

HOUSING NOW TABLES

Montréal CMA

Date Released: March 2018



Publication Update!

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

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

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

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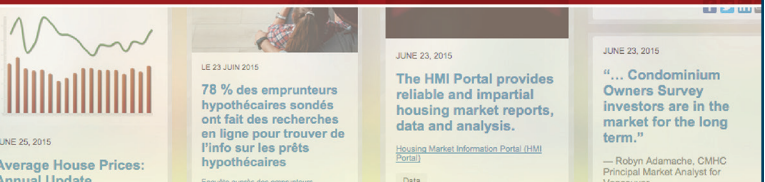
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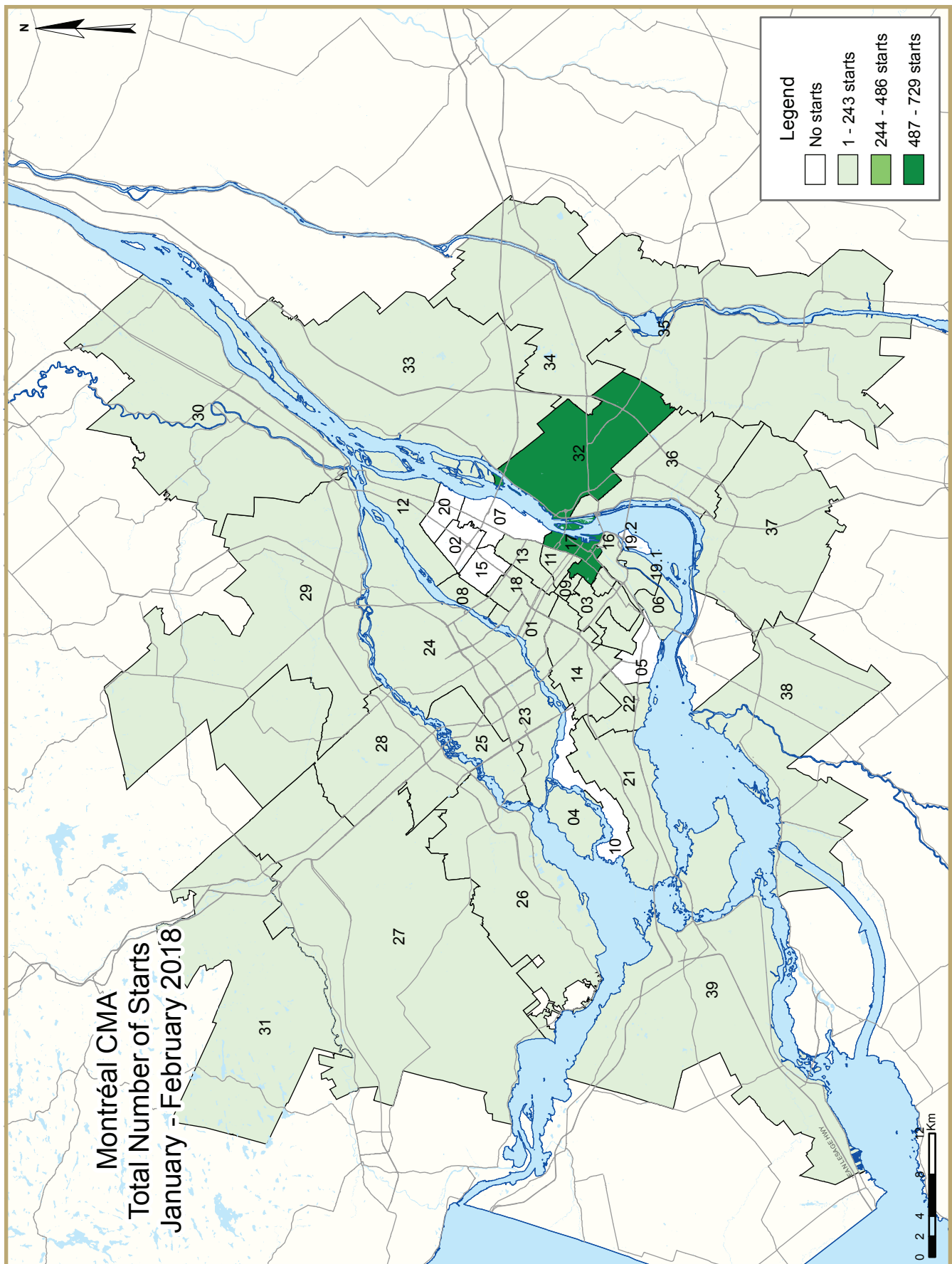
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ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
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

Available in ALL reports:

- I 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 1: Housing Starts (SAAR and Trend)		
February 2018		
Montreal CMA ¹	January 2018	February 2018
Trend ²	28,199	30,330
SAAR	12,208	26,884
	February 2017	February 2018
Actual		
February - Single-Detached	123	114
February - Multiples	1,528	1,947
February - Total	1,651	2,061
January to February - Single-Detached	188	186
January to February - Multiples	2,270	2,660
January to February - Total	2,458	2,846

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2018	114	58	52	0	0	824	0	1,013	2,061
February 2017	123	52	29	0	3	1,236	7	192	1,651
% Change	-7.3	11.5	79.3	n/a	-100.0	-33.3	-100.0	**	24.8
Year-to-date 2018	186	84	103	0	0	1,054	0	1,419	2,846
Year-to-date 2017	188	76	47	0	20	1,573	7	538	2,458
% Change	-1.1	10.5	119.1	n/a	-100.0	-33.0	-100.0	163.8	15.8
UNDER CONSTRUCTION									
February 2018	887	340	684	0	270	10,721	1	10,147	23,511
February 2017	866	338	511	0	309	9,639	30	8,064	19,890
% Change	2.4	0.6	33.9	n/a	-12.6	11.2	-96.7	25.8	18.2
COMPLETIONS									
February 2018	175	44	46	0	9	472	0	626	1,372
February 2017	175	46	55	0	19	470	7	402	1,174
% Change	0.0	-4.3	-16.4	n/a	-52.6	0.4	-100.0	55.7	16.9
Year-to-date 2018	375	96	124	0	29	1,049	1	1,021	2,695
Year-to-date 2017	333	82	88	0	63	588	7	492	1,660
% Change	12.6	17.1	40.9	n/a	-54.0	78.4	-85.7	107.5	62.3
COMPLETED & NOT ABSORBED									
February 2018	251	169	230	0	74	1,809	n/a	n/a	2,533
February 2017	302	159	195	0	94	2,027	n/a	n/a	2,777
% Change	-16.9	6.3	17.9	n/a	-21.3	-10.8	n/a	n/a	-8.8
ABSORBED									
February 2018	166	43	52	0	12	412	n/a	n/a	685
February 2017	155	51	64	0	29	457	n/a	n/a	756
% Change	7.1	-15.7	-18.8	n/a	-58.6	-9.8	n/a	n/a	-9.4
Year-to-date 2018	371	104	119	0	36	866	n/a	n/a	1,496
Year-to-date 2017	312	86	104	0	71	628	n/a	n/a	1,201
% Change	18.9	20.9	14.4	n/a	-49.3	37.9	n/a	n/a	24.6

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
February 2018	5	4	6	0	0	699	0	133	847
February 2017	4	2	0	0	0	997	0	0	1,012
Laval									
February 2018	5	2	0	0	0	0	0	24	31
February 2017	9	6	4	0	0	35	0	0	54
North Shore									
February 2018	53	24	29	0	0	18	0	71	195
February 2017	53	14	25	0	0	99	0	81	272
South Shore									
February 2018	35	24	13	0	0	56	0	785	913
February 2017	35	30	0	0	3	105	7	111	291
Vaudreuil-Soulanges									
February 2018	16	4	4	0	0	51	0	0	75
February 2017	22	0	0	0	0	0	0	0	22
Montréal CMA									
February 2018	114	58	52	0	0	824	0	1,013	2,061
February 2017	123	52	29	0	3	1,236	7	192	1,651
UNDER CONSTRUCTION									
Island of Montréal									
February 2018	94	56	156	0	145	7,193	0	4,841	12,946
February 2017	102	42	67	0	137	6,532	0	3,224	10,237
Laval									
February 2018	54	6	17	0	0	1,353	0	457	1,887
February 2017	63	18	49	0	0	1,038	0	461	1,629
North Shore									
February 2018	340	70	221	0	12	823	0	1,401	2,867
February 2017	330	48	206	0	41	820	0	1,252	2,697
South Shore									
February 2018	288	180	171	0	113	1,198	1	3,377	5,328
February 2017	286	200	131	0	78	958	30	2,276	3,959
Vaudreuil-Soulanges									
February 2018	111	28	119	0	0	154	0	71	483
February 2017	85	30	58	0	53	291	0	851	1,368
Montréal CMA									
February 2018	887	340	684	0	270	10,721	1	10,147	23,511
February 2017	866	338	511	0	309	9,639	30	8,064	19,890

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	7	6	0	0	6	109	0	213	341
February 2017	9	4	12	0	19	304	0	94	442
Laval									
February 2018	9	2	2	0	0	4	0	0	17
February 2017	15	2	5	0	0	63	0	48	133
North Shore									
February 2018	74	0	15	0	0	138	0	62	289
February 2017	57	14	14	0	0	18	5	208	316
South Shore									
February 2018	62	24	18	0	3	205	0	339	651
February 2017	62	26	0	0	0	59	2	44	193
Vaudreuil-Soulanges									
February 2018	23	12	11	0	0	16	0	12	74
February 2017	32	0	24	0	0	26	0	8	90
Montréal CMA									
February 2018	175	44	46	0	9	472	0	626	1,372
February 2017	175	46	55	0	19	470	7	402	1,174
COMPLETED & NOT ABSORBED									
Island of Montréal									
February 2018	14	14	12	0	6	361	n/a	n/a	407
February 2017	11	6	21	0	24	527	n/a	n/a	589
Laval									
February 2018	27	16	24	0	0	410	n/a	n/a	477
February 2017	35	18	35	0	4	336	n/a	n/a	428
North Shore									
February 2018	131	62	140	0	40	627	n/a	n/a	1,000
February 2017	150	66	85	0	48	723	n/a	n/a	1,072
South Shore									
February 2018	55	56	24	0	16	317	n/a	n/a	468
February 2017	76	64	27	0	8	363	n/a	n/a	538
Vaudreuil-Soulanges									
February 2018	24	21	30	0	12	94	n/a	n/a	181
February 2017	30	5	27	0	10	78	n/a	n/a	150
Montréal CMA									
February 2018	251	169	230	0	74	1,809	n/a	n/a	2,533
February 2017	302	159	195	0	94	2,027	n/a	n/a	2,777

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	8	5	5	0	8	151	n/a	n/a	177
February 2017	10	4	15	0	18	304	n/a	n/a	351
Laval									
February 2018	10	1	5	0	0	39	n/a	n/a	55
February 2017	10	4	12	0	0	19	n/a	n/a	45
North Shore									
February 2018	66	6	12	0	0	71	n/a	n/a	155
February 2017	59	11	13	0	4	92	n/a	n/a	179
South Shore									
February 2018	57	23	17	0	4	142	n/a	n/a	243
February 2017	54	32	4	0	1	31	n/a	n/a	122
Vaudreuil-Soulanges									
February 2018	25	8	13	0	0	9	n/a	n/a	55
February 2017	22	0	20	0	6	11	n/a	n/a	59
Montréal CMA									
February 2018	166	43	52	0	12	412	n/a	n/a	685
February 2017	155	51	64	0	29	457	n/a	n/a	756

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
February 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Zone 1	0	0	0	0	0	0	0	0	0	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	151	0	151	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	0	0	0	n/a
Zone 6	0	0	4	0	2	0	0	0	6	0	n/a
Zone 7	0	0	0	0	0	0	0	0	0	0	n/a
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	0	0	0	0	26	0	26	-100.0
Zone 11	0	0	0	0	0	0	6	0	6	0	n/a
Zone 12	0	1	0	2	4	0	24	63	28	66	-57.6
Zone 13	0	0	0	0	0	0	40	0	40	0	n/a
Zone 14	0	0	0	0	0	0	0	0	0	0	n/a
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	138	0	138	0	n/a
Zone 17	0	0	0	0	0	0	468	832	468	832	-43.8
Zone 18	1	0	0	0	0	0	5	0	6	0	n/a
Zone 19.1	1	0	0	0	0	0	0	44	1	44	-97.7
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	3	0	0	0	0	0	0	1	3	-66.7
Zone 22	1	0	0	0	0	0	0	41	1	41	-97.6
Zone 23	2	3	0	0	0	0	3	35	5	38	-86.8
Zone 24	1	5	0	0	0	4	21	0	22	9	144.4
Zone 25	2	1	2	6	0	0	0	0	4	7	-42.9
Zone 26	19	4	6	2	0	4	9	32	34	42	-19.0
Zone 27	12	15	12	0	11	8	46	9	81	32	153.1
Zone 28	5	6	2	0	18	0	12	24	37	30	23.3
Zone 29	7	12	2	6	0	11	11	76	20	105	-81.0
Zone 30	3	4	0	4	0	0	9	21	12	29	-58.6
Zone 31	7	12	2	2	0	0	2	20	11	34	-67.6
Zone 32	2	1	4	0	4	3	529	27	539	31	**
Zone 33	1	5	0	2	0	0	0	0	1	7	-85.7
Zone 34	8	0	0	0	0	0	99	0	107	0	n/a
Zone 35	13	21	4	12	0	0	21	41	38	74	-48.6
Zone 36	5	6	8	4	0	0	156	0	169	10	**
Zone 37	6	2	8	12	9	7	36	111	59	132	-55.3
Zone 38	0	0	0	0	0	0	0	37	0	37	-100.0
Zone 39	16	22	4	0	4	0	51	0	75	22	**
Montréal CMA	114	123	58	52	52	37	1,837	1,439	2,061	1,651	24.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	151	0	151	0	n/a
Zone 4	2	0	0	0	0	0	0	0	2	0	n/a
Zone 5	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 6	0	0	4	0	2	0	14	8	20	8	150.0
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	26	0	26	-100.0
Zone 11	0	0	0	0	0	0	6	28	6	28	-78.6
Zone 12	0	1	0	4	4	0	24	63	28	68	-58.8
Zone 13	0	0	0	0	0	0	40	0	40	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	138	0	138	1	**
Zone 17	0	0	0	0	0	0	683	939	683	939	-27.3
Zone 18	1	0	0	0	0	0	5	0	6	0	n/a
Zone 19.1	1	0	0	0	0	0	0	53	1	53	-98.1
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	2	3	2	0	12	0	0	0	16	3	**
Zone 22	1	0	0	0	0	0	0	112	1	112	-99.1
Zone 23	4	6	0	0	0	0	3	46	7	52	-86.5
Zone 24	1	7	0	0	0	4	21	0	22	11	100.0
Zone 25	3	1	4	8	0	0	14	5	21	14	50.0
Zone 26	20	11	10	2	3	4	15	40	48	57	-15.8
Zone 27	16	25	12	2	11	8	81	42	120	77	55.8
Zone 28	12	8	2	0	18	16	30	89	62	113	-45.1
Zone 29	15	26	4	6	0	11	20	278	39	321	-87.9
Zone 30	7	6	0	4	0	0	37	27	44	37	18.9
Zone 31	11	17	2	2	0	0	10	107	23	126	-81.7
Zone 32	7	3	6	2	10	3	706	38	729	46	**
Zone 33	5	6	0	2	0	0	0	0	5	8	-37.5
Zone 34	11	1	0	0	0	6	116	7	127	14	**
Zone 35	20	25	8	16	0	0	35	41	63	82	-23.2
Zone 36	10	7	12	4	8	0	158	0	188	11	**
Zone 37	8	2	12	12	15	7	60	116	95	137	-30.7
Zone 38	3	2	0	2	0	0	15	37	18	41	-56.1
Zone 39	24	27	6	4	4	0	54	4	88	35	151.4
Montréal CMA	186	188	84	76	99	70	2,477	2,124	2,846	2,458	15.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	151	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	2	0	0	0	0	0	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	26	0	0
Zone 11	0	0	0	0	0	0	6	0
Zone 12	4	0	0	0	24	54	0	0
Zone 13	0	0	0	0	40	0	0	0
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	16	0	122	0
Zone 17	0	0	0	0	468	832	0	0
Zone 18	0	0	0	0	0	0	5	0
Zone 19.1	0	0	0	0	0	44	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	0	0	0	0	0	0	0
Zone 22	0	0	0	0	0	41	0	0
Zone 23	0	0	0	0	0	35	3	0
Zone 24	0	4	0	0	0	0	21	0
Zone 25	0	0	0	0	0	0	0	0
Zone 26	0	4	0	0	8	32	1	0
Zone 27	11	8	0	0	4	0	42	9
Zone 28	18	0	0	0	6	24	6	0
Zone 29	0	11	0	0	0	21	11	55
Zone 30	0	0	0	0	0	15	9	6
Zone 31	0	0	0	0	0	9	2	11
Zone 32	4	3	0	0	39	9	490	18
Zone 33	0	0	0	0	0	0	0	0
Zone 34	0	0	0	0	0	0	99	0
Zone 35	0	0	0	0	17	16	4	25
Zone 36	0	0	0	0	0	0	156	0
Zone 37	9	0	0	7	0	76	36	35
Zone 38	0	0	0	0	0	4	0	33
Zone 39	4	0	0	0	51	0	0	0
Montréal CMA	52	30	0	7	824	1,238	1,013	192

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	151	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	2	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	26	0	0
Zone 11	0	0	0	0	0	28	6	0
Zone 12	4	0	0	0	24	54	0	0
Zone 13	0	0	0	0	40	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	16	0	122	0
Zone 17	0	0	0	0	551	913	132	26
Zone 18	0	0	0	0	0	0	5	0
Zone 19.1	0	0	0	0	0	44	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	112	0	0
Zone 23	0	0	0	0	0	43	3	3
Zone 24	0	4	0	0	0	0	21	0
Zone 25	0	0	0	0	14	5	0	0
Zone 26	3	4	0	0	14	40	1	0
Zone 27	11	8	0	0	20	12	61	30
Zone 28	18	16	0	0	11	24	19	65
Zone 29	0	11	0	0	9	118	11	160
Zone 30	0	0	0	0	22	15	15	12
Zone 31	0	0	0	0	0	9	10	98
Zone 32	10	3	0	0	72	13	634	25
Zone 33	0	0	0	0	0	0	0	0
Zone 34	0	6	0	0	0	7	116	0
Zone 35	0	0	0	0	31	16	4	25
Zone 36	8	0	0	0	2	0	156	0
Zone 37	15	0	0	7	4	76	56	40
Zone 38	0	0	0	0	12	4	3	33
Zone 39	4	0	0	0	51	0	3	4
Montréal CMA	99	63	0	7	1,058	1,577	1,419	538

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	151	0	0	0	151	0
Zone 4	1	0	0	0	0	0	1	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	6	0	0	0	0	0	6	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	26	0	0	0	26
Zone 11	0	0	0	0	6	0	6	0
Zone 12	4	3	24	54	0	0	28	66
Zone 13	0	0	40	0	0	0	40	0
Zone 14	0	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	16	0	122	0	138	0
Zone 17	0	0	468	832	0	0	468	832
Zone 18	1	0	0	0	5	0	6	0
Zone 19.1	1	0	0	44	0	0	1	44
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	3	0	0	0	0	1	3
Zone 22	1	0	0	41	0	0	1	41
Zone 23	2	3	0	35	3	0	5	38
Zone 24	1	9	0	0	21	0	22	9
Zone 25	4	7	0	0	0	0	4	7
Zone 26	25	12	8	30	1	0	34	42
Zone 27	35	23	4	0	42	9	81	32
Zone 28	25	6	6	24	6	0	37	30
Zone 29	9	29	0	21	11	55	20	105
Zone 30	3	8	0	15	9	6	12	29
Zone 31	9	14	0	9	2	11	11	34
Zone 32	10	1	39	12	490	18	539	31
Zone 33	1	7	0	0	0	0	1	7
Zone 34	8	0	0	0	99	0	107	0
Zone 35	17	33	17	16	4	25	38	74
Zone 36	13	10	0	0	156	0	169	10
Zone 37	23	14	0	76	36	42	59	132
Zone 38	0	0	0	4	0	33	0	37
Zone 39	24	22	51	0	0	0	75	22
Montréal CMA	224	204	824	1,239	1,013	199	2,061	1,651

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 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	151	0	0	0	151	0
Zone 4	2	0	0	0	0	0	2	0
Zone 5	0	0	0	8	0	0	0	8
Zone 6	8	0	12	0	0	8	20	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	26	0	0	0	26
Zone 11	0	0	0	28	6	0	6	28
Zone 12	4	5	24	54	0	0	28	68
Zone 13	0	0	40	0	0	0	40	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	16	0	122	0	138	1
Zone 17	0	0	551	913	132	26	683	939
Zone 18	1	0	0	0	5	0	6	0
Zone 19.1	1	0	0	44	0	9	1	53
Zone 19.2	0	0	0	4	0	0	0	4
Zone 20	0	0	0	0	0	0	0	0
Zone 21	16	3	0	0	0	0	16	3
Zone 22	1	0	0	112	0	0	1	112
Zone 23	4	6	0	43	3	3	7	52
Zone 24	1	11	0	0	21	0	22	11
Zone 25	7	9	14	5	0	0	21	14
Zone 26	33	19	14	38	1	0	48	57
Zone 27	39	35	20	12	61	30	120	77
Zone 28	32	24	11	24	19	65	62	113
Zone 29	19	45	9	116	11	160	39	321
Zone 30	7	10	22	15	15	12	44	37
Zone 31	13	19	0	9	10	98	23	126
Zone 32	23	5	72	16	634	25	729	46
Zone 33	5	8	0	0	0	0	5	8
Zone 34	11	1	0	13	116	0	127	14
Zone 35	28	41	31	16	4	25	63	82
Zone 36	32	11	0	0	156	0	188	11
Zone 37	35	14	4	76	56	47	95	137
Zone 38	3	4	12	4	3	33	18	41
Zone 39	34	31	51	0	3	4	88	35
Montréal CMA	373	311	1,054	1,593	1,419	545	2,846	2,458

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Zone 1	1	0	0	0	0	0	1	0	2	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	58	0	58	-100.0
Zone 4	1	4	0	0	0	0	0	0	1	4	-75.0
Zone 5	0	0	0	0	0	0	6	0	6	0	n/a
Zone 6	0	0	0	0	0	9	0	0	0	9	-100.0
Zone 7	1	1	0	4	0	0	0	2	1	7	-85.7
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	2	0	0	0	0	0	0	0	2	0	n/a
Zone 11	0	0	0	0	0	0	32	0	32	0	n/a
Zone 12	0	0	4	0	0	0	0	10	4	10	-60.0
Zone 13	0	0	0	0	0	0	54	11	54	11	**
Zone 14	0	1	0	0	0	0	50	0	50	1	**
Zone 15	1	1	0	0	0	0	0	0	1	1	0.0
Zone 16	0	1	0	0	6	0	0	5	6	6	0.0
Zone 17	0	0	0	0	0	3	159	312	159	315	-49.5
Zone 18	0	0	0	0	0	0	8	2	8	2	**
Zone 19.1	0	0	0	0	0	0	12	0	12	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	0	0	0	0	10	0	0	1	10	-90.0
Zone 22	0	1	2	0	0	7	0	0	2	8	-75.0
Zone 23	5	6	2	0	0	0	2	0	9	6	50.0
Zone 24	2	7	0	0	0	5	0	111	2	123	-98.4
Zone 25	2	2	0	2	0	0	4	0	6	4	50.0
Zone 26	11	9	0	8	6	0	6	163	23	180	-87.2
Zone 27	14	11	0	0	4	3	103	10	121	24	**
Zone 28	9	9	0	0	0	0	17	19	26	28	-7.1
Zone 29	18	4	0	6	0	11	22	20	40	41	-2.4
Zone 30	6	5	0	0	5	0	7	0	18	5	**
Zone 31	16	20	0	4	0	0	45	14	61	38	60.5
Zone 32	3	4	6	4	3	0	30	32	42	40	5.0
Zone 33	7	13	0	0	0	0	0	0	7	13	-46.2
Zone 34	10	5	4	0	0	0	12	0	26	5	**
Zone 35	22	17	4	2	3	0	13	39	42	58	-27.6
Zone 36	9	10	2	12	8	0	153	20	172	42	**
Zone 37	5	4	8	6	3	0	321	0	337	10	**
Zone 38	6	9	0	4	0	0	19	12	25	25	0.0
Zone 39	23	32	12	0	11	24	28	34	74	90	-17.8
Montréal CMA	175	176	44	52	49	72	1,104	874	1,372	1,174	16.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	1	0	0	0	0	0	1	3	2	3	-33.3
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	1	0	0	0	0	59	58	60	59	1.7
Zone 4	2	5	0	0	0	0	0	0	2	5	-60.0
Zone 5	0	0	0	0	0	0	6	0	6	0	n/a
Zone 6	1	0	0	0	0	23	0	12	1	35	-97.1
Zone 7	2	2	2	8	0	0	0	9	4	19	-78.9
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	3	0	0	0	0	0	0	0	3	0	n/a
Zone 11	0	0	0	0	0	0	68	0	68	0	n/a
Zone 12	0	2	4	4	0	0	3	34	7	40	-82.5
Zone 13	0	0	0	0	0	4	54	11	54	15	**
Zone 14	3	3	6	0	12	8	50	8	71	19	**
Zone 15	1	1	0	0	0	0	0	0	1	1	0.0
Zone 16	0	1	0	0	6	0	0	5	6	6	0.0
Zone 17	0	0	0	0	0	3	444	312	444	315	41.0
Zone 18	0	0	0	0	0	0	39	2	39	2	**
Zone 19.1	0	0	0	0	0	0	85	0	85	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	1	1	0	0	0	16	0	0	1	17	-94.1
Zone 22	0	3	2	0	0	16	41	0	43	19	126.3
Zone 23	7	8	2	0	5	0	189	0	203	8	**
Zone 24	8	11	2	0	0	9	0	111	10	131	-92.4
Zone 25	5	6	0	4	0	0	4	0	9	10	-10.0
Zone 26	26	15	2	16	6	0	18	163	52	194	-73.2
Zone 27	26	23	2	2	12	3	123	17	163	45	**
Zone 28	28	16	0	2	15	7	27	27	70	52	34.6
Zone 29	45	24	2	12	9	14	59	51	115	101	13.9
Zone 30	16	17	0	0	5	0	13	8	34	25	36.0
Zone 31	30	30	0	4	0	0	80	78	110	112	-1.8
Zone 32	12	12	10	6	12	3	56	52	90	73	23.3
Zone 33	12	17	4	0	9	0	1	9	26	26	0.0
Zone 34	20	8	4	0	0	0	24	0	48	8	**
Zone 35	44	37	20	2	3	0	67	58	134	97	38.1
Zone 36	22	20	6	12	18	0	169	20	215	52	**
Zone 37	9	8	10	6	10	0	321	0	350	14	**
Zone 38	11	16	6	6	5	0	19	12	41	34	20.6
Zone 39	40	47	12	4	11	38	60	34	123	123	0.0
Montréal CMA	376	334	96	88	143	144	2,080	1,094	2,695	1,660	62.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Zone 1	0	0	0	0	0	0	1	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	58
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	6	0
Zone 6	0	9	0	0	0	0	0	0
Zone 7	0	0	0	0	0	2	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	32	0	0	0
Zone 12	0	0	0	0	0	0	0	10
Zone 13	0	0	0	0	0	11	54	0
Zone 14	0	0	0	0	50	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	6	0	0	0	0	5	0	0
Zone 17	0	3	0	0	11	286	148	26
Zone 18	0	0	0	0	4	2	4	0
Zone 19.1	0	0	0	0	12	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	10	0	0	0	0	0	0
Zone 22	0	7	0	0	0	0	0	0
Zone 23	0	0	0	0	2	0	0	0
Zone 24	0	5	0	0	0	63	0	48
Zone 25	0	0	0	0	4	0	0	0
Zone 26	6	0	0	0	6	0	0	163
Zone 27	4	3	0	0	87	0	16	10
Zone 28	0	0	0	0	17	4	0	15
Zone 29	0	11	0	0	3	14	19	6
Zone 30	5	0	0	0	0	0	7	0
Zone 31	0	0	0	0	25	0	20	14
Zone 32	3	0	0	0	17	0	13	32
Zone 33	0	0	0	0	0	0	0	0
Zone 34	0	0	0	0	2	0	10	0
Zone 35	3	0	0	0	10	27	3	12
Zone 36	8	0	0	0	153	20	0	0
Zone 37	3	0	0	0	25	0	296	0
Zone 38	0	0	0	0	2	12	17	0
Zone 39	11	24	0	0	16	26	12	8
Montréal CMA	49	72	0	0	478	472	626	402

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	1	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	59	58
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	6	0
Zone 6	0	23	0	0	0	12	0	0
Zone 7	0	0	0	0	0	2	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	68	0	0	0
Zone 12	0	0	0	0	0	24	3	10
Zone 13	0	4	0	0	0	11	54	0
Zone 14	12	8	0	0	50	8	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	6	0	0	0	0	5	0	0
Zone 17	0	3	0	0	171	286	273	26
Zone 18	0	0	0	0	8	2	31	0
Zone 19.1	0	0	0	0	85	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	16	0	0	0	0	0	0
Zone 22	0	16	0	0	41	0	0	0
Zone 23	5	0	0	0	189	0	0	0
Zone 24	0	9	0	0	0	63	0	48
Zone 25	0	0	0	0	4	0	0	0
Zone 26	6	0	0	0	16	0	2	163
Zone 27	12	3	0	0	99	0	24	17
Zone 28	15	7	0	0	17	12	10	15
Zone 29	9	14	0	0	10	26	49	25
Zone 30	5	0	0	0	0	0	13	8
Zone 31	0	0	0	0	33	36	47	42
Zone 32	12	3	0	0	17	10	39	42
Zone 33	9	0	0	0	0	0	1	9
Zone 34	0	0	0	0	9	0	15	0
Zone 35	3	0	0	0	14	37	53	21
Zone 36	18	0	0	0	169	20	0	0
Zone 37	10	0	0	0	25	0	296	0
Zone 38	5	0	0	0	2	12	17	0
Zone 39	11	38	0	0	32	26	28	8
Montréal CMA	143	144	0	0	1,059	595	1,021	492

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Zone 1	1	0	0	0	1	0	2	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	58	0	58
Zone 4	1	4	0	0	0	0	1	4
Zone 5	0	0	0	0	6	0	6	0
Zone 6	0	0	0	9	0	0	0	9
Zone 7	1	7	0	0	0	0	1	7
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	0	0	0	0	0	2	0
Zone 11	0	0	32	0	0	0	32	0
Zone 12	4	0	0	0	0	10	4	10
Zone 13	0	0	0	11	54	0	54	11
Zone 14	0	1	50	0	0	0	50	1
Zone 15	1	1	0	0	0	0	1	1
Zone 16	0	1	6	5	0	0	6	6
Zone 17	0	3	11	286	148	26	159	315
Zone 18	0	0	4	2	4	0	8	2
Zone 19.1	0	0	12	0	0	0	12	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	0	0	10	0	0	1	10
Zone 22	2	8	0	0	0	0	2	8
Zone 23	9	6	0	0	0	0	9	6
Zone 24	2	12	0	63	0	48	2	123
Zone 25	2	4	4	0	0	0	6	4
Zone 26	17	13	6	0	0	167	23	180
Zone 27	18	14	87	0	16	10	121	24
Zone 28	9	9	17	4	0	15	26	28
Zone 29	18	21	3	14	19	6	40	41
Zone 30	11	5	0	0	7	0	18	5
Zone 31	16	23	25	0	20	15	61	38
Zone 32	12	6	17	0	13	34	42	40
Zone 33	7	13	0	0	0	0	7	13
Zone 34	16	5	0	0	10	0	26	5
Zone 35	26	19	13	27	3	12	42	58
Zone 36	19	22	153	20	0	0	172	42
Zone 37	16	10	25	0	296	0	337	10
Zone 38	8	13	0	12	17	0	25	25
Zone 39	46	56	16	26	12	8	74	90
Montréal CMA	265	276	481	489	626	409	1,372	1,174

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	1	0	0	3	1	0	2	3
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	1	0	0	59	58	60	59
Zone 4	2	5	0	0	0	0	2	5
Zone 5	0	0	0	0	6	0	6	0
Zone 6	1	0	0	35	0	0	1	35
Zone 7	4	12	0	0	0	0	4	19
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	3	0	0	0	0	0	3	0
Zone 11	0	0	68	0	0	0	68	0
Zone 12	4	6	0	24	3	10	7	40
Zone 13	0	4	0	11	54	0	54	15
Zone 14	21	3	50	16	0	0	71	19
Zone 15	1	1	0	0	0	0	1	1
Zone 16	0	1	6	5	0	0	6	6
Zone 17	0	3	171	286	273	26	444	315
Zone 18	0	0	8	2	31	0	39	2
Zone 19.1	0	0	85	0	0	0	85	0
Zone 19.2	0	0	5	0	0	0	5	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	1	1	0	16	0	0	1	17
Zone 22	2	10	41	9	0	0	43	19
Zone 23	16	8	187	0	0	0	203	8
Zone 24	10	20	0	63	0	48	10	131
Zone 25	5	10	4	0	0	0	9	10
Zone 26	36	27	14	0	2	167	52	194
Zone 27	39	28	99	0	25	17	163	45
Zone 28	43	27	17	10	10	15	70	52
Zone 29	53	50	13	26	49	25	115	101
Zone 30	21	17	0	0	13	8	34	25
Zone 31	32	33	31	36	47	43	110	112
Zone 32	34	22	17	7	39	44	90	73
Zone 33	16	17	9	0	1	9	26	26
Zone 34	26	8	7	0	15	0	48	8
Zone 35	64	39	17	37	53	21	134	97
Zone 36	46	32	169	20	0	0	215	52
Zone 37	26	14	28	0	296	0	350	14
Zone 38	24	22	0	12	17	0	41	34
Zone 39	63	82	32	33	28	8	123	123
Montréal CMA	595	503	1,078	651	1,022	499	2,695	1,660

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
February 2017	1	10.0	0	0.0	4	40.0	2	20.0	3	30.0	10	-	494,154
Year-to-date 2018	0	0.0	2	16.7	0	0.0	5	41.7	5	41.7	12	-	-
Year-to-date 2017	1	6.7	0	0.0	7	46.7	2	13.3	5	33.3	15	-	494,154
Laval													
February 2018	0	0.0	4	57.1	1	14.3	0	0.0	2	28.6	7	-	-
February 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2018	0	0.0	5	45.5	2	18.2	0	0.0	4	36.4	11	-	-
Year-to-date 2017	0	0.0	2	20.0	3	30.0	1	10.0	4	40.0	10	-	-
North Shore													
February 2018	9	21.4	18	42.9	9	21.4	3	7.1	3	7.1	42	-	302,160
February 2017	11	28.2	16	41.0	4	10.3	6	15.4	2	5.1	39	-	316,925
Year-to-date 2018	27	25.5	39	36.8	22	20.8	11	10.4	7	6.6	106	-	330,318
Year-to-date 2017	19	22.9	35	42.2	15	18.1	10	12.0	4	4.8	83	-	412,220
South Shore													
February 2018	0	0.0	6	30.0	6	30.0	3	15.0	5	25.0	20	-	-
February 2017	4	16.0	4	16.0	2	8.0	2	8.0	13	52.0	25	-	776,609
Year-to-date 2018	5	9.4	14	26.4	11	20.8	8	15.1	15	28.3	53	-	451,517
Year-to-date 2017	7	13.2	15	28.3	10	18.9	5	9.4	16	30.2	53	-	776,609
Vaudreuil-Soulanges													
February 2018	1	5.6	5	27.8	4	22.2	5	27.8	3	16.7	18	-	-
February 2017	4	40.0	6	60.0	0	0.0	0	0.0	0	0.0	10	-	-
Year-to-date 2018	4	12.9	10	32.3	4	12.9	7	22.6	6	19.4	31	-	-
Year-to-date 2017	6	30.0	10	50.0	3	15.0	1	5.0	0	0.0	20	-	-
Montréal CMA													
February 2018	10	11.1	33	36.7	20	22.2	13	14.4	14	15.6	90	400,000	461,964
February 2017	20	23.0	27	31.0	11	12.6	10	11.5	19	21.8	87	390,000	465,912
Year-to-date 2018	36	16.9	70	32.9	39	18.3	31	14.6	37	17.4	213	400,000	481,009
Year-to-date 2017	33	18.2	62	34.3	38	21.0	19	10.5	29	16.0	181	395,000	446,877

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2018	Feb 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	-	494,154	n/a	-	494,154	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	332,636	-	n/a	386,028	488,456	-21.0
Zone 28	-	-	n/a	-	-	n/a
Zone 29	264,065	-	n/a	269,036	-	n/a
Zone 30	-	-	n/a	-	-	n/a
Zone 31	-	316,925	n/a	-	316,925	n/a
Zone 32	-	-	n/a	-	-	n/a
Zone 33	-	-	n/a	-	-	n/a
Zone 34	-	-	n/a	451,517	-	n/a
Zone 35	-	-	n/a	-	-	n/a
Zone 36	-	776,609	n/a	-	776,609	n/a
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	-	n/a
Zone 39	-	-	n/a	-	-	n/a
Montréal CMA	461,964	465,912	-0.8	481,009	446,877	7.6

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*							
February 2018	2,356	3,822	12,916	378,098	5.5	383,770	6.0
February 2017	2,340	4,231	15,613	355,505	6.7	358,406	7.6
% Change	0.7	-9.7	-17.3	6.4	n/a	7.1	n/a
YTD 2018	3,789	7,168	12,559	377,316	6.6	n/a	n/a
YTD 2017	3,650	7,920	15,140	351,994	8.3	n/a	n/a
% Change	3.8	-9.5	-17.0	7.2	n/a	n/a	n/a
CONDOMINIUMS*							
February 2018	1,399	2,641	10,871	295,171	7.8	297,243	9.2
February 2017	1,229	2,915	13,054	272,983	10.6	284,329	12.1
% Change	13.8	-9.4	-16.7	8.1	n/a	4.5	n/a
YTD 2018	2,303	4,972	10,653	294,639	9.3	n/a	n/a
YTD 2017	1,987	5,733	12,638	279,064	12.7	n/a	n/a
% Change	15.9	-13.3	-15.7	5.6	n/a	n/a	n/a
PLEX*							
February 2018	321	635	2,367	512,485	7.4	508,708	6.6
February 2017	312	657	2,705	491,299	8.7	480,669	8.2
% Change	2.9	-3.3	-12.5	4.3	n/a	5.8	n/a
YTD 2018	575	1,183	2,295	515,699	8.0	n/a	n/a
YTD 2017	535	1,234	2,604	489,137	9.7	n/a	n/a
% Change	7.5	-4.1	-11.8	5.4	n/a	n/a	n/a
TOTAL							
February 2018	4,081	7,108	26,252	370,137	6.4	368,068	7.1
February 2017	3,884	7,819	31,454	344,531	8.1	346,377	9.0
% Change	5.1	-9.1	-16.5	7.4	n/a	6.3	n/a
YTD 2018	6,673	13,347	25,605	370,323	7.7	n/a	n/a
YTD 2017	6,177	14,911	30,460	344,636	9.9	n/a	n/a
% Change	8.0	-10.5	-15.9	7.5	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**February 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		128.9	2,190	6.0	67.7	908
	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.

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