

HOUSING NOW TABLES

Sherbrooke CMA

Date Released: Second 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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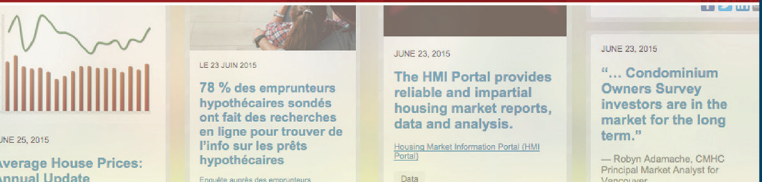
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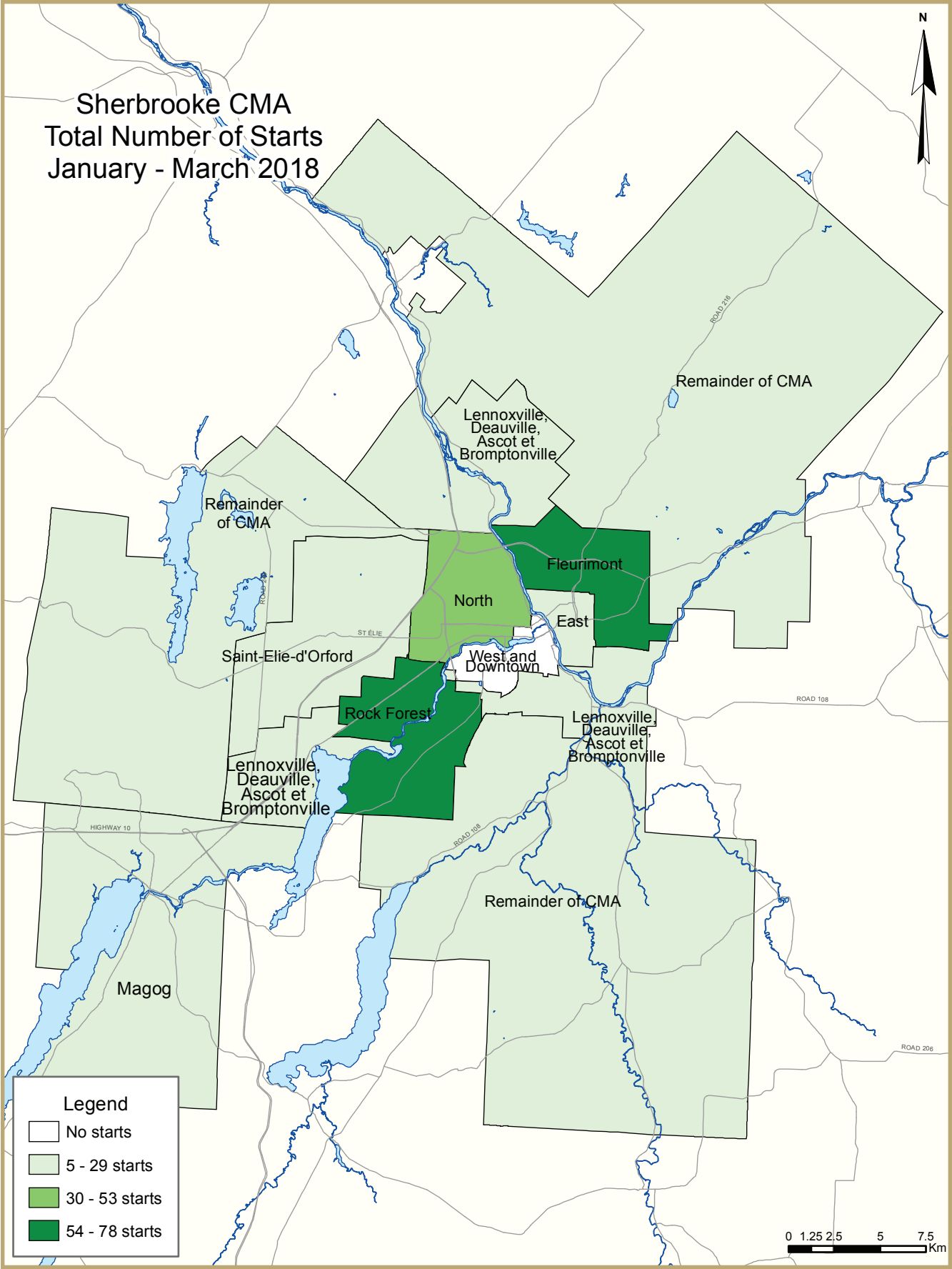
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SYMBOLS

- 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 I: Housing Starts (SAAR and Trend)								
First Quarter 2018								
Sherbrooke CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jan. 2018	Feb. 2018	Mar. 2018	Jan. 2018	Feb. 2018	Mar. 2018
Single-Detached	278	278	207	244	352	257	266	292
Multiples	919	846	216	996	1,416	688	830	984
Total	1,197	1,124	423	1,240	1,768	945	1,096	1,276
	Quarterly SAAR		Actual			YTD		
	2017 Q4	2018 Q1	2017 Q1	2018 Q1	% change	2017 Q1	2018 Q1	% change
Single-Detached	293	331	39	37	-5.1%	39	37	-5.1%
Multiples	1,092	876	274	219	-20.1%	274	219	-20.1%
Total	1,385	1,207	313	256	-18.2%	313	256	-18.2%

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Sherbrooke CMA
First 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									
QI 2018	37	88	6	0	0	0	0	125	256
QI 2017	39	56	25	0	0	4	0	189	313
% Change	-5.1	57.1	-76.0	n/a	n/a	-100.0	n/a	-33.9	-18.2
Year-to-date 2018	37	88	6	0	0	0	0	125	256
Year-to-date 2017	39	56	25	0	0	4	0	189	313
% Change	-5.1	57.1	-76.0	n/a	n/a	-100.0	n/a	-33.9	-18.2
UNDER CONSTRUCTION									
QI 2018	95	102	16	0	0	9	0	310	532
QI 2017	133	82	49	0	0	130	0	473	867
% Change	-28.6	24.4	-67.3	n/a	n/a	-93.1	n/a	-34.5	-38.6
COMPLETIONS									
QI 2018	83	40	14	0	0	3	0	57	197
QI 2017	63	34	16	0	0	0	0	256	376
% Change	31.7	17.6	-12.5	n/a	n/a	n/a	n/a	-77.7	-47.6
Year-to-date 2018	83	40	14	0	0	3	0	57	197
Year-to-date 2017	63	34	16	0	0	0	0	256	376
% Change	31.7	17.6	-12.5	n/a	n/a	n/a	n/a	-77.7	-47.6
COMPLETED & NOT ABSORBED									
QI 2018	13	67	41	0	0	18	n/a	n/a	139
QI 2017	18	73	35	0	0	14	n/a	n/a	140
% Change	-27.8	-8.2	17.1	n/a	n/a	28.6	n/a	n/a	-0.7
ABSORBED									
QI 2018	86	32	15	0	0	13	n/a	n/a	146
QI 2017	65	27	6	0	0	6	n/a	n/a	104
% Change	32.3	18.5	150.0	n/a	n/a	116.7	n/a	n/a	40.4
Year-to-date 2018	86	32	15	0	0	13	n/a	n/a	146
Year-to-date 2017	65	27	6	0	0	6	n/a	n/a	104
% Change	32.3	18.5	150.0	n/a	n/a	116.7	n/a	n/a	40.4

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Old City of Sherbrooke									
QI 2018	4	4	0	0	0	0	0	52	60
QI 2017	2	2	0	0	0	4	0	27	35
Suburbs of the old city of Sherbrooke									
QI 2018	13	82	6	0	0	0	0	73	174
QI 2017	13	52	25	0	0	0	0	160	250
New City of Sherbrooke									
QI 2018	17	86	6	0	0	0	0	125	234
QI 2017	15	54	25	0	0	4	0	187	285
Magog									
QI 2018	3	2	0	0	0	0	0	0	5
QI 2017	6	2	0	0	0	0	0	2	10
Remainder of the CMA									
QI 2018	17	0	0	0	0	0	0	0	17
QI 2017	18	0	0	0	0	0	0	0	18
Sherbrooke CMA									
QI 2018	37	88	6	0	0	0	0	125	256
QI 2017	39	56	25	0	0	4	0	189	313
UNDER CONSTRUCTION									
Old City of Sherbrooke									
QI 2018	9	8	0	0	0	5	0	116	138
QI 2017	10	2	2	0	0	118	0	167	299
Suburbs of the old city of Sherbrooke									
QI 2018	24	86	10	0	0	0	0	182	302
QI 2017	50	66	40	0	0	0	0	291	447
New City of Sherbrooke									
QI 2018	33	94	10	0	0	5	0	298	440
QI 2017	60	68	42	0	0	118	0	458	746
Magog									
QI 2018	14	4	4	0	0	0	0	0	22
QI 2017	18	6	4	0	0	0	0	3	31
Remainder of the CMA									
QI 2018	48	4	2	0	0	4	0	12	70
QI 2017	55	8	3	0	0	12	0	12	90
Sherbrooke CMA									
QI 2018	95	102	16	0	0	9	0	310	532
QI 2017	133	82	49	0	0	130	0	473	867

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
QI 2018	8	0	0	0	0	0	0	10	18
QI 2017	7	0	3	0	0	0	0	43	60
Suburbs of the old city of Sherbrooke									
QI 2018	34	34	14	0	0	0	0	46	128
QI 2017	21	32	9	0	0	0	0	207	269
New City of Sherbrooke									
QI 2018	42	34	14	0	0	0	0	56	146
QI 2017	28	32	12	0	0	0	0	250	329
Magog									
QI 2018	4	0	0	0	0	3	0	0	7
QI 2017	12	2	4	0	0	0	0	0	18
Remainder of the CMA									
QI 2018	37	6	0	0	0	0	0	1	44
QI 2017	23	0	0	0	0	0	0	6	29
Sherbrooke CMA									
QI 2018	83	40	14	0	0	3	0	57	197
QI 2017	63	34	16	0	0	0	0	256	376
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
QI 2018	3	1	0	0	0	14	n/a	n/a	18
QI 2017	4	4	1	0	0	11	n/a	n/a	20
Suburbs of the old city of Sherbrooke									
QI 2018	10	61	36	0	0	0	n/a	n/a	107
QI 2017	11	64	30	0	0	0	n/a	n/a	105
New City of Sherbrooke									
QI 2018	13	62	36	0	0	14	n/a	n/a	125
QI 2017	15	68	31	0	0	11	n/a	n/a	125
Magog									
QI 2018	0	2	3	0	0	0	n/a	n/a	5
QI 2017	0	4	4	0	0	0	n/a	n/a	8
Remainder of the CMA									
QI 2018	0	3	2	0	0	4	n/a	n/a	9
QI 2017	3	1	0	0	0	3	n/a	n/a	7
Sherbrooke CMA									
QI 2018	13	67	41	0	0	18	n/a	n/a	139
QI 2017	18	73	35	0	0	14	n/a	n/a	140

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

Table 1.2: Housing Activity Summary by Submarket
First 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									
Old City of Sherbrooke									
QI 2018	9	0	0	0	0	5	n/a	n/a	14
QI 2017	6	0	2	0	0	1	n/a	n/a	9
Suburbs of the old city of Sherbrooke									
QI 2018	36	25	14	0	0	0	n/a	n/a	75
QI 2017	22	27	4	0	0	5	n/a	n/a	58
New City of Sherbrooke									
QI 2018	45	25	14	0	0	5	n/a	n/a	89
QI 2017	28	27	6	0	0	6	n/a	n/a	67
Magog									
QI 2018	4	1	0	0	0	3	n/a	n/a	8
QI 2017	14	0	0	0	0	0	n/a	n/a	14
Remainder of the CMA									
QI 2018	37	6	1	0	0	5	n/a	n/a	49
QI 2017	23	0	0	0	0	0	n/a	n/a	23
Sherbrooke CMA									
QI 2018	86	32	15	0	0	13	n/a	n/a	146
QI 2017	65	27	6	0	0	6	n/a	n/a	104

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

Table 1.3: History of Housing Starts of Sherbrooke 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	278	213	88	0	0	19	0	526	1,124
% Change	0.0	1.4	-4.3	n/a	n/a	-44.1	n/a	-4.7	-6.1
2016	278	210	92	0	0	34	0	552	1,197
% Change	-8.9	22.1	-20.0	n/a	n/a	-79.9	n/a	-5.2	-12.4
2015	305	172	115	0	0	169	0	582	1,367
% Change	-17.3	14.7	-12.9	n/a	n/a	67.3	-100.0	55.6	21.2
2014	369	150	132	0	0	101	2	374	1,128
% Change	-16.5	-34.8	-3.6	n/a	n/a	32.9	n/a	-38.8	-24.6
2013	442	230	137	0	0	76	0	611	1,496
% Change	-27.5	-9.4	-43.4	n/a	n/a	33.3	-100.0	28.4	-14.1
2012	610	254	242	0	0	57	4	476	1,741
% Change	9.5	22.1	12.6	n/a	n/a	-37.4	n/a	-5.6	10.5
2011	557	208	215	0	0	91	0	504	1,575
% Change	-2.3	-8.8	27.2	n/a	n/a	-31.1	n/a	7.9	-4.9
2010	570	228	169	0	0	132	0	467	1,656
% Change	-14.7	137.5	19.0	n/a	-100.0	37.5	n/a	-5.1	4.8
2009	668	96	142	0	7	96	0	492	1,580
% Change	-16.7	100.0	82.1	n/a	-65.0	-34.2	-100.0	2.1	-2.9
2008	802	48	78	0	20	146	4	482	1,627

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Sherbrooke (West and City Centre)	0	2	0	0	0	0	0	12	0	14	-100.0
Sherbrooke (East)	2	0	0	2	0	0	18	6	20	8	150.0
Sherbrooke (North)	2	0	4	0	0	0	34	13	40	13	**
Old City of Sherbrooke	4	2	4	2	0	0	52	31	60	35	71.4
Fleurimont	4	2	12	12	0	0	38	10	54	24	125.0
Rock Forest	3	3	44	32	4	21	27	30	78	86	-9.3
Saint-Élie-d'Orford	3	5	18	0	0	0	0	0	21	5	**
Lennoxville, Deauville, Ascot, Bromptonville	3	3	8	8	0	4	10	120	21	135	-84.4
Suburbs of the old city of Sherbrooke	13	13	82	52	4	25	75	160	174	250	-30.4
New City of Sherbrooke	17	15	86	54	4	25	127	191	234	285	-17.9
Magog	3	6	2	2	0	0	0	2	5	10	-50.0
Remainder of the CMA	17	18	0	0	0	0	0	0	17	18	-5.6
Sherbrooke CMA	37	39	88	56	4	25	127	193	256	313	-18.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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
Sherbrooke (West and City Centre)	0	2	0	0	0	0	0	12	0	14	-100.0
Sherbrooke (East)	2	0	0	2	0	0	18	6	20	8	150.0
Sherbrooke (North)	2	0	4	0	0	0	34	13	40	13	**
Old City of Sherbrooke	4	2	4	2	0	0	52	31	60	35	71.4
Fleurimont	4	2	12	12	0	0	38	10	54	24	125.0
Rock Forest	3	3	44	32	4	21	27	30	78	86	-9.3
Saint-Élie-d'Orford	3	5	18	0	0	0	0	0	21	5	**
Lennoxville, Deauville, Ascot, Bromptonville	3	3	8	8	0	4	10	120	21	135	-84.4
Suburbs of the old city of Sherbrooke	13	13	82	52	4	25	75	160	174	250	-30.4
New City of Sherbrooke	17	15	86	54	4	25	127	191	234	285	-17.9
Magog	3	6	2	2	0	0	0	2	5	10	-50.0
Remainder of the CMA	17	18	0	0	0	0	0	0	17	18	-5.6
Sherbrooke CMA	37	39	88	56	4	25	127	193	256	313	-18.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	0	0	12
Sherbrooke (East)	0	0	0	0	0	0	18	6
Sherbrooke (North)	0	0	0	0	0	4	34	9
Old City of Sherbrooke	0	0	0	0	0	4	52	27
Fleurimont	0	0	0	0	0	0	38	10
Rock Forest	4	21	0	0	0	0	27	30
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	4	0	0	2	0	8	120
Suburbs of the old city of Sherbrooke	4	25	0	0	2	0	73	160
New City of Sherbrooke	4	25	0	0	2	4	125	187
Magog	0	0	0	0	0	0	0	2
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	4	25	0	0	2	4	125	189

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	0	12
Sherbrooke (East)	0	0	0	0	0	0	18	6
Sherbrooke (North)	0	0	0	0	0	4	34	9
Old City of Sherbrooke	0	0	0	0	0	4	52	27
Fleurimont	0	0	0	0	0	0	38	10
Rock Forest	4	21	0	0	0	0	27	30
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	4	0	0	2	0	8	120
Suburbs of the old city of Sherbrooke	4	25	0	0	2	0	73	160
New City of Sherbrooke	4	25	0	0	2	4	125	187
Magog	0	0	0	0	0	0	0	2
Remainder of the CMA	0	0	0	0	0	0	0	0
Sherbrooke CMA	4	25	0	0	2	4	125	189

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Sherbrooke (West and City Centre)	0	2	0	0	0	12	0	14
Sherbrooke (East)	2	2	0	0	18	6	20	8
Sherbrooke (North)	6	0	0	4	34	9	40	13
Old City of Sherbrooke	8	4	0	4	52	27	60	35
Fleurimont	16	14	0	0	38	10	54	24
Rock Forest	51	56	0	0	27	30	78	86
Saint-Élie-d'Orford	21	5	0	0	0	0	21	5
Lennoxville, Deauville, Ascot, Bromptonville	13	15	0	0	8	120	21	135
Suburbs of the old city of Sherbrooke	101	90	0	0	73	160	174	250
New City of Sherbrooke	109	94	0	4	125	187	234	285
Magog	5	8	0	0	0	2	5	10
Remainder of the CMA	17	18	0	0	0	0	17	18
Sherbrooke CMA	131	120	0	4	125	189	256	313

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Sherbrooke (West and City Centre)	0	2	0	0	0	12	0	14
Sherbrooke (East)	2	2	0	0	18	6	20	8
Sherbrooke (North)	6	0	0	4	34	9	40	13
Old City of Sherbrooke	8	4	0	4	52	27	60	35
Fleurimont	16	14	0	0	38	10	54	24
Rock Forest	51	56	0	0	27	30	78	86
Saint-Élie-d'Orford	21	5	0	0	0	0	21	5
Lennoxville, Deauville, Ascot, Bromptonville	13	15	0	0	8	120	21	135
Suburbs of the old city of Sherbrooke	101	90	0	0	73	160	174	250
New City of Sherbrooke	109	94	0	4	125	187	234	285
Magog	5	8	0	0	0	2	5	10
Remainder of the CMA	17	18	0	0	0	0	17	18
Sherbrooke CMA	131	120	0	4	125	189	256	313

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Sherbrooke (West and City Centre)	2	1	0	0	0	0	0	15	2	16	-87.5
Sherbrooke (East)	1	1	0	0	0	0	10	17	11	18	-38.9
Sherbrooke (North)	5	5	0	0	0	3	0	18	5	26	-80.8
Old City of Sherbrooke	8	7	0	0	0	3	10	50	18	60	-70.0
Fleurimont	6	4	14	4	0	4	0	29	20	41	-51.2
Rock Forest	6	4	14	14	7	5	27	178	54	201	-73.1
Saint-Élie-d'Orford	12	7	2	0	0	0	0	0	14	7	100.0
Lennoxville, Deauville, Ascot, Bromptonville	10	6	4	14	7	0	19	0	40	20	100.0
Suburbs of the old city of Sherbrooke	34	21	34	32	14	9	46	207	128	269	-52.4
New City of Sherbrooke	42	28	34	32	14	12	56	257	146	329	-55.6
Magog	4	12	0	2	0	4	3	0	7	18	-61.1
Remainder of the CMA	37	23	6	0	0	0	1	6	44	29	51.7
Sherbrooke CMA	83	63	40	34	14	16	60	263	197	376	-47.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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
Sherbrooke (West and City Centre)	2	1	0	0	0	0	0	15	2	16	-87.5
Sherbrooke (East)	1	1	0	0	0	0	10	17	11	18	-38.9
Sherbrooke (North)	5	5	0	0	0	3	0	18	5	26	-80.8
Old City of Sherbrooke	8	7	0	0	0	3	10	50	18	60	-70.0
Fleurimont	6	4	14	4	0	4	0	29	20	41	-51.2
Rock Forest	6	4	14	14	7	5	27	178	54	201	-73.1
Saint-Élie-d'Orford	12	7	2	0	0	0	0	0	14	7	100.0
Lennoxville, Deauville, Ascot, Bromptonville	10	6	4	14	7	0	19	0	40	20	100.0
Suburbs of the old city of Sherbrooke	34	21	34	32	14	9	46	207	128	269	-52.4
New City of Sherbrooke	42	28	34	32	14	12	56	257	146	329	-55.6
Magog	4	12	0	2	0	4	3	0	7	18	-61.1
Remainder of the CMA	37	23	6	0	0	0	1	6	44	29	51.7
Sherbrooke CMA	83	63	40	34	14	16	60	263	197	376	-47.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	0	0	8
Sherbrooke (East)	0	0	0	0	0	0	10	17
Sherbrooke (North)	0	3	0	0	0	0	0	18
Old City of Sherbrooke	0	3	0	0	0	0	10	43
Fleurimont	0	4	0	0	0	0	0	29
Rock Forest	7	5	0	0	0	0	27	178
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	7	0	0	0	0	0	19	0
Suburbs of the old city of Sherbrooke	14	9	0	0	0	0	46	207
New City of Sherbrooke	14	12	0	0	0	0	56	250
Magog	0	4	0	0	3	0	0	0
Remainder of the CMA	0	0	0	0	0	0	1	6
Sherbrooke CMA	14	16	0	0	3	0	57	256

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	0	8
Sherbrooke (East)	0	0	0	0	0	0	10	17
Sherbrooke (North)	0	3	0	0	0	0	0	18
Old City of Sherbrooke	0	3	0	0	0	0	10	43
Fleurimont	0	4	0	0	0	0	0	29
Rock Forest	7	5	0	0	0	0	27	178
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	7	0	0	0	0	0	19	0
Suburbs of the old city of Sherbrooke	14	9	0	0	0	0	46	207
New City of Sherbrooke	14	12	0	0	0	0	56	250
Magog	0	4	0	0	3	0	0	0
Remainder of the CMA	0	0	0	0	0	0	1	6
Sherbrooke CMA	14	16	0	0	3	0	57	256

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Sherbrooke (West and City Centre)	2	1	0	0	0	8	2	16
Sherbrooke (East)	1	1	0	0	10	17	11	18
Sherbrooke (North)	5	8	0	0	0	18	5	26
Old City of Sherbrooke	8	10	0	0	10	43	18	60
Fleurimont	20	12	0	0	0	29	20	41
Rock Forest	27	23	0	0	27	178	54	201
Saint-Élie-d'Orford	14	7	0	0	0	0	14	7
Lennoxville, Deauville, Ascot, Bromptonville	21	20	0	0	19	0	40	20
Suburbs of the old city of Sherbrooke	82	62	0	0	46	207	128	269
New City of Sherbrooke	90	72	0	0	56	250	146	329
Magog	4	18	3	0	0	0	7	18
Remainder of the CMA	43	23	0	0	1	6	44	29
Sherbrooke CMA	137	113	3	0	57	256	197	376

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Sherbrooke (West and City Centre)	2	1	0	0	0	8	2	16
Sherbrooke (East)	1	1	0	0	10	17	11	18
Sherbrooke (North)	5	8	0	0	0	18	5	26
Old City of Sherbrooke	8	10	0	0	10	43	18	60
Fleurimont	20	12	0	0	0	29	20	41
Rock Forest	27	23	0	0	27	178	54	201
Saint-Élie-d'Orford	14	7	0	0	0	0	14	7
Lennoxville, Deauville, Ascot, Bromptonville	21	20	0	0	19	0	40	20
Suburbs of the old city of Sherbrooke	82	62	0	0	46	207	128	269
New City of Sherbrooke	90	72	0	0	56	250	146	329
Magog	4	18	3	0	0	0	7	18
Remainder of the CMA	43	23	0	0	1	6	44	29
Sherbrooke CMA	137	113	3	0	57	256	197	376

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q1 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Q1 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2018	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Suburbs of the old city of Sherbrooke													
Q1 2018	0	0.0	1	10.0	4	40.0	4	40.0	1	10.0	10	-	-
Q1 2017	0	0.0	1	10.0	3	30.0	2	20.0	4	40.0	10	-	-
Year-to-date 2018	0	0.0	1	10.0	4	40.0	4	40.0	1	10.0	10	-	-
Year-to-date 2017	0	0.0	1	10.0	3	30.0	2	20.0	4	40.0	10	-	-
New City of Sherbrooke													
Q1 2018	1	8.3	1	8.3	5	41.7	4	33.3	1	8.3	12	-	-
Q1 2017	0	0.0	1	7.7	3	23.1	3	23.1	6	46.2	13	-	-
Year-to-date 2018	1	8.3	1	8.3	5	41.7	4	33.3	1	8.3	12	-	-
Year-to-date 2017	0	0.0	1	7.7	3	23.1	3	23.1	6	46.2	13	-	-
Magog													
Q1 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q1 2017	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	-	-
Year-to-date 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	14.3	2	28.6	3	42.9	1	14.3	7	-	-
Remainder of the CMA													
Q1 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Sherbrooke CMA													
Q1 2018	2	15.4	1	7.7	5	38.5	4	30.8	1	7.7	13	282,500	272,139
Q1 2017	0	0.0	3	13.0	6	26.1	6	26.1	8	34.8	23	-	348,348
Year-to-date 2018	2	15.4	1	7.7	5	38.5	4	30.8	1	7.7	13	282,500	272,139
Year-to-date 2017	0	0.0	3	13.0	6	26.1	6	26.1	8	34.8	23	-	348,348

Source: CMHC (Market Absorption Survey)

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

Submarket	Q1 2018	Q1 2017	% Change	YTD 2018	YTD 2017	% Change
Old City of Sherbrooke	-	-	n/a	-	-	n/a
Suburbs of the old city of Sherbrooke	-	-	n/a	-	-	n/a
New City of Sherbrooke	-	-	n/a	-	-	n/a
Magog	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Sherbrooke CMA	272,139	348,348	-21.9	272,139	348,348	-21.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Sherbrooke

	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*							
Q1 2018	399	676	1,140	236,944	8.6	254,559	10.3
Q1 2017	414	689	1,332	237,481	9.7	246,361	11.7
% Change	-3.6	-1.9	-14.4	-0.2	n/a	3.3	n/a
YTD 2018	399	676	1,140	236,944	8.6	n/a	n/a
YTD 2017	414	689	1,332	237,481	9.7	n/a	n/a
% Change	-3.6	-1.9	-14.4	-0.2	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2018	75	138	321	169,890	12.8	179,521	14.9
Q1 2017	52	142	354	176,312	20.4	227,874	15.9
% Change	44.2	-2.8	-9.4	-3.6	n/a	-21.2	n/a
YTD 2018	75	138	321	169,890	12.8	n/a	n/a
YTD 2017	52	142	354	176,312	20.4	n/a	n/a
% Change	44.2	-2.8	-9.4	-3.6	n/a	n/a	n/a
PLEX*							
Q1 2018	42	104	211	211,485	15.1	228,040	15.0
Q1 2017	45	93	190	253,215	12.7	244,620	15.9
% Change	-6.7	11.8	11.1	-16.5	n/a	-6.8	n/a
YTD 2018	42	104	211	211,485	15.1	n/a	n/a
YTD 2017	45	93	190	253,215	12.7	n/a	n/a
% Change	-6.7	11.8	11.1	-16.5	n/a	n/a	n/a
TOTAL							
Q1 2018	516	925	1,691	224,909	9.8	241,058	11.5
Q1 2017	512	927	1,896	230,094	11.1	239,305	12.8
% Change	0.8	-0.2	-10.8	-2.3	n/a	0.7	n/a
YTD 2018	516	925	1,691	224,909	9.8	n/a	n/a
YTD 2017	512	927	1,896	230,094	11.1	n/a	n/a
% Change	0.8	-0.2	-10.8	-2.3	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
First Quarter 2018

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Sherbrooke 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	100.1	126.2	106.5	5.3	61.7	792
	February	561	3.14	4.64	100.3	126.6	105.8	5.4	61.3	789
	March	561	3.14	4.64	100.2	126.7	106.1	5.9	61.8	788
	April	561	3.14	4.64	100.3	127.0	106.3	5.9	61.8	792
	May	561	3.14	4.64	100.4	127.1	106.4	5.9	61.8	793
	June	561	3.14	4.64	100.5	126.7	105.5	5.6	61.0	793
	July	573	3.14	4.84	100.7	126.7	105.2	5.5	60.8	799
	August	573	3.14	4.84	100.7	126.7	106.3	5.0	61.0	802
	September	575	3.09	4.89	100.8	127.1	106.2	5.0	60.9	809
	October	581	3.24	4.99	101.0	127.2	106.4	5.4	61.3	815
	November	581	3.24	4.99	101.1	127.7	107.3	5.7	61.9	825
	December	581	3.24	4.99	101.1	127.5	108.8	6.0	62.9	834
2018	January	590	3.34	5.14	101.4	127.8	109.7	5.8	63.2	847
	February	590	3.34	5.14	101.8	128.5	109.4	5.8	63.1	856
	March	590	3.34	5.14		128.7	109.7	5.7	63.1	858
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES

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

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

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

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

INTENDED MARKET

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

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

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

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

GEOGRAPHICAL TERMS

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

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

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

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