town	7	31	0	0	0	12	7	43
Windsor CMA	379	541	4	0	3	17	386	558

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
Windsor City	34	60	16	14	14	24	2	10	66	108	-38.9
LaSalle Town	39	49	12	12	6	6	0	0	57	67	-14.9
Lakeshore Town	66	60	0	0	8	0	0	0	74	60	23.3
Amherstburg Town	22	23	10	6	3	3	0	0	35	32	9.4
Tecumseh Town	6	14	2	2	0	15	0	0	8	31	-74.2
Windsor CMA	167	206	40	34	31	48	2	10	240	298	-19.5

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
Windsor City	61	120	32	22	42	65	2	60	137	267	-48.7
LaSalle Town	77	80	16	24	12	6	0	0	105	110	-4.5
Lakeshore Town	112	108	4	0	8	0	0	0	124	108	14.8
Amherstburg Town	40	35	14	6	3	7	6	0	63	48	31.3
Tecumseh Town	13	23	6	4	0	22	0	59	19	108	-82.4
Windsor CMA	303	366	72	56	65	100	8	119	448	641	-30.1

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
Windsor City	14	24	0	0	0	0	2	10
LaSalle Town	6	6	0	0	0	0	0	0
Lakeshore Town	4	0	4	0	0	0	0	0
Amherstburg Town	3	3	0	0	0	0	0	0
Tecumseh Town	0	15	0	0	0	0	0	0
Windsor CMA	27	48	4	0	0	0	2	10

**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
Windsor City	42	65	0	0	0	50	2	10
LaSalle Town	12	6	0	0	0	0	0	0
Lakeshore Town	4	0	4	0	0	0	0	0
Amherstburg Town	3	7	0	0	6	0	0	0
Tecumseh Town	0	22	0	0	0	59	0	0
Windsor CMA	61	100	4	0	6	109	2	10

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Windsor City	64	96	0	0	2	12	66	108
LaSalle Town	57	67	0	0	0	0	57	67
Lakeshore Town	70	60	0	0	4	0	74	60
Amherstburg Town	35	32	0	0	0	0	35	32
Tecumseh Town	8	31	0	0	0	0	8	31
Windsor CMA	234	286	0	0	6	12	240	298

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Windsor City	135	205	0	50	2	12	137	267
LaSalle Town	105	110	0	0	0	0	105	110
Lakeshore Town	120	108	0	0	4	0	124	108
Amherstburg Town	57	48	6	0	0	0	63	48
Tecumseh Town	19	49	0	59	0	0	19	108
Windsor CMA	436	520	6	109	6	12	448	641

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 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q2 2018	1	2.9	0	0.0	5	14.3	12	34.3	17	48.6	35	510,000	530,869
Q2 2017	2	2.7	5	6.8	24	32.9	27	37.0	15	20.5	73	435,000	436,782
Year-to-date 2018	1	1.6	1	1.6	12	19.4	22	35.5	26	41.9	62	480,000	525,642
Year-to-date 2017	3	2.4	10	7.9	41	32.3	54	42.5	19	15.0	127	425,000	433,940
LaSalle Town													
Q2 2018	0	0.0	3	9.7	0	0.0	3	9.7	25	80.6	31	600,000	619,087
Q2 2017	0	0.0	1	2.1	12	25.0	12	25.0	23	47.9	48	510,000	584,648
Year-to-date 2018	0	0.0	3	5.1	3	5.1	11	18.6	42	71.2	59	600,000	600,852
Year-to-date 2017	0	0.0	1	1.2	25	30.5	20	24.4	36	43.9	82	480,000	550,225
Lakeshore Town													
Q2 2018	0	0.0	1	1.6	13	21.3	31	50.8	16	26.2	61	465,000	460,068
Q2 2017	1	1.7	5	8.3	16	26.7	26	43.3	12	20.0	60	420,000	433,074
Year-to-date 2018	0	0.0	1	0.9	30	26.8	50	44.6	31	27.7	112	460,000	477,227
Year-to-date 2017	2	1.9	5	4.7	30	28.3	49	46.2	20	18.9	106	420,000	444,119
Amherstburg Town													
Q2 2018	0	0.0	3	13.6	13	59.1	4	18.2	2	9.1	22	-	371,172
Q2 2017	3	10.0	8	26.7	12	40.0	5	16.7	2	6.7	30	-	-
Year-to-date 2018	0	0.0	5	12.8	20	51.3	10	25.6	4	10.3	39	-	373,794
Year-to-date 2017	3	7.3	14	34.1	16	39.0	6	14.6	2	4.9	41	-	367,443
Tecumseh Town													
Q2 2018	1	9.1	0	0.0	0	0.0	4	36.4	6	54.5	11	-	620,611
Q2 2017	0	0.0	1	10.0	2	20.0	3	30.0	4	40.0	10	-	468,641
Year-to-date 2018	1	6.3	0	0.0	0	0.0	7	43.8	8	50.0	16	-	620,611
Year-to-date 2017	0	0.0	1	3.1	2	6.3	12	37.5	17	53.1	32	-	496,999
Windsor CMA													
Q2 2018	2	1.3	7	4.4	31	19.4	54	33.8	66	41.3	160	480,000	504,761
Q2 2017	6	2.7	20	9.0	66	29.9	73	33.0	56	25.3	221	430,000	463,910
Year-to-date 2018	2	0.7	10	3.5	65	22.6	100	34.7	111	38.5	288	470,000	505,938
Year-to-date 2017	8	2.1	31	8.0	114	29.4	141	36.3	94	24.2	388	430,000	462,350

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
Windsor City	530,869	436,782	21.5	525,642	433,940	21.1
LaSalle Town	619,087	584,648	5.9	600,852	550,225	9.2
Lakeshore Town	460,068	433,074	6.2	477,227	444,119	7.5
Amherstburg Town	371,172	-	n/a	373,794	367,443	1.7
Tecumseh Town	620,611	468,641	32.4	620,611	496,999	24.9
Windsor CMA	504,761	463,910	8.8	505,938	462,350	9.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Windsor

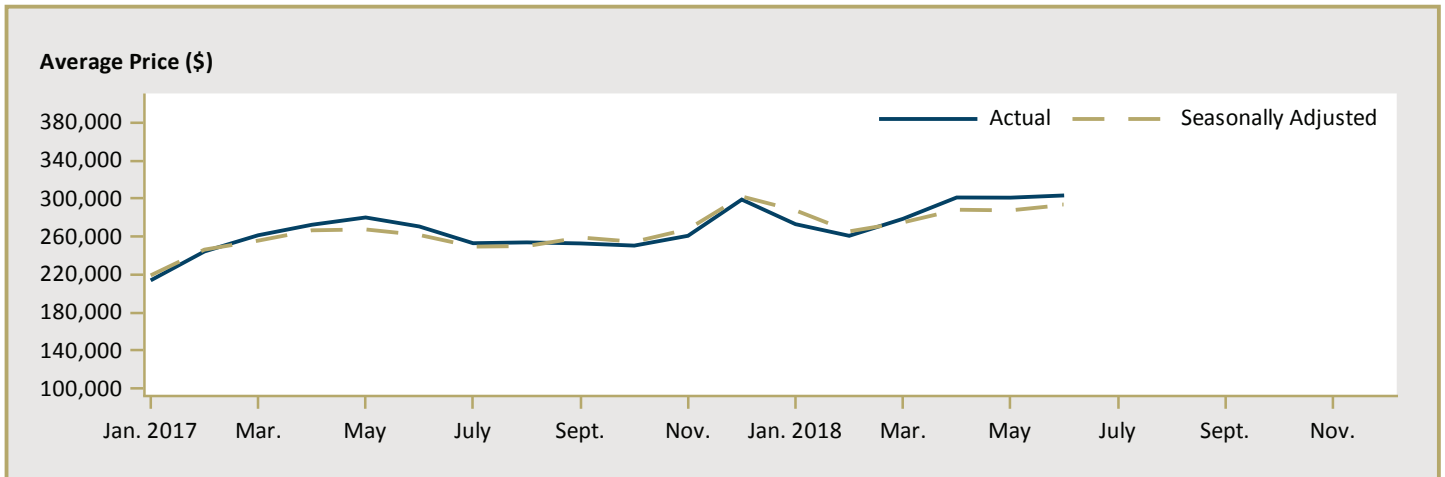


Figure 5.2: MLS® Residential Sales for Windsor

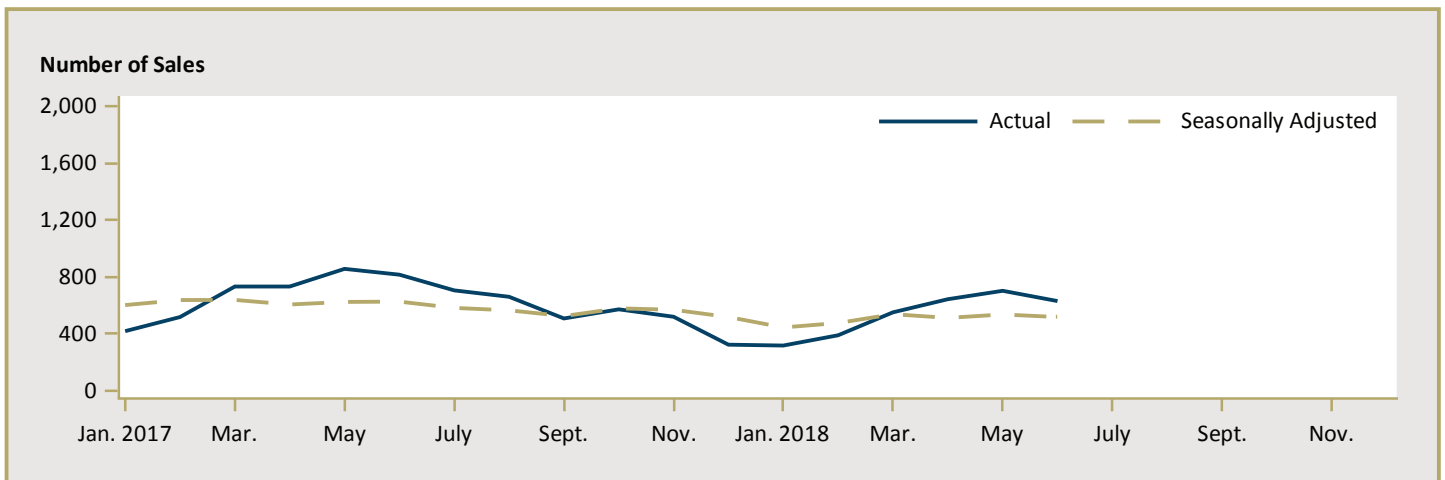
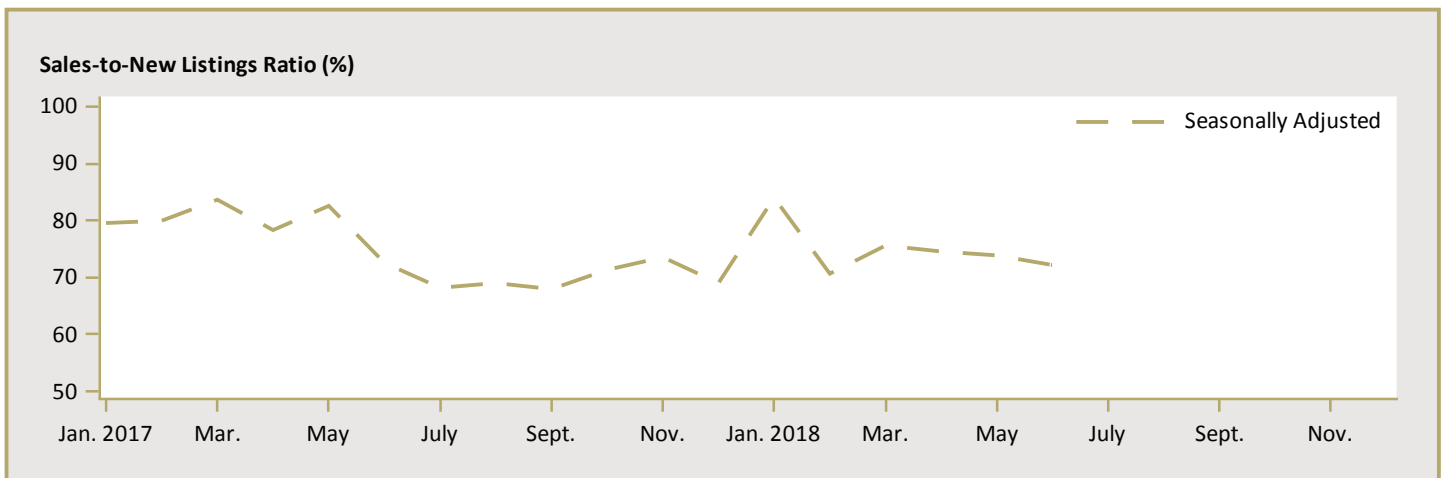


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Windsor



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
Second 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	103.2	134.6	165.0	5.2	60.4	923
	April	590	3.34	5.14	104.2	134.8	164.8	5.5	60.5	937
	May	601	3.49	5.34	104.5	134.9	165.0	5.9	60.6	958
	June	601	3.49	5.34		135.3	163.2	5.8	59.8	976
	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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