

HOUSING NOW TABLES

Québec CMA

Date Released: Fourth Quarter 2018



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Dear *Housing Now* Subscriber:

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

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

ZONE DESCRIPTIONS - 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 Laitet	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

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- 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
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- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- I.3 History of Housing Activity (once a year)
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
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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)								
Third Quarter 2018								
Quebec CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	873	810	777	614	646	692	753	703
Multiples	3,893	5,830	3,192	1,980	6,240	4,542	4,788	4,864
Total	4,766	6,640	3,969	2,594	6,886	5,235	5,541	5,567
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	738	685	248	190	-23.4%	636	549	-13.7%
Multiples	4,697	3,270	1,812	951	-47.5%	4,192	3,177	-24.2%
Total	5,435	3,955	2,060	1,141	-44.6%	4,828	3,726	-22.8%

Source: CMHC

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec CMA
Third Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2018	190	108	41	0	0	23	0	779	1,141
Q3 2017	248	118	27	0	0	198	0	1,365	2,060
% Change	-23.4	-8.5	51.9	n/a	n/a	-88.4	n/a	-42.9	-44.6
Year-to-date 2018	549	400	106	0	0	141	13	2,472	3,726
Year-to-date 2017	636	394	133	0	16	1,129	0	2,416	4,828
% Change	-13.7	1.5	-20.3	n/a	-100.0	-87.5	n/a	2.3	-22.8
UNDER CONSTRUCTION									
Q3 2018	252	158	47	0	0	1,227	11	3,539	5,279
Q3 2017	314	144	79	0	0	1,446	0	2,513	4,600
% Change	-19.7	9.7	-40.5	n/a	n/a	-15.1	n/a	40.8	14.8
COMPLETIONS									
Q3 2018	212	210	36	0	0	98	18	1,494	2,172
Q3 2017	292	176	70	0	3	110	44	1,385	2,101
% Change	-27.4	19.3	-48.6	n/a	-100.0	-10.9	-59.1	7.9	3.4
Year-to-date 2018	557	402	103	0	0	308	18	2,390	3,882
Year-to-date 2017	583	338	163	0	8	231	48	2,643	4,035
% Change	-4.5	18.9	-36.8	n/a	-100.0	33.3	-62.5	-9.6	-3.8
COMPLETED & NOT ABSORBED									
Q3 2018	29	160	54	0	2	208	n/a	n/a	453
Q3 2017	42	138	62	0	7	217	n/a	n/a	466
% Change	-31.0	15.9	-12.9	n/a	-71.4	-4.1	n/a	n/a	-2.8
ABSORBED									
Q3 2018	216	174	44	0	1	146	n/a	n/a	581
Q3 2017	296	151	76	0	10	175	n/a	n/a	708
% Change	-27.0	15.2	-42.1	n/a	-90.0	-16.6	n/a	n/a	-17.9
Year-to-date 2018	573	382	104	0	4	349	n/a	n/a	1,412
Year-to-date 2017	600	333	163	0	15	285	n/a	n/a	1,396
% Change	-4.5	14.7	-36.2	n/a	-73.3	22.5	n/a	n/a	1.1

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	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									
Q3 2018	50	52	22	0	0	18	0	565	707
Q3 2017	53	72	20	0	0	188	0	851	1,184
Northern Suburbs									
Q3 2018	89	28	6	0	0	5	0	14	142
Q3 2017	126	18	3	0	0	0	0	102	249
South Shore									
Q3 2018	51	28	13	0	0	0	0	200	292
Q3 2017	69	28	4	0	0	10	0	412	627
Québec CMA									
Q3 2018	190	108	41	0	0	23	0	779	1,141
Q3 2017	248	118	27	0	0	198	0	1,365	2,060
City of Québec									
Q3 2018	47	52	22	0	0	18	0	564	703
Q3 2017	50	60	20	0	0	188	0	783	1,101
City of Lévis									
Q3 2018	37	28	13	0	0	0	0	195	273
Q3 2017	61	28	4	0	0	10	0	412	619
UNDER CONSTRUCTION									
Québec Agglomeration									
Q3 2018	69	84	16	0	0	1,062	0	2,516	3,747
Q3 2017	71	80	45	0	0	1,223	0	1,705	3,124
Northern Suburbs									
Q3 2018	111	44	12	0	0	17	0	123	307
Q3 2017	157	24	25	0	0	37	0	102	345
South Shore									
Q3 2018	72	30	19	0	0	148	11	900	1,225
Q3 2017	86	40	9	0	0	186	0	706	1,131
Québec CMA									
Q3 2018	252	158	47	0	0	1,227	11	3,539	5,279
Q3 2017	314	144	79	0	0	1,446	0	2,513	4,600
City of Québec									
Q3 2018	63	84	16	0	0	921	0	2,196	3,280
Q3 2017	67	68	45	0	0	1,048	0	1,422	2,650
City of Lévis									
Q3 2018	54	30	19	0	0	148	11	887	1,194
Q3 2017	76	36	9	0	0	186	0	706	1,117

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	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									
Q3 2018	54	120	12	0	0	86	2	1,090	1,364
Q3 2017	71	94	44	0	3	98	42	1,058	1,431
Northern Suburbs									
Q3 2018	106	48	14	0	0	0	2	10	180
Q3 2017	158	16	13	0	0	0	0	15	202
South Shore									
Q3 2018	52	42	10	0	0	12	14	394	628
Q3 2017	63	66	13	0	0	12	2	312	468
Québec CMA									
Q3 2018	212	210	36	0	0	98	18	1,494	2,172
Q3 2017	292	176	70	0	3	110	44	1,385	2,101
City of Québec									
Q3 2018	51	120	12	0	0	86	2	1,000	1,271
Q3 2017	68	92	44	0	3	98	42	993	1,361
City of Lévis									
Q3 2018	45	42	10	0	0	12	14	394	621
Q3 2017	52	66	11	0	0	12	2	305	448
COMPLETED & NOT ABSORBED									
Québec Agglomeration									
Q3 2018	8	86	23	0	1	173	n/a	n/a	291
Q3 2017	11	75	27	0	5	190	n/a	n/a	308
Northern Suburbs									
Q3 2018	16	25	3	0	1	25	n/a	n/a	70
Q3 2017	22	19	5	0	2	9	n/a	n/a	57
South Shore									
Q3 2018	5	49	28	0	0	10	n/a	n/a	92
Q3 2017	9	44	30	0	0	18	n/a	n/a	101
Québec CMA									
Q3 2018	29	160	54	0	2	208	n/a	n/a	453
Q3 2017	42	138	62	0	7	217	n/a	n/a	466
City of Québec									
Q3 2018	8	86	20	0	1	130	n/a	n/a	245
Q3 2017	10	74	26	0	5	169	n/a	n/a	284
City of Lévis									
Q3 2018	4	47	28	0	0	10	n/a	n/a	89
Q3 2017	8	43	30	0	0	18	n/a	n/a	99

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

**Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018**

	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									
Q3 2018	54	97	15	0	0	112	n/a	n/a	278
Q3 2017	75	86	52	0	10	149	n/a	n/a	372
Northern Suburbs									
Q3 2018	108	37	12	0	1	2	n/a	n/a	160
Q3 2017	159	17	11	0	0	7	n/a	n/a	194
South Shore									
Q3 2018	54	40	17	0	0	32	n/a	n/a	143
Q3 2017	62	48	13	0	0	19	n/a	n/a	142
Québec CMA									
Q3 2018	216	174	44	0	1	146	n/a	n/a	581
Q3 2017	296	151	76	0	10	175	n/a	n/a	708
City of Québec									
Q3 2018	50	97	14	0	0	111	n/a	n/a	272
Q3 2017	72	85	45	0	10	145	n/a	n/a	357
City of Lévis									
Q3 2018	47	37	17	0	0	32	n/a	n/a	133
Q3 2017	51	48	11	0	0	19	n/a	n/a	129

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
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	2	0	0	0	3	0	5	-100.0
Basse-Ville	0	0	2	0	0	0	83	13	85	13	**
Sainte-Foy-Sillery	13	6	2	2	0	4	35	160	50	172	-70.9
Les Rivières	0	2	6	4	12	8	305	85	323	99	**
Beauport	9	12	2	4	0	0	126	217	137	233	-41.2
Charlesbourg	12	3	10	6	8	0	15	40	45	49	-8.2
Haute-Saint-Charles	4	6	12	24	0	0	20	140	36	170	-78.8
Val-Bélair-L'Ancienne-Lorette	9	20	18	18	0	0	0	324	27	362	-92.5
Saint-Augustin-Cap-Rouge	3	4	0	12	0	0	1	65	4	81	-95.1
Northern Suburbs											
Côte-de-Beaupré	30	37	8	4	3	0	0	102	41	143	-71.3
Jacques-Cartier	59	89	20	14	3	3	19	0	101	106	-4.7
South Shore											
South Shore West	22	29	4	12	3	4	34	132	63	177	-64.4
South Shore Centre	13	12	18	12	3	0	74	202	108	226	-52.2
South Shore East	16	28	6	4	7	0	92	192	121	224	-46.0
Québec CMA	190	248	108	118	39	19	804	1,675	1,141	2,060	-44.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	2	0	0	220	3	220	5	**
Basse-Ville	2	2	2	0	3	0	136	260	143	262	-45.4
Sainte-Foy-Sillery	26	14	12	14	0	4	482	832	520	864	-39.8
Les Rivières	6	4	50	12	18	27	602	130	676	173	**
Beauport	33	26	18	18	3	33	205	279	259	356	-27.2
Charlesbourg	28	18	44	38	8	0	32	56	112	112	0.0
Haute-Saint-Charles	11	23	36	54	0	0	23	234	70	311	-77.5
Val-Bélair-L'Ancienne-Lorette	36	58	54	54	6	0	174	367	270	479	-43.6
Saint-Augustin-Cap-Rouge	9	6	2	12	0	0	361	382	372	400	-7.0
Northern Suburbs											
Côte-de-Beaupré	64	75	26	12	14	9	0	122	104	218	-52.3
Jacques-Cartier	185	240	64	32	10	18	37	26	296	316	-6.3
South Shore											
South Shore West	67	72	30	40	7	4	52	378	156	494	-68.4
South Shore Centre	25	29	38	72	21	3	160	286	244	390	-37.4
South Shore East	57	69	26	34	21	11	180	334	284	448	-36.6
Québec CMA	549	636	402	394	111	109	2,664	3,689	3,726	4,828	-22.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	3
Basse-Ville	0	0	0	0	2	0	81	13
Sainte-Foy-Sillery	0	4	0	0	15	160	20	0
Les Rivières	12	8	0	0	0	16	305	69
Beauport	0	0	0	0	0	6	126	211
Charlesbourg	8	0	0	0	0	2	15	38
Haute-Saint-Charles	0	0	0	0	3	0	17	140
Val-Bélair-L'Ancienne-Lorette	0	0	0	0	0	12	0	312
Saint-Augustin-Cap-Rouge	0	0	0	0	0	0	1	65
Northern Suburbs								
Côte-de-Beaupré	3	0	0	0	0	0	0	102
Jacques-Cartier	3	3	0	0	5	0	14	0
South Shore								
South Shore West	3	4	0	0	0	10	34	18
South Shore Centre	3	0	0	0	0	0	74	202
South Shore East	7	0	0	0	0	0	92	192
Québec CMA	39	19	0	0	25	206	779	1,365

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	220	3
Basse-Ville	3	0	0	0	5	127	131	133
Sainte-Foy-Sillery	0	4	0	0	78	752	404	80
Les Rivières	18	27	0	0	16	16	586	114
Beauport	3	33	0	0	16	50	189	229
Charlesbourg	8	0	0	0	2	10	30	46
Haute-Saint-Charles	0	0	0	0	3	0	20	234
Val-Bélair-L'Ancienne-Lorette	6	0	0	0	4	33	170	334
Saint-Augustin-Cap-Rouge	0	0	0	0	0	102	361	280
Northern Suburbs								
Côte-de-Beaupré	14	9	0	0	0	20	0	102
Jacques-Cartier	10	18	0	0	17	19	20	7
South Shore								
South Shore West	7	4	0	0	6	14	46	260
South Shore Centre	21	3	0	0	0	0	160	286
South Shore East	10	11	11	0	0	26	135	308
Québec CMA	100	109	11	0	147	1,169	2,472	2,416

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Québec Agglomeration								
Haute-Ville	0	2	0	0	0	3	0	5
Basse-Ville	4	0	0	0	81	13	85	13
Sainte-Foy-Sillery	15	12	15	160	20	0	50	172
Les Rivières	18	14	0	16	305	69	323	99
Beauport	11	22	0	0	126	211	137	233
Charlesbourg	30	11	0	0	15	38	45	49
Haute-Saint-Charles	16	30	3	0	17	140	36	170
Val-Bélair-L'Ancienne-Lorette	27	38	0	12	0	312	27	362
Saint-Augustin-Cap-Rouge	3	16	0	0	1	65	4	81
Northern Suburbs								
Côte-de-Beaupré	41	41	0	0	0	102	41	143
Jacques-Cartier	82	106	5	0	14	0	101	106
South Shore								
South Shore West	29	45	0	10	34	18	63	177
South Shore Centre	34	24	0	0	74	202	108	226
South Shore East	29	32	0	0	92	192	121	224
Québec CMA	339	393	23	198	779	1,365	1,141	2,060

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	2	0	0	220	3	220	5
Basse-Ville	9	2	3	127	131	133	143	262
Sainte-Foy-Sillery	38	32	78	752	404	80	520	864
Les Rivières	74	27	16	32	586	114	676	173
Beauport	54	93	16	34	189	229	259	356
Charlesbourg	82	66	0	0	30	46	112	112
Haute-Saint-Charles	47	77	3	0	20	234	70	311
Val-Bélair-L'Ancienne-Lorette	96	112	4	33	170	334	270	479
Saint-Augustin-Cap-Rouge	11	18	0	102	361	280	372	400
Northern Suburbs								
Côte-de-Beaupré	104	98	0	18	0	102	104	218
Jacques-Cartier	259	296	17	13	20	7	296	316
South Shore								
South Shore West	106	120	4	10	46	260	156	494
South Shore Centre	84	104	0	0	160	286	244	390
South Shore East	91	116	0	24	148	308	284	448
Québec CMA	1,055	1,163	141	1,145	2,485	2,416	3,726	4,828

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	28	110	28	110	-74.5
Basse-Ville	1	1	0	0	0	27	35	122	36	150	-76.0
Sainte-Foy-Sillery	6	10	6	6	0	0	166	132	178	148	20.3
Les Rivières	5	0	38	0	0	25	130	152	173	177	-2.3
Beauport	12	12	10	8	0	11	166	114	188	145	29.7
Charlesbourg	12	8	30	18	0	0	76	436	118	462	-74.5
Haute-Saint-Charles	3	10	16	32	0	0	85	11	104	53	96.2
Val-Bélair-L'Ancienne-Lorette	12	27	22	32	6	0	344	59	384	118	**
Saint-Augustin-Cap-Rouge	3	3	0	0	0	0	152	65	155	68	127.9
Northern Suburbs											
Côte-de-Beaupré	28	50	20	4	11	4	0	0	59	58	1.7
Jacques-Cartier	78	108	30	12	3	5	10	19	121	144	-16.0
South Shore											
South Shore West	21	28	16	18	0	0	306	44	343	90	**
South Shore Centre	11	13	16	38	18	0	94	107	139	158	-12.0
South Shore East	20	22	12	12	4	11	110	175	146	220	-33.6
Québec CMA	212	292	216	180	42	83	1,702	1,546	2,172	2,101	3.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	4	0	0	28	115	28	119	-76.5
Basse-Ville	1	3	0	0	16	27	204	182	221	212	4.2
Sainte-Foy-Sillery	18	18	8	12	0	3	261	789	287	822	-65.1
Les Rivières	8	3	44	0	8	25	150	315	210	343	-38.8
Beauport	35	20	20	16	3	36	256	182	314	254	23.6
Charlesbourg	20	23	50	34	3	0	123	450	196	507	-61.3
Haute-Saint-Charles	15	24	44	58	0	0	231	69	290	151	92.1
Val-Bélair-L'Ancienne-Lorette	38	44	60	56	6	8	379	90	483	198	143.9
Saint-Augustin-Cap-Rouge	10	8	6	0	0	0	401	65	417	73	**
Northern Suburbs											
Côte-de-Beaupré	62	62	20	12	11	10	18	2	111	86	29.1
Jacques-Cartier	219	235	48	24	13	14	23	24	303	297	2.0
South Shore											
South Shore West	56	61	32	28	4	13	378	181	470	283	66.1
South Shore Centre	22	33	40	72	33	0	173	183	268	288	-6.9
South Shore East	53	49	36	30	4	15	191	308	284	402	-29.4
Québec CMA	557	583	408	346	101	151	2,816	2,955	3,882	4,035	-3.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	28	110
Basse-Ville	0	3	0	24	2	61	33	61
Sainte-Foy-Sillery	0	0	0	0	2	0	164	111
Les Rivières	0	9	0	16	16	0	114	152
Beauport	0	11	0	0	0	24	166	90
Charlesbourg	0	0	0	0	2	8	74	428
Haute-Saint-Charles	0	0	0	0	2	5	83	6
Val-Bélair-L'Ancienne-Lorette	6	0	0	0	0	24	344	35
Saint-Augustin-Cap-Rouge	0	0	0	0	68	0	84	65
Northern Suburbs								
Côte-de-Beaupré	11	4	0	0	0	0	0	0
Jacques-Cartier	3	5	0	0	0	4	10	15
South Shore								
South Shore West	0	0	0	0	6	0	196	44
South Shore Centre	6	0	12	0	6	0	88	107
South Shore East	4	11	0	0	0	14	110	161
Québec CMA	30	43	12	40	104	140	1,494	1,385

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	5	28	110
Basse-Ville	16	3	0	24	79	71	125	111
Sainte-Foy-Sillery	0	3	0	0	6	39	255	729
Les Rivières	8	9	0	16	16	31	134	284
Beauport	3	36	0	0	29	50	227	132
Charlesbourg	3	0	0	0	6	20	117	430
Haute-Saint-Charles	0	0	0	0	2	5	229	64
Val-Bélair-L'Ancienne-Lorette	6	8	0	0	16	46	363	44
Saint-Augustin-Cap-Rouge	0	0	0	0	102	0	299	65
Northern Suburbs								
Côte-de-Beaupré	11	10	0	0	18	2	0	0
Jacques-Cartier	13	14	0	0	6	6	17	18
South Shore								
South Shore West	4	13	0	0	24	0	250	181
South Shore Centre	21	0	12	0	6	0	167	183
South Shore East	4	15	0	0	12	16	179	292
Québec CMA	89	111	12	40	322	291	2,390	2,643

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	28	110	28	110
Basse-Ville	1	9	2	56	33	85	36	150
Sainte-Foy-Sillery	14	16	0	0	164	111	178	148
Les Rivières	43	9	16	0	114	168	173	177
Beauport	20	37	0	18	168	90	188	145
Charlesbourg	44	34	0	0	74	428	118	462
Haute-Saint-Charles	21	42	0	3	83	8	104	53
Val-Bélair-L'Ancienne-Lorette	40	59	0	24	344	35	384	118
Saint-Augustin-Cap-Rouge	3	3	68	0	84	65	155	68
Northern Suburbs								
Côte-de-Beaupré	59	58	0	0	0	0	59	58
Jacques-Cartier	109	129	0	0	12	15	121	144
South Shore								
South Shore West	37	46	6	0	196	44	343	90
South Shore Centre	33	49	6	0	100	109	139	158
South Shore East	34	47	0	12	112	161	146	220
Québec CMA	458	538	98	113	1,512	1,429	2,172	2,101

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	4	0	5	28	110	28	119
Basse-Ville	17	11	79	66	125	135	221	212
Sainte-Foy-Sillery	32	37	0	35	255	729	287	822
Les Rivières	60	12	16	31	134	300	210	343
Beauport	56	86	29	36	229	132	314	254
Charlesbourg	79	75	0	0	117	432	196	507
Haute-Saint-Charles	61	82	0	3	229	66	290	151
Val-Bélair-L'Ancienne-Lorette	104	108	16	46	363	44	483	198
Saint-Augustin-Cap-Rouge	16	8	102	0	299	65	417	73
Northern Suburbs								
Côte-de-Beaupré	93	86	18	0	0	0	111	86
Jacques-Cartier	278	274	6	5	19	18	303	297
South Shore								
South Shore West	92	102	24	0	250	181	470	283
South Shore Centre	83	103	6	0	179	185	268	288
South Shore East	91	96	12	12	181	294	284	402
Québec CMA	1,062	1,084	308	239	2,408	2,691	3,882	4,035

Source: CMHC (Starts and Completions Survey)

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

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													
Q3 2018	1	7.1	2	14.3	4	28.6	2	14.3	5	35.7	14	-	-
Q3 2017	1	2.7	10	27.0	20	54.1	3	8.1	3	8.1	37	320,000	323,638
Year-to-date 2018	4	6.0	16	23.9	23	34.3	8	11.9	16	23.9	67	-	303,891
Year-to-date 2017	2	2.9	18	26.5	38	55.9	4	5.9	6	8.8	68	320,000	316,758
Northern Suburbs													
Q3 2018	2	4.3	12	25.5	17	36.2	12	25.5	4	8.5	47	-	413,813
Q3 2017	2	7.4	0	0.0	15	55.6	9	33.3	1	3.7	27	-	378,089
Year-to-date 2018	4	4.0	30	29.7	38	37.6	21	20.8	8	7.9	101	-	345,272
Year-to-date 2017	4	7.5	6	11.3	26	49.1	15	28.3	2	3.8	53	-	378,089
South Shore													
Q3 2018	2	12.5	1	6.3	8	50.0	3	18.8	2	12.5	16	-	540,888
Q3 2017	1	5.6	1	5.6	8	44.4	6	33.3	2	11.1	18	-	-
Year-to-date 2018	3	5.4	6	10.7	27	48.2	10	17.9	10	17.9	56	-	417,170
Year-to-date 2017	2	4.5	3	6.8	18	40.9	16	36.4	5	11.4	44	-	-
Québec CMA													
Q3 2018	5	6.5	15	19.5	29	37.7	17	22.1	11	14.3	77	355,000	382,817
Q3 2017	4	4.9	11	13.4	43	52.4	18	22.0	6	7.3	82	350,000	371,834
Year-to-date 2018	11	4.9	52	23.2	88	39.3	39	17.4	34	15.2	224	350,000	385,156
Year-to-date 2017	8	4.8	27	16.4	82	49.7	35	21.2	13	7.9	165	350,000	369,791
City of Québec													
Q3 2018	1	7.7	2	15.4	4	30.8	2	15.4	4	30.8	13	-	443,775
Q3 2017	1	2.7	10	27.0	20	54.1	3	8.1	3	8.1	37	322,500	358,036
Year-to-date 2018	2	3.2	16	25.8	23	37.1	7	11.3	14	22.6	62	335,000	399,109
Year-to-date 2017	2	2.9	18	26.5	38	55.9	4	5.9	6	8.8	68	320,000	354,182
City of Lévis													
Q3 2018	0	0.0	1	7.1	8	57.1	3	21.4	2	14.3	14	-	480,588
Q3 2017	1	6.3	1	6.3	6	37.5	6	37.5	2	12.5	16	430,000	443,717
Year-to-date 2018	0	0.0	5	10.2	26	53.1	8	16.3	10	20.4	49	395,000	435,994
Year-to-date 2017	2	4.9	2	4.9	16	39.0	16	39.0	5	12.2	41	430,000	421,281

Source: CMHC (Market Absorption Survey)

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

Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% 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	303,891	-	n/a
Charlesbourg	-	-	n/a	-	-	n/a
Haute-Saint-Charles	-	-	n/a	-	-	n/a
Val-Bélair-L'Ancienne-Lorette	-	323,638	n/a	-	316,758	n/a
Saint-Augustin-Cap-Rouge	-	-	n/a	-	-	n/a
Northern Suburbs						
Côte-de-Beaupré	-	378,089	n/a	-	378,089	n/a
Jacques-Cartier	413,813	-	n/a	345,272	-	n/a
South Shore						
South Shore West	540,888	-	n/a	417,170	-	n/a
South Shore Centre	-	-	n/a	-	-	n/a
South Shore East	-	-	n/a	-	-	n/a
Québec CMA	382,817	371,834	3.0	385,156	369,791	4.2

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*							
Q3 2018	948	1,990	4,626	281,543	14.6	283,541	11.5
Q3 2017	966	2,018	4,508	275,365	14.0	273,951	11.5
% Change	-1.9	-1.4	2.6	2.2	n/a	3.5	n/a
YTD 2018	3,913	6,980	4,766	282,849	11.0	n/a	n/a
YTD 2017	3,778	6,867	4,636	275,649	11.0	n/a	n/a
% Change	3.6	1.6	2.8	2.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2018	320	795	2,293	234,487	21.5	221,814	18.9
Q3 2017	310	815	2,274	231,008	22.0	221,650	19.4
% Change	3.2	-2.5	0.8	1.5	n/a	0.1	n/a
YTD 2018	1,201	2,784	2,409	223,644	18.1	n/a	n/a
YTD 2017	1,232	2,673	2,426	217,773	17.7	n/a	n/a
% Change	-2.5	4.2	-0.7	2.7	n/a	n/a	n/a
PLEX*							
Q3 2018	103	244	589	342,350	17.2	321,218	13.2
Q3 2017	106	262	540	305,290	15.3	305,197	12.4
% Change	-2.8	-6.9	9.0	12.1	n/a	5.2	n/a
YTD 2018	400	842	593	321,563	13.3	n/a	n/a
YTD 2017	395	798	555	301,989	12.7	n/a	n/a
% Change	1.3	5.5	6.7	6.5	n/a	n/a	n/a
TOTAL							
Q3 2018	1,372	3,034	7,522	274,663	16.4	271,876	13.2
Q3 2017	1,387	3,098	7,334	266,465	15.9	264,042	13.3
% Change	-1.1	-2.1	2.6	3.1	n/a	3.0	n/a
YTD 2018	5,516	10,626	7,781	271,788	12.7	n/a	n/a
YTD 2017	5,413	10,349	7,629	264,001	12.7	n/a	n/a
% Change	1.9	2.7	2.0	2.9	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
Third Quarter 2018

		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						
2017	January	561	3.14	4.64	100.2	126.1	444.9	4.4	68.9	880
	February	561	3.14	4.64	100.2	126.5	446.6	4.3	68.9	872
	March	561	3.14	4.64	100.1	126.7	446.9	4.0	68.6	875
	April	561	3.14	4.64	100.2	126.9	444.8	4.2	67.8	886
	May	561	3.14	4.64	100.3	127.0	440.2	4.6	67.6	902
	June	561	3.14	4.64	100.4	126.7	436.9	4.5	67.5	923
	July	573	3.14	4.84	100.4	126.8	435.3	4.1	67.4	944
	August	573	3.14	4.84	100.4	126.7	436.9	3.8	67.4	958
	September	575	3.09	4.89	100.4	127.0	437.5	3.9	67.1	952
	October	581	3.24	4.99	100.4	127.1	439.6	4.3	67.6	943
	November	581	3.24	4.99	100.6	127.4	443.3	4.2	68.1	928
	December	581	3.24	4.99	100.6	127.2	447.5	3.9	68.5	921
2018	January	590	3.34	5.14	100.6	127.5	452.2	3.3	68.9	911
	February	590	3.34	5.14	100.6	128.1	453.6	3.2	68.8	907
	March	590	3.34	5.14	100.7	128.4	457.4	3.6	69.6	909
	April	590	3.34	5.14	100.6	128.8	460.7	3.7	69.8	919
	May	601	3.49	5.34	100.7	128.9	463.0	3.9	70.3	932
	June	601	3.49	5.34	100.7	128.7	460.2	3.8	70.2	946
	July	601	3.49	5.34	100.8	129.1	456.8	3.9	69.9	956
	August	601	3.49	5.34	100.8	129.0	453.9	3.7	69.4	961
	September	601	3.49	5.34		128.9	449.9	3.8	68.4	956
	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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