

# HOUSING NOW TABLES

## Montréal CMA

Date Released: November 2018



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

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

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

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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- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

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- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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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)		
October 2018		
Montreal CMA <sup>1</sup>	September 2018	October 2018
Trend <sup>2</sup>	23,823	23,902
SAAR	27,147	33,407
	October 2017	October 2018
Actual		
October - Single-Detached	248	211
October - Multiples	3,180	2,580
October - Total	3,428	2,791
January to October - Single-Detached	2,301	2,137
January to October - Multiples	16,913	17,511
January to October - Total	19,214	19,648

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

**Table 1.1: Housing Activity Summary of Montréal CMA**  
**October 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2018	211	72	112	0	30	1,621	0	745	2,791
October 2017	248	76	106	0	11	1,452	0	1,535	3,428
% Change	-14.9	-5.3	5.7	n/a	172.7	11.6	n/a	-51.5	-18.6
Year-to-date 2018	2,137	696	1,054	0	144	6,975	5	8,557	19,648
Year-to-date 2017	2,301	702	807	0	274	7,095	32	7,652	19,214
% Change	-7.1	-0.9	30.6	n/a	-47.4	-1.7	-84.4	11.8	2.3
UNDER CONSTRUCTION									
October 2018	1,101	336	754	0	206	10,769	2	12,308	25,798
October 2017	1,143	382	573	0	304	9,862	3	9,030	21,758
% Change	-3.7	-12.0	31.6	n/a	-32.2	9.2	-33.3	36.3	18.6
COMPLETIONS									
October 2018	227	58	72	0	14	320	15	856	1,562
October 2017	222	80	92	0	48	595	0	1,046	2,083
% Change	2.3	-27.5	-21.7	n/a	-70.8	-46.2	n/a	-18.2	-25.0
Year-to-date 2018	2,090	712	973	0	230	5,832	30	6,980	17,098
Year-to-date 2017	2,154	680	803	0	359	5,498	50	7,105	16,670
% Change	-3.0	4.7	21.2	n/a	-35.9	6.1	-40.0	-1.8	2.6
COMPLETED & NOT ABSORBED									
October 2018	222	139	185	0	42	1,533	n/a	n/a	2,121
October 2017	240	155	228	0	82	1,608	n/a	n/a	2,313
% Change	-7.5	-10.3	-18.9	n/a	-48.8	-4.7	n/a	n/a	-8.3
ABSORBED									
October 2018	220	63	74	0	20	353	n/a	n/a	730
October 2017	229	71	75	0	27	532	n/a	n/a	934
% Change	-3.9	-11.3	-1.3	n/a	-25.9	-33.6	n/a	n/a	-21.8
Year-to-date 2018	2,116	748	1,013	0	269	5,818	n/a	n/a	9,964
Year-to-date 2017	2,195	688	782	0	379	5,944	n/a	n/a	9,988
% Change	-3.6	8.7	29.5	n/a	-29.0	-2.1	n/a	n/a	-0.2

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	23	6	38	0	13	1,407	0	195	1,682
October 2017	23	14	12	0	8	1,108	0	698	1,863
Laval									
October 2018	13	0	0	0	0	54	0	145	212
October 2017	12	2	15	0	0	154	0	5	188
North Shore									
October 2018	89	14	34	0	0	35	0	213	385
October 2017	95	8	33	0	0	40	0	392	568
South Shore									
October 2018	54	46	24	0	17	54	0	178	373
October 2017	83	46	22	0	3	124	0	409	687
Vaudreuil-Soulanges									
October 2018	32	6	16	0	0	71	0	14	139
October 2017	35	6	24	0	0	26	0	31	122
Montréal CMA									
October 2018	211	72	112	0	30	1,621	0	745	2,791
October 2017	248	76	106	0	11	1,452	0	1,535	3,428
UNDER CONSTRUCTION									
Island of Montréal									
October 2018	140	44	220	0	112	8,147	0	4,871	13,776
October 2017	101	58	103	0	160	6,431	0	3,997	11,311
Laval									
October 2018	71	6	8	0	0	836	0	1,415	2,336
October 2017	77	8	50	0	0	1,246	0	542	1,923
North Shore									
October 2018	409	54	243	0	0	817	0	2,133	3,656
October 2017	424	56	183	0	11	719	0	1,210	2,603
South Shore									
October 2018	351	206	181	0	86	772	2	3,808	5,406
October 2017	393	220	135	0	121	1,310	3	3,173	5,355
Vaudreuil-Soulanges									
October 2018	130	26	102	0	8	197	0	81	624
October 2017	148	40	102	0	12	156	0	108	566
Montréal CMA									
October 2018	1,101	336	754	0	206	10,769	2	12,308	25,798
October 2017	1,143	382	573	0	304	9,862	3	9,030	21,758

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	23	8	13	0	0	212	0	350	606
October 2017	18	6	8	0	14	379	0	764	1,189
Laval									
October 2018	12	6	0	0	0	0	0	27	45
October 2017	14	4	10	0	0	66	0	1	95
North Shore									
October 2018	80	8	32	0	0	53	13	145	331
October 2017	78	22	23	0	24	17	0	234	398
South Shore									
October 2018	65	36	14	0	14	20	0	320	469
October 2017	86	40	28	0	0	99	0	40	293
Vaudreuil-Soulanges									
October 2018	47	0	13	0	0	35	2	14	111
October 2017	26	8	23	0	10	34	0	7	108
Montréal CMA									
October 2018	227	58	72	0	14	320	15	856	1,562
October 2017	222	80	92	0	48	595	0	1,046	2,083
COMPLETED & NOT ABSORBED									
Island of Montréal									
October 2018	3	4	11	0	7	158	n/a	n/a	183
October 2017	13	8	15	0	11	441	n/a	n/a	488
Laval									
October 2018	34	11	20	0	0	511	n/a	n/a	576
October 2017	26	15	23	0	2	353	n/a	n/a	419
North Shore									
October 2018	113	63	113	0	17	455	n/a	n/a	761
October 2017	124	66	128	0	46	522	n/a	n/a	886
South Shore									
October 2018	46	49	16	0	16	343	n/a	n/a	470
October 2017	46	57	31	0	11	219	n/a	n/a	364
Vaudreuil-Soulanges									
October 2018	26	12	25	0	2	66	n/a	n/a	131
October 2017	31	9	31	0	12	73	n/a	n/a	156
Montréal CMA									
October 2018	222	139	185	0	42	1,533	n/a	n/a	2,121
October 2017	240	155	228	0	82	1,608	n/a	n/a	2,313

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



**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	25	8	11	0	0	205	n/a	n/a	249
October 2017	13	6	6	0	16	325	n/a	n/a	366
Laval									
October 2018	11	5	6	0	0	26	n/a	n/a	48
October 2017	19	7	9	0	1	51	n/a	n/a	87
North Shore									
October 2018	84	17	33	0	4	62	n/a	n/a	200
October 2017	87	19	24	0	9	40	n/a	n/a	179
South Shore									
October 2018	64	33	14	0	16	30	n/a	n/a	157
October 2017	90	36	28	0	1	91	n/a	n/a	246
Vaudreuil-Soulanges									
October 2018	36	0	10	0	0	30	n/a	n/a	76
October 2017	20	3	8	0	0	25	n/a	n/a	56
Montréal CMA									
October 2018	220	63	74	0	20	353	n/a	n/a	730
October 2017	229	71	75	0	27	532	n/a	n/a	934

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

**Table 1.3: History of Housing Starts of Montréal 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	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**  
**October 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
Zone 1	0	0	0	2	0	0	9	198	9	200	-95.5
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	170	0	170	-100.0
Zone 4	2	2	0	0	0	0	0	3	2	5	-60.0
Zone 5	1	0	0	0	0	0	51	0	52	0	n/a
Zone 6	0	0	4	0	0	0	14	380	18	380	-95.3
Zone 7	4	3	0	4	0	0	0	112	4	119	-96.6
Zone 8	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	1	1	0	0	5	0	8	0	14	1	**
Zone 11	0	0	0	0	0	0	0	28	0	28	-100.0
Zone 12	6	4	2	8	13	0	5	27	26	39	-33.3
Zone 13	1	0	0	0	0	0	54	127	55	127	-56.7
Zone 14	0	2	0	0	12	12	0	114	12	128	-90.6
Zone 15	0	1	0	0	0	0	34	0	34	1	**
Zone 16	0	0	0	0	0	3	52	100	52	103	-49.5
Zone 17	0	0	0	0	0	0	1,314	133	1,314	133	**
Zone 18	1	0	0	0	0	0	11	5	12	5	140.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	1	0	0	0	0	0	0	279	1	279	-99.6
Zone 20	0	0	0	0	0	0	0	82	0	82	-100.0
Zone 21	5	6	0	0	21	5	0	0	26	11	136.4
Zone 22	1	3	0	0	0	0	50	48	51	51	0.0
Zone 23	7	6	0	0	0	13	196	52	203	71	185.9
Zone 24	2	3	0	2	0	0	0	99	2	104	-98.1
Zone 25	4	3	0	0	0	0	3	10	7	13	-46.2
Zone 26	11	18	6	2	3	6	20	12	40	38	5.3
Zone 27	8	22	0	2	11	16	22	282	41	322	-87.3
Zone 28	4	13	0	0	0	0	18	79	22	92	-76.1
Zone 29	28	23	4	4	18	9	99	11	149	47	**
Zone 30	11	6	0	0	0	0	18	30	29	36	-19.4
Zone 31	27	13	4	0	0	0	73	20	104	33	**
Zone 32	7	4	8	2	7	6	104	41	126	53	137.7
Zone 33	3	12	24	0	3	0	0	1	30	13	130.8
Zone 34	4	10	4	4	17	0	7	7	32	21	52.4
Zone 35	24	30	4	22	4	3	63	294	95	349	-72.8
Zone 36	5	14	4	6	0	12	16	96	25	128	-80.5
Zone 37	8	3	2	10	0	0	4	76	14	89	-84.3
Zone 38	3	10	0	2	4	0	44	22	51	34	50.0
Zone 39	32	35	6	6	16	24	85	57	139	122	13.9
<b>Montréal CMA</b>	<b>211</b>	<b>248</b>	<b>72</b>	<b>76</b>	<b>134</b>	<b>109</b>	<b>2,374</b>	<b>2,995</b>	<b>2,791</b>	<b>3,428</b>	<b>-18.6</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 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	6	0	0	352	778	363	785	-53.8
Zone 2	1	0	2	0	0	0	7	0	10	0	n/a
Zone 3	0	2	0	0	0	0	280	374	280	376	-25.5
Zone 4	19	11	2	0	0	0	24	3	45	14	**
Zone 5	1	0	0	0	25	24	58	59	84	83	1.2
Zone 6	1	2	8	0	32	21	140	541	181	564	-67.9
Zone 7	28	9	12	12	5	0	142	361	187	382	-51.0
Zone 8	2	3	2	4	3	0	13	4	20	11	81.8
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	4	7	10	4	17	15	155	104	186	130	43.1
Zone 11	0	0	0	0	18	4	18	270	36	274	-86.9
Zone 12	23	21	16	22	20	14	99	217	158	274	-42.3
Zone 13	3	0	2	0	0	9	387	407	392	416	-5.8
Zone 14	14	14	0	16	72	37	244	140	330	207	59.4
Zone 15	2	3	0	0	0	10	34	154	36	167	-78.4
Zone 16	0	3	0	0	8	6	415	305	423	314	34.7
Zone 17	0	0	0	0	5	30	3,624	2,086	3,629	2,116	71.5
Zone 18	4	1	0	0	0	0	189	143	193	144	34.0
Zone 19.1	3	1	2	0	0	0	17	122	22	123	-82.1
Zone 19.2	2	0	0	0	0	9	0	279	2	288	-99.3
Zone 20	0	0	0	0	0	0	3	85	3	85	-96.5
Zone 21	34	17	2	2	64	13	213	84	313	116	169.8
Zone 22	8	15	0	2	7	22	118	530	133	569	-76.6
Zone 23	38	42	4	2	0	21	1,109	1,177	1,151	1,242	-7.3
Zone 24	46	50	8	8	32	28	235	168	321	254	26.4
Zone 25	35	48	10	32	28	30	99	34	172	144	19.4
Zone 26	147	130	60	28	18	20	128	147	353	325	8.6
Zone 27	196	220	56	42	109	109	502	619	863	990	-12.8
Zone 28	119	123	18	4	93	57	648	296	878	480	82.9
Zone 29	256	259	32	56	118	107	1,005	1,094	1,411	1,516	-6.9
Zone 30	68	87	8	10	36	22	217	160	329	279	17.9
Zone 31	171	177	18	26	11	5	392	372	592	580	2.1
Zone 32	55	78	58	28	58	68	1,370	1,298	1,541	1,472	4.7
Zone 33	61	81	62	10	3	3	160	377	286	471	-39.3
Zone 34	83	86	20	6	25	50	434	190	562	332	69.3
Zone 35	220	263	118	154	34	23	406	585	778	1,025	-24.1
Zone 36	95	122	35	62	46	93	1,187	657	1,363	934	45.9
Zone 37	48	43	72	82	111	66	519	593	750	784	-4.3
Zone 38	77	83	12	36	28	14	167	128	284	261	8.8
Zone 39	264	299	50	48	117	141	481	199	912	687	32.8
<b>Montréal CMA</b>	<b>2,137</b>	<b>2,301</b>	<b>701</b>	<b>702</b>	<b>1,143</b>	<b>1,071</b>	<b>15,667</b>	<b>15,140</b>	<b>19,648</b>	<b>19,214</b>	<b>2.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Zone 1	0	0	0	0	0	193	9	5
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	170
Zone 4	0	0	0	0	0	0	0	3
Zone 5	0	0	0	0	51	0	0	0
Zone 6	0	0	0	0	0	42	14	338
Zone 7	0	0	0	0	0	103	0	9
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	5	0	0	0	8	0	0	0
Zone 11	0	0	0	0	0	28	0	0
Zone 12	13	0	0	0	5	24	0	3
Zone 13	0	0	0	0	54	4	0	123
Zone 14	12	12	0	0	0	114	0	0
Zone 15	0	0	0	0	34	0	0	0
Zone 16	0	3	0	0	49	85	3	15
Zone 17	0	0	0	0	1,145	101	169	32
Zone 18	0	0	0	0	11	5	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	279	0	0
Zone 20	0	0	0	0	0	82	0	0
Zone 21	21	5	0	0	0	0	0	0
Zone 22	0	0	0	0	50	48	0	0
Zone 23	0	13	0	0	54	47	142	5
Zone 24	0	0	0	0	0	99	0	0
Zone 25	0	0	0	0	0	10	3	0
Zone 26	3	6	0	0	18	12	2	0
Zone 27	11	16	0	0	7	0	15	282
Zone 28	0	0	0	0	0	14	18	65
Zone 29	18	9	0	0	12	0	87	11
Zone 30	0	0	0	0	0	16	18	14
Zone 31	0	0	0	0	0	0	73	20
Zone 32	7	6	0	0	38	5	66	36
Zone 33	3	0	0	0	0	0	0	1
Zone 34	17	0	0	0	0	2	7	5
Zone 35	4	3	0	0	6	18	57	276
Zone 36	0	12	0	0	16	86	0	10
Zone 37	0	0	0	0	0	15	4	61
Zone 38	4	0	0	0	0	2	44	20
Zone 39	16	24	0	0	71	26	14	31
<b>Montréal CMA</b>	<b>134</b>	<b>109</b>	<b>0</b>	<b>0</b>	<b>1,629</b>	<b>1,460</b>	<b>745</b>	<b>1,535</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	224	347	506
Zone 2	0	0	0	0	0	0	7	0
Zone 3	0	0	0	0	267	0	13	374
Zone 4	0	0	0	0	24	0	0	3
Zone 5	25	24	0	0	51	59	7	0
Zone 6	32	21	0	0	126	184	14	357
Zone 7	5	0	0	0	84	243	58	100
Zone 8	3	0	0	0	0	0	13	4
Zone 9	0	0	0	0	75	0	1	0
Zone 10	17	15	0	0	8	38	147	66
Zone 11	18	4	0	0	10	141	8	37
Zone 12	20	14	0	0	84	127	15	21
Zone 13	0	9	0	0	365	172	22	235
Zone 14	72	37	0	0	146	140	98	0
Zone 15	0	10	0	0	34	0	0	154
Zone 16	8	6	0	0	169	282	246	23
Zone 17	5	30	0	0	2,861	1,532	763	484
Zone 18	0	0	0	0	151	50	38	39
Zone 19.1	0	0	0	0	17	94	0	28
Zone 19.2	0	9	0	0	0	279	0	0
Zone 20	0	0	0	0	0	85	3	0
Zone 21	64	13	0	0	213	52	0	32
Zone 22	7	22	0	0	50	215	68	315
Zone 23	0	21	0	0	160	809	949	368
Zone 24	32	28	0	0	194	147	41	21
Zone 25	28	30	0	0	44	22	55	12
Zone 26	18	20	0	0	81	106	47	41
Zone 27	109	109	0	0	72	162	430	457
Zone 28	93	57	0	0	335	146	313	150
Zone 29	118	107	0	0	165	336	840	758
Zone 30	36	22	0	0	101	59	116	101
Zone 31	11	5	0	0	17	22	375	350
Zone 32	58	65	0	3	293	377	1,077	921
Zone 33	3	3	0	0	16	63	144	314
Zone 34	25	46	0	4	54	112	380	78
Zone 35	34	19	0	4	135	104	271	481
Zone 36	46	93	0	0	208	415	979	242
Zone 37	111	52	0	14	89	191	430	402
Zone 38	28	7	0	7	48	30	119	98
Zone 39	117	141	0	0	278	119	123	80
<b>Montréal CMA</b>	<b>1,143</b>	<b>1,039</b>	<b>0</b>	<b>32</b>	<b>7,030</b>	<b>7,137</b>	<b>8,557</b>	<b>7,652</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**October 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Zone 1	0	2	0	193	9	5	9	200
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	170	0	170
Zone 4	2	2	0	0	0	3	2	5
Zone 5	1	0	51	0	0	0	52	0
Zone 6	4	0	0	42	14	338	18	380
Zone 7	4	7	0	103	0	9	4	119
Zone 8	0	1	0	0	0	0	0	1
Zone 9	0	0	0	0	0	0	0	0
Zone 10	6	1	8	0	0	0	14	1
Zone 11	0	0	0	28	0	0	0	28
Zone 12	8	12	18	24	0	3	26	39
Zone 13	1	0	54	4	0	123	55	127
Zone 14	12	14	0	114	0	0	12	128
Zone 15	0	1	34	0	0	0	34	1
Zone 16	0	0	49	88	3	15	52	103
Zone 17	0	0	1,145	101	169	32	1,314	133
Zone 18	1	0	11	5	0	0	12	5
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	1	0	0	279	0	0	1	279
Zone 20	0	0	0	82	0	0	0	82
Zone 21	26	6	0	5	0	0	26	11
Zone 22	1	3	50	48	0	0	51	51
Zone 23	7	21	54	45	142	5	203	71
Zone 24	2	5	0	99	0	0	2	104
Zone 25	4	3	0	10	3	0	7	13
Zone 26	20	26	18	12	2	0	40	38
Zone 27	19	40	7	0	15	282	41	322
Zone 28	4	15	0	12	18	65	22	92
Zone 29	52	36	10	0	87	11	149	47
Zone 30	11	6	0	16	18	14	29	36
Zone 31	31	13	0	0	73	20	104	33
Zone 32	22	12	38	5	66	36	126	53
Zone 33	30	12	0	0	0	1	30	13
Zone 34	8	16	17	0	7	5	32	21
Zone 35	38	52	0	21	57	276	95	349
Zone 36	9	32	16	86	0	10	25	128
Zone 37	10	13	0	15	4	61	14	89
Zone 38	7	14	0	0	44	20	51	34
Zone 39	54	65	71	26	14	31	139	122
<b>Montréal CMA</b>	<b>395</b>	<b>430</b>	<b>1,651</b>	<b>1,463</b>	<b>745</b>	<b>1,535</b>	<b>2,791</b>	<b>3,428</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - October 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	9	3	222	347	506	363	785
Zone 2	3	0	0	0	7	0	10	0
Zone 3	0	2	267	0	13	374	280	376
Zone 4	21	11	24	0	0	3	45	14
Zone 5	16	18	61	65	7	0	84	83
Zone 6	43	11	124	196	14	357	181	564
Zone 7	45	21	84	243	58	100	187	382
Zone 8	7	7	0	0	13	4	20	11
Zone 9	0	0	75	0	1	0	76	0
Zone 10	31	11	8	53	147	66	186	130
Zone 11	2	0	26	145	8	37	36	274
Zone 12	46	45	97	139	15	21	158	274
Zone 13	9	0	361	181	22	235	392	416
Zone 14	86	60	146	147	98	0	330	207
Zone 15	2	13	34	0	0	154	36	167
Zone 16	0	3	177	288	246	23	423	314
Zone 17	7	0	2,859	1,562	763	484	3,629	2,116
Zone 18	6	1	149	50	38	39	193	144
Zone 19.1	5	1	17	94	0	28	22	123
Zone 19.2	2	0	0	288	0	0	2	288
Zone 20	0	0	0	85	3	0	3	85
Zone 21	91	19	222	65	0	32	313	116
Zone 22	15	39	50	215	68	315	133	569
Zone 23	42	67	160	807	949	368	1,151	1,242
Zone 24	86	88	194	145	41	21	321	254
Zone 25	73	110	44	22	55	12	172	144
Zone 26	227	182	79	102	47	41	353	325
Zone 27	361	371	72	162	430	457	863	990
Zone 28	234	186	331	144	313	150	878	480
Zone 29	413	410	158	348	840	758	1,411	1,516
Zone 30	120	111	93	67	116	101	329	279
Zone 31	202	208	15	22	375	350	592	580
Zone 32	156	167	308	381	1,077	924	1,541	1,472
Zone 33	126	94	16	63	144	314	286	471
Zone 34	107	109	75	141	380	82	562	332
Zone 35	380	431	127	109	271	485	778	1,025
Zone 36	173	279	210	413	980	242	1,363	934
Zone 37	195	144	125	224	430	416	750	784
Zone 38	123	121	42	35	119	105	284	261
Zone 39	419	461	286	146	127	80	912	687
<b>Montréal CMA</b>	<b>3,887</b>	<b>3,810</b>	<b>7,119</b>	<b>7,369</b>	<b>8,562</b>	<b>7,684</b>	<b>19,648</b>	<b>19,214</b>

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**October 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
Zone 1	0	0	0	0	0	0	0	189	0	189	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	13	0	13	0	n/a
Zone 4	3	3	0	0	0	0	0	0	3	3	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	14	7	0	7	14	-50.0
Zone 7	2	3	2	2	0	0	36	52	40	57	-29.8
Zone 8	0	0	0	0	0	0	0	0	0	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	2	0	0	0	38	0	40	-100.0
Zone 11	0	0	0	0	0	0	36	19	36	19	89.5
Zone 12	9	6	4	2	0	0	8	4	21	12	75.0
Zone 13	1	0	0	0	0	0	12	34	13	34	-61.8
Zone 14	1	0	2	0	6	0	0	46	9	46	-80.4
Zone 15	0	1	0	0	0	0	0	131	0	132	-100.0
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	6	539	6	539	-98.9
Zone 18	3	0	0	0	0	0	0	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	93	0	93	0	n/a
Zone 21	3	2	0	0	0	8	52	91	55	101	-45.5
Zone 22	1	3	0	0	7	0	299	0	307	3	**
Zone 23	1	3	4	0	0	0	24	52	29	55	-47.3
Zone 24	8	5	2	0	0	0	0	1	10	6	66.7
Zone 25	3	6	0	4	0	10	3	14	6	34	-82.4
Zone 26	12	19	0	2	0	0	5	8	17	29	-41.4
Zone 27	12	19	4	10	11	13	27	58	54	100	-46.0
Zone 28	9	7	0	0	0	4	113	140	122	151	-19.2
Zone 29	20	15	2	6	16	21	17	15	55	57	-3.5
Zone 30	5	6	2	0	5	6	33	10	45	22	104.5
Zone 31	23	12	0	4	6	3	9	20	38	39	-2.6
Zone 32	6	8	4	6	14	11	75	44	99	69	43.5
Zone 33	9	6	0	0	3	0	104	0	116	6	**
Zone 34	10	4	0	0	0	0	41	15	51	19	168.4
Zone 35	16	33	22	14	0	4	29	32	67	83	-19.3
Zone 36	9	12	0	8	6	8	55	37	70	65	7.7
Zone 37	7	11	10	8	3	3	0	13	20	35	-42.9
Zone 38	8	12	0	4	0	0	38	0	46	16	187.5
Zone 39	47	26	2	8	13	33	49	41	111	108	2.8
<b>Montréal CMA</b>	<b>228</b>	<b>222</b>	<b>60</b>	<b>80</b>	<b>90</b>	<b>138</b>	<b>1,184</b>	<b>1,643</b>	<b>1,562</b>	<b>2,083</b>	<b>-25.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 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	193	49	196	-75.0
Zone 2	0	0	2	0	0	0	0	3	2	3	-33.3
Zone 3	2	2	0	0	0	0	381	270	383	272	40.8
Zone 4	19	27	8	0	0	0	3	6	30	33	-9.1
Zone 5	0	3	0	0	24	0	61	22	85	25	**
Zone 6	1	0	0	0	43	65	200	305	244	370	-34.1
Zone 7	12	7	10	28	0	12	287	426	309	473	-34.7
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	2	15	4	78	38	103	46	123.9
Zone 11	0	0	0	0	4	0	160	102	164	102	60.8
Zone 12	22	21	26	20	21	3	222	113	291	157	85.4
Zone 13	2	0	0	0	5	14	386	171	393	185	112.4
Zone 14	9	10	14	0	53	48	152	160	228	218	4.6
Zone 15	7	7	0	0	5	0	0	131	12	138	-91.3
Zone 16	1	3	0	0	6	0	131	32	138	35	**
Zone 17	0	0	0	0	0	7	2,167	2,668	2,167	2,675	-19.0
Zone 18	3	0	0	0	0	0	129	127	132	127	3.9
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	102	17	102	17	**
Zone 21	18	20	2	2	9	33	387	95	416	150	177.3
Zone 22	9	13	2	0	50	41	458	24	519	78	**
Zone 23	39	38	6	4	18	24	863	504	926	570	62.5
Zone 24	44	53	6	4	24	48	201	557	275	662	-58.5
Zone 25	31	46	10	40	32	21	91	87	164	194	-15.5
Zone 26	154	103	58	48	28	35	180	497	420	683	-38.5
Zone 27	192	196	50	36	94	106	523	357	859	695	23.6
Zone 28	138	110	18	6	79	34	445	607	680	757	-10.2
Zone 29	260	261	38	68	110	124	609	568	1,017	1,021	-0.4
Zone 30	62	88	2	8	51	34	169	133	284	263	8.0
Zone 31	161	167	18	22	25	23	381	539	585	751	-22.1
Zone 32	54	88	52	46	81	91	1,071	553	1,258	778	61.7
Zone 33	66	81	20	12	18	15	447	89	551	197	179.7
Zone 34	98	68	8	2	27	59	283	224	416	353	17.8
Zone 35	204	253	140	126	29	36	476	300	849	715	18.7
Zone 36	107	95	54	46	79	52	750	1,056	990	1,249	-20.7
Zone 37	47	51	86	90	81	47	608	202	822	390	110.8
Zone 38	62	84	16	34	29	19	165	89	272	226	20.4
Zone 39	257	255	58	38	128	172	359	1,118	802	1,583	-49.3
<b>Montréal CMA</b>	<b>2,094</b>	<b>2,157</b>	<b>720</b>	<b>686</b>	<b>1,173</b>	<b>1,176</b>	<b>13,111</b>	<b>12,651</b>	<b>17,098</b>	<b>16,670</b>	<b>2.6</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Zone 1	0	0	0	0	0	189	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	11	0	2	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	14	0	0	7	0	0	0
Zone 7	0	0	0	0	4	19	32	33
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	38
Zone 11	0	0	0	0	36	0	0	19
Zone 12	0	0	0	0	5	0	3	4
Zone 13	0	0	0	0	4	34	8	0
Zone 14	6	0	0	0	0	46	0	0
Zone 15	0	0	0	0	0	0	0	131
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	0	0	6	539
Zone 18	0	0	0	0	0	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	93	0	0	0
Zone 21	0	8	0	0	52	91	0	0
Zone 22	7	0	0	0	0	0	299	0
Zone 23	0	0	0	0	0	52	24	0
Zone 24	0	0	0	0	0	0	0	1
Zone 25	0	10	0	0	0	14	3	0
Zone 26	0	0	0	0	5	6	0	2
Zone 27	11	13	0	0	0	4	27	54
Zone 28	0	4	0	0	47	4	66	136
Zone 29	4	21	12	0	0	3	17	12
Zone 30	5	6	0	0	5	0	28	10
Zone 31	6	3	0	0	2	0	7	20
Zone 32	14	11	0	0	2	35	73	9
Zone 33	3	0	0	0	0	0	104	0
Zone 34	0	0	0	0	0	13	41	2
Zone 35	0	4	0	0	12	16	17	16
Zone 36	6	8	0	0	4	37	51	0
Zone 37	3	3	0	0	0	0	0	13
Zone 38	0	0	0	0	4	0	34	0
Zone 39	13	33	0	0	35	34	14	7
<b>Montréal CMA</b>	<b>78</b>	<b>138</b>	<b>12</b>	<b>0</b>	<b>328</b>	<b>597</b>	<b>856</b>	<b>1,046</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	192	40	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	199	89	182	181
Zone 4	0	0	0	0	0	6	3	0
Zone 5	24	0	0	0	51	6	10	16
Zone 6	43	65	0	0	149	158	51	147
Zone 7	0	12	0	0	164	153	105	266
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	38
Zone 11	4	0	0	0	145	71	15	31
Zone 12	21	3	0	0	85	52	44	61
Zone 13	5	14	0	0	62	136	324	35
Zone 14	53	48	0	0	106	160	46	0
Zone 15	5	0	0	0	0	0	0	131
Zone 16	6	0	0	0	100	7	31	25
Zone 17	0	7	0	0	1,407	1,620	674	1,034
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	99	0	3	17
Zone 21	9	33	0	0	52	95	335	0
Zone 22	50	41	0	0	159	24	299	0
Zone 23	18	24	0	0	577	309	286	195
Zone 24	24	48	0	0	145	453	56	104
Zone 25	32	21	0	0	60	17	31	70
Zone 26	25	35	3	0	112	108	68	389
Zone 27	91	106	3	0	185	98	338	259
Zone 28	79	34	0	0	210	184	235	423
Zone 29	98	124	12	0	121	282	488	286
Zone 30	51	34	0	0	41	31	128	102
Zone 31	25	23	0	0	74	99	307	440
Zone 32	81	84	0	7	242	152	829	401
Zone 33	18	8	0	7	51	34	396	55
Zone 34	27	53	0	6	81	84	202	140
Zone 35	29	26	0	10	142	122	334	178
Zone 36	79	52	0	0	503	239	247	817
Zone 37	81	43	0	4	155	48	453	154
Zone 38	29	12	0	7	44	12	121	77
Zone 39	128	172	0	0	207	199	152	919
<b>Montréal CMA</b>	<b>1,155</b>	<b>1,135</b>	<b>18</b>	<b>41</b>	<b>5,880</b>	<b>5,525</b>	<b>6,980</b>	<b>7,105</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**October 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
Zone 1	0	0	0	189	0	0	0	189
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	11	0	2	0	13	0
Zone 4	3	3	0	0	0	0	3	3
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	7	14	0	0	7	14
Zone 7	4	5	4	19	32	33	40	57
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	2	0	0	0	38	0	40
Zone 11	0	0	36	0	0	19	36	19
Zone 12	13	8	5	0	3	4	21	12
Zone 13	1	0	4	34	8	0	13	34
Zone 14	9	0	0	46	0	0	9	46
Zone 15	0	1	0	0	0	131	0	132
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	6	539	6	539
Zone 18	3	0	0	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	93	0	0	0	93	0
Zone 21	3	10	52	91	0	0	55	101
Zone 22	8	3	0	0	299	0	307	3
Zone 23	5	3	0	52	24	0	29	55
Zone 24	10	5	0	0	0	1	10	6
Zone 25	3	20	0	14	3	0	6	34
Zone 26	12	21	5	6	0	2	17	29
Zone 27	27	42	0	4	27	54	54	100
Zone 28	13	11	43	4	66	136	122	151
Zone 29	26	24	0	21	29	12	55	57
Zone 30	12	6	5	6	28	10	45	22
Zone 31	30	19	0	0	8	20	38	39
Zone 32	12	27	14	33	73	9	99	69
Zone 33	12	6	0	0	104	0	116	6
Zone 34	10	4	0	13	41	2	51	19
Zone 35	38	51	12	16	17	16	67	83
Zone 36	15	28	4	37	51	0	70	65
Zone 37	20	22	0	0	0	13	20	35
Zone 38	8	16	4	0	34	0	46	16
Zone 39	60	57	35	44	16	7	111	108
<b>Montréal CMA</b>	<b>357</b>	<b>394</b>	<b>334</b>	<b>643</b>	<b>871</b>	<b>1,046</b>	<b>1,562</b>	<b>2,083</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - October 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	192	40	1	49	196
Zone 2	2	0	0	0	0	3	2	3
Zone 3	2	2	199	89	182	181	383	272
Zone 4	27	27	0	6	3	0	30	33
Zone 5	18	3	57	6	10	16	85	25
Zone 6	10	0	183	223	51	147	244	370
Zone 7	24	37	162	163	105	266	309	473
Zone 8	7	5	12	20	26	27	45	52
Zone 9	0	0	0	0	1	0	1	0
Zone 10	10	8	27	0	66	38	103	46
Zone 11	0	0	149	71	15	31	164	102
Zone 12	57	44	97	52	44	61	291	157
Zone 13	2	4	67	146	324	35	393	185
Zone 14	76	42	106	176	46	0	228	218
Zone 15	12	7	0	0	0	131	12	138
Zone 16	1	3	106	7	31	25	138	35
Zone 17	0	7	1,407	1,620	674	1,034	2,167	2,675
Zone 18	3	0	40	53	35	74	132	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	99	0	3	17	102	17
Zone 21	20	40	61	110	335	0	416	150
Zone 22	61	38	159	40	299	0	519	78
Zone 23	65	58	575	317	286	195	926	570
Zone 24	74	107	145	451	56	104	275	662
Zone 25	73	107	60	17	31	70	164	194
Zone 26	237	182	110	108	73	393	420	683
Zone 27	332	337	185	98	342	260	859	695
Zone 28	242	156	202	178	236	423	680	757
Zone 29	395	428	122	307	500	286	1,017	1,021
Zone 30	111	107	45	54	128	102	284	263
Zone 31	207	210	70	99	308	442	585	751
Zone 32	164	203	265	165	829	410	1,258	778
Zone 33	95	93	60	42	396	62	551	197
Zone 34	108	102	106	105	202	146	416	353
Zone 35	364	401	151	126	334	188	849	715
Zone 36	237	186	505	246	248	817	990	1,249
Zone 37	175	174	194	58	453	158	822	390
Zone 38	111	122	38	20	123	84	272	226
Zone 39	441	393	205	271	156	919	802	1,583
<b>Montréal CMA</b>	<b>3,775</b>	<b>3,637</b>	<b>6,062</b>	<b>5,857</b>	<b>7,010</b>	<b>7,155</b>	<b>17,098</b>	<b>16,670</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2018	0	0.0	2	10.5	8	42.1	5	26.3	4	21.1	19	-	-
October 2017	0	0.0	1	11.1	2	22.2	0	0.0	6	66.7	9	-	-
Year-to-date 2018	2	2.4	8	9.4	18	21.2	24	28.2	33	38.8	85	-	484,712
Year-to-date 2017	4	4.7	4	4.7	22	25.6	10	11.6	46	53.5	86	-	663,558
Laval													
October 2018	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
October 2017	0	0.0	1	12.5	2	25.0	1	12.5	4	50.0	8	-	-
Year-to-date 2018	0	0.0	8	16.0	11	22.0	10	20.0	21	42.0	50	-	712,090
Year-to-date 2017	2	3.0	4	6.1	17	25.8	16	24.2	27	40.9	66	-	733,233
North Shore													
October 2018	5	10.6	26	55.3	9	19.1	1	2.1	6	12.8	47	-	403,455
October 2017	7	11.1	28	44.4	18	28.6	5	7.9	5	7.9	63	-	414,158
Year-to-date 2018	120	17.6	273	40.1	179	26.3	65	9.5	44	6.5	681	422,500	363,571
Year-to-date 2017	186	28.3	242	36.8	150	22.8	60	9.1	20	3.0	658	310,000	362,304
South Shore													
October 2018	2	7.7	8	30.8	5	19.2	6	23.1	5	19.2	26	-	-
October 2017	5	9.3	15	27.8	17	31.5	6	11.1	11	20.4	54	-	-
Year-to-date 2018	29	8.1	82	23.0	106	29.7	54	15.1	86	24.1	357	-	571,403
Year-to-date 2017	55	12.2	114	25.3	125	27.7	71	15.7	86	19.1	451	-	478,268
Vaudreuil-Soulanges													
October 2018	1	5.3	9	47.4	8	42.1	1	5.3	0	0.0	19	-	362,120
October 2017	2	12.5	8	50.0	4	25.0	2	12.5	0	0.0	16	-	406,887
Year-to-date 2018	22	13.1	54	32.1	48	28.6	28	16.7	16	9.5	168	-	377,210
Year-to-date 2017	34	19.0	85	47.5	39	21.8	14	7.8	7	3.9	179	-	355,924
Montréal CMA													
October 2018	8	7.0	45	39.5	32	28.1	13	11.4	16	14.0	114	407,500	450,579
October 2017	14	9.3	53	35.3	43	28.7	14	9.3	26	17.3	150	410,000	460,420
Year-to-date 2018	173	12.9	425	31.7	362	27.0	181	13.5	200	14.9	1,341	415,000	459,859
Year-to-date 2017	281	19.5	449	31.2	353	24.5	171	11.9	186	12.9	1,440	400,000	439,250

Source: CMHC (Market Absorption Survey)

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

Submarket	Oct 2018	Oct 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	-	-	n/a	712,090	733,233	-2.9
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	385,549	n/a	405,065	385,549	5.1
Zone 27	403,455	434,964	-7.2	396,284	395,623	0.2
Zone 28	-	-	n/a	-	482,921	n/a
Zone 29	-	-	n/a	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	-	-	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	-	-	n/a	-	385,061	n/a
Zone 39	362,120	406,887	-11.0	377,210	355,924	6.0
<b>Montréal CMA</b>	<b>450,579</b>	<b>460,420</b>	<b>-2.1</b>	<b>459,859</b>	<b>439,250</b>	<b>4.7</b>

Source: CMHC (Market Absorption Survey)



**Table 5: Centris® Residential Activity<sup>1</sup> for Montreal**

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio <sup>2</sup>	Last Twelve Months <sup>3</sup>	
						Average Price <sup>2</sup> (\$)	Active Listings to Sales Ratio <sup>2</sup>
<b>SINGLE FAMILY*</b>							
October 2018	1,971	3,141	10,929	422,042	5.5	395,713	5.5
October 2017	1,858	3,161	12,373	402,231	6.7	378,631	6.4
% Change	6.1	-0.6	-11.7	4.9	n/a	4.5	n/a
YTD 2018	22,393	32,005	11,668	395,929	5.2	n/a	n/a
YTD 2017	22,260	33,166	13,579	378,052	6.1	n/a	n/a
% Change	0.6	-3.5	-14.1	4.7	n/a	n/a	n/a
<b>CONDOMINIUMS*</b>							
October 2018	1,361	1,998	8,064	319,188	5.9	304,247	7.0
October 2017	1,114	2,170	10,962	313,265	9.8	291,940	10.2
% Change	22.2	-7.9	-26.4	1.9	n/a	4.2	n/a
YTD 2018	14,201	21,060	9,395	303,246	6.6	n/a	n/a
YTD 2017	12,345	23,456	11,949	292,436	9.7	n/a	n/a
% Change	15.0	-10.2	-21.4	3.7	n/a	n/a	n/a
<b>PLEX*</b>							
October 2018	395	706	2,432	545,696	6.2	534,054	6.3
October 2017	377	630	2,412	522,408	6.4	496,928	7.0
% Change	4.8	12.1	0.8	4.5	n/a	7.5	n/a
YTD 2018	3,706	6,120	2,337	535,105	6.3	n/a	n/a
YTD 2017	3,579	5,883	2,493	500,481	7.0	n/a	n/a
% Change	3.5	4.0	-6.3	6.9	n/a	n/a	n/a
<b>TOTAL</b>							
October 2018	3,731	5,862	21,515	402,463	5.8	382,240	6.1
October 2017	3,352	5,981	25,845	381,112	7.7	361,833	7.7
% Change	11.3	-2.0	-16.8	5.6	n/a	5.6	n/a
YTD 2018	40,345	59,304	23,490	382,948	5.8	n/a	n/a
YTD 2017	38,219	62,638	28,115	362,308	7.4	n/a	n/a
% Change	5.6	-5.3	-16.5	5.7	n/a	n/a	n/a

<sup>1</sup> Source: QFREB by the Centris® system

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

<sup>2</sup> Calculations: CMHC.<sup>3</sup> 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****October 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	104.1	129.9	2,180	6.1	66.9	926
	October	601	3.64	5.34		130.0	2,181	5.9	66.8	928
	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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