

HOUSING NOW TABLES

Québec CMA

Date Released: First Quarter 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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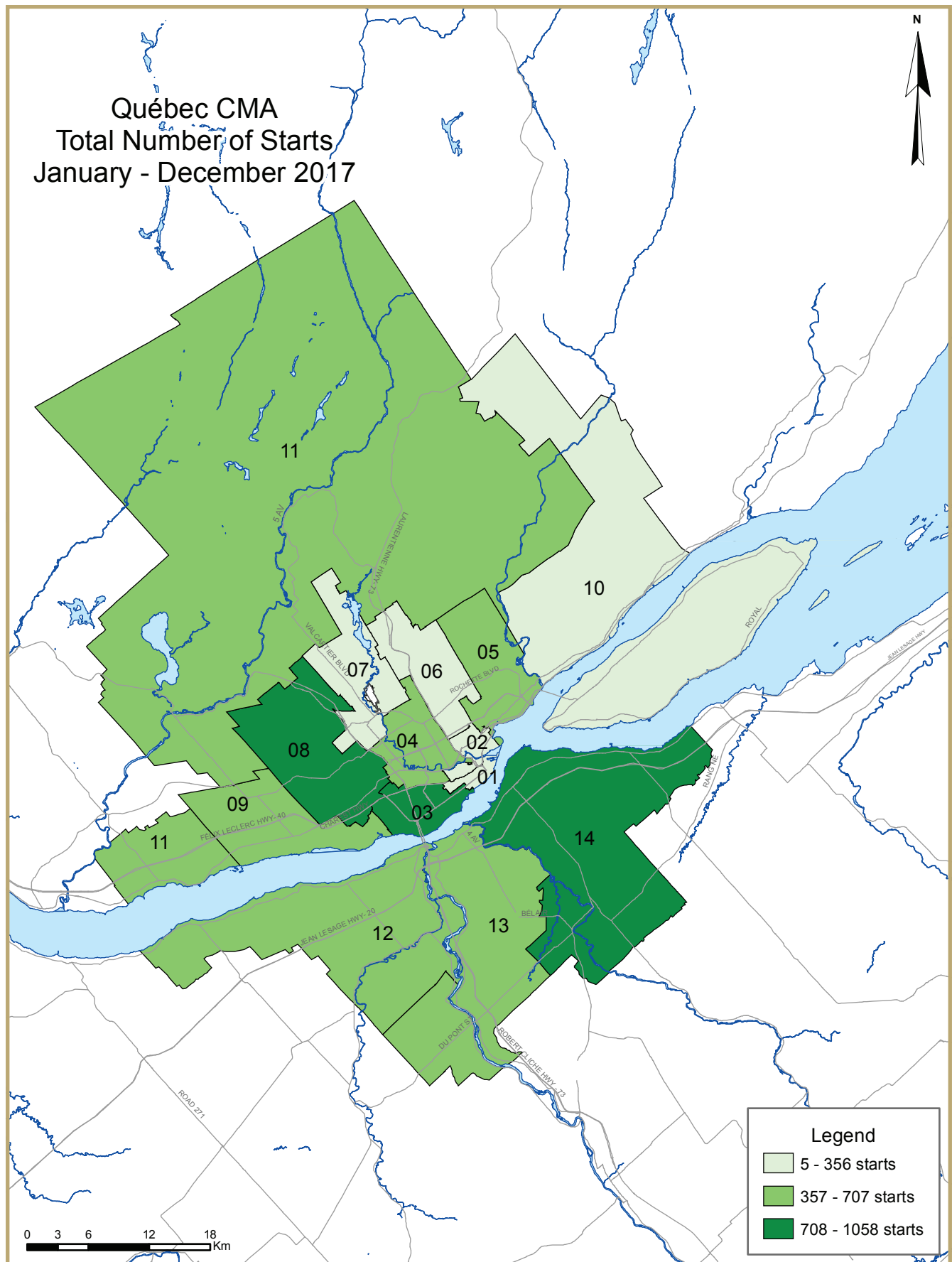
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ZONE DESCRIPTIONS - QUEBEC CMA			
Zones	Name	Municipalities and Zones	Large Zones
Zone 1	Haute-Ville	Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec–Cap-Blanc–colline-Parlementaire and Saint-Sacrement	Québec Agglomeration
Zone 2	Basse-Ville	Districts of Saint-Roch, Saint-Sauveur, Maizerets, Vieux-Limoilou and Lairet	Québec Agglomeration
Zone 3	Sainte-Foy–Sillery	Districts of Sillery, Cité-Universitaire, Pointe-de-Sainte-Foy, Saint-Louis and Plateau	Québec Agglomeration
Zone 6	Charlesbourg	Borough of Charlesbourg	Québec Agglomeration
Zone 5	Beauport	Borough of Beauport	Québec Agglomeration
Zone 4	Les Rivières	Borough of Les Rivières	Québec Agglomeration
Zone 7	Haute-Saint-Charles	Districts of Lac-Saint-Charles, Châtelets, Saint-Émile and Loretteville	Québec Agglomeration
Zone 8	Val-Bélair–L'Ancienne-Lorette	Districts of Val-Bélair and Aéroport, and city of L'Ancienne-Lorette	Québec Agglomeration
Zone 9	Saint-Augustin–Cap-Rouge	City of Saint-Augustin-de-Desmaures and district of Cap-Rouge	Québec Agglomeration
Zone 10	Côte-de-Beaupré	Regional county municipalities of La Côte-de-Beaupré and L'Île-d'Orléans	Northern Suburbs
Zone 11	Jacques-Cartier	Regional county municipality of La Jacques-Cartier and city of Neuville	Northern Suburbs
Zone 12	South Shore West	Borough of Les Chutes-de-la-Chaudière-Ouest	South Shore
Zone 13	South Shore Centre	Borough of Les Chutes-de-la-Chaudière-Est and municipality of Saint-Lambert-de-Lauzon	South Shore
Zone 14	South Shore East	Borough of Desjardins and municipalities of Saint-Henri and Beaumont	South Shore

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 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)								
Fourth Quarter 2017								
Quebec CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	873	810	762	729	688	864	875	837
Multiples	3,893	5,830	3,276	11,700	4,680	6,990	8,356	6,900
Total	4,766	6,640	4,038	12,429	5,368	7,854	9,231	7,737
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	1,114	721	251	174	-30.7%	873	810	-7.2%
Multiples	5,452	6,176	998	1,638	64.1%	3,893	5,830	49.8%
Total	6,566	6,897	1,249	1,812	45.1%	4,766	6,640	39.3%

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 Québec CMA
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2017	174	114	70	0	0	50	0	1,404	1,812
Q4 2016	251	82	53	0	3	209	34	617	1,249
% Change	-30.7	39.0	32.1	n/a	-100.0	-76.1	-100.0	127.6	45.1
Year-to-date 2017	810	508	203	0	16	1,179	0	3,820	6,640
Year-to-date 2016	873	422	240	0	3	436	58	2,734	4,766
% Change	-7.2	20.4	-15.4	n/a	**	170.4	-100.0	39.7	39.3
UNDER CONSTRUCTION									
Q4 2017	267	142	74	0	0	1,356	0	3,439	5,382
Q4 2016	269	109	150	0	14	521	42	2,717	3,822
% Change	-0.7	30.3	-50.7	n/a	-100.0	160.3	-100.0	26.6	40.8
COMPLETIONS									
Q4 2017	220	114	61	0	0	169	0	418	982
Q4 2016	290	108	38	0	4	305	15	651	1,411
% Change	-24.1	5.6	60.5	n/a	-100.0	-44.6	-100.0	-35.8	-30.4
Year-to-date 2017	803	452	224	0	8	400	48	3,061	5,017
Year-to-date 2016	843	400	162	0	15	665	27	2,803	4,915
% Change	-4.7	13.0	38.3	n/a	-46.7	-39.8	77.8	9.2	2.1
COMPLETED & NOT ABSORBED									
Q4 2017	45	134	61	0	6	257	n/a	n/a	503
Q4 2016	60	138	65	0	14	269	n/a	n/a	546
% Change	-25.0	-2.9	-6.2	n/a	-57.1	-4.5	n/a	n/a	-7.9
ABSORBED									
Q4 2017	217	121	56	0	1	303	n/a	n/a	698
Q4 2016	288	90	39	0	6	395	n/a	n/a	818
% Change	-24.7	34.4	43.6	n/a	-83.3	-23.3	n/a	n/a	-14.7
Year-to-date 2017	817	454	219	0	16	588	n/a	n/a	2,094
Year-to-date 2016	861	417	159	0	24	886	n/a	n/a	2,347
% Change	-5.1	8.9	37.7	n/a	-33.3	-33.6	n/a	n/a	-10.8

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Québec Agglomeration									
Q4 2017	45	62	39	0	0	32	0	908	1,086
Q4 2016	67	52	24	0	3	49	34	473	702
Northern Suburbs									
Q4 2017	81	14	6	0	0	0	0	3	104
Q4 2016	146	14	6	0	0	0	0	14	180
South Shore									
Q4 2017	48	38	25	0	0	18	0	493	622
Q4 2016	38	16	23	0	0	160	0	130	367
Québec CMA									
Q4 2017	174	114	70	0	0	50	0	1,404	1,812
Q4 2016	251	82	53	0	3	209	34	617	1,249
City of Québec									
Q4 2017	40	56	34	0	0	32	0	683	845
Q4 2016	61	52	24	0	3	49	34	408	631
City of Lévis									
Q4 2017	35	34	25	0	0	18	0	493	605
Q4 2016	29	12	21	0	0	160	0	122	344
UNDER CONSTRUCTION									
Québec Agglomeration									
Q4 2017	68	80	39	0	0	1,150	0	2,161	3,498
Q4 2016	65	65	117	0	9	357	42	2,210	2,865
Northern Suburbs									
Q4 2017	145	18	12	0	0	30	0	109	314
Q4 2016	144	18	12	0	5	0	0	13	192
South Shore									
Q4 2017	54	44	23	0	0	176	0	1,169	1,570
Q4 2016	60	26	21	0	0	164	0	494	765
Québec CMA									
Q4 2017	267	142	74	0	0	1,356	0	3,439	5,382
Q4 2016	269	109	150	0	14	521	42	2,717	3,822
City of Québec									
Q4 2017	62	74	39	0	0	975	0	1,656	2,806
Q4 2016	57	65	109	0	9	216	42	2,145	2,643
City of Lévis									
Q4 2017	45	40	23	0	0	176	0	1,169	1,557
Q4 2016	49	22	21	0	0	160	0	486	738

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Québec Agglomeration									
Q4 2017	47	60	31	0	0	122	0	397	657
Q4 2016	77	72	19	0	0	293	0	316	777
Northern Suburbs									
Q4 2017	93	20	19	0	0	7	0	3	142
Q4 2016	149	24	5	0	4	0	0	3	185
South Shore									
Q4 2017	80	34	11	0	0	40	0	18	183
Q4 2016	64	12	14	0	0	12	15	332	449
Québec CMA									
Q4 2017	220	114	61	0	0	169	0	418	982
Q4 2016	290	108	38	0	4	305	15	651	1,411
City of Québec									
Q4 2017	44	48	26	0	0	122	0	394	634
Q4 2016	69	72	19	0	0	53	0	316	529
City of Lévis									
Q4 2017	65	32	11	0	0	40	0	18	166
Q4 2016	54	12	12	0	0	12	7	332	429
COMPLETED & NOT ABSORBED									
Québec Agglomeration									
Q4 2017	16	74	29	0	4	217	n/a	n/a	340
Q4 2016	19	92	28	0	12	215	n/a	n/a	366
Northern Suburbs									
Q4 2017	18	14	5	0	2	10	n/a	n/a	49
Q4 2016	24	24	4	0	2	18	n/a	n/a	72
South Shore									
Q4 2017	11	46	27	0	0	30	n/a	n/a	114
Q4 2016	17	22	33	0	0	36	n/a	n/a	108
Québec CMA									
Q4 2017	45	134	61	0	6	257	n/a	n/a	503
Q4 2016	60	138	65	0	14	269	n/a	n/a	546
City of Québec									
Q4 2017	14	71	24	0	4	201	n/a	n/a	314
Q4 2016	18	92	23	0	12	181	n/a	n/a	326
City of Lévis									
Q4 2017	8	45	27	0	0	30	n/a	n/a	110
Q4 2016	15	21	31	0	0	36	n/a	n/a	103

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Québec Agglomeration									
Q4 2017	42	64	23	0	1	269	n/a	n/a	399
Q4 2016	72	51	23	0	3	373	n/a	n/a	522
Northern Suburbs									
Q4 2017	97	25	19	0	0	6	n/a	n/a	147
Q4 2016	155	25	6	0	3	3	n/a	n/a	192
South Shore									
Q4 2017	78	32	14	0	0	28	n/a	n/a	152
Q4 2016	61	14	10	0	0	19	n/a	n/a	104
Québec CMA									
Q4 2017	217	121	56	0	1	303	n/a	n/a	698
Q4 2016	288	90	39	0	6	395	n/a	n/a	818
City of Québec									
Q4 2017	40	54	22	0	1	264	n/a	n/a	381
Q4 2016	65	49	23	0	3	137	n/a	n/a	277
City of Lévis									
Q4 2017	65	30	14	0	0	28	n/a	n/a	137
Q4 2016	52	13	10	0	0	19	n/a	n/a	94

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

Table 1.3: History of Housing Starts of Québec 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	810	508	203	0	16	1,179	0	3,820	6,640
% Change	-7.2	20.4	-15.4	n/a	**	170.4	-100.0	39.7	39.3
2016	873	422	240	0	3	436	58	2,734	4,766
% Change	5.7	14.7	81.8	n/a	-78.6	-56.2	**	-11.9	-12.4
2015	826	368	132	0	14	996	3	3,103	5,442
% Change	-6.9	-39.5	-3.6	n/a	16.7	-14.3	-50.0	99.7	22.3
2014	887	608	137	0	12	1,162	6	1,554	4,449
% Change	-7.7	16.0	12.3	n/a	-7.7	-20.5	-33.3	0.8	-4.9
2013	961	524	122	0	13	1,462	9	1,542	4,680
% Change	-23.5	0.8	-69.4	-100.0	-74.0	-42.2	-52.6	3.4	-27.1
2012	1,257	520	399	1	50	2,530	19	1,492	6,416
% Change	-6.8	-36.9	-5.2	n/a	163.2	28.6	n/a	90.3	17.8
2011	1,349	824	421	0	19	1,967	0	784	5,445
% Change	-23.7	0.7	-1.6	n/a	-63.5	17.4	-100.0	-56.3	-18.1
2010	1,768	818	428	0	52	1,675	3	1,795	6,652
% Change	1.3	33.7	42.7	n/a	**	29.0	0.0	33.6	20.7
2009	1,746	612	300	0	17	1,298	3	1,344	5,513
% Change	-14.0	23.4	-8.0	n/a	-65.3	16.8	n/a	-0.7	1.0
2008	2,031	496	326	0	49	1,111	0	1,353	5,457

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	0	0	0	0	n/a
Basse-Ville	0	2	0	0	10	37	47	26	57	65	-12.3
Sainte-Foy-Sillery	9	10	6	6	0	3	179	86	194	105	84.8
Les Rivières	2	1	0	0	3	0	326	243	331	244	35.7
Beauport	12	13	8	6	3	12	1	43	24	74	-67.6
Charlesbourg	4	12	6	6	0	0	152	39	162	57	184.2
Haute-Saint-Charles	7	10	12	16	0	0	26	11	45	37	21.6
Val-Bélair-L'Ancienne-Lorette	5	14	24	18	5	0	227	18	261	50	**
Saint-Augustin-Cap-Rouge	6	5	6	0	0	0	0	65	12	70	-82.9
Northern Suburbs											
Côte-de-Beaupré	12	16	0	4	0	0	0	0	12	20	-40.0
Jacques-Cartier	69	130	14	10	6	4	3	16	92	160	-42.5
South Shore											
South Shore West	19	18	20	6	11	13	27	37	77	74	4.1
South Shore Centre	12	12	6	4	12	0	5	16	35	32	9.4
South Shore East	17	8	12	6	0	4	481	243	510	261	95.4
Québec CMA	174	251	114	82	50	73	1,474	843	1,812	1,249	45.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	2	4	0	0	3	120	5	124	-96.0
Basse-Ville	2	3	0	0	10	111	307	226	319	340	-6.2
Sainte-Foy-Sillery	23	38	20	18	4	7	1,011	398	1,058	461	129.5
Les Rivières	6	6	12	6	30	0	456	531	504	543	-7.2
Beauport	38	47	26	56	36	38	280	170	380	311	22.2
Charlesbourg	22	45	44	68	0	0	208	502	274	615	-55.4
Haute-Saint-Charles	30	35	66	50	0	0	260	107	356	192	85.4
Val-Bélair-L'Ancienne-Lorette	63	35	78	74	5	24	594	69	740	202	**
Saint-Augustin-Cap-Rouge	12	20	18	0	0	0	382	65	412	85	**
Northern Suburbs											
Côte-de-Beaupré	87	86	12	10	9	8	122	1	230	105	119.0
Jacques-Cartier	309	351	46	54	24	16	29	26	408	447	-8.7
South Shore											
South Shore West	91	90	60	18	15	13	405	205	571	326	75.2
South Shore Centre	41	59	78	28	15	4	291	200	425	291	46.0
South Shore East	86	58	46	36	11	23	815	607	958	724	32.3
Québec CMA	810	873	508	422	159	244	5,163	3,227	6,640	4,766	39.3

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	0
Basse-Ville	10	3	0	34	20	3	27	23
Sainte-Foy-Sillery	0	3	0	0	2	0	177	86
Les Rivières	3	0	0	0	12	31	314	212
Beauport	3	12	0	0	0	5	1	38
Charlesbourg	0	0	0	0	12	0	140	39
Haute-Saint-Charles	0	0	0	0	4	5	22	6
Val-Bélair-L'Ancienne-Lorette	5	0	0	0	0	14	227	4
Saint-Augustin-Cap-Rouge	0	0	0	0	0	0	0	65
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	0	0	0	0
Jacques-Cartier	6	4	0	0	0	2	3	14
South Shore								
South Shore West	11	13	0	0	6	12	21	25
South Shore Centre	12	0	0	0	2	2	3	14
South Shore East	0	4	0	0	12	152	469	91
Québec CMA	50	39	0	34	70	226	1,404	617

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	2	3	118
Basse-Ville	10	69	0	42	147	104	160	122
Sainte-Foy-Sillery	4	7	0	0	754	14	257	384
Les Rivières	30	0	0	0	28	47	428	484
Beauport	36	30	0	8	50	25	230	145
Charlesbourg	0	0	0	0	22	51	186	451
Haute-Saint-Charles	0	0	0	0	4	11	256	96
Val-Bélair-L'Ancienne-Lorette	5	24	0	0	33	34	561	35
Saint-Augustin-Cap-Rouge	0	0	0	0	102	0	280	65
Northern Suburbs								
Côte-de-Beaupré	9	8	0	0	20	0	102	1
Jacques-Cartier	24	16	0	0	19	8	10	18
South Shore								
South Shore West	15	13	0	0	20	30	281	175
South Shore Centre	15	4	0	0	2	8	289	192
South Shore East	11	15	0	8	38	159	777	448
Québec CMA	159	186	0	58	1,239	493	3,820	2,734

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	0
Basse-Ville	10	2	20	6	27	57	57	65
Sainte-Foy-Sillery	17	19	0	0	177	86	194	105
Les Rivières	5	1	12	31	314	212	331	244
Beauport	23	33	0	3	1	38	24	74
Charlesbourg	22	18	0	0	140	39	162	57
Haute-Saint-Charles	23	31	0	0	22	6	45	37
Val-Bélair-L'Ancienne-Lorette	34	34	0	12	227	4	261	50
Saint-Augustin-Cap-Rouge	12	5	0	0	0	65	12	70
Northern Suburbs								
Côte-de-Beaupré	12	20	0	0	0	0	12	20
Jacques-Cartier	89	146	0	0	3	14	92	160
South Shore								
South Shore West	50	37	6	12	21	25	77	74
South Shore Centre	32	18	0	0	3	14	35	32
South Shore East	29	22	12	148	469	91	510	261
Québec CMA	358	386	50	212	1,404	651	1,812	1,249

**Table 2.5: Starts by Submarket and by Intended Market
January - December 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	2	4	0	2	3	118	5	124
Basse-Ville	12	69	147	107	160	164	319	340
Sainte-Foy-Sillery	49	71	752	6	257	384	1,058	461
Les Rivières	32	12	44	47	428	484	504	543
Beauport	116	139	34	19	230	153	380	311
Charlesbourg	88	121	0	43	186	451	274	615
Haute-Saint-Charles	100	96	0	0	256	96	356	192
Val-Bélair-L'Ancienne-Lorette	146	135	33	32	561	35	740	202
Saint-Augustin-Cap-Rouge	30	20	102	0	280	65	412	85
Northern Suburbs								
Côte-de-Beaupré	110	104	18	0	102	1	230	105
Jacques-Cartier	385	429	13	0	10	18	408	447
South Shore								
South Shore West	170	123	16	28	281	175	571	326
South Shore Centre	136	95	0	4	289	192	425	291
South Shore East	145	117	36	151	777	456	958	724
Québec CMA	1,521	1,535	1,195	439	3,820	2,792	6,640	4,766

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	2	0	0	11	0	5	2	16	-87.5
Basse-Ville	1	1	0	0	0	0	129	209	130	210	-38.1
Sainte-Foy-Sillery	5	10	6	2	0	0	152	5	163	17	**
Les Rivières	2	2	6	0	0	0	193	20	201	22	**
Beauport	9	18	4	32	9	0	12	35	34	85	-60.0
Charlesbourg	7	17	4	6	0	0	6	70	17	93	-81.7
Haute-Saint-Charles	5	13	12	12	0	0	29	30	46	55	-16.4
Val-Bélair-L'Ancienne-Lorette	14	8	14	20	5	0	15	3	48	31	54.8
Saint-Augustin-Cap-Rouge	4	8	12	0	0	0	0	240	16	248	-93.5
Northern Suburbs											
Côte-de-Beaupré	14	30	4	8	5	0	0	0	23	38	-39.5
Jacques-Cartier	79	119	16	16	12	9	12	3	119	147	-19.0
South Shore											
South Shore West	35	33	16	2	11	6	28	83	90	124	-27.4
South Shore Centre	14	12	8	6	0	4	0	0	22	22	0.0
South Shore East	31	19	10	4	0	15	30	265	71	303	-76.6
Québec CMA	220	290	114	108	42	45	606	968	982	1,411	-30.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	6	2	0	11	115	121	121	134	-9.7
Basse-Ville	4	4	0	0	27	0	311	511	342	515	-33.6
Sainte-Foy-Sillery	23	42	18	24	3	3	941	522	985	591	66.7
Les Rivières	5	5	6	8	25	0	508	528	544	541	0.6
Beauport	29	51	20	56	45	26	194	103	288	236	22.0
Charlesbourg	30	37	38	50	0	5	456	322	524	414	26.6
Haute-Saint-Charles	29	36	70	58	0	6	98	185	197	285	-30.9
Val-Bélair-L'Ancienne-Lorette	58	33	70	78	13	16	105	128	246	255	-3.5
Saint-Augustin-Cap-Rouge	12	18	12	2	0	0	65	411	89	431	-79.4
Northern Suburbs											
Côte-de-Beaupré	76	91	16	8	15	4	2	7	109	110	-0.9
Jacques-Cartier	314	316	40	56	26	19	36	18	416	409	1.7
South Shore											
South Shore West	96	87	44	12	24	10	209	171	373	280	33.2
South Shore Centre	47	58	80	24	0	19	183	40	310	141	119.9
South Shore East	80	65	40	30	15	23	338	455	473	573	-17.5
Québec CMA	803	843	460	408	193	142	3,561	3,522	5,017	4,915	2.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Québec Agglomeration								
Haute-Ville	0	11	0	0	0	5	0	0
Basse-Ville	0	0	0	0	93	0	36	209
Sainte-Foy-Sillery	0	0	0	0	4	4	148	1
Les Rivières	0	0	0	0	16	0	177	20
Beauport	9	0	0	0	8	10	4	25
Charlesbourg	0	0	0	0	2	42	4	28
Haute-Saint-Charles	0	0	0	0	4	0	25	30
Val-Bélair-L'Ancienne-Lorette	5	0	0	0	12	0	3	3
Saint-Augustin-Cap-Rouge	0	0	0	0	0	240	0	0
Northern Suburbs								
Côte-de-Beaupré	5	0	0	0	0	0	0	0
Jacques-Cartier	12	9	0	0	9	0	3	3
South Shore								
South Shore West	11	6	0	0	16	14	12	69
South Shore Centre	0	4	0	0	0	0	0	0
South Shore East	0	0	0	15	24	2	6	263
Québec CMA	42	30	0	15	188	317	418	651

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	11	0	0	5	98	110	23
Basse-Ville	3	0	24	0	164	22	147	489
Sainte-Foy-Sillery	3	3	0	0	43	101	877	421
Les Rivières	9	0	16	0	47	34	461	494
Beauport	45	18	0	8	58	35	136	68
Charlesbourg	0	5	0	0	22	95	434	227
Haute-Saint-Charles	0	6	0	0	9	6	89	179
Val-Bélair-L'Ancienne-Lorette	13	16	0	0	58	14	47	114
Saint-Augustin-Cap-Rouge	0	0	0	0	0	240	65	171
Northern Suburbs								
Côte-de-Beaupré	15	4	0	0	2	2	0	5
Jacques-Cartier	26	15	0	4	15	12	21	6
South Shore								
South Shore West	24	10	0	0	16	36	193	135
South Shore Centre	0	19	0	0	0	10	183	30
South Shore East	15	8	0	15	40	14	298	441
Québec CMA	153	115	40	27	479	719	3,061	2,803

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Québec Agglomeration								
Haute-Ville	2	11	0	5	0	0	2	16
Basse-Ville	1	1	93	0	36	209	130	210
Sainte-Foy-Sillery	11	14	4	2	148	1	163	17
Les Rivières	8	2	16	0	177	20	201	22
Beauport	30	54	0	6	4	25	34	85
Charlesbourg	13	25	0	40	4	28	17	93
Haute-Saint-Charles	21	25	0	0	25	30	46	55
Val-Bélair-L'Ancienne-Lorette	36	28	9	0	3	3	48	31
Saint-Augustin-Cap-Rouge	16	8	0	240	0	0	16	248
Northern Suburbs								
Côte-de-Beaupré	23	38	0	0	0	0	23	38
Jacques-Cartier	109	140	7	4	3	3	119	147
South Shore								
South Shore West	62	43	16	12	12	69	90	124
South Shore Centre	22	22	0	0	0	0	22	22
South Shore East	41	25	24	0	6	278	71	303
Québec CMA	395	436	169	309	418	666	982	1,411

Table 3.5: Completions by Submarket and by Intended Market
January - December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	6	13	5	98	110	23	121	134
Basse-Ville	12	4	159	22	171	489	342	515
Sainte-Foy-Sillery	48	74	39	96	877	421	985	591
Les Rivières	20	13	47	34	477	494	544	541
Beauport	116	135	36	25	136	76	288	236
Charlesbourg	88	104	0	83	436	227	524	414
Haute-Saint-Charles	103	104	3	2	91	179	197	285
Val-Bélair-L'Ancienne-Lorette	144	123	55	18	47	114	246	255
Saint-Augustin-Cap-Rouge	24	20	0	240	65	171	89	431
Northern Suburbs								
Côte-de-Beaupré	109	105	0	0	0	5	109	110
Jacques-Cartier	383	389	12	10	21	10	416	409
South Shore								
South Shore West	164	111	16	34	193	135	373	280
South Shore Centre	125	105	0	6	185	30	310	141
South Shore East	137	105	36	12	300	456	473	573
Québec CMA	1,479	1,405	408	680	3,109	2,830	5,017	4,915

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Québec Agglomeration													
Q4 2017	0	0.0	3	16.7	7	38.9	5	27.8	3	16.7	18	-	-
Q4 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	2	2.3	21	24.4	45	52.3	9	10.5	9	10.5	86	320,000	316,758
Year-to-date 2016	8	17.0	8	17.0	12	25.5	7	14.9	12	25.5	47	-	-
Northern Suburbs													
Q4 2017	1	6.3	6	37.5	8	50.0	0	0.0	1	6.3	16	-	-
Q4 2016	2	10.0	9	45.0	5	25.0	4	20.0	0	0.0	20	-	-
Year-to-date 2017	5	7.2	12	17.4	34	49.3	15	21.7	3	4.3	69	-	378,089
Year-to-date 2016	13	16.0	20	24.7	26	32.1	12	14.8	10	12.3	81	-	399,118
South Shore													
Q4 2017	0	0.0	1	4.8	8	38.1	10	47.6	2	9.5	21	-	-
Q4 2016	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	-	-
Year-to-date 2017	2	3.1	4	6.2	26	40.0	26	40.0	7	10.8	65	-	-
Year-to-date 2016	3	4.3	8	11.4	28	40.0	17	24.3	14	20.0	70	-	377,386
Québec CMA													
Q4 2017	1	1.8	10	18.2	23	41.8	15	27.3	6	10.9	55	375,000	395,066
Q4 2016	2	6.7	11	36.7	8	26.7	7	23.3	2	6.7	30	290,000	356,549
Year-to-date 2017	9	4.1	37	16.8	105	47.7	50	22.7	19	8.6	220	355,000	376,110
Year-to-date 2016	24	12.1	36	18.2	66	33.3	36	18.2	36	18.2	198	350,000	383,914
City of Québec													
Q4 2017	0	0.0	3	17.6	7	41.2	4	23.5	3	17.6	17	-	431,076
Q4 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	2	2.4	21	24.7	45	52.9	8	9.4	9	10.6	85	320,000	373,127
Year-to-date 2016	8	19.5	8	19.5	9	22.0	6	14.6	10	24.4	41	-	359,586
City of Lévis													
Q4 2017	0	0.0	1	5.0	8	40.0	9	45.0	2	10.0	20	-	411,890
Q4 2016	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	-	-
Year-to-date 2017	2	3.3	3	4.9	24	39.3	25	41.0	7	11.5	61	430,000	417,568
Year-to-date 2016	3	4.7	5	7.8	26	40.6	16	25.0	14	21.9	64	365,000	400,786

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Fourth Quarter 2017**

Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Québec Agglomeration						
Haute-Ville	-	-	n/a	-	-	n/a
Basse-Ville	-	-	n/a	-	-	n/a
Sainte-Foy-Sillery	-	-	n/a	-	-	n/a
Les Rivières	-	-	n/a	-	-	n/a
Beauport	-	-	n/a	-	-	n/a
Charlesbourg	-	-	n/a	-	-	n/a
Haute-Saint-Charles	-	-	n/a	-	-	n/a
Val-Bélair-L'Ancienne-Lorette	-	-	n/a	316,758	-	n/a
Saint-Augustin-Cap-Rouge	-	-	n/a	-	-	n/a
Northern Suburbs						
Côte-de-Beaupré	-	-	n/a	378,089	398,726	-5.2
Jacques-Cartier	-	-	n/a	-	400,000	n/a
South Shore						
South Shore West	-	-	n/a	-	408,647	n/a
South Shore Centre	-	-	n/a	-	346,125	n/a
South Shore East	-	-	n/a	-	-	n/a
Québec CMA	395,066	356,549	10.8	376,110	383,914	-2.0

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Quebec

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q4 2017	1,017	1,871	4,604	286,015	13.6	277,844	11.6
Q4 2016	1,037	1,859	4,482	267,778	13.0	274,348	11.5
% Change	-1.9	0.6	2.7	6.8	n/a	1.3	n/a
YTD 2017	4,795	8,739	4,626	277,851	11.6	n/a	n/a
YTD 2016	4,741	8,716	4,531	274,350	11.5	n/a	n/a
% Change	1.1	0.3	2.1	1.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2017	316	769	2,358	214,886	22.4	217,184	18.7
Q4 2016	284	808	2,546	238,470	26.9	220,548	21.2
% Change	11.3	-4.8	-7.4	-9.9	n/a	-1.5	n/a
YTD 2017	1,548	3,442	2,409	217,182	18.7	n/a	n/a
YTD 2016	1,468	3,808	2,589	220,543	21.2	n/a	n/a
% Change	5.4	-9.6	-7.0	-1.5	n/a	n/a	n/a
PLEX*							
Q4 2017	136	260	568	319,221	12.5	306,411	12.6
Q4 2016	143	279	565	314,026	11.9	319,375	12.3
% Change	-4.9	-6.8	0.5	1.7	n/a	-4.1	n/a
YTD 2017	531	1,058	559	306,386	12.6	n/a	n/a
YTD 2016	521	1,088	535	319,384	12.3	n/a	n/a
% Change	1.9	-2.8	4.5	-4.1	n/a	n/a	n/a
TOTAL							
Q4 2017	1,472	2,904	7,541	272,010	15.4	265,714	13.3
Q4 2016	1,467	2,950	7,609	264,192	15.6	264,963	13.7
% Change	0.3	-1.6	-0.9	3.0	n/a	0.3	n/a
YTD 2017	6,885	13,257	7,607	265,714	13.3	n/a	n/a
YTD 2016	6,737	13,631	7,670	264,963	13.7	n/a	n/a
% Change	2.2	-2.7	-0.8	0.3	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter 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
Fourth Quarter 2017

		Interest Rates			NHPI, Total, Québec CMA 2016.12 =100	CPI, 2002 =100	Québec 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						
2016	January	561	3.14	4.64	99.9	124.5	440.6	5.1	68.6	846
	February	561	3.14	4.64	99.9	125.0	437.5	5.0	67.9	841
	March	561	3.14	4.64	99.9	125.5	432.2	5.0	67.1	845
	April	561	3.14	4.64	99.9	125.9	428.4	4.5	66.1	847
	May	561	3.14	4.64	99.9	126.2	428.2	4.2	66.1	857
	June	561	3.14	4.64	99.9	125.9	434.5	4.1	67.4	869
	July	567	3.14	4.74	100.1	125.5	437.2	4.3	68.4	881
	August	567	3.14	4.74	100.1	125.3	440.7	4.7	69.0	884
	September	561	3.14	4.64	100.0	125.7	442.4	4.8	68.9	882
	October	561	3.14	4.64	100.1	125.9	445.1	4.7	69.0	883
	November	561	3.14	4.64	100.1	125.6	446.0	4.3	68.8	889
	December	561	3.14	4.64	100.0	125.2	445.3	4.3	68.6	889
2017	January	561	3.14	4.64	100.2	126.1	446.6	4.3	68.9	880
	February	561	3.14	4.64	100.2	126.5	447.6	4.3	68.9	872
	March	561	3.14	4.64	100.1	126.7	447.4	4.1	68.6	875
	April	561	3.14	4.64	100.2	126.9	445.5	4.2	67.8	886
	May	561	3.14	4.64	100.3	127.0	441.2	4.6	67.6	902
	June	561	3.14	4.64	100.4	126.7	438.7	4.4	67.5	923
	July	573	3.14	4.84	100.4	126.8	436.4	4.0	67.4	944
	August	573	3.14	4.84	100.4	126.7	437.4	3.8	67.4	958
	September	575	3.09	4.89	100.4	127.0	436.5	4.0	67.1	952
	October	581	3.24	4.99	100.4	127.1	438.1	4.5	67.6	943
	November	581	3.24	4.99	100.6	127.4	441.7	4.4	68.1	928
	December	581	3.24	4.99		127.2	446.5	3.9	68.5	921

"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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