

HOUSING NOW TABLES

Montréal CMA

Date Released: October 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. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

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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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

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- I.3 History of Housing Activity (once a year)
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- 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)		
September 2018		
Montreal CMA ¹	August 2018	September 2018
Trend ²	22,629	23,798
SAAR	11,847	27,153
	September 2017	September 2018
Actual		
September - Single-Detached	310	283
September - Multiples	2,713	2,068
September - Total	3,023	2,351
January to September - Single-Detached	2,053	1,926
January to September - Multiples	13,733	14,931
January to September - Total	15,786	16,857

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2018	283	86	136	0	8	478	1	1,279	2,351
September 2017	310	76	100	0	6	1,455	0	984	3,023
% Change	-8.7	13.2	36.0	n/a	33.3	-67.1	n/a	30.0	-22.2
Year-to-date 2018	1,926	624	942	0	114	5,354	5	7,812	16,857
Year-to-date 2017	2,053	626	701	0	263	5,643	32	6,117	15,786
% Change	-6.2	-0.3	34.4	n/a	-56.7	-5.1	-84.4	27.7	6.8
UNDER CONSTRUCTION									
September 2018	1,124	318	719	0	191	9,912	4	11,962	24,472
September 2017	1,119	380	563	0	341	9,009	7	8,523	20,403
% Change	0.4	-16.3	27.7	n/a	-44.0	10.0	-42.9	40.3	19.9
COMPLETIONS									
September 2018	268	84	107	0	19	614	0	631	1,723
September 2017	277	68	85	0	21	506	1	586	1,544
% Change	-3.2	23.5	25.9	n/a	-9.5	21.3	-100.0	7.7	11.6
Year-to-date 2018	1,863	654	901	0	216	5,512	15	6,124	15,536
Year-to-date 2017	1,932	600	711	0	311	4,903	50	6,059	14,587
% Change	-3.6	9.0	26.7	n/a	-30.5	12.4	-70.0	1.1	6.5
COMPLETED & NOT ABSORBED									
September 2018	215	144	187	0	48	1,575	n/a	n/a	2,169
September 2017	247	146	211	0	61	1,545	n/a	n/a	2,210
% Change	-13.0	-1.4	-11.4	n/a	-21.3	1.9	n/a	n/a	-1.9
ABSORBED									
September 2018	252	73	100	0	22	679	n/a	n/a	1,126
September 2017	260	74	78	0	26	535	n/a	n/a	973
% Change	-3.1	-1.4	28.2	n/a	-15.4	26.9	n/a	n/a	15.7
Year-to-date 2018	1,896	685	939	0	249	5,465	n/a	n/a	9,234
Year-to-date 2017	1,966	617	707	0	352	5,412	n/a	n/a	9,054
% Change	-3.6	11.0	32.8	n/a	-29.3	1.0	n/a	n/a	2.0

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Island of Montréal									
September 2018	12	8	23	0	0	248	0	439	730
September 2017	20	6	19	0	0	388	0	518	1,043
Laval									
September 2018	21	2	0	0	0	0	0	58	81
September 2017	13	4	10	0	0	656	0	0	683
North Shore									
September 2018	117	16	64	0	0	57	0	381	635
September 2017	132	18	12	0	0	120	0	135	417
South Shore									
September 2018	92	54	18	0	4	83	1	394	646
September 2017	93	42	25	0	6	279	0	319	764
Vaudreuil-Soulanges									
September 2018	41	6	31	0	4	90	0	7	259
September 2017	52	6	34	0	0	12	0	12	116
Montréal CMA									
September 2018	283	86	136	0	8	478	1	1,279	2,351
September 2017	310	76	100	0	6	1,455	0	984	3,023
UNDER CONSTRUCTION									
Island of Montréal									
September 2018	141	46	191	0	103	7,032	0	4,931	12,606
September 2017	96	50	99	0	166	5,702	0	4,067	10,641
Laval									
September 2018	70	12	8	0	0	988	0	1,095	2,173
September 2017	79	10	45	0	0	1,158	0	538	1,830
North Shore									
September 2018	404	46	247	0	0	868	0	2,030	3,595
September 2017	409	62	173	0	35	696	6	1,049	2,430
South Shore									
September 2018	364	194	174	0	80	863	2	3,825	5,502
September 2017	395	216	145	0	118	1,289	1	2,785	4,949
Vaudreuil-Soulanges									
September 2018	145	20	99	0	8	161	2	81	596
September 2017	140	42	101	0	22	164	0	84	553
Montréal CMA									
September 2018	1,124	318	719	0	191	9,912	4	11,962	24,472
September 2017	1,119	380	563	0	341	9,009	7	8,523	20,403

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Island of Montréal									
September 2018	10	16	17	0	19	312	0	295	669
September 2017	12	2	0	0	13	184	0	315	526
Laval									
September 2018	19	2	22	0	0	38	0	73	154
September 2017	18	6	23	0	0	186	0	3	236
North Shore									
September 2018	143	22	34	0	0	18	0	120	337
September 2017	135	24	40	0	4	95	1	161	460
South Shore									
September 2018	67	34	23	0	0	234	0	143	501
September 2017	83	36	22	0	0	37	0	86	264
Vaudreuil-Soulanges									
September 2018	29	10	11	0	0	12	0	0	62
September 2017	29	0	0	0	4	4	0	21	58
Montréal CMA									
September 2018	268	84	107	0	19	614	0	631	1,723
September 2017	277	68	85	0	21	506	1	586	1,544
COMPLETED & NOT ABSORBED									
Island of Montréal									
September 2018	5	4	9	0	7	151	n/a	n/a	176
September 2017	8	8	13	0	13	387	n/a	n/a	429
Laval									
September 2018	33	10	26	0	0	537	n/a	n/a	606
September 2017	31	18	22	0	3	338	n/a	n/a	412
North Shore									
September 2018	117	72	114	0	21	473	n/a	n/a	797
September 2017	133	63	129	0	31	545	n/a	n/a	901
South Shore									
September 2018	45	46	16	0	18	353	n/a	n/a	478
September 2017	50	53	31	0	12	211	n/a	n/a	357
Vaudreuil-Soulanges									
September 2018	15	12	22	0	2	61	n/a	n/a	112
September 2017	25	4	16	0	2	64	n/a	n/a	111
Montréal CMA									
September 2018	215	144	187	0	48	1,575	n/a	n/a	2,169
September 2017	247	146	211	0	61	1,545	n/a	n/a	2,210

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
September 2018	9	22	14	0	16	347	n/a	n/a	408
September 2017	14	1	5	0	14	213	n/a	n/a	247
Laval									
September 2018	15	1	12	0	0	44	n/a	n/a	72
September 2017	10	6	18	0	0	129	n/a	n/a	163
North Shore									
September 2018	131	16	40	0	2	82	n/a	n/a	271
September 2017	120	20	22	0	2	108	n/a	n/a	272
South Shore									
September 2018	67	28	20	0	3	190	n/a	n/a	308
September 2017	92	46	30	0	3	76	n/a	n/a	247
Vaudreuil-Soulanges									
September 2018	30	6	14	0	1	16	n/a	n/a	67
September 2017	24	1	3	0	7	9	n/a	n/a	44
Montréal CMA									
September 2018	252	73	100	0	22	679	n/a	n/a	1,126
September 2017	260	74	78	0	26	535	n/a	n/a	973

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

**Table 1.3: History of Housing Starts of Montréal CMA
2008 - 2017**

	Ownership						Rental		Total ^{1*}
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2017	2,771	812	1,057	0	299	9,164	32	10,270	24,756
% Change	10.9	-1.5	27.0	n/a	-22.5	43.7	23.1	53.8	38.8
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Zone 1	2	1	0	0	0	0	5	3	7	4	75.0
Zone 2	1	0	0	0	0	0	7	0	8	0	n/a
Zone 3	0	1	0	0	0	0	10	15	10	16	-37.5
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	15	12	0	0	15	12	25.0
Zone 6	0	0	0	0	0	0	0	11	0	11	-100.0
Zone 7	1	2	6	0	0	0	0	59	7	61	-88.5
Zone 8	0	1	0	0	0	0	3	0	3	1	200.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	2	2	0	0	0	20	12	22	14	57.1
Zone 11	0	0	0	0	0	0	0	145	0	145	-100.0
Zone 12	0	1	0	0	0	0	15	3	15	4	**
Zone 13	0	0	0	0	0	0	18	190	18	190	-90.5
Zone 14	0	2	0	6	6	7	0	0	6	15	-60.0
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	23	20	23	20	15.0
Zone 17	0	0	0	0	0	0	520	229	520	229	127.1
Zone 18	0	0	0	0	0	0	0	15	0	15	-100.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 21	6	3	0	0	0	0	0	52	6	55	-89.1
Zone 22	1	6	0	0	0	0	68	241	69	247	-72.1
Zone 23	6	5	0	0	0	0	48	626	54	631	-91.4
Zone 24	10	4	0	4	0	0	10	30	20	38	-47.4
Zone 25	5	4	2	0	0	10	0	0	7	14	-50.0
Zone 26	17	22	4	0	0	0	20	24	41	46	-10.9
Zone 27	36	24	8	2	15	0	80	19	139	45	**
Zone 28	19	23	0	0	17	4	40	81	76	108	-29.6
Zone 29	25	36	2	8	28	6	232	120	287	170	68.8
Zone 30	4	7	0	0	0	0	5	6	9	13	-30.8
Zone 31	16	20	2	8	0	0	65	7	83	35	137.1
Zone 32	10	12	4	6	3	10	56	301	73	329	-77.8
Zone 33	6	8	0	4	0	3	7	6	13	21	-38.1
Zone 34	9	13	16	0	0	0	36	3	61	16	**
Zone 35	33	19	16	12	0	3	26	67	75	101	-25.7
Zone 36	7	22	5	6	4	7	60	147	76	182	-58.2
Zone 37	4	13	12	12	9	6	294	59	319	90	**
Zone 38	23	6	2	2	4	0	0	17	29	25	16.0
Zone 39	41	52	6	6	35	32	177	26	259	116	123.3
Montréal CMA	283	310	87	76	136	100	1,845	2,537	2,351	3,023	-22.2

Source: CMHC (Starts and Completions Survey)

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
Zone 1	9	1	2	4	0	0	343	580	354	585	-39.5
Zone 2	1	0	2	0	0	0	7	0	10	0	n/a
Zone 3	0	2	0	0	0	0	280	204	280	206	35.9
Zone 4	17	9	2	0	0	0	24	0	43	9	**
Zone 5	0	0	0	0	25	24	7	59	32	83	-61.4
Zone 6	1	2	4	0	32	21	126	161	163	184	-11.4
Zone 7	24	6	12	8	5	0	142	249	183	263	-30.4
Zone 8	2	2	2	4	3	0	13	4	20	10	100.0
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	3	6	10	4	12	15	147	104	172	129	33.3
Zone 11	0	0	0	0	18	4	18	242	36	246	-85.4
Zone 12	17	17	14	14	7	14	94	190	132	235	-43.8
Zone 13	2	0	2	0	0	9	333	280	337	289	16.6
Zone 14	14	12	0	16	60	25	244	26	318	79	**
Zone 15	2	2	0	0	0	10	0	154	2	166	-98.8
Zone 16	0	3	0	0	8	3	363	205	371	211	75.8
Zone 17	0	0	0	0	5	30	2,310	1,953	2,315	1,983	16.7
Zone 18	3	1	0	0	0	0	178	138	181	139	30.2
Zone 19.1	3	1	2	0	0	0	17	122	22	123	-82.1
Zone 19.2	1	0	0	0	0	9	0	0	1	9	-88.9
Zone 20	0	0	0	0	0	0	3	3	3	3	0.0
Zone 21	29	11	2	2	43	8	213	84	287	105	173.3
Zone 22	7	12	0	2	7	22	68	482	82	518	-84.2
Zone 23	31	36	4	2	0	8	913	1,125	948	1,171	-19.0
Zone 24	44	47	8	6	32	28	235	69	319	150	112.7
Zone 25	31	45	10	32	28	30	96	24	165	131	26.0
Zone 26	136	112	54	26	15	14	108	135	313	287	9.1
Zone 27	188	198	56	40	98	93	480	337	822	668	23.1
Zone 28	115	110	18	4	93	57	630	217	856	388	120.6
Zone 29	228	236	28	52	100	98	906	1,083	1,262	1,469	-14.1
Zone 30	57	81	8	10	36	22	199	130	300	243	23.5
Zone 31	144	164	14	26	11	5	319	352	488	547	-10.8
Zone 32	48	74	50	26	51	62	1,266	1,257	1,415	1,419	-0.3
Zone 33	58	69	38	10	0	3	160	376	256	458	-44.1
Zone 34	79	76	16	2	8	50	427	183	530	311	70.4
Zone 35	196	233	114	132	30	20	343	291	683	676	1.0
Zone 36	90	108	31	56	46	81	1,171	561	1,338	806	66.0
Zone 37	40	40	70	72	111	66	515	517	736	695	5.9
Zone 38	74	73	12	34	24	14	123	106	233	227	2.6
Zone 39	232	264	44	42	101	117	396	142	773	565	36.8
Montréal CMA	1,926	2,053	629	626	1,009	962	13,293	12,145	16,857	15,786	6.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Zone 1	0	0	0	0	2	0	3	3
Zone 2	0	0	0	0	0	0	7	0
Zone 3	0	0	0	0	10	0	0	15
Zone 4	0	0	0	0	0	0	0	0
Zone 5	15	12	0	0	0	0	0	0
Zone 6	0	0	0	0	0	0	0	11
Zone 7	0	0	0	0	0	0	0	59
Zone 8	0	0	0	0	0	0	3	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	12	20	0
Zone 11	0	0	0	0	0	53	0	0
Zone 12	0	0	0	0	15	0	0	3
Zone 13	0	0	0	0	15	132	3	58
Zone 14	6	7	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	2	20	21	0
Zone 17	0	0	0	0	206	51	314	178
Zone 18	0	0	0	0	0	10	0	5
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	3	0	0
Zone 21	0	0	0	0	0	52	0	0
Zone 22	0	0	0	0	0	55	68	186
Zone 23	0	0	0	0	0	626	48	0
Zone 24	0	0	0	0	0	30	10	0
Zone 25	0	10	0	0	0	0	0	0
Zone 26	0	0	0	0	10	18	10	6
Zone 27	15	0	0	0	20	8	60	11
Zone 28	17	4	0	0	0	78	40	3
Zone 29	28	6	0	0	23	18	209	102
Zone 30	0	0	0	0	2	0	3	6
Zone 31	0	0	0	0	6	0	59	7
Zone 32	3	10	0	0	2	75	54	226
Zone 33	0	3	0	0	6	6	1	0
Zone 34	0	0	0	0	12	0	24	3
Zone 35	0	3	0	0	19	39	7	28
Zone 36	4	7	0	0	36	123	24	24
Zone 37	9	6	0	0	10	26	284	33
Zone 38	4	0	0	0	0	12	0	5
Zone 39	35	32	0	0	90	14	7	12
Montréal CMA	136	100	0	0	486	1,461	1,279	984

Source: CMHC (Starts and Completions Survey)

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
Zone 1	0	0	0	0	5	31	338	501
Zone 2	0	0	0	0	0	0	7	0
Zone 3	0	0	0	0	267	0	13	204
Zone 4	0	0	0	0	24	0	0	0
Zone 5	25	24	0	0	0	59	7	0
Zone 6	32	21	0	0	126	142	0	19
Zone 7	5	0	0	0	84	140	58	91
Zone 8	3	0	0	0	0	0	13	4
Zone 9	0	0	0	0	75	0	1	0
Zone 10	12	15	0	0	0	38	147	66
Zone 11	18	4	0	0	10	113	8	37
Zone 12	7	14	0	0	79	103	15	18
Zone 13	0	9	0	0	311	168	22	112
Zone 14	60	25	0	0	146	26	98	0
Zone 15	0	10	0	0	0	0	0	154
Zone 16	8	3	0	0	120	197	243	8
Zone 17	5	30	0	0	1,716	1,431	594	452
Zone 18	0	0	0	0	140	45	38	39
Zone 19.1	0	0	0	0	17	94	0	28
Zone 19.2	0	9	0	0	0	0	0	0
Zone 20	0	0	0	0	0	3	3	0
Zone 21	43	8	0	0	213	52	0	32
Zone 22	7	22	0	0	0	167	68	315
Zone 23	0	8	0	0	106	762	807	363
Zone 24	32	28	0	0	194	48	41	21
Zone 25	28	30	0	0	44	12	52	12
Zone 26	15	14	0	0	63	94	45	41
Zone 27	98	93	0	0	65	162	415	175
Zone 28	93	57	0	0	335	132	295	85
Zone 29	100	98	0	0	153	336	753	747
Zone 30	36	22	0	0	101	43	98	87
Zone 31	11	5	0	0	17	22	302	330
Zone 32	51	59	0	3	255	372	1,011	885
Zone 33	0	3	0	0	16	63	144	313
Zone 34	8	46	0	4	54	110	373	73
Zone 35	30	16	0	4	129	86	214	205
Zone 36	46	81	0	0	192	329	979	232
Zone 37	111	52	0	14	89	176	426	341
Zone 38	24	7	0	7	48	28	75	78
Zone 39	101	117	0	0	207	93	109	49
Montréal CMA	1,009	930	0	32	5,401	5,677	7,812	6,117

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Zone 1	4	1	0	0	3	3	7	4
Zone 2	1	0	0	0	7	0	8	0
Zone 3	0	1	10	0	0	15	10	16
Zone 4	1	1	0	0	0	0	1	1
Zone 5	15	12	0	0	0	0	15	12
Zone 6	0	0	0	0	0	11	0	11
Zone 7	7	2	0	0	0	59	7	61
Zone 8	0	1	0	0	3	0	3	1
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	2	0	12	20	0	22	14
Zone 11	0	0	0	53	0	0	0	145
Zone 12	0	1	15	0	0	3	15	4
Zone 13	0	0	15	132	3	58	18	190
Zone 14	6	15	0	0	0	0	6	15
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	2	20	21	0	23	20
Zone 17	0	0	206	51	314	178	520	229
Zone 18	0	0	0	10	0	5	0	15
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	3	0	0	0	3
Zone 21	6	3	0	52	0	0	6	55
Zone 22	1	6	0	55	68	186	69	247
Zone 23	6	5	0	626	48	0	54	631
Zone 24	10	8	0	30	10	0	20	38
Zone 25	7	14	0	0	0	0	7	14
Zone 26	23	24	8	16	10	6	41	46
Zone 27	59	26	20	8	60	11	139	45
Zone 28	36	27	0	78	40	3	76	108
Zone 29	55	50	23	18	209	102	287	170
Zone 30	6	7	0	0	3	6	9	13
Zone 31	18	28	6	0	59	7	83	35
Zone 32	19	28	0	75	54	226	73	329
Zone 33	6	15	6	6	1	0	13	21
Zone 34	25	13	12	0	24	3	61	16
Zone 35	49	33	19	40	7	28	75	101
Zone 36	11	35	40	123	25	24	76	182
Zone 37	25	28	10	29	284	33	319	90
Zone 38	29	8	0	12	0	5	29	25
Zone 39	78	92	94	12	7	12	259	116
Montréal CMA	505	486	486	1,461	1,280	984	2,351	3,023

Source: CMHC (Starts and Completions Survey)

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
Zone 1	13	7	3	29	338	501	354	585
Zone 2	3	0	0	0	7	0	10	0
Zone 3	0	2	267	0	13	204	280	206
Zone 4	19	9	24	0	0	0	43	9
Zone 5	15	18	10	65	7	0	32	83
Zone 6	39	11	124	154	0	19	163	184
Zone 7	41	14	84	140	58	91	183	263
Zone 8	7	6	0	0	13	4	20	10
Zone 9	0	0	75	0	1	0	76	0
Zone 10	25	10	0	53	147	66	172	129
Zone 11	2	0	26	117	8	37	36	246
Zone 12	38	33	79	115	15	18	132	235
Zone 13	8	0	307	177	22	112	337	289
Zone 14	74	46	146	33	98	0	318	79
Zone 15	2	12	0	0	0	154	2	166
Zone 16	0	3	128	200	243	8	371	211
Zone 17	7	0	1,714	1,461	594	452	2,315	1,983
Zone 18	5	1	138	45	38	39	181	139
Zone 19.1	5	1	17	94	0	28	22	123
Zone 19.2	1	0	0	9	0	0	1	9
Zone 20	0	0	0	3	3	0	3	3
Zone 21	65	13	222	60	0	32	287	105
Zone 22	14	36	0	167	68	315	82	518
Zone 23	35	46	106	762	807	363	948	1,171
Zone 24	84	83	194	46	41	21	319	150
Zone 25	69	107	44	12	52	12	165	131
Zone 26	207	156	61	90	45	41	313	287
Zone 27	342	331	65	162	415	175	822	668
Zone 28	230	171	331	132	295	85	856	388
Zone 29	361	374	148	348	753	747	1,262	1,469
Zone 30	109	105	93	51	98	87	300	243
Zone 31	171	195	15	22	302	330	488	547
Zone 32	134	155	270	376	1,011	888	1,415	1,419
Zone 33	96	82	16	63	144	313	256	458
Zone 34	99	93	58	141	373	77	530	311
Zone 35	342	379	127	88	214	209	683	676
Zone 36	164	247	194	327	980	232	1,338	806
Zone 37	185	131	125	209	426	355	736	695
Zone 38	116	107	42	35	75	85	233	227
Zone 39	365	396	215	120	113	49	773	565
Montréal CMA	3,492	3,380	5,468	5,906	7,817	6,149	16,857	15,786

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Zone 1	0	0	2	0	0	0	0	0	2	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	60	89	60	89	-32.6
Zone 4	0	4	2	0	0	0	0	3	2	7	-71.4
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	4	9	0	0	4	9	-55.6
Zone 7	2	2	0	2	0	0	3	158	5	162	-96.9
Zone 8	0	0	4	0	0	0	34	27	38	27	40.7
Zone 9	0	0	0	0	0	0	1	0	1	0	n/a
Zone 10	1	0	0	0	15	0	0	0	16	0	n/a
Zone 11	0	0	0	0	0	0	0	56	0	56	-100.0
Zone 12	0	0	6	0	4	0	6	0	16	0	n/a
Zone 13	0	0	0	0	0	4	0	31	0	35	-100.0
Zone 14	1	3	2	0	6	0	56	18	65	21	**
Zone 15	5	0	0	0	0	0	0	0	5	0	n/a
Zone 16	0	0	0	0	0	0	6	0	6	0	n/a
Zone 17	0	0	0	0	0	0	241	112	241	112	115.2
Zone 18	0	0	0	0	0	0	3	0	3	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	5	0	5	-100.0
Zone 21	1	2	0	0	0	0	197	0	198	2	**
Zone 22	0	1	0	0	7	0	0	0	7	1	**
Zone 23	9	6	0	2	0	3	62	174	71	185	-61.6
Zone 24	6	5	0	0	12	18	3	14	21	37	-43.2
Zone 25	4	7	2	4	10	0	46	3	62	14	**
Zone 26	25	19	8	0	0	0	16	11	49	30	63.3
Zone 27	32	29	8	10	9	22	36	53	85	114	-25.4
Zone 28	18	13	0	4	8	0	51	98	77	115	-33.0
Zone 29	41	30	6	8	12	17	23	40	82	95	-13.7
Zone 30	7	19	0	0	0	0	9	18	16	37	-56.8
Zone 31	20	26	0	2	5	5	3	36	28	69	-59.4
Zone 32	4	15	4	2	4	16	47	50	59	83	-28.9
Zone 33	9	13	8	0	0	0	1	0	18	13	38.5
Zone 34	6	6	0	0	0	0	29	0	35	6	**
Zone 35	20	25	12	20	8	0	128	8	168	53	**
Zone 36	11	10	6	2	7	4	156	6	180	22	**
Zone 37	4	4	4	6	4	0	8	60	20	70	-71.4
Zone 38	13	10	0	6	0	0	8	1	21	17	23.5
Zone 39	29	29	10	0	11	4	12	25	62	58	6.9
Montréal CMA	268	278	84	68	126	102	1,245	1,096	1,723	1,544	11.6

Source: CMHC (Starts and Completions Survey)

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
Zone 1	2	3	4	0	0	0	43	4	49	7	**
Zone 2	0	0	2	0	0	0	0	3	2	3	-33.3
Zone 3	2	2	0	0	0	0	368	270	370	272	36.0
Zone 4	16	24	8	0	0	0	3	6	27	30	-10.0
Zone 5	0	3	0	0	24	0	61	22	85	25	**
Zone 6	1	0	0	0	43	51	193	305	237	356	-33.4
Zone 7	10	4	8	26	0	12	251	374	269	416	-35.3
Zone 8	3	1	4	4	0	0	38	47	45	52	-13.5
Zone 9	0	0	0	0	0	0	1	0	1	0	n/a
Zone 10	6	2	4	0	15	4	78	0	103	6	**
Zone 11	0	0	0	0	4	0	124	83	128	83	54.2
Zone 12	13	15	22	18	21	3	214	109	270	145	86.2
Zone 13	1	0	0	0	5	14	374	137	380	151	151.7
Zone 14	8	10	12	0	47	48	152	114	219	172	27.3
Zone 15	7	6	0	0	5	0	0	0	12	6	100.0
Zone 16	1	3	0	0	6	0	131	32	138	35	**
Zone 17	0	0	0	0	0	7	2,161	2,129	2,161	2,136	1.2
Zone 18	0	0	0	0	0	0	129	127	129	127	1.6
Zone 19.1	2	1	4	0	0	0	104	27	110	28	**
Zone 19.2	0	0	0	0	5	9	0	194	5	203	-97.5
Zone 20	0	0	0	0	0	0	9	17	9	17	-47.1
Zone 21	15	18	2	2	9	25	335	4	361	49	**
Zone 22	8	10	2	0	43	41	159	24	212	75	182.7
Zone 23	38	35	2	4	18	24	839	452	897	515	74.2
Zone 24	36	48	4	4	24	48	201	556	265	656	-59.6
Zone 25	28	40	10	36	32	11	88	73	158	160	-1.3
Zone 26	142	84	58	46	28	35	175	489	403	654	-38.4
Zone 27	180	177	46	26	83	93	496	299	805	595	35.3
Zone 28	129	103	18	6	79	30	332	467	558	606	-7.9
Zone 29	240	246	36	62	94	103	592	553	962	964	-0.2
Zone 30	57	82	0	8	46	28	136	123	239	241	-0.8
Zone 31	138	155	18	18	19	20	372	519	547	712	-23.2
Zone 32	48	80	48	40	67	80	996	509	1,159	709	63.5
Zone 33	57	75	20	12	15	15	343	89	435	191	127.7
Zone 34	88	64	8	2	27	59	242	209	365	334	9.3
Zone 35	188	220	118	112	29	32	447	268	782	632	23.7
Zone 36	98	83	54	38	73	44	695	1,019	920	1,184	-22.3
Zone 37	40	40	76	82	78	44	608	189	802	355	125.9
Zone 38	54	72	16	30	29	19	127	89	226	210	7.6
Zone 39	210	229	56	30	115	139	310	1,077	691	1,475	-53.2
Montréal CMA	1,866	1,935	660	606	1,083	1,038	11,927	11,008	15,536	14,587	6.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	89	60	0
Zone 4	0	0	0	0	0	3	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	4	9	0	0	0	0	0	0
Zone 7	0	0	0	0	0	0	3	158
Zone 8	0	0	0	0	12	0	22	27
Zone 9	0	0	0	0	0	0	1	0
Zone 10	15	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	56	0	0
Zone 12	4	0	0	0	0	0	6	0
Zone 13	0	4	0	0	0	7	0	24
Zone 14	6	0	0	0	56	18	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	6	0
Zone 17	0	0	0	0	241	11	0	101
Zone 18	0	0	0	0	3	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	5
Zone 21	0	0	0	0	0	0	197	0
Zone 22	7	0	0	0	0	0	0	0
Zone 23	0	3	0	0	20	174	42	0
Zone 24	12	18	0	0	0	11	3	3
Zone 25	10	0	0	0	18	3	28	0
Zone 26	0	0	0	0	14	5	2	6
Zone 27	9	22	0	0	0	12	36	41
Zone 28	8	0	0	0	4	49	47	49
Zone 29	12	17	0	0	0	12	23	28
Zone 30	0	0	0	0	0	6	9	12
Zone 31	5	5	0	0	0	11	3	25
Zone 32	4	16	0	0	32	21	15	29
Zone 33	0	0	0	0	0	0	1	0
Zone 34	0	0	0	0	22	0	7	0
Zone 35	8	0	0	0	20	0	108	8
Zone 36	7	4	0	0	156	6	0	0
Zone 37	4	0	0	0	4	12	4	48
Zone 38	0	0	0	0	0	0	8	1
Zone 39	11	4	0	0	12	4	0	21
Montréal CMA	126	102	0	0	614	510	631	586

Source: CMHC (Starts and Completions Survey)

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
Zone 1	0	0	0	0	3	3	40	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	188	89	180	181
Zone 4	0	0	0	0	0	6	3	0
Zone 5	24	0	0	0	51	6	10	16
Zone 6	43	51	0	0	142	158	51	147
Zone 7	0	12	0	0	160	134	73	233
Zone 8	0	0	0	0	12	20	26	27
Zone 9	0	0	0	0	0	0	1	0
Zone 10	15	4	0	0	12	0	66	0
Zone 11	4	0	0	0	109	71	15	12
Zone 12	21	3	0	0	80	52	41	57
Zone 13	5	14	0	0	58	102	316	35
Zone 14	47	48	0	0	106	114	46	0
Zone 15	5	0	0	0	0	0	0	0
Zone 16	6	0	0	0	100	7	31	25
Zone 17	0	7	0	0	1,407	1,620	668	495
Zone 18	0	0	0	0	40	53	35	74
Zone 19.1	0	0	0	0	85	18	19	9
Zone 19.2	5	9	0	0	0	194	0	0
Zone 20	0	0	0	0	6	0	3	17
Zone 21	9	25	0	0	0	4	335	0
Zone 22	43	41	0	0	159	24	0	0
Zone 23	18	24	0	0	577	257	262	195
Zone 24	24	48	0	0	145	453	56	103
Zone 25	32	11	0	0	60	3	28	70
Zone 26	25	35	3	0	107	102	68	387
Zone 27	80	93	3	0	185	94	311	205
Zone 28	79	30	0	0	163	180	169	287
Zone 29	94	103	0	0	121	279	471	274
Zone 30	46	28	0	0	36	31	100	92
Zone 31	19	20	0	0	72	99	300	420
Zone 32	67	73	0	7	240	117	756	392
Zone 33	15	8	0	7	51	34	292	55
Zone 34	27	53	0	6	81	71	161	138
Zone 35	29	22	0	10	130	106	317	162
Zone 36	73	44	0	0	499	202	196	817
Zone 37	78	40	0	4	155	48	453	141
Zone 38	29	12	0	7	40	12	87	77
Zone 39	115	139	0	0	172	165	138	912
Montréal CMA	1,077	997	6	41	5,552	4,928	6,124	6,059

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Zone 1	2	0	0	0	0	0	2	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	89	60	0	60	89
Zone 4	2	4	0	3	0	0	2	7
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	4	9	0	0	4	9
Zone 7	2	4	0	0	3	158	5	162
Zone 8	4	0	12	0	22	27	38	27
Zone 9	0	0	0	0	1	0	1	0
Zone 10	1	0	15	0	0	0	16	0
Zone 11	0	0	0	56	0	0	0	56
Zone 12	10	0	0	0	6	0	16	0
Zone 13	0	0	0	11	0	24	0	35
Zone 14	9	3	56	18	0	0	65	21
Zone 15	5	0	0	0	0	0	5	0
Zone 16	0	0	0	0	6	0	6	0
Zone 17	0	0	241	11	0	101	241	112
Zone 18	0	0	3	0	0	0	3	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	5	0	5
Zone 21	1	2	0	0	197	0	198	2
Zone 22	7	1	0	0	0	0	7	1
Zone 23	9	11	20	174	42	0	71	185
Zone 24	18	25	0	9	3	3	21	37
Zone 25	16	11	18	3	28	0	62	14
Zone 26	33	19	14	5	2	6	49	30
Zone 27	49	60	0	12	36	42	85	114
Zone 28	26	17	4	49	47	49	77	115
Zone 29	59	51	0	16	23	28	82	95
Zone 30	7	19	0	6	9	12	16	37
Zone 31	25	33	0	11	3	25	28	69
Zone 32	12	33	32	21	15	29	59	83
Zone 33	17	13	0	0	1	0	18	13
Zone 34	6	6	22	0	7	0	35	6
Zone 35	40	45	20	0	108	8	168	53
Zone 36	24	18	156	4	0	0	180	22
Zone 37	12	10	4	12	4	48	20	70
Zone 38	13	16	0	0	8	1	21	17
Zone 39	50	29	12	8	0	21	62	58
Montréal CMA	459	430	633	527	631	587	1,723	1,544

Source: CMHC (Starts and Completions Survey)

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
Zone 1	6	3	3	3	40	1	49	7
Zone 2	2	0	0	0	0	3	2	3
Zone 3	2	2	188	89	180	181	370	272
Zone 4	24	24	0	6	3	0	27	30
Zone 5	18	3	57	6	10	16	85	25
Zone 6	10	0	176	209	51	147	237	356
Zone 7	20	32	158	144	73	233	269	416
Zone 8	7	5	12	20	26	27	45	52
Zone 9	0	0	0	0	1	0	1	0
Zone 10	10	6	27	0	66	0	103	6
Zone 11	0	0	113	71	15	12	128	83
Zone 12	44	36	92	52	41	57	270	145
Zone 13	1	4	63	112	316	35	380	151
Zone 14	67	42	106	130	46	0	219	172
Zone 15	12	6	0	0	0	0	12	6
Zone 16	1	3	106	7	31	25	138	35
Zone 17	0	7	1,407	1,620	668	495	2,161	2,136
Zone 18	0	0	40	53	35	74	129	127
Zone 19.1	6	1	85	18	19	9	110	28
Zone 19.2	0	0	5	203	0	0	5	203
Zone 20	0	0	6	0	3	17	9	17
Zone 21	17	30	9	19	335	0	361	49
Zone 22	53	35	159	40	0	0	212	75
Zone 23	60	55	575	265	262	195	897	515
Zone 24	64	102	145	451	56	103	265	656
Zone 25	70	87	60	3	28	70	158	160
Zone 26	225	161	105	102	73	391	403	654
Zone 27	305	295	185	94	315	206	805	595
Zone 28	229	145	159	174	170	287	558	606
Zone 29	369	404	122	286	471	274	962	964
Zone 30	99	101	40	48	100	92	239	241
Zone 31	177	191	70	99	300	422	547	712
Zone 32	152	176	251	132	756	401	1,159	709
Zone 33	83	87	60	42	292	62	435	191
Zone 34	98	98	106	92	161	144	365	334
Zone 35	326	350	139	110	317	172	782	632
Zone 36	222	158	501	209	197	817	920	1,184
Zone 37	155	152	194	58	453	145	802	355
Zone 38	103	106	34	20	89	84	226	210
Zone 39	381	336	170	227	140	912	691	1,475
Montréal CMA	3,418	3,243	5,728	5,214	6,139	6,109	15,536	14,587

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
September 2018	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	-	-
September 2017	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	-
Year-to-date 2018	2	3.0	6	9.1	10	15.2	19	28.8	29	43.9	66	-	484,712
Year-to-date 2017	4	5.2	3	3.9	20	26.0	10	13.0	40	51.9	77	-	663,558
Laval													
September 2018	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	-	748,851
September 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
Year-to-date 2018	0	0.0	8	17.0	9	19.1	10	21.3	20	42.6	47	-	712,090
Year-to-date 2017	2	3.4	3	5.2	15	25.9	15	25.9	23	39.7	58	-	733,233
North Shore													
September 2018	13	14.6	33	37.1	29	32.6	8	9.0	6	6.7	89	-	350,972
September 2017	18	24.0	28	37.3	21	28.0	7	9.3	1	1.3	75	-	346,854
Year-to-date 2018	115	18.1	247	39.0	170	26.8	64	10.1	38	6.0	634	422,500	361,532
Year-to-date 2017	179	30.1	214	36.0	132	22.2	55	9.2	15	2.5	595	310,000	357,252
South Shore													
September 2018	3	8.6	8	22.9	10	28.6	3	8.6	11	31.4	35	-	-
September 2017	9	13.8	13	20.0	18	27.7	8	12.3	17	26.2	65	-	392,376
Year-to-date 2018	27	8.2	74	22.4	101	30.5	48	14.5	81	24.5	331	-	571,403
Year-to-date 2017	50	12.6	99	24.9	108	27.2	65	16.4	75	18.9	397	-	478,268
Vaudreuil-Soulanges													
September 2018	2	10.5	5	26.3	6	31.6	5	26.3	1	5.3	19	-	-
September 2017	3	21.4	5	35.7	4	28.6	0	0.0	2	14.3	14	-	-
Year-to-date 2018	21	14.1	45	30.2	40	26.8	27	18.1	16	10.7	149	-	382,742
Year-to-date 2017	32	19.6	77	47.2	35	21.5	12	7.4	7	4.3	163	-	349,063
Montréal CMA													
September 2018	18	11.7	46	29.9	46	29.9	22	14.3	22	14.3	154	420,000	451,721
September 2017	30	18.0	46	27.5	44	26.3	17	10.2	30	18.0	167	415,000	456,950
Year-to-date 2018	165	13.4	380	31.0	330	26.9	168	13.7	184	15.0	1,227	415,000	460,721
Year-to-date 2017	267	20.7	396	30.7	310	24.0	157	12.2	160	12.4	1,290	395,000	436,788

Source: CMHC (Market Absorption Survey)

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

Submarket	Sept 2018	Sept 2017	% Change	YTD 2018	YTD 2017	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	663,558	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	484,712	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	748,851	-	n/a	712,090	733,233	-2.9
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	405,065	-	n/a
Zone 27	-	372,828	n/a	395,525	391,115	1.1
Zone 28	-	-	n/a	-	482,921	n/a
Zone 29	350,972	291,658	20.3	319,036	294,096	8.5
Zone 30	-	-	n/a	-	271,044	n/a
Zone 31	-	-	n/a	325,305	312,766	4.0
Zone 32	-	-	n/a	-	520,302	n/a
Zone 33	-	-	n/a	-	335,306	n/a
Zone 34	-	-	n/a	473,608	494,818	-4.3
Zone 35	-	387,137	n/a	287,725	434,403	-33.8
Zone 36	-	-	n/a	781,965	711,306	9.9
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	398,925	n/a	-	385,061	n/a
Zone 39	-	-	n/a	382,742	349,063	9.6
Montréal CMA	451,721	456,950	-1.1	460,721	436,788	5.5

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Twelve Months ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
September 2018	1,656	3,009	10,727	427,963	6.5	394,166	5.5
September 2017	1,653	3,181	12,111	389,417	7.3	376,133	6.5
% Change	0.2	-5.4	-11.4	9.9	n/a	4.8	n/a
YTD 2018	20,426	28,877	11,746	393,420	5.2	n/a	n/a
YTD 2017	20,402	30,006	13,713	375,845	6.0	n/a	n/a
% Change	0.1	-3.8	-14.3	4.7	n/a	n/a	n/a
CONDOMINIUMS*							
September 2018	1,203	1,960	8,147	309,920	6.8	303,606	7.3
September 2017	980	2,232	10,929	294,903	11.2	289,613	10.4
% Change	22.8	-12.2	-25.5	5.1	n/a	4.8	n/a
YTD 2018	12,840	19,070	9,543	301,553	6.7	n/a	n/a
YTD 2017	11,232	21,286	12,059	290,359	9.7	n/a	n/a
% Change	14.3	-10.4	-20.9	3.9	n/a	n/a	n/a
PLEX*							
September 2018	349	637	2,311	530,694	6.6	532,011	6.3
September 2017	344	630	2,352	503,160	6.8	492,507	7.1
% Change	1.5	1.1	-1.7	5.5	n/a	8.0	n/a
YTD 2018	3,312	5,414	2,327	533,817	6.3	n/a	n/a
YTD 2017	3,202	5,254	2,503	497,898	7.0	n/a	n/a
% Change	3.4	3.0	-7.0	7.2	n/a	n/a	n/a
TOTAL							
September 2018	3,213	5,619	21,275	398,739	6.6	380,525	6.2
September 2017	2,980	6,050	25,490	368,520	8.6	359,447	7.8
% Change	7.8	-7.1	-16.5	8.2	n/a	5.9	n/a
YTD 2018	36,619	53,464	23,707	380,962	5.8	n/a	n/a
YTD 2017	34,868	56,659	28,369	360,500	7.3	n/a	n/a
% Change	5.0	-5.6	-16.4	5.7	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system

The Centris® system contains all the listings of Québec real estate brokers.

² Calculations: CMHC.³ Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
September 2018

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal 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	100.2	126.2	2,123	6.7	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,126	6.8	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,126	6.7	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,125	6.8	66.8	892
	May	561	3.14	4.64	100.6	127.6	2,134	6.6	66.9	890
	June	561	3.14	4.64	100.6	127.2	2,147	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,158	6.4	67.3	901
	September	575	3.09	4.89	101.1	127.6	2,153	6.4	67.2	905
	October	581	3.24	4.99	101.3	127.7	2,154	6.6	67.3	904
	November	581	3.24	4.99	101.3	128.1	2,161	6.4	67.3	900
	December	581	3.24	4.99	101.3	127.9	2,173	6.0	67.4	898
2018	January	590	3.34	5.14	101.8	128.2	2,184	5.8	67.5	904
	February	590	3.34	5.14	102.4	128.9	2,190	6.0	67.7	908
	March	590	3.34	5.14	102.4	129.1	2,193	6.1	67.9	908
	April	590	3.34	5.14	102.4	129.4	2,187	6.1	67.6	906
	May	601	3.49	5.34	102.5	129.6	2,187	6.0	67.5	905
	June	601	3.49	5.34	103.5	129.5	2,188	6.0	67.4	910
	July	601	3.49	5.34	103.6	130.1	2,189	6.1	67.4	912
	August	601	3.49	5.34	104.0	130.0	2,187	6.0	67.2	923
	September	601	3.49	5.34		129.9	2,180	6.1	66.9	926
	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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