

HOUSING NOW TABLES

Montréal CMA

Date Released: February 2018



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Housing Observer Online

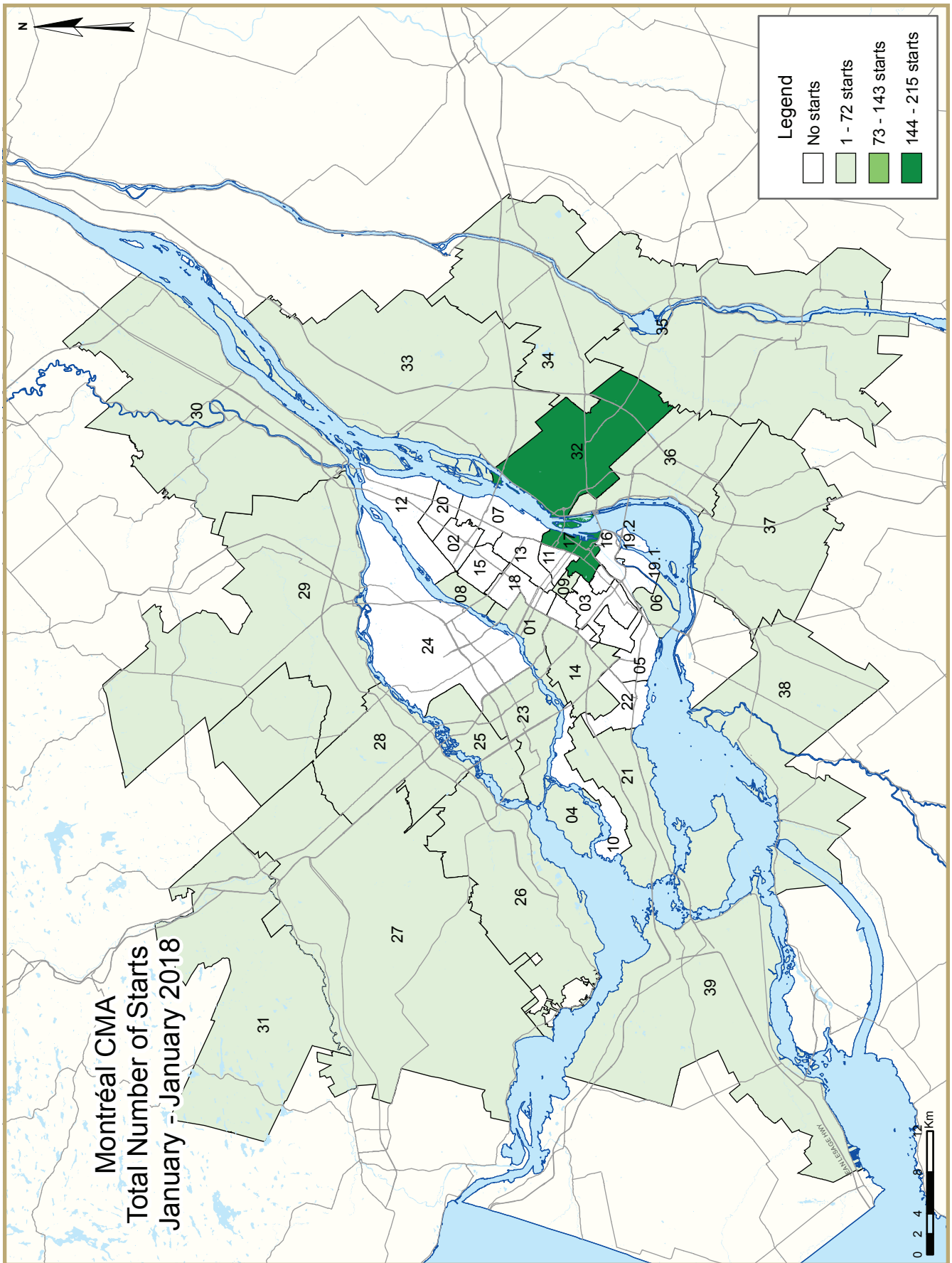
Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer





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	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
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

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 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

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 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
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 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 I: Housing Starts (SAAR and Trend)		
January 2018		
Montreal CMA¹	December 2017	January 2018
Trend ²	29,699	28,195
SAAR	40,288	12,205
	January 2017	January 2018
Actual		
January - Single-Detached	65	72
January - Multiples	742	713
January - Total	807	785
January to January - Single-Detached	65	72
January to January - Multiples	742	713
January to January - Total	807	785

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table I.1: Housing Activity Summary of Montréal CMA**January 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2018	72	26	51	0	0	230	0	406	785
January 2017	65	24	18	0	17	337	0	346	807
% Change	10.8	8.3	183.3	n/a	-100.0	-31.8	n/a	17.3	-2.7
Year-to-date 2018	72	26	51	0	0	230	0	406	785
Year-to-date 2017	65	24	18	0	17	337	0	346	807
% Change	10.8	8.3	183.3	n/a	-100.0	-31.8	n/a	17.3	-2.7
UNDER CONSTRUCTION									
January 2018	951	324	681	0	262	10,501	1	9,641	22,822
January 2017	921	340	538	0	322	8,854	21	8,296	19,416
% Change	3.3	-4.7	26.6	n/a	-18.6	18.6	-95.2	16.2	17.5
COMPLETIONS									
January 2018	200	52	78	0	20	577	1	395	1,323
January 2017	158	36	33	0	44	118	0	90	486
% Change	26.6	44.4	136.4	n/a	-54.5	**	n/a	**	172.2
Year-to-date 2018	200	52	78	0	20	577	1	395	1,323
Year-to-date 2017	158	36	33	0	44	118	0	90	486
% Change	26.6	44.4	136.4	n/a	-54.5	**	n/a	**	172.2
COMPLETED & NOT ABSORBED									
January 2018	242	168	236	0	77	1,749	n/a	n/a	2,472
January 2017	282	164	204	0	104	2,014	n/a	n/a	2,768
% Change	-14.2	2.4	15.7	n/a	-26.0	-13.2	n/a	n/a	-10.7
ABSORBED									
January 2018	205	61	67	0	24	454	n/a	n/a	811
January 2017	157	35	40	0	42	171	n/a	n/a	445
% Change	30.6	74.3	67.5	n/a	-42.9	165.5	n/a	n/a	82.2
Year-to-date 2018	205	61	67	0	24	454	n/a	n/a	811
Year-to-date 2017	157	35	40	0	42	171	n/a	n/a	445
% Change	30.6	74.3	67.5	n/a	-42.9	165.5	n/a	n/a	82.2

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2018	4	2	26	0	0	95	0	173	300
January 2017	4	8	0	0	11	198	0	43	264
Laval									
January 2018	3	2	0	0	0	14	0	0	19
January 2017	5	2	0	0	0	13	0	3	23
North Shore									
January 2018	28	6	3	0	0	58	0	46	141
January 2017	40	2	18	0	0	115	0	284	459
South Shore									
January 2018	29	14	22	0	0	63	0	184	312
January 2017	11	8	0	0	6	11	0	12	48
Vaudreuil-Soulanges									
January 2018	8	2	0	0	0	0	0	3	13
January 2017	5	4	0	0	0	0	0	4	13
Montréal CMA									
January 2018	72	26	51	0	0	230	0	406	785
January 2017	65	24	18	0	17	337	0	346	807
UNDER CONSTRUCTION									
Island of Montréal									
January 2018	97	58	152	0	147	6,690	0	4,844	12,449
January 2017	107	44	79	0	156	5,841	0	3,318	9,669
Laval									
January 2018	58	6	19	0	0	1,357	0	433	1,873
January 2017	70	14	50	0	0	1,063	0	512	1,709
North Shore									
January 2018	363	44	208	0	12	951	0	1,373	2,951
January 2017	336	52	195	0	41	718	0	1,401	2,743
South Shore									
January 2018	315	180	176	0	103	1,378	1	2,915	5,068
January 2017	312	200	134	0	72	915	21	2,208	3,862
Vaudreuil-Soulanges									
January 2018	118	36	126	0	0	125	0	76	481
January 2017	96	30	80	0	53	317	0	857	1,433
Montréal CMA									
January 2018	951	324	681	0	262	10,501	1	9,641	22,822
January 2017	921	340	538	0	322	8,854	21	8,296	19,416

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2018	8	8	12	0	5	314	0	214	561
January 2017	10	8	4	0	37	47	0	0	113
Laval									
January 2018	11	2	5	0	0	187	0	0	205
January 2017	10	2	4	0	0	0	0	0	16
North Shore									
January 2018	96	6	33	0	3	33	1	83	255
January 2017	67	18	12	0	0	54	0	62	213
South Shore									
January 2018	68	36	28	0	12	27	0	82	253
January 2017	56	4	6	0	0	17	0	28	111
Vaudreuil-Soulanges									
January 2018	17	0	0	0	0	16	0	16	49
January 2017	15	4	7	0	7	0	0	0	33
Montréal CMA									
January 2018	200	52	78	0	20	577	1	395	1,323
January 2017	158	36	33	0	44	118	0	90	486
COMPLETED & NOT ABSORBED									
Island of Montréal									
January 2018	15	13	17	0	8	403	n/a	n/a	456
January 2017	12	6	24	0	23	527	n/a	n/a	592
Laval									
January 2018	28	15	27	0	0	445	n/a	n/a	515
January 2017	30	20	42	0	4	292	n/a	n/a	388
North Shore									
January 2018	123	68	137	0	40	560	n/a	n/a	928
January 2017	152	63	84	0	52	797	n/a	n/a	1,148
South Shore									
January 2018	50	55	23	0	17	254	n/a	n/a	399
January 2017	68	70	31	0	9	335	n/a	n/a	513
Vaudreuil-Soulanges									
January 2018	26	17	32	0	12	87	n/a	n/a	174
January 2017	20	5	23	0	16	63	n/a	n/a	127
Montréal CMA									
January 2018	242	168	236	0	77	1,749	n/a	n/a	2,472
January 2017	282	164	204	0	104	2,014	n/a	n/a	2,768

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Island of Montréal									
January 2018	10	8	10	0	10	351	n/a	n/a	389
January 2017	9	10	5	0	30	80	n/a	n/a	134
Laval									
January 2018	13	3	5	0	1	13	n/a	n/a	35
January 2017	9	1	0	0	0	13	n/a	n/a	23
North Shore									
January 2018	97	10	23	0	3	34	n/a	n/a	167
January 2017	67	9	14	0	1	37	n/a	n/a	128
South Shore									
January 2018	65	40	23	0	8	38	n/a	n/a	174
January 2017	54	11	9	0	0	35	n/a	n/a	109
Vaudreuil-Soulanges									
January 2018	20	0	6	0	2	18	n/a	n/a	46
January 2017	18	4	12	0	11	6	n/a	n/a	51
Montréal CMA									
January 2018	205	61	67	0	24	454	n/a	n/a	811
January 2017	157	35	40	0	42	171	n/a	n/a	445

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

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Zone 1	0	0	0	0	0	0	40	0	40	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	0	0	0	0	n/a
Zone 4	1	0	0	0	0	0	0	0	1	0	n/a
Zone 5	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 6	0	0	0	0	0	0	14	8	14	8	75.0
Zone 7	0	0	0	0	0	0	0	0	0	0	n/a
Zone 8	1	1	0	0	0	0	0	0	1	1	0.0
Zone 9	0	0	0	0	0	0	1	0	1	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	28	0	28	-100.0
Zone 12	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 13	0	0	0	0	0	0	0	0	0	0	n/a
Zone 14	1	2	0	6	12	7	0	10	13	25	-48.0
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 17	0	0	0	0	0	0	215	107	215	107	100.9
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	9	0	9	-100.0
Zone 19.2	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	0	2	0	12	0	0	0	15	0	n/a
Zone 22	0	0	0	0	0	0	0	71	0	71	-100.0
Zone 23	2	3	0	0	0	0	0	11	2	14	-85.7
Zone 24	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 25	1	0	2	2	0	0	14	5	17	7	142.9
Zone 26	1	7	4	0	3	0	6	8	14	15	-6.7
Zone 27	4	10	0	2	0	0	35	33	39	45	-13.3
Zone 28	7	2	0	0	0	16	18	65	25	83	-69.9
Zone 29	8	14	2	0	0	0	9	202	19	216	-91.2
Zone 30	4	2	0	0	0	0	28	6	32	8	**
Zone 31	4	5	0	0	0	0	8	87	12	92	-87.0
Zone 32	5	2	2	2	6	0	177	11	190	15	**
Zone 33	4	1	0	0	0	0	0	0	4	1	**
Zone 34	3	1	0	0	0	6	17	7	20	14	42.9
Zone 35	7	4	4	4	0	0	14	0	25	8	**
Zone 36	5	1	4	0	8	0	2	0	19	1	**
Zone 37	2	0	4	0	6	0	24	5	36	5	**
Zone 38	3	2	0	2	0	0	15	0	18	4	**
Zone 39	8	5	2	4	0	0	3	4	13	13	0.0
Montréal CMA	72	65	26	24	47	33	640	685	785	807	-2.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 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	0	0	0	0	0	0	40	0	40	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	0	0	0	0	n/a
Zone 4	1	0	0	0	0	0	0	0	1	0	n/a
Zone 5	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 6	0	0	0	0	0	0	14	8	14	8	75.0
Zone 7	0	0	0	0	0	0	0	0	0	0	n/a
Zone 8	1	1	0	0	0	0	0	0	1	1	0.0
Zone 9	0	0	0	0	0	0	1	0	1	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	0	28	0	28	-100.0
Zone 12	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 13	0	0	0	0	0	0	0	0	0	0	n/a
Zone 14	1	2	0	6	12	7	0	10	13	25	-48.0
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 17	0	0	0	0	0	0	215	107	215	107	100.9
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	9	0	9	-100.0
Zone 19.2	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	0	2	0	12	0	0	0	15	0	n/a
Zone 22	0	0	0	0	0	0	0	71	0	71	-100.0
Zone 23	2	3	0	0	0	0	0	11	2	14	-85.7
Zone 24	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 25	1	0	2	2	0	0	14	5	17	7	142.9
Zone 26	1	7	4	0	3	0	6	8	14	15	-6.7
Zone 27	4	10	0	2	0	0	35	33	39	45	-13.3
Zone 28	7	2	0	0	0	16	18	65	25	83	-69.9
Zone 29	8	14	2	0	0	0	9	202	19	216	-91.2
Zone 30	4	2	0	0	0	0	28	6	32	8	**
Zone 31	4	5	0	0	0	0	8	87	12	92	-87.0
Zone 32	5	2	2	2	6	0	177	11	190	15	**
Zone 33	4	1	0	0	0	0	0	0	4	1	**
Zone 34	3	1	0	0	0	6	17	7	20	14	42.9
Zone 35	7	4	4	4	0	0	14	0	25	8	**
Zone 36	5	1	4	0	8	0	2	0	19	1	**
Zone 37	2	0	4	0	6	0	24	5	36	5	**
Zone 38	3	2	0	2	0	0	15	0	18	4	**
Zone 39	8	5	2	4	0	0	3	4	13	13	0.0
Montréal CMA	72	65	26	24	47	33	640	685	785	807	-2.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Zone 1	0	0	0	0	0	0	40	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	8	0	0
Zone 6	0	0	0	0	14	0	0	8
Zone 7	0	0	0	0	0	0	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	1	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	28	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	0	0	0	0
Zone 14	12	7	0	0	0	10	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	83	81	132	26
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	9
Zone 19.2	0	4	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	12	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	71	0	0
Zone 23	0	0	0	0	0	8	0	3
Zone 24	0	0	0	0	0	0	0	0
Zone 25	0	0	0	0	14	5	0	0
Zone 26	3	0	0	0	6	8	0	0
Zone 27	0	0	0	0	16	12	19	21
Zone 28	0	16	0	0	5	0	13	65
Zone 29	0	0	0	0	9	97	0	105
Zone 30	0	0	0	0	22	0	6	6
Zone 31	0	0	0	0	0	0	8	87
Zone 32	6	0	0	0	33	4	144	7
Zone 33	0	0	0	0	0	0	0	0
Zone 34	0	6	0	0	0	7	17	0
Zone 35	0	0	0	0	14	0	0	0
Zone 36	8	0	0	0	2	0	0	0
Zone 37	6	0	0	0	4	0	20	5
Zone 38	0	0	0	0	12	0	3	0
Zone 39	0	0	0	0	0	0	3	4
Montréal CMA	47	33	0	0	234	339	406	346

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 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	0	0	40	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	8	0	0
Zone 6	0	0	0	0	14	0	0	8
Zone 7	0	0	0	0	0	0	0	0
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	1	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	0	28	0	0
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	0	0	0	0	0	0
Zone 14	12	7	0	0	0	10	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	83	81	132	26
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	9
Zone 19.2	0	4	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	12	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	71	0	0
Zone 23	0	0	0	0	0	8	0	3
Zone 24	0	0	0	0	0	0	0	0
Zone 25	0	0	0	0	14	5	0	0
Zone 26	3	0	0	0	6	8	0	0
Zone 27	0	0	0	0	16	12	19	21
Zone 28	0	16	0	0	5	0	13	65
Zone 29	0	0	0	0	9	97	0	105
Zone 30	0	0	0	0	22	0	6	6
Zone 31	0	0	0	0	0	0	8	87
Zone 32	6	0	0	0	33	4	144	7
Zone 33	0	0	0	0	0	0	0	0
Zone 34	0	6	0	0	0	7	17	0
Zone 35	0	0	0	0	14	0	0	0
Zone 36	8	0	0	0	2	0	0	0
Zone 37	6	0	0	0	4	0	20	5
Zone 38	0	0	0	0	12	0	3	0
Zone 39	0	0	0	0	0	0	3	4
Montréal CMA	47	33	0	0	234	339	406	346

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Zone 1	0	0	0	0	40	0	40	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	1	0	0	0	0	0	1	0
Zone 5	0	0	0	8	0	0	0	8
Zone 6	2	0	12	0	0	8	14	8
Zone 7	0	0	0	0	0	0	0	0
Zone 8	1	1	0	0	0	0	1	1
Zone 9	0	0	0	0	1	0	1	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	28	0	0	0	28
Zone 12	0	2	0	0	0	0	0	2
Zone 13	0	0	0	0	0	0	0	0
Zone 14	13	8	0	17	0	0	13	25
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	1	0	0	0	0	0	1
Zone 17	0	0	83	81	132	26	215	107
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	9	0	9
Zone 19.2	0	0	0	4	0	0	0	4
Zone 20	0	0	0	0	0	0	0	0
Zone 21	15	0	0	0	0	0	15	0
Zone 22	0	0	0	71	0	0	0	71
Zone 23	2	3	0	8	0	3	2	14
Zone 24	0	2	0	0	0	0	0	2
Zone 25	3	2	14	5	0	0	17	7
Zone 26	8	7	6	8	0	0	14	15
Zone 27	4	12	16	12	19	21	39	45
Zone 28	7	18	5	0	13	65	25	83
Zone 29	10	16	9	95	0	105	19	216
Zone 30	4	2	22	0	6	6	32	8
Zone 31	4	5	0	0	8	87	12	92
Zone 32	13	4	33	4	144	7	190	15
Zone 33	4	1	0	0	0	0	4	1
Zone 34	3	1	0	13	17	0	20	14
Zone 35	11	8	14	0	0	0	25	8
Zone 36	19	1	0	0	0	0	19	1
Zone 37	12	0	4	0	20	5	36	5
Zone 38	3	4	12	0	3	0	18	4
Zone 39	10	9	0	0	3	4	13	13
Montréal CMA	149	107	230	354	406	346	785	807

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	40	0	40	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	1	0	0	0	0	0	1	0
Zone 5	0	0	0	8	0	0	0	8
Zone 6	2	0	12	0	0	8	14	8
Zone 7	0	0	0	0	0	0	0	0
Zone 8	1	1	0	0	0	0	1	1
Zone 9	0	0	0	0	1	0	1	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	28	0	0	0	28
Zone 12	0	2	0	0	0	0	0	2
Zone 13	0	0	0	0	0	0	0	0
Zone 14	13	8	0	17	0	0	13	25
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	1	0	0	0	0	0	1
Zone 17	0	0	83	81	132	26	215	107
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	9	0	9
Zone 19.2	0	0	0	4	0	0	0	4
Zone 20	0	0	0	0	0	0	0	0
Zone 21	15	0	0	0	0	0	15	0
Zone 22	0	0	0	71	0	0	0	71
Zone 23	2	3	0	8	0	3	2	14
Zone 24	0	2	0	0	0	0	0	2
Zone 25	3	2	14	5	0	0	17	7
Zone 26	8	7	6	8	0	0	14	15
Zone 27	4	12	16	12	19	21	39	45
Zone 28	7	18	5	0	13	65	25	83
Zone 29	10	16	9	95	0	105	19	216
Zone 30	4	2	22	0	6	6	32	8
Zone 31	4	5	0	0	8	87	12	92
Zone 32	13	4	33	4	144	7	190	15
Zone 33	4	1	0	0	0	0	4	1
Zone 34	3	1	0	13	17	0	20	14
Zone 35	11	8	14	0	0	0	25	8
Zone 36	19	1	0	0	0	0	19	1
Zone 37	12	0	4	0	20	5	36	5
Zone 38	3	4	12	0	3	0	18	4
Zone 39	10	9	0	0	3	4	13	13
Montréal CMA	149	107	230	354	406	346	785	807

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Zone 1	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	1	0	0	0	0	59	0	60	1	**
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	1	0	0	0	0	14	0	12	1	26	-96.2
Zone 7	1	1	2	4	0	0	0	7	3	12	-75.0
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	1	0	0	0	0	0	0	0	1	0	n/a
Zone 11	0	0	0	0	0	0	36	0	36	0	n/a
Zone 12	0	2	0	4	0	0	3	24	3	30	-90.0
Zone 13	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 14	3	2	6	0	12	8	0	8	21	18	16.7
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	285	0	285	0	n/a
Zone 18	0	0	0	0	0	0	31	0	31	0	n/a
Zone 19.1	0	0	0	0	0	0	73	0	73	0	n/a
Zone 19.2	0	0	0	0	5	0	0	0	5	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	1	0	0	0	6	0	0	0	7	-100.0
Zone 22	0	2	0	0	0	9	41	0	41	11	**
Zone 23	2	2	0	0	5	0	187	0	194	2	**
Zone 24	6	4	2	0	0	4	0	0	8	8	0.0
Zone 25	3	4	0	2	0	0	0	0	3	6	-50.0
Zone 26	15	6	2	8	0	0	12	0	29	14	107.1
Zone 27	12	12	2	2	8	0	20	7	42	21	100.0
Zone 28	19	7	0	2	15	7	10	8	44	24	83.3
Zone 29	27	20	2	6	9	3	37	31	75	60	25.0
Zone 30	10	12	0	0	0	0	6	8	16	20	-20.0
Zone 31	14	10	0	0	0	0	35	64	49	74	-33.8
Zone 32	9	8	4	2	9	3	26	20	48	33	45.5
Zone 33	5	4	4	0	9	0	1	9	19	13	46.2
Zone 34	10	3	0	0	0	0	12	0	22	3	**
Zone 35	22	20	16	0	0	0	54	19	92	39	135.9
Zone 36	13	10	4	0	10	0	16	0	43	10	**
Zone 37	4	4	2	0	7	0	0	0	13	4	**
Zone 38	5	7	6	2	5	0	0	0	16	9	77.8
Zone 39	17	15	0	4	0	14	32	0	49	33	48.5
Montréal CMA	201	158	52	36	94	72	976	220	1,323	486	172.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 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	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	1	0	0	0	0	59	0	60	1	**
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	1	0	0	0	0	14	0	12	1	26	-96.2
Zone 7	1	1	2	4	0	0	0	7	3	12	-75.0
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	1	0	0	0	0	0	0	0	1	0	n/a
Zone 11	0	0	0	0	0	0	36	0	36	0	n/a
Zone 12	0	2	0	4	0	0	3	24	3	30	-90.0
Zone 13	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 14	3	2	6	0	12	8	0	8	21	18	16.7
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	0	0	0	n/a
Zone 17	0	0	0	0	0	0	285	0	285	0	n/a
Zone 18	0	0	0	0	0	0	31	0	31	0	n/a
Zone 19.1	0	0	0	0	0	0	73	0	73	0	n/a
Zone 19.2	0	0	0	0	5	0	0	0	5	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	0	1	0	0	0	6	0	0	0	7	-100.0
Zone 22	0	2	0	0	0	9	41	0	41	11	**
Zone 23	2	2	0	0	5	0	187	0	194	2	**
Zone 24	6	4	2	0	0	4	0	0	8	8	0.0
Zone 25	3	4	0	2	0	0	0	0	3	6	-50.0
Zone 26	15	6	2	8	0	0	12	0	29	14	107.1
Zone 27	12	12	2	2	8	0	20	7	42	21	100.0
Zone 28	19	7	0	2	15	7	10	8	44	24	83.3
Zone 29	27	20	2	6	9	3	37	31	75	60	25.0
Zone 30	10	12	0	0	0	0	6	8	16	20	-20.0
Zone 31	14	10	0	0	0	0	35	64	49	74	-33.8
Zone 32	9	8	4	2	9	3	26	20	48	33	45.5
Zone 33	5	4	4	0	9	0	1	9	19	13	46.2
Zone 34	10	3	0	0	0	0	12	0	22	3	**
Zone 35	22	20	16	0	0	0	54	19	92	39	135.9
Zone 36	13	10	4	0	10	0	16	0	43	10	**
Zone 37	4	4	2	0	7	0	0	0	13	4	**
Zone 38	5	7	6	2	5	0	0	0	16	9	77.8
Zone 39	17	15	0	4	0	14	32	0	49	33	48.5
Montréal CMA	201	158	52	36	94	72	976	220	1,323	486	172.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Zone 1	0	0	0	0	0	3	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	59	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	0	12	0	0
Zone 7	0	0	0	0	0	0	0	0
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	0
Zone 11	0	0	0	0	36	0	0	0
Zone 12	0	0	0	0	0	24	3	0
Zone 13	0	4	0	0	0	0	0	0
Zone 14	12	8	0	0	0	8	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	160	0	125	0
Zone 18	0	0	0	0	4	0	27	0
Zone 19.1	0	0	0	0	73	0	0	0
Zone 19.2	5	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	6	0	0	0	0	0	0
Zone 22	0	9	0	0	41	0	0	0
Zone 23	5	0	0	0	187	0	0	0
Zone 24	0	4	0	0	0	0	0	0
Zone 25	0	0	0	0	0	0	0	0
Zone 26	0	0	0	0	10	0	2	0
Zone 27	8	0	0	0	12	0	8	7
Zone 28	15	7	0	0	0	8	10	0
Zone 29	9	3	0	0	7	12	30	19
Zone 30	0	0	0	0	0	0	6	8
Zone 31	0	0	0	0	8	36	27	28
Zone 32	9	3	0	0	0	10	26	10
Zone 33	9	0	0	0	0	0	1	9
Zone 34	0	0	0	0	7	0	5	0
Zone 35	0	0	0	0	4	10	50	9
Zone 36	10	0	0	0	16	0	0	0
Zone 37	7	0	0	0	0	0	0	0
Zone 38	5	0	0	0	0	0	0	0
Zone 39	0	14	0	0	16	0	16	0
Montréal CMA	94	72	0	0	581	123	395	90

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 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	0	3	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	59	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	0	12	0	0
Zone 7	0	0	0	0	0	0	0	0
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	0
Zone 11	0	0	0	0	36	0	0	0
Zone 12	0	0	0	0	0	24	3	0
Zone 13	0	4	0	0	0	0	0	0
Zone 14	12	8	0	0	0	8	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	0	0	160	0	125	0
Zone 18	0	0	0	0	4	0	27	0
Zone 19.1	0	0	0	0	73	0	0	0
Zone 19.2	5	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	6	0	0	0	0	0	0
Zone 22	0	9	0	0	41	0	0	0
Zone 23	5	0	0	0	187	0	0	0
Zone 24	0	4	0	0	0	0	0	0
Zone 25	0	0	0	0	0	0	0	0
Zone 26	0	0	0	0	10	0	2	0
Zone 27	8	0	0	0	12	0	8	7
Zone 28	15	7	0	0	0	8	10	0
Zone 29	9	3	0	0	7	12	30	19
Zone 30	0	0	0	0	0	0	6	8
Zone 31	0	0	0	0	8	36	27	28
Zone 32	9	3	0	0	0	10	26	10
Zone 33	9	0	0	0	0	0	1	9
Zone 34	0	0	0	0	7	0	5	0
Zone 35	0	0	0	0	4	10	50	9
Zone 36	10	0	0	0	16	0	0	0
Zone 37	7	0	0	0	0	0	0	0
Zone 38	5	0	0	0	0	0	0	0
Zone 39	0	14	0	0	16	0	16	0
Montréal CMA	94	72	0	0	581	123	395	90

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Zone 1	0	0	0	3	0	0	0	3
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	1	0	0	59	0	60	1
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	1	0	0	26	0	0	1	26
Zone 7	3	5	0	0	0	0	3	12
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	1	0	0	0	0	0	1	0
Zone 11	0	0	36	0	0	0	36	0
Zone 12	0	6	0	24	3	0	3	30
Zone 13	0	4	0	0	0	0	0	4
Zone 14	21	2	0	16	0	0	21	18
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	160	0	125	0	285	0
Zone 18	0	0	4	0	27	0	31	0
Zone 19.1	0	0	73	0	0	0	73	0
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	1	0	6	0	0	0	7
Zone 22	0	2	41	9	0	0	41	11
Zone 23	7	2	187	0	0	0	194	2
Zone 24	8	8	0	0	0	0	8	8
Zone 25	3	6	0	0	0	0	3	6
Zone 26	19	14	8	0	2	0	29	14
Zone 27	21	14	12	0	9	7	42	21
Zone 28	34	18	0	6	10	0	44	24
Zone 29	35	29	10	12	30	19	75	60
Zone 30	10	12	0	0	6	8	16	20
Zone 31	16	10	6	36	27	28	49	74
Zone 32	22	16	0	7	26	10	48	33
Zone 33	9	4	9	0	1	9	19	13
Zone 34	10	3	7	0	5	0	22	3
Zone 35	38	20	4	10	50	9	92	39
Zone 36	27	10	16	0	0	0	43	10
Zone 37	10	4	3	0	0	0	13	4
Zone 38	16	9	0	0	0	0	16	9
Zone 39	17	26	16	7	16	0	49	33
Montréal CMA	330	227	597	162	396	90	1,323	486

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	3	0	0	0	3
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	1	0	0	59	0	60	1
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	1	0	0	26	0	0	1	26
Zone 7	3	5	0	0	0	0	3	12
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	1	0	0	0	0	0	1	0
Zone 11	0	0	36	0	0	0	36	0
Zone 12	0	6	0	24	3	0	3	30
Zone 13	0	4	0	0	0	0	0	4
Zone 14	21	2	0	16	0	0	21	18
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	0	0
Zone 17	0	0	160	0	125	0	285	0
Zone 18	0	0	4	0	27	0	31	0
Zone 19.1	0	0	73	0	0	0	73	0
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	1	0	6	0	0	0	7
Zone 22	0	2	41	9	0	0	41	11
Zone 23	7	2	187	0	0	0	194	2
Zone 24	8	8	0	0	0	0	8	8
Zone 25	3	6	0	0	0	0	3	6
Zone 26	19	14	8	0	2	0	29	14
Zone 27	21	14	12	0	9	7	42	21
Zone 28	34	18	0	6	10	0	44	24
Zone 29	35	29	10	12	30	19	75	60
Zone 30	10	12	0	0	6	8	16	20
Zone 31	16	10	6	36	27	28	49	74
Zone 32	22	16	0	7	26	10	48	33
Zone 33	9	4	9	0	1	9	19	13
Zone 34	10	3	7	0	5	0	22	3
Zone 35	38	20	4	10	50	9	92	39
Zone 36	27	10	16	0	0	0	43	10
Zone 37	10	4	3	0	0	0	13	4
Zone 38	16	9	0	0	0	0	16	9
Zone 39	17	26	16	7	16	0	49	33
Montréal CMA	330	227	597	162	396	90	1,323	486

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

January 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													
January 2018	0	0.0	2	22.2	0	0.0	3	33.3	4	44.4	9	-	-
January 2017	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	-	-
Year-to-date 2018	0	0.0	2	22.2	0	0.0	3	33.3	4	44.4	9	-	-
Year-to-date 2017	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	-	-
Laval													
January 2018	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
January 2017	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
Year-to-date 2018	0	0.0	1	25.0	1	25.0	0	0.0	2	50.0	4	-	-
Year-to-date 2017	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	-	-
North Shore													
January 2018	18	28.1	21	32.8	13	20.3	8	12.5	4	6.3	64	-	351,435
January 2017	8	18.2	19	43.2	11	25.0	4	9.1	2	4.5	44	-	488,456
Year-to-date 2018	18	28.1	21	32.8	13	20.3	8	12.5	4	6.3	64	-	351,435
Year-to-date 2017	8	18.2	19	43.2	11	25.0	4	9.1	2	4.5	44	-	488,456
South Shore													
January 2018	5	15.2	8	24.2	5	15.2	5	15.2	10	30.3	33	-	451,517
January 2017	3	10.7	11	39.3	8	28.6	3	10.7	3	10.7	28	-	-
Year-to-date 2018	5	15.2	8	24.2	5	15.2	5	15.2	10	30.3	33	-	451,517
Year-to-date 2017	3	10.7	11	39.3	8	28.6	3	10.7	3	10.7	28	-	-
Vaudreuil-Soulanges													
January 2018	3	23.1	5	38.5	0	0.0	2	15.4	3	23.1	13	-	-
January 2017	2	20.0	4	40.0	3	30.0	1	10.0	0	0.0	10	-	-
Year-to-date 2018	3	23.1	5	38.5	0	0.0	2	15.4	3	23.1	13	-	-
Year-to-date 2017	2	20.0	4	40.0	3	30.0	1	10.0	0	0.0	10	-	-
Montréal CMA													
January 2018	26	21.1	37	30.1	19	15.4	18	14.6	23	18.7	123	390,000	494,945
January 2017	13	13.8	35	37.2	27	28.7	9	9.6	10	10.6	94	400,000	429,259
Year-to-date 2018	26	21.1	37	30.1	19	15.4	18	14.6	23	18.7	123	390,000	494,945
Year-to-date 2017	13	13.8	35	37.2	27	28.7	9	9.6	10	10.6	94	400,000	429,259

Source: CMHC (Market Absorption Survey)

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

Submarket	Jan 2018	Jan 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	-	-	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	-	-	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	-	-	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	-	n/a
Zone 27	430,521	488,456	-11.9	430,521	488,456	-11.9
Zone 28	-	-	n/a	-	-	n/a
Zone 29	272,350	-	n/a	272,350	-	n/a
Zone 30	-	-	n/a	-	-	n/a
Zone 31	-	-	n/a	-	-	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	451,517	-	n/a	451,517	-	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	-	n/a	-	-	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	-	n/a	-	-	n/a
Montréal CMA	494,945	429,259	15.3	494,945	429,259	15.3

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*							
January 2018	1,437	3,342	12,312	375,940	8.6	381,810	6.1
January 2017	1,310	3,689	14,665	345,728	11.2	356,626	7.7
% Change	9.7	-9.4	-16.0	8.7	n/a	7.1	n/a
YTD 2018	1,437	3,342	12,312	375,940	8.6	n/a	n/a
YTD 2017	1,310	3,689	14,665	345,728	11.2	n/a	n/a
% Change	9.7	-9.4	-16.0	8.7	n/a	n/a	n/a
CONDOMINIUMS*							
January 2018	904	2,319	10,598	294,513	11.7	295,442	9.5
January 2017	758	2,817	12,221	288,915	16.1	283,730	12.3
% Change	19.3	-17.7	-13.3	1.9	n/a	4.1	n/a
YTD 2018	904	2,319	10,598	294,513	11.7	n/a	n/a
YTD 2017	758	2,817	12,221	288,915	16.1	n/a	n/a
% Change	19.3	-17.7	-13.3	1.9	n/a	n/a	n/a
PLEX*							
January 2018	256	550	2,257	522,145	8.8	507,369	6.7
January 2017	223	577	2,502	486,099	11.2	478,459	8.3
% Change	14.8	-4.7	-9.8	7.4	n/a	6.0	n/a
YTD 2018	256	550	2,257	522,145	8.8	n/a	n/a
YTD 2017	223	577	2,502	486,099	11.2	n/a	n/a
% Change	14.8	-4.7	-9.8	7.4	n/a	n/a	n/a
TOTAL							
January 2018	2,598	6,225	25,268	371,061	9.7	365,913	7.3
January 2017	2,293	7,091	29,464	344,815	12.8	345,037	9.1
% Change	13.3	-12.2	-14.2	7.6	n/a	6.1	n/a
YTD 2018	2,598	6,225	25,268	371,061	9.7	n/a	n/a
YTD 2017	2,293	7,091	29,464	344,815	12.8	n/a	n/a
% Change	13.3	-12.2	-14.2	7.6	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
January 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		128.2	2,184	5.8	67.5	904
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

CMHC 2013 Mortgage Consumer Survey

Own Your Home

Learn more about Mortgages in the

Home Price Forecasts

Home Price Forecasts and Assessment (HPA) April Update