

# HOUSING NOW TABLES

## Quebec Region

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](mailto:HMIInformationMH@cmhc-schl.gc.ca). Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: [www.cmhc.ca/hmiportal](http://www.cmhc.ca/hmiportal).

## HOUSING NOW REPORT TABLES

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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

<b>Table 1: Housing Starts (SAAR and Trend)</b>		
<b>September 2018</b>		
<b>Quebec</b>	August 2018	September 2018
Trend <sup>1</sup> , urban centres <sup>2</sup>	40,806	38,587
SAAR, urban centres <sup>2</sup>	28,637	33,035
	September 2017	September 2018
Actual, urban centres <sup>2</sup>		
September - Single-Detached	751	750
September - Multiples	4,212	3,421
September - Total	4,963	4,171
January to September - Single-Detached	4,790	4,702
January to September - Multiples	22,631	23,481
January to September - Total	27,421	28,183

Source: CMHC

<sup>1</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

<sup>2</sup> Urban centres with a population of 10,000 and over.

Detailed data available upon request

**Table 1.1: Housing Activity Summary of Québec Region  
Third Quarter 2018**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium			Rental			
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
<b>STARTS</b>										
Q3 2018	1,811	540	417	0	19	1,228	7	4,764	892	9,758
Q3 2017	1,949	574	403	0	106	2,599	0	5,097	1,852	12,836
% Change	-7.1	-5.9	3.5	n/a	-82.1	-52.8	n/a	-6.5	-51.8	-24.0
Year-to-date 2018	4,695	1,926	1,253	7	114	6,155	22	13,886	3,711	31,894
Year-to-date 2017	4,790	1,832	1,102	0	295	7,171	40	11,736	4,147	31,568
% Change	-2.0	5.1	13.7	n/a	-61.4	-14.2	-45.0	18.3	-10.5	1.0
<b>UNDER CONSTRUCTION</b>										
Q3 2018	2,657	864	929	7	191	11,760	26	19,086	2,668	38,475
Q3 2017	2,748	912	886	0	366	10,986	12	13,928	3,442	33,915
% Change	-3.3	-5.3	4.9	n/a	-47.8	7.0	116.7	37.0	-22.5	13.4
<b>COMPLETIONS</b>										
Q3 2018	1,834	808	458	0	54	2,590	30	5,827	1,365	13,070
Q3 2017	1,854	772	542	0	151	2,627	101	6,122	1,350	13,586
% Change	-1.1	4.7	-15.5	n/a	-64.2	-1.4	-70.3	-4.8	1.1	-3.8
Year-to-date 2018	4,639	1,932	1,193	0	234	6,133	49	12,292	3,409	30,236
Year-to-date 2017	4,251	1,742	1,149	0	331	5,796	132	11,890	3,984	29,356
% Change	9.1	10.9	3.8	n/a	-29.3	5.8	-62.9	3.4	-14.4	3.0
<b>COMPLETED &amp; NOT ABSORBED</b>										
Q3 2018	356	565	291	0	66	1,966	n/a	n/a	n/a	3,244
Q3 2017	403	489	349	0	76	2,048	n/a	n/a	n/a	3,365
% Change	-11.7	15.5	-16.6	n/a	-13.2	-4.0	n/a	n/a	n/a	-3.6
<b>ABSORBED</b>										
Q3 2018	1,442	703	535	0	91	2,745	n/a	n/a	n/a	5,516
Q3 2017	1,552	770	519	0	167	2,997	n/a	n/a	n/a	6,005
% Change	-7.1	-8.7	3.1	n/a	-45.5	-8.4	n/a	n/a	n/a	-8.1
Year-to-date 2018	3,704	1,733	1,222	0	268	6,190	n/a	n/a	n/a	13,117
Year-to-date 2017	3,571	1,621	1,063	0	376	6,322	n/a	n/a	n/a	12,953
% Change	3.7	6.9	15.0	n/a	-28.7	-2.1	n/a	n/a	n/a	1.3

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

**Table 1.3: History of Housing Starts of Québec Region  
2008 - 2017**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other		
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other				
2017	6,524	2,418	1,620	0	331	10,804	46	18,525	5,772	46,495
% Change	0.9	3.2	8.8	n/a	-14.9	37.6	-56.2	35.8	-9.9	19.4
2016	6,464	2,342	1,489	0	389	7,849	105	13,640	6,407	38,935
% Change	0.7	4.2	33.2	n/a	7.2	-18.0	**	4.9	30.8	2.7
2015	6,422	2,248	1,118	0	363	9,571	11	13,009	4,897	37,926
% Change	-12.2	-17.1	-22.4	n/a	45.8	-25.8	-66.7	61.8	-11.9	-2.3
2014	7,318	2,712	1,440	0	249	12,893	33	8,041	5,556	38,810
% Change	-12.2	4.2	13.6	n/a	85.8	13.1	32.0	4.0	-7.1	2.8
2013	8,331	2,603	1,268	0	134	11,395	25	7,734	5,981	37,758
% Change	-21.8	-26.1	-54.8	-100.0	-28.3	-28.9	-13.8	10.7	-12.6	-20.3
2012	10,654	3,520	2,806	2	187	16,017	29	6,988	6,841	47,367
% Change	-7.5	-1.1	-1.5	n/a	31.7	1.2	n/a	-2.4	3.8	-2.1
2011	11,516	3,558	2,850	0	142	15,827	0	7,161	6,588	48,387
% Change	-14.3	-12.4	-0.2	n/a	-43.4	20.7	-100.0	-20.2	-15.9	-5.8
2010	13,440	4,060	2,855	0	251	13,111	10	8,969	7,836	51,363
% Change	4.9	30.9	19.5	n/a	4.1	31.3	-88.2	23.0	22.5	18.3
2009	12,813	3,102	2,390	0	241	9,985	85	7,293	6,397	43,403
% Change	-14.5	4.5	-2.3	n/a	-45.1	-3.3	25.0	-24.9	0.8	-9.4
2008	14,988	2,968	2,446	0	439	10,325	68	9,711	6,347	47,901

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Québec**  
**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
<b>Centres 100,000+</b>											
Gatineau	157	177	80	70	12	25	424	568	673	840	-19.9
Montréal	663	774	169	182	306	381	3,678	4,644	4,816	5,981	-19.5
Québec	190	248	108	118	39	19	804	1,675	1,141	2,060	-44.6
Saguenay	59	66	28	14	4	0	39	16	130	96	35.4
Sherbrooke	81	43	40	33	4	7	166	49	291	132	120.5
Trois-Rivières	53	60	14	22	0	0	62	206	129	288	-55.2
<b>Centres 50,000 - 99,999</b>											
Drummondville	54	68	8	14	0	0	59	55	121	137	-11.7
Granby	54	69	28	30	4	8	119	106	205	213	-3.8
Rimouski	18	25	6	9	0	0	20	0	44	34	29.4
Saint-Hyacinthe	12	6	6	4	0	0	49	24	67	34	97.1
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Shawinigan	12	22	6	4	0	0	11	11	29	37	-21.6
<b>Centres 10,000 - 49,999</b>											
Alma	12	10	4	6	0	0	15	5	31	21	47.6
Amos	7	4	0	0	0	0	8	7	15	11	36.4
Baie-Comeau	0	0	0	0	0	0	4	0	4	0	n/a
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	9	13	10	0	0	0	53	220	72	233	-69.1
Dolbeau-Mistassini	8	12	0	0	0	0	0	6	8	18	-55.6
Gaspé	9	8	0	0	0	0	0	2	9	10	-10.0
Hawkesbury	0	1	0	0	0	0	0	0	0	1	-100.0
Joliette	19	19	2	0	0	0	103	35	124	54	129.6
Lachute	23	14	0	0	0	0	0	6	23	20	15.0
La Tuque	4	2	0	0	0	0	0	137	4	139	-97.1
Les Îles-de-la-Madeleine	15	0	0	0	0	0	0	0	15	0	n/a
Marieville	7	8	0	4	0	0	0	0	7	12	n/a
Matane	5	6	0	0	0	0	106	0	111	6	**
Mont-Laurier	7	8	0	0	0	0	0	6	7	14	-50.0
Montmagny	8	0	0	2	0	0	7	0	15	2	**
Prévost	12	12	0	0	0	0	0	0	12	12	0.0
Rawdon	21	19	0	0	0	0	13	22	34	41	-17.1
Rivière-du-Loup	17	17	0	0	0	0	0	0	17	17	0.0
Roberval	3	5	0	0	0	0	1	0	4	5	-20.0
Rouyn-Noranda	35	32	0	0	0	0	19	27	54	59	-8.5
Saint-Félicien	13	5	0	0	0	0	0	8	13	13	0.0
Saint-Georges	20	15	6	24	0	0	20	75	46	114	-59.6
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Sainte-Adèle	18	20	0	0	0	0	3	6	21	26	-19.2
Sainte-Agathe-des-Monts	7	29	0	0	0	0	1	41	8	70	-88.6
Sainte-Marie	15	4	4	6	0	0	0	2	19	12	58.3
Sainte-Sophie	28	31	0	0	0	0	21	14	49	45	8.9
Salaberry-de-Valleyfield	14	11	8	6	0	3	19	11	41	31	32.3
Sept-Îles	4	18	0	2	0	0	0	4	4	24	-83.3
Sorel-Tracy	12	12	6	4	0	0	9	0	27	16	68.8
Thetford Mines	7	10	0	4	0	0	16	1	23	15	53.3
Val d'Or	28	18	2	0	0	0	4	1	34	19	78.9
Victoriaville	25	28	4	16	0	0	253	28	282	72	**
<b>Total Québec (10,000+)</b>	<b>1,811</b>	<b>1,949</b>	<b>543</b>	<b>574</b>	<b>375</b>	<b>443</b>	<b>6,137</b>	<b>8,018</b>	<b>8,866</b>	<b>10,984</b>	<b>-19.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**Québec**  
**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	
<b>Centres 100,000+</b>												
Gatineau	299	269	174	164	50	73	964	1,090	1,487	1,596	-6.8	
Montréal	1,926	2,053	629	626	1,009	962	13,293	12,145	16,857	15,786	6.8	
Québec	549	636	402	394	111	109	2,664	3,689	3,726	4,828	-22.8	
Saguenay	146	137	88	42	4	0	70	79	308	258	19.4	
Sherbrooke	220	202	196	169	28	57	543	347	987	775	27.4	
Trois-Rivières	144	155	62	50	4	5	229	328	439	538	-18.4	
<b>Centres 50,000 - 99,999</b>												
Drummondville	187	215	78	62	0	0	180	140	445	417	6.7	
Granby	137	129	82	96	24	12	279	192	522	429	21.7	
Rimouski	45	43	36	31	0	0	34	60	115	134	-14.2	
Saint-Hyacinthe	34	18	10	18	0	4	224	94	268	134	100.0	
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	
Shawinigan	54	60	14	10	0	0	90	52	158	122	29.5	
<b>Centres 10,000 - 49,999</b>												
Alma	38	30	16	22	0	0	21	7	75	59	27.1	
Amos	13	12	0	2	0	0	8	8	21	22	-4.5	
Baie-Comeau	0	1	0	0	0	0	4	0	4	1	**	
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a	
Cowansville	21	28	22	12	0	0	111	238	154	278	-44.6	
Dolbeau-Mistassini	12	22	0	0	0	0	0	6	12	28	-57.1	
Gaspé	28	18	0	0	0	0	2	29	30	47	-36.2	
Hawkesbury	0	2	0	0	0	0	4	39	4	41	-90.2	
Joliette	67	71	6	0	7	20	380	218	460	309	48.9	
Lachute	37	19	0	0	0	0	73	9	110	28	**	
La Tuque	6	10	0	0	0	0	1	138	7	148	-95.3	
Les Îles-de-la-Madeleine	22	0	0	0	0	0	0	0	22	0	n/a	
Mariville	21	11	6	8	0	0	4	0	31	19	63.2	
Matane	7	12	0	0	0	0	106	0	113	12	**	
Mont-Laurier	18	12	0	0	0	0	6	6	24	18	33.3	
Montmagny	11	6	4	8	0	0	7	8	22	22	0.0	
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a	
Prévost	26	32	0	0	0	0	8	8	34	40	-15.0	
Rawdon	26	49	0	0	0	0	16	39	42	88	-52.3	
Rivière-du-Loup	34	42	4	8	0	0	0	18	38	68	-44.1	
Roberval	10	7	0	0	0	0	7	0	17	7	142.9	
Rouyn-Noranda	60	55	0	0	0	0	44	39	104	94	10.6	
Saint-Félicien	25	5	0	0	0	0	19	8	44	13	**	
Saint-Georges	41	38	24	28	0	0	78	113	143	179	-20.1	
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	
Sainte-Adèle	41	26	0	0	0	0	6	7	47	33	42.4	
Sainte-Agathe-des-Monts	15	33	0	0	0	0	18	41	33	74	-55.4	
Sainte-Marie	16	15	4	16	0	0	4	2	24	33	-27.3	
Sainte-Sophie	62	117	0	0	0	0	84	34	146	151	-3.3	
Salaberry-de-Valleyfield	30	26	34	18	4	15	298	78	366	137	167.2	
Sept-Îles	6	26	0	2	0	0	1	94	7	122	-94.3	
Sorel-Tracy	34	27	6	4	0	0	13	40	53	71	-25.4	
Thetford Mines	18	20	0	8	0	0	23	1	41	29	41.4	
Val d'Or	62	33	2	0	0	0	53	32	117	65	80.0	
Victoriaville	59	68	28	34	0	0	276	66	363	168	116.1	
<b>Total Québec (10,000+)</b>	<b>4,702</b>	<b>4,790</b>	<b>1,933</b>	<b>1,832</b>	<b>1,247</b>	<b>1,257</b>	<b>20,301</b>	<b>19,542</b>	<b>28,183</b>	<b>27,421</b>	<b>2.8</b>	

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Québec**  
**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
<b>Centres 100,000+</b>								
Gatineau	12	25	0	0	58	38	366	530
Montréal	306	381	0	0	1,075	2,232	2,523	2,260
Québec	39	19	0	0	25	206	779	1,365
Saguenay	0	0	4	0	16	6	23	10
Sherbrooke	4	7	0	0	40	11	126	38
Trois-Rivières	0	0	0	0	8	50	54	156
<b>Centres 50,000 - 99,999</b>								
Drummondville	0	0	0	0	18	0	41	55
Granby	4	8	0	0	28	84	91	22
Rimouski	0	0	0	0	0	0	20	0
Saint-Hyacinthe	0	0	0	0	0	2	49	22
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	0	0	0	0	8	3	3	8
<b>Centres 10,000 - 49,999</b>								
Alma	0	0	0	0	0	2	15	3
Amos	0	0	0	0	0	0	8	7
Baie-Comeau	0	0	0	0	0	0	4	0
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	53	220
Dolbeau-Mistassini	0	0	0	0	0	0	0	6
Gaspé	0	0	0	0	0	2	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	0	0	0	0	0	0	103	35
Lachute	0	0	0	0	0	0	0	6
La Tuque	0	0	0	0	0	0	0	137
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Mariville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	106	0
Mont-Laurier	0	0	0	0	0	3	0	3
Montmagny	0	0	0	0	0	0	7	0
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	0	0
Rawdon	0	0	0	0	0	6	13	16
Rivière-du-Loup	0	0	0	0	0	0	0	0
Roberval	0	0	0	0	0	0	1	0
Rouyn-Noranda	0	0	0	0	1	0	18	27
Saint-Félicien	0	0	0	0	0	0	0	8
Saint-Georges	0	0	0	0	2	0	18	75
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	0	0	0	0	0	2	3	4
Sainte-Agathe-des-Monts	0	0	0	0	0	16	1	25
Sainte-Marie	0	0	0	0	0	2	0	0
Sainte-Sophie	0	0	0	0	0	0	21	14
Salaberry-de-Valleyfield	0	3	0	0	0	0	19	11
Sept-Îles	0	0	0	0	0	0	0	4
Sorel-Tracy	0	0	0	0	8	0	1	0
Thetford Mines	0	0	0	0	0	0	16	1
Val d'Or	0	0	0	0	4	0	0	1
Victoriaville	0	0	0	0	0	0	253	28
<b>Total Québec (10,000+)</b>	<b>371</b>	<b>443</b>	<b>4</b>	<b>0</b>	<b>1,293</b>	<b>2,665</b>	<b>4,764</b>	<b>5,097</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Québec**  
**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
<b>Centres 100,000+</b>								
Gatineau	50	73	0	0	340	132	624	958
Montréal	1,009	930	0	32	5,401	5,677	7,812	6,117
Québec	100	109	11	0	147	1,169	2,472	2,416
Saguenay	0	0	4	0	34	14	36	65
Sherbrooke	28	57	0	0	50	17	493	330
Trois-Rivières	4	5	0	0	99	92	130	236
<b>Centres 50,000 - 99,999</b>								
Drummondville	0	0	0	0	20	4	160	136
Granby	24	8	0	4	121	99	158	93
Rimouski	0	0	0	0	0	0	34	60
Saint-Hyacinthe	0	0	0	4	20	10	204	84
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	0	0	0	0	20	23	70	29
<b>Centres 10,000 - 49,999</b>								
Alma	0	0	0	0	0	4	21	3
Amos	0	0	0	0	0	0	8	8
Baie-Comeau	0	0	0	0	0	0	4	0
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	111	238
Dolbeau-Mistassini	0	0	0	0	0	0	0	6
Gaspé	0	0	0	0	2	4	0	25
Hawkesbury	0	0	0	0	0	0	4	39
Joliette	7	20	0	0	8	22	372	196
Lachute	0	0	0	0	0	0	73	9
La Tuque	0	0	0	0	1	0	0	138
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Marieville	0	0	0	0	0	0	4	0
Matane	0	0	0	0	0	0	106	0
Mont-Laurier	0	0	0	0	0	3	6	3
Montmagny	0	0	0	0	0	8	7	0
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	8	8	0	0
Rawdon	0	0	0	0	0	12	16	27
Rivière-du-Loup	0	0	0	0	0	0	0	18
Roberval	0	0	0	0	0	0	7	0
Rouyn-Noranda	0	0	0	0	1	12	43	27
Saint-Félicien	0	0	0	0	0	0	19	8
Saint-Georges	0	0	0	0	2	0	76	113
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	0	0	0	0	0	2	6	5
Sainte-Agathe-des-Monts	0	0	0	0	2	16	16	25
Sainte-Marie	0	0	0	0	0	2	4	0
Sainte-Sophie	0	0	0	0	0	0	84	34
Salaberry-de-Valleyfield	4	15	0	0	0	15	298	63
Sept-Îles	0	0	0	0	0	0	1	94
Sorel-Tracy	0	0	0	0	8	4	5	36
Thetford Mines	0	0	0	0	0	0	23	1
Val d'Or	0	0	0	0	4	2	49	30
Victoriaville	0	0	0	0	0	0	276	66
<b>Total Québec (10,000+)</b>	<b>1,232</b>	<b>1,217</b>	<b>15</b>	<b>40</b>	<b>6,290</b>	<b>7,351</b>	<b>13,886</b>	<b>11,736</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
<b>Centres 100,000+</b>								
Gatineau	259	281	48	29	366	530	673	840
Montréal	1,134	1,252	1,076	2,317	2,526	2,260	4,816	5,981
Québec	339	393	23	198	779	1,365	1,141	2,060
Saguenay	93	86	10	0	27	10	130	96
Sherbrooke	139	87	26	7	126	38	291	132
Trois-Rivières	67	84	8	48	54	156	129	288
<b>Centres 50,000 - 99,999</b>								
Drummondville	64	82	16	0	41	55	121	137
Granby	88	107	26	84	91	22	205	213
Rimouski	24	34	0	0	20	0	44	34
Saint-Hyacinthe	18	12	0	0	49	22	67	34
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	18	26	8	3	3	8	29	37
<b>Centres 10,000 - 49,999</b>								
Alma	16	18	0	0	15	3	31	21
Amos	7	4	0	0	8	7	15	11
Baie-Comeau	0	0	0	0	4	0	4	0
Campbellton	0	0	0	0	0	0	0	0
Cowansville	19	13	0	0	53	220	72	233
Dolbeau-Mistassini	8	12	0	0	0	6	8	18
Gaspé	9	10	0	0	0	0	9	10
Hawkesbury	0	1	0	0	0	0	0	1
Joliette	21	19	0	0	103	35	124	54
Lachute	23	14	0	0	0	6	23	20
La Tuque	4	2	0	0	0	137	4	139
Les Îles-de-la-Madeleine	15	0	0	0	0	0	15	0
Marieville	7	12	0	0	0	0	7	12
Matane	5	6	0	0	106	0	111	6
Mont-Laurier	7	8	0	3	0	3	7	14
Montmagny	8	2	0	0	7	0	15	2
Pembroke	0	0	0	0	0	0	0	0
Prévost	12	12	0	0	0	0	12	12
Rawdon	21	25	0	0	13	16	34	41
Rivière-du-Loup	17	17	0	0	0	0	17	17
Roberval	3	5	0	0	1	0	4	5
Rouyn-Noranda	36	32	0	0	18	27	54	59
Saint-Félicien	13	5	0	0	0	8	13	13
Saint-Georges	28	39	0	0	18	75	46	114
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	18	22	0	0	3	4	21	26
Sainte-Agathe-des-Monts	7	29	0	16	1	25	8	70
Sainte-Marie	19	12	0	0	0	0	19	12
Sainte-Sophie	28	31	0	0	21	14	49	45
Salaberry-de-Valleyfield	22	20	0	0	19	11	41	31
Sept-Îles	4	20	0	0	0	4	4	24
Sorel-Tracy	20	16	6	0	1	0	27	16
Thetford Mines	7	14	0	0	16	1	23	15
Val d'Or	34	18	0	0	0	1	34	19
Victoriaville	29	44	0	0	253	28	282	72
<b>Total Québec (10,000+)</b>	<b>2,768</b>	<b>2,926</b>	<b>1,247</b>	<b>2,705</b>	<b>4,771</b>	<b>5,097</b>	<b>8,866</b>	<b>10,984</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
<b>Centres 100,000+</b>								
Gatineau	543	523	320	115	624	958	1,487	1,596
Montréal	3,492	3,380	5,468	5,906	7,817	6,149	16,857	15,786
Québec	1,055	1,163	141	1,145	2,485	2,416	3,726	4,828
Saguenay	246	193	22	0	40	65	308	258
Sherbrooke	464	434	30	11	493	330	987	775
Trois-Rivières	210	209	99	93	130	236	439	538
<b>Centres 50,000 - 99,999</b>								
Drummondville	269	277	16	4	160	136	445	417
Granby	242	233	122	99	158	97	522	429
Rimouski	81	74	0	0	34	60	115	134
Saint-Hyacinthe	48	38	16	8	204	88	268	134
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	68	70	20	23	70	29	158	122
<b>Centres 10,000 - 49,999</b>								
Alma	54	56	0	0	21	3	75	59
Amos	13	14	0	0	8	8	21	22
Baie-Comeau	0	1	0	0	4	0	4	1
Campbellton	0	0	0	0	0	0	0	0
Cowansville	43	40	0	0	111	238	154	278
Dolbeau-Mistassini	12	22	0	0	0	6	12	28
Gaspé	30	22	0	0	0	25	30	47
Hawkesbury	0	2	0	0	4	39	4	41
Joliette	80	107	8	6	372	196	460	309
Lachute	37	19	0	0	73	9	110	28
La Tuque	7	10	0	0	0	138	7	148
Les Îles-de-la-Madeleine	22	0	0	0	0	0	22	0
Marieville	27	19	0	0	4	0	31	19
Matane	7	12	0	0	106	0	113	12
Mont-Laurier	18	12	0	3	6	3	24	18
Montmagny	15	22	0	0	7	0	22	22
Pembroke	0	0	0	0	0	0	0	0
Prévost	26	32	8	8	0	0	34	40
Rawdon	26	57	0	4	16	27	42	88
Rivière-du-Loup	38	50	0	0	0	18	38	68
Roberval	10	7	0	0	7	0	17	7
Rouyn-Noranda	61	55	0	12	43	27	104	94
Saint-Félicien	25	5	0	0	19	8	44	13
Saint-Georges	67	66	0	0	76	113	143	179
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	41	28	0	0	6	5	47	33
Sainte-Agathe-des-Monts	17	33	0	16	16	25	33	74
Sainte-Marie	20	33	0	0	4	0	24	33
Sainte-Sophie	62	117	0	0	84	34	146	151
Salaberry-de-Valleyfield	68	61	0	13	298	63	366	137
Sept-Îles	6	28	0	0	1	94	7	122
Sorel-Tracy	42	35	6	0	5	36	53	71
Thetford Mines	18	28	0	0	23	1	41	29
Val d'Or	68	35	0	0	49	30	117	65
Victoriaville	87	102	0	0	276	66	363	168
<b>Total Québec (10,000+)</b>	<b>7,874</b>	<b>7,724</b>	<b>6,276</b>	<b>7,466</b>	<b>13,908</b>	<b>11,776</b>	<b>28,183</b>	<b>27,421</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Québec**  
**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
<b>Centres 100,000+</b>											
Gatineau	111	28	44	48	0	28	191	352	346	456	-24.1
Montréal	736	833	296	250	394	510	5,075	5,970	6,501	7,563	-14.0
Québec	212	292	216	180	42	83	1,702	1,546	2,172	2,101	3.4
Saguenay	65	54	52	20	0	16	47	62	164	152	7.9
Sherbrooke	87	80	38	84	20	49	117	290	262	503	-47.9
Trois-Rivières	61	67	32	28	4	0	132	118	229	213	7.5
<b>Centres 50,000 - 99,999</b>											
Drummondville	77	79	26	34	0	0	57	62	160	175	-8.6
Granby	44	35	30	48	8	4	331	107	413	194	112.9
Rimouski	11	14	28	26	4	0	15	8	58	48	20.8
Saint-Hyacinthe	11	5	2	6	0	0	90	12	103	23	**
Saint-Jean-sur-Richelieu	0	0	0	0	0	0	0	0	0	0	n/a
Shawinigan	26	22	8	2	0	0	20	36	54	60	-10.0
<b>Centres 10,000 - 49,999</b>											
Alma	17	16	4	4	0	0	5	0	26	20	30.0
Amos	4	3	0	0	0	0	0	0	4	3	33.3
Baie-Comeau	1	1	0	0	0	0	0	0	1	1	0.0
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	12	16	6	6	0	0	191	30	209	52	**
Dolbeau-Mistassini	2	9	0	0	0	0	0	26	2	35	-94.3
Gaspé	15	8	0	0	0	0	29	0	44	8	**
Hawkesbury	0	0	0	0	0	0	0	0	0	0	n/a
Joliette	27	28	2	0	7	4	23	52	59	84	-29.8
Lachute	23	6	0	0	0	0	0	0	23	6	**
La Tuque	2	4	0	0	0	0	139	0	141	4	**
Les Îles-de-la-Madeleine	6	0	0	0	0	0	0	0	6	0	n/a
Marieville	6	2	2	2	0	0	0	0	8	4	100.0
Matane	3	5	0	0	0	0	0	25	3	30	-90.0
Mont-Laurier	6	5	0	0	0	0	0	0	6	5	20.0
Montmagny	1	4	2	2	0	0	16	8	19	14	35.7
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	6	16	0	0	0	0	0	0	6	16	-62.5
Rawdon	4	28	0	0	0	0	0	4	4	32	-87.5
Rivière-du-Loup	16	21	0	6	0	0	7	6	23	33	-30.3
Roberval	2	3	0	0	0	0	0	0	2	3	-33.3
Rouyn-Noranda	26	15	0	0	0	0	21	20	47	35	34.3
Saint-Félicien	9	1	0	0	0	0	0	0	9	1	**
Saint-Georges	12	12	8	10	0	0	16	26	36	48	-25.0
Saint-Lin-Laurentides	0	0	0	0	0	0	0	0	0	0	n/a
Sainte-Adèle	11	5	0	0	0	0	13	0	24	5	**
Sainte-Agathe-des-Monts	7	6	0	0	0	0	27	1	34	7	**
Sainte-Marie	4	6	2	4	0	0	0	4	6	14	-57.1
Sainte-Sophie	26	49	0	0	0	0	13	8	39	57	-31.6
Salaberry-de-Valleyfield	12	14	10	4	4	12	221	38	247	68	**
Sept-Îles	2	7	0	0	0	0	0	0	2	7	-71.4
Sorel-Tracy	16	14	0	0	0	0	4	42	20	56	-64.3
Thetford Mines	12	4	0	4	0	0	1	0	13	8	62.5
Val d'Or	26	12	0	0	0	0	15	14	41	26	57.7
Victoriaville	22	27	10	14	0	0	14	25	46	66	-30.3
<b>Total Québec (10,000+)</b>	<b>1,835</b>	<b>1,856</b>	<b>818</b>	<b>782</b>	<b>483</b>	<b>706</b>	<b>8,569</b>	<b>8,892</b>	<b>11,705</b>	<b>12,236</b>	<b>-4.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**Québec**  
**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
<b>Centres 100,000+</b>											
Gatineau	319	123	112	138	56	69	812	601	1,299	931	39.5
Montréal	1,866	1,935	660	606	1,083	1,038	11,927	11,008	15,536	14,587	6.5
Québec	557	583	408	346	101	151	2,816	2,955	3,882	4,035	-3.8
Saguenay	131	121	86	36	0	16	98	121	315	294	7.1
Sherbrooke	243	203	202	168	42	77	485	918	972	1,366	-28.8
Trois-Rivières	140	131	68	56	13	23	250	204	471	414	13.8
<b>Centres 50,000 - 99,999</b>											
Drummondville	171	181	76	64	0	0	229	321	476	566	-15.9
Granby	112	95	90	120	8	20	512	199	722	434	66.4
Rimouski	32	38	54	42	4	0	15	16	105	96	9.4
Saint-Hyacinthe	23	16	10	10	9	0	122	89	164	115	42.6
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Shawinigan	45	37	10	4	0	0	34	59	89	100	-11.0
<b>Centres 10,000 - 49,999</b>											
Alma	37	27	16	18	0	0	11	2	64	47	36.2
Amos	7	10	0	2	0	0	0	1	7	13	-46.2
Baie-Comeau	2	4	0	0	0	0	0	75	2	79	-97.5
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Cowansville	21	22	10	14	0	0	277	86	308	122	152.5
Dolbeau-Mistassini	10	14	0	0	0	0	0	26	10	40	-75.0
Gaspé	28	15	0	0	0	0	29	0	57	15	**
Hawkesbury	0	3	0	0	0	0	0	70	0	73	-100.0
Joliette	51	69	6	4	23	20	132	359	212	452	-53.1
Lachute	47	8	0	0	0	0	0	29	47	37	27.0
La Tuque	3	10	0	0	0	0	139	1	142	11	**
Les Îles-de-la-Madeleine	18	7	0	0	0	0	1	0	19	7	171.4
Marieville	22	15	6	12	0	0	1	1	29	28	3.6
Matane	10	8	0	0	0	0	0	25	10	33	-69.7
Mont-Laurier	28	16	0	0	0	0	0	6	28	22	27.3
Montmagny	5	7	6	4	0	0	16	44	27	55	-50.9
Pembroke	0	0	0	0	0	0	0	0	0	0	n/a
Prévost	27	36	0	2	0	0	1	6	28	44	-36.4
Rawdon	25	32	0	0	0	0	6	16	31	48	-35.4
Rivière-du-Loup	30	45	10	12	0	6	94	60	134	123	8.9
Roberval	7	4	0	0	0	0	0	0	7	4	75.0
Rouyn-Noranda	50	43	0	0	0	0	54	20	104	63	65.1
Saint-Félicien	19	5	0	0	0	0	32	0	51	5	**
Saint-Georges	39	37	28	30	0	0	168	80	235	147	59.9
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a
Sainte-Adèle	63	13	0	0	0	0	17	33	80	46	73.9
Sainte-Agathe-des-Monts	22	16	0	0	0	0	28	1	50	17	194.1
Sainte-Marie	14	19	8	24	0	0	2	4	24	47	-48.9
Sainte-Sophie	69	119	0	0	0	0	51	22	120	141	-14.9
Salaberry-de-Valleyfield	29	34	36	20	4	12	326	81	395	147	168.7
Sept-Îles	10	12	0	0	0	0	1	150	11	162	-93.2
Sorel-Tracy	38	32	6	2	0	0	16	87	60	121	-50.4
Thetford Mines	21	16	0	4	0	0	7	12	28	32	-12.5
Val d'Or	48	27	0	0	0	0	39	15	87	42	107.1
Victoriaville	63	66	40	24	0	0	99	121	202	211	-4.3
<b>Total Québec (10,000+)</b>	<b>4,642</b>	<b>4,254</b>	<b>1,948</b>	<b>1,762</b>	<b>1,343</b>	<b>1,432</b>	<b>18,894</b>	<b>17,924</b>	<b>26,827</b>	<b>25,372</b>	<b>5.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**Québec**  
**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
<b>Centres 100,000+</b>								
Gatineau	0	28	0	0	2	66	189	286
Montréal	391	481	3	29	2,397	2,183	2,678	3,773
Québec	30	43	12	40	104	140	1,494	1,385
Saguenay	0	0	0	16	8	8	39	30
Sherbrooke	20	49	0	0	4	101	113	189
Trois-Rivières	4	0	0	0	47	32	85	86
<b>Centres 50,000 - 99,999</b>								
Drummondville	0	0	0	0	2	0	55	62
Granby	8	4	0	0	34	66	297	41
Rimouski	4	0	0	0	0	0	15	0
Saint-Hyacinthe	0	0	0	0	12	4	78	8
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	0	0	0	0	8	22	12	14
<b>Centres 10,000 - 49,999</b>								
Alma	0	0	0	0	0	0	5	0
Amos	0	0	0	0	0	0	0	0
Baie-Comeau	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	0	0	191	30
Dolbeau-Mistassini	0	0	0	0	0	20	0	6
Gaspé	0	0	0	0	4	0	25	0
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	3	0	4	4	0	14	23	38
Lachute	0	0	0	0	0	0	0	0
La Tuque	0	0	0	0	2	0	137	0
Les Îles-de-la-Madeleine	0	0	0	0	0	0	0	0
Mariville	0	0	0	0	0	0	0	0
Matane	0	0	0	0	0	0	0	25
Mont-Laurier	0	0	0	0	0	0	0	0
Montmagny	0	0	0	0	0	8	16	0
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	0	0
Rawdon	0	0	0	0	0	0	0	4
Rivière-du-Loup	0	0	0	0	0	0	7	6
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	2	16	19	4
Saint-Félicien	0	0	0	0	0	0	0	0
Saint-Georges	0	0	0	0	0	0	16	26
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	0	0	0	0	2	0	11	0
Sainte-Agathe-des-Monts	0	0	0	0	2	0	25	1
Sainte-Marie	0	0	0	0	0	0	0	4
Sainte-Sophie	0	0	0	0	0	0	13	8
Salaberry-de-Valleyfield	4	12	0	0	0	0	221	38
Sept-Îles	0	0	0	0	0	0	0	0
Sorel-Tracy	0	0	0	0	0	4	4	38
Thetford Mines	0	0	0	0	0	0	1	0
Val d'Or	0	0	0	0	0	14	15	0
Victoriaville	0	0	0	0	0	5	14	20
<b>Total Québec (10,000+)</b>	<b>464</b>	<b>617</b>	<b>19</b>	<b>89</b>	<b>2,638</b>	<b>2,703</b>	<b>5,827</b>	<b>6,122</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**Québec**  
**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
<b>Centres 100,000+</b>								
Gatineau	56	69	0	0	80	218	732	383
Montréal	1,077	997	6	41	5,552	4,928	6,124	6,059
Québec	89	111	12	40	322	291	2,390	2,643
Saguenay	0	0	0	16	18	18	80	79
Sherbrooke	42	77	0	0	19	107	466	804
Trois-Rivières	13	19	0	4	59	62	191	142
<b>Centres 50,000 - 99,999</b>								
Drummondville	0	0	0	0	2	2	227	319
Granby	8	16	0	4	127	119	385	80
Rimouski	4	0	0	0	0	0	15	8
Saint-Hyacinthe	9	0	0	0	14	4	108	85
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	0	0	0	0	8	34	26	25
<b>Centres 10,000 - 49,999</b>								
Alma	0	0	0	0	0	2	11	0
Amos	0	0	0	0	0	0	0	1
Baie-Comeau	0	0	0	0	0	0	0	75
Campbellton	0	0	0	0	0	0	0	0
Cowansville	0	0	0	0	4	12	273	74
Dolbeau-Mistassini	0	0	0	0	0	20	0	6
Gaspé	0	0	0	0	4	0	25	0
Hawkesbury	0	0	0	0	0	0	0	70
Joliette	11	16	12	4	10	53	122	306
Lachute	0	0	0	0	0	8	0	21
La Tuque	0	0	0	0	2	0	137	1
Les Îles-de-la-Madeleine	0	0	0	0	0	0	1	0
Mariville	0	0	0	0	0	0	1	1
Matane	0	0	0	0	0	0	0	25
Mont-Laurier	0	0	0	0	0	2	0	4
Montmagny	0	0	0	0	0	8	16	36
Pembroke	0	0	0	0	0	0	0	0
Prévost	0	0	0	0	0	0	1	6
Rawdon	0	0	0	0	0	0	6	16
Rivière-du-Loup	0	6	0	0	0	0	94	60
Roberval	0	0	0	0	0	0	0	0
Rouyn-Noranda	0	0	0	0	8	16	46	4
Saint-Félicien	0	0	0	0	0	0	32	0
Saint-Georges	0	0	0	0	2	0	166	80
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	0	0	0	0	2	2	15	31
Sainte-Agathe-des-Monts	0	0	0	0	2	0	26	1
Sainte-Marie	0	0	0	0	2	0	0	4
Sainte-Sophie	0	0	0	0	0	0	51	22
Salaberry-de-Valleyfield	4	12	0	0	0	12	326	69
Sept-Îles	0	0	0	0	0	0	1	150
Sorel-Tracy	0	0	0	0	2	10	14	77
Thetford Mines	0	0	0	0	0	0	7	12
Val d'Or	0	0	0	0	0	14	39	1
Victoriaville	0	0	0	0	0	11	99	110
<b>Total Québec (10,000+)</b>	<b>1,313</b>	<b>1,323</b>	<b>30</b>	<b>109</b>	<b>6,247</b>	<b>5,953</b>	<b>12,292</b>	<b>11,890</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
<b>Centres 100,000+</b>								
Gatineau	157	104	0	64	189	288	346	456
Montréal	1,384	1,426	2,433	2,319	2,684	3,804	6,501	7,563
Québec	458	538	98	113	1,512	1,429	2,172	2,101
Saguenay	119	76	4	4	41	48	164	152
Sherbrooke	149	211	0	101	113	191	262	503
Trois-Rivières	93	95	51	32	85	86	229	213
<b>Centres 50,000 - 99,999</b>								
Drummondville	103	113	2	0	55	62	160	175
Granby	82	87	34	66	297	41	413	194
Rimouski	39	40	4	0	15	0	58	48
Saint-Hyacinthe	15	11	10	4	78	8	103	23
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	34	24	8	22	12	14	54	60
<b>Centres 10,000 - 49,999</b>								
Alma	21	20	0	0	5	0	26	20
Amos	4	3	0	0	0	0	4	3
Baie-Comeau	1	1	0	0	0	0	1	1
Campbellton	0	0	0	0	0	0	0	0
Cowansville	18	22	0	0	191	30	209	52
Dolbeau-Mistassini	2	11	0	18	0	6	2	35
Gaspé	19	8	0	0	25	0	44	8
Hawkesbury	0	0	0	0	0	0	0	0
Joliette	32	36	0	6	27	42	59	84
Lachute	23	6	0	0	0	0	23	6
La Tuque	4	4	0	0	137	0	141	4
Les Îles-de-la-Madeleine	6	0	0	0	0	0	6	0
Marieville	8	4	0	0	0	0	8	4
Matane	3	5	0	0	0	25	3	30
Mont-Laurier	6	5	0	0	0	0	6	5
Montmagny	3	14	0	0	16	0	19	14
Pembroke	0	0	0	0	0	0	0	0
Prévost	6	16	0	0	0	0	6	16
Rawdon	4	28	0	0	0	4	4	32
Rivière-du-Loup	16	27	0	0	7	6	23	33
Roberval	2	3	0	0	0	0	2	3
Rouyn-Noranda	28	19	0	12	19	4	47	35
Saint-Félicien	9	1	0	0	0	0	9	1
Saint-Georges	20	22	0	0	16	26	36	48
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	13	5	0	0	11	0	24	5
Sainte-Agathe-des-Monts	9	6	0	0	25	1	34	7
Sainte-Marie	6	10	0	0	0	4	6	14
Sainte-Sophie	26	49	0	0	13	8	39	57
Salaberry-de-Valleyfield	26	30	0	0	221	38	247	68
Sept-Îles	2	7	0	0	0	0	2	7
Sorel-Tracy	16	18	0	0	4	38	20	56
Thetford Mines	12	8	0	0	1	0	13	8
Val d'Or	26	14	0	12	15	0	41	26
Victoriaville	32	41	0	5	14	20	46	66
<b>Total Québec (10,000+)</b>	<b>3,100</b>	<b>3,168</b>	<b>2,644</b>	<b>2,778</b>	<b>5,857</b>	<b>6,223</b>	<b>11,705</b>	<b>12,236</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
<b>Centres 100,000+</b>								
Gatineau	490	332	77	214	732	385	1,299	931
Montréal	3,418	3,243	5,728	5,214	6,139	6,109	15,536	14,587
Québec	1,062	1,084	308	239	2,408	2,691	3,882	4,035
Saguenay	225	165	8	8	82	97	315	294
Sherbrooke	495	448	11	105	466	806	972	1,366
Trois-Rivières	212	206	68	62	191	146	471	414
<b>Centres 50,000 - 99,999</b>								
Drummondville	247	245	2	2	227	319	476	566
Granby	208	235	127	115	387	84	722	434
Rimouski	86	80	4	0	15	8	105	96
Saint-Hyacinthe	46	26	10	4	108	85	164	115
Saint-Jean-sur-Richelieu	n/a	0	n/a	0	n/a	0	n/a	0
Shawinigan	55	41	8	34	26	25	89	100
<b>Centres 10,000 - 49,999</b>								
Alma	53	47	0	0	11	0	64	47
Amos	7	12	0	0	0	1	7	13
Baie-Comeau	2	4	0	0	0	75	2	79
Campbellton	0	0	0	0	0	0	0	0
Cowansville	31	36	4	12	273	74	308	122
Dolbeau-Mistassini	10	16	0	18	0	6	10	40
Gaspé	32	15	0	0	25	0	57	15
Hawkesbury	0	3	0	0	0	70	0	73
Joliette	70	101	8	41	134	310	212	452
Lachute	47	12	0	4	0	21	47	37
La Tuque	5	10	0	0	137	1	142	11
Les Îles-de-la-Madeleine	18	7	0	0	1	0	19	7
Marieville	28	27	0	0	1	1	29	28
Matane	10	8	0	0	0	25	10	33
Mont-Laurier	28	18	0	0	0	4	28	22
Montmagny	11	19	0	0	16	36	27	55
Pembroke	0	0	0	0	0	0	0	0
Prévost	27	38	0	0	1	6	28	44
Rawdon	25	32	0	0	6	16	31	48
Rivière-du-Loup	40	57	0	6	94	60	134	123
Roberval	7	4	0	0	0	0	7	4
Rouyn-Noranda	54	47	4	12	46	4	104	63
Saint-Félicien	19	5	0	0	32	0	51	5
Saint-Georges	69	67	0	0	166	80	235	147
Saint-Lin-Laurentides	n/a	0	n/a	0	n/a	0	n/a	0
Sainte-Adèle	65	13	0	2	15	31	80	46
Sainte-Agathe-des-Monts	24	16	0	0	26	1	50	17
Sainte-Marie	24	43	0	0	0	4	24	47
Sainte-Sophie	69	119	0	0	51	22	120	141
Salaberry-de-Valleyfield	69	66	0	12	326	69	395	147
Sept-Îles	10	12	0	0	1	150	11	162
Sorel-Tracy	46	44	0	0	14	77	60	121
Thetford Mines	21	20	0	0	7	12	28	32
Val d'Or	48	29	0	12	39	1	87	42
Victoriaville	103	90	0	11	99	110	202	211
<b>Total Québec (10,000+)</b>	<b>7,764</b>	<b>7,142</b>	<b>6,367</b>	<b>6,127</b>	<b>12,341</b>	<b>12,022</b>	<b>26,827</b>	<b>25,372</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Drummondville</b>													
Q3 2018	0	0.0	8	25.8	12	38.7	6	19.4	5	16.1	31	220,000	242,215
Q3 2017	2	2.9	25	36.8	19	27.9	14	20.6	8	11.8	68	215,000	231,707
Year-to-date 2018	0	0.0	27	30.0	36	40.0	16	17.8	11	12.2	90	212,500	235,328
Year-to-date 2017	4	3.2	44	35.5	41	33.1	23	18.5	12	9.7	124	215,000	226,946
<b>Granby</b>													
Q3 2018	0	0.0	0	0.0	1	10.0	0	0.0	9	90.0	10	-	339,404
Q3 2017	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	-	307,347
Year-to-date 2018	0	0.0	0	0.0	3	10.3	5	17.2	21	72.4	29	-	330,308
Year-to-date 2017	0	0.0	1	3.8	2	7.7	7	26.9	16	61.5	26	-	345,567
<b>Rimsouki<sup>1</sup></b>													
Q3 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Q3 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	2	22.2	0	0.0	7	77.8	9	-	-
Year-to-date 2017	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
<b>Saint-Hyacinthe</b>													
Q3 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Q3 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
<b>Saint-Jean-sur-Richelieu</b>													
Q3 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
<b>Shawinigan</b>													
Q3 2018	0	0.0	5	45.5	4	36.4	1	9.1	1	9.1	11	200,000	228,590
Q3 2017	0	0.0	4	36.4	5	45.5	2	18.2	0	0.0	11	-	202,676
Year-to-date 2018	0	0.0	8	42.1	7	36.8	2	10.5	2	10.5	19	200,000	222,388
Year-to-date 2017	0	0.0	4	25.0	10	62.5	2	12.5	0	0.0	16	-	208,322
<b>Gatineau CMA</b>													
Q3 2018	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	435,000	459,105
Q3 2017	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	-	-
Year-to-date 2018	0	0.0	1	0.9	6	5.6	13	12.1	87	81.3	107	425,000	436,524
Year-to-date 2017	0	0.0	0	0.0	5	4.9	10	9.8	87	85.3	102	402,500	419,391
<b>Montréal CMA</b>													
Q3 2018	0	0.0	1	0.2	15	3.0	41	8.2	441	88.6	498	420,000	454,860
Q3 2017	1	0.2	5	0.9	34	6.1	76	13.5	445	79.3	561	395,000	433,167
Year-to-date 2018	1	0.1	8	0.7	37	3.0	119	9.7	1,062	86.6	1,227	415,000	460,721
Year-to-date 2017	2	0.2	6	0.5	64	5.0	195	15.1	1,023	79.3	1,290	395,000	436,788
<b>Québec CMA</b>													
Q3 2018	0	0.0	0	0.0	5	6.5	15	19.5	57	74.0	77	355,000	382,817
Q3 2017	0	0.0	0	0.0	4	4.9	11	13.4	67	81.7	82	347,500	371,834
Year-to-date 2018	0	0.0	0	0.0	11	4.9	52	23.2	161	71.9	224	350,000	385,156
Year-to-date 2017	1	0.6	0	0.0	7	4.2	27	16.4	130	78.8	165	350,000	369,791

Source: CMHC (Market Absorption Survey)

<sup>1</sup>This centre is new to our survey as of 2013

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

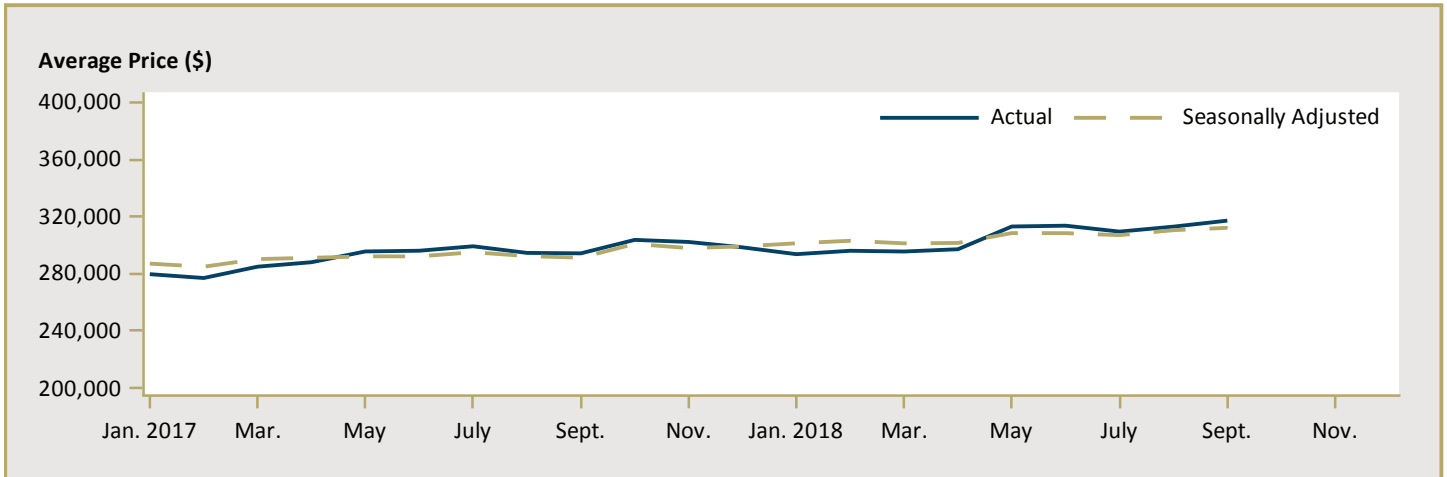
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Saguenay CMA</b>													
Q3 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	-	-
Year-to-date 2017	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-
<b>Sherbrooke CMA</b>													
Q3 2018	0	0.0	1	7.7	1	7.7	5	38.5	6	46.2	13	-	325,664
Q3 2017	0	0.0	0	0.0	4	18.2	6	27.3	12	54.5	22	-	362,112
Year-to-date 2018	1	2.1	4	8.3	4	8.3	12	25.0	27	56.3	48	315,000	316,523
Year-to-date 2017	0	0.0	0	0.0	8	13.3	18	30.0	34	56.7	60	-	347,183
<b>Trois-Rivières CMA</b>													
Q3 2018	0	0.0	4	17.4	2	8.7	5	21.7	12	52.2	23	310,000	361,438
Q3 2017	0	0.0	4	14.8	2	7.4	5	18.5	16	59.3	27	315,000	304,174
Year-to-date 2018	0	0.0	8	15.1	7	13.2	9	17.0	29	54.7	53	330,000	363,084
Year-to-date 2017	0	0.0	5	9.6	3	5.8	10	19.2	34	65.4	52	315,000	332,276
<b>Total Urban Centres in Québec (50,000+)</b>													
Q3 2018	0	0.0	19	2.7	41	5.9	77	11.1	557	80.3	694	400,000	425,219
Q3 2017	3	0.4	38	4.8	69	8.6	121	15.1	568	71.1	799	355,000	397,828
Year-to-date 2018	2	0.1	56	3.1	116	6.4	231	12.7	1,412	77.7	1,817	385,000	426,254
Year-to-date 2017	7	0.4	61	3.3	144	7.8	294	15.9	1,342	72.6	1,848	370,000	405,907

Source: CMHC (Market Absorption Survey)

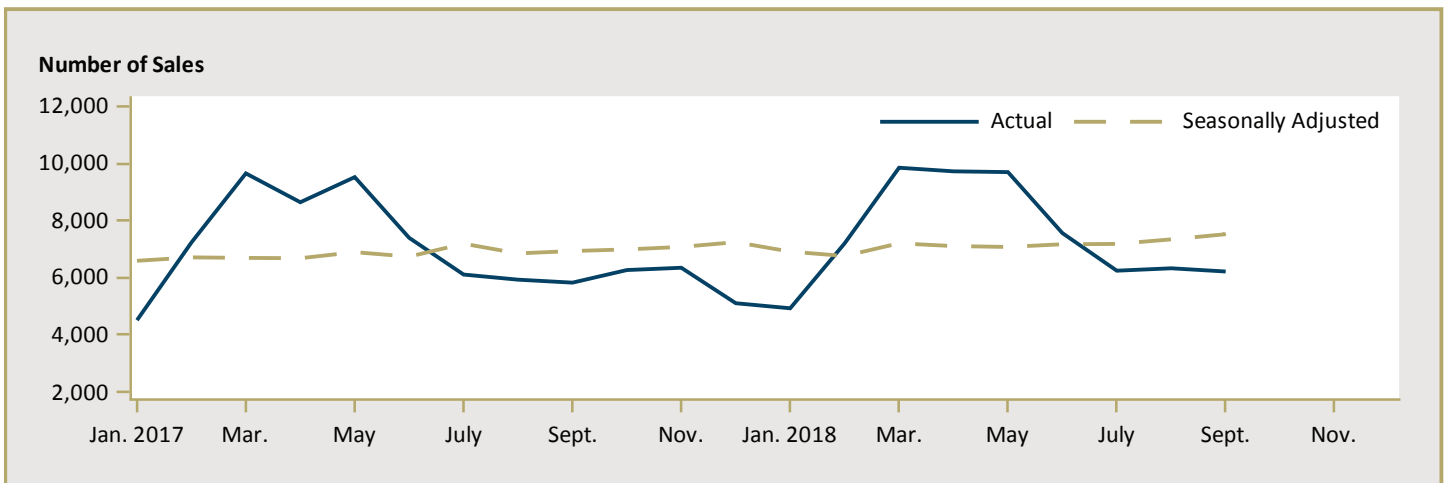
<b>Table 5: Centris® Residential Activity for Quebec Third Quarter 2018</b>				
		Number of Sales	Number of New Listings	Average Price (\$)
2017	January	4,514	13,537	279,711
	February	7,233	14,967	277,013
	March	9,650	15,749	284,940
	April	8,640	13,384	288,070
	May	9,519	13,589	295,607
	June	7,395	11,412	296,104
	July	6,110	10,713	299,230
	August	5,931	10,793	294,591
	September	5,828	12,248	294,278
	October	6,268	12,104	303,696
	November	6,348	10,486	302,238
	December	5,107	7,064	298,479
2018	January	4,930	12,527	293,707
	February	7,202	14,181	296,069
	March	9,848	15,560	295,562
	April	9,722	13,090	297,154
	May	9,695	13,641	313,059
	June	7,561	10,968	313,625
	July	6,246	10,112	309,480
	August	6,330	10,380	312,971
	September	6,217	11,662	317,173
	October			
	November			
	December			
	Q3 2017	17,869	33,754	296,075
	Q3 2018	18,793	32,154	313,201
	YTD 2017	64,820	116,392	290,018
	YTD 2018	67,751	112,121	305,121

Source: QFREB by the Centris® system  
 The Centris® system contains all the listings of Québec real estate brokers.

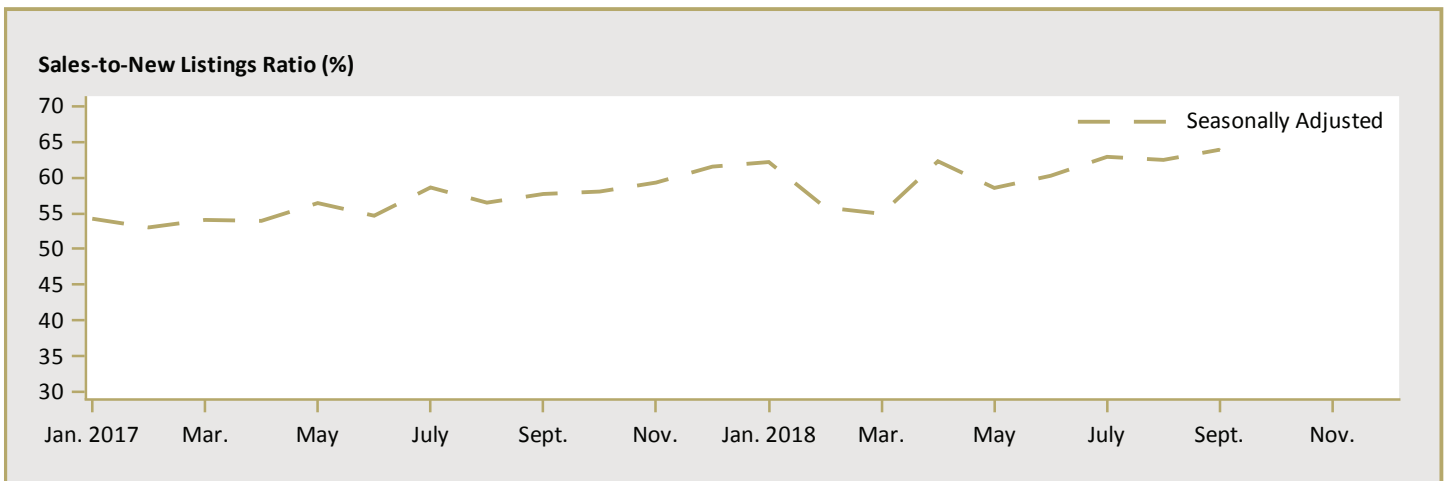
**Figure 5.1: MLS® Residential Average Price for Quebec**



**Figure 5.2: MLS® Residential Sales for Quebec**



**Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Quebec**



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

**Table 6: Level of Economic Indicators for Québec  
Third Quarter 2018**

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2017	January - March	391	3.1	4.6	4,193.5	6.3	12,872	137.9	871	36,231,748	75.59
	April - June	393	3.1	4.6	4,211.9	6.1	23,910	140.1	880	38,912,427	74.36
	July - September	388	3.1	4.9	4,233.8	5.9	23,349	141.0	896	39,201,421	79.84
	October - December	389	3.2	5.0	4,265.0	5.5	9,141	156.7	891	40,013,976	78.65
2018	January - March	389	3.3	5.1	4,269.9	5.5	15,139	150.7	896	38,331,298	79.06
	April - June	390	3.4	5.3	4,266.8	5.4		152.0	900	42,154,460	77.45
	July - September	391	3.5	5.3	4,251.3	5.5		155.0	908		76.51
	October - December										

**Table 6.1: Growth<sup>(1)</sup> of Economic Indicators for Québec  
Third Quarter 2018**

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2017	January - March	n/a	0.0	0.0	2.2	-1.2	13.9	37.5	3.3	7.7	n/a
	April - June	n/a	0.0	0.0	2.4	-1.0	33.6	20.4	2.6	8.5	n/a
	July - September	n/a	0.0	0.1	2.2	-1.0	60.8	9.3	3.3	9.2	n/a
	October - December	n/a	0.1	0.4	2.0	-1.1	**	29.5	2.9	7.4	n/a
2018	January - March	-0.7	0.2	0.5	1.8	-0.8	17.6	9.2	2.9	5.8	4.6
	April - June	-0.6	0.3	0.6	1.3	-0.7		8.5	2.4	8.3	4.2
	July - September	0.6	0.4	0.5	0.4	-0.4		10.0	1.4		-4.2
	October - 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

(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

## 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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