

# HOUSING NOW TABLES

## Sherbrooke 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](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).

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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								
Sherbrooke CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	278	278	265	134	490	275	257	280
Multiples	919	846	432	360	1,728	1,150	1,044	1,096
Total	1,197	1,124	697	494	2,218	1,425	1,301	1,376
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	282	313	43	81	88.4%	202	220	8.9%
Multiples	1,352	840	89	210	136.0%	573	767	33.9%
Total	1,634	1,153	132	291	120.5%	775	987	27.4%

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> 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**  
**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	81	40	18	0	0	26	0	126	291
Q3 2017	43	33	11	0	0	7	0	38	132
% Change	88.4	21.2	63.6	n/a	n/a	**	n/a	**	120.5
Year-to-date 2018	220	196	48	0	0	30	0	493	987
Year-to-date 2017	202	169	63	0	0	11	0	330	775
% Change	8.9	16.0	-23.8	n/a	n/a	172.7	n/a	49.4	27.4
UNDER CONSTRUCTION									
Q3 2018	118	50	22	0	0	26	0	275	491
Q3 2017	156	53	31	0	0	12	0	81	333
% Change	-24.4	-5.7	-29.0	n/a	n/a	116.7	n/a	**	47.4
COMPLETIONS									
Q3 2018	87	38	24	0	0	0	0	113	262
Q3 2017	80	82	49	0	0	101	2	189	503
% Change	8.8	-53.7	-51.0	n/a	n/a	-100.0	-100.0	-40.2	-47.9
Year-to-date 2018	243	202	50	0	0	11	0	466	972
Year-to-date 2017	203	166	79	0	0	105	2	804	1,366
% Change	19.7	21.7	-36.7	n/a	n/a	-89.5	-100.0	-42.0	-28.8
COMPLETED & NOT ABSORBED									
Q3 2018	14	91	34	0	0	18	n/a	n/a	157
Q3 2017	16	48	36	0	0	26	n/a	n/a	126
% Change	-12.5	89.6	-5.6	n/a	n/a	-30.8	n/a	n/a	24.6
ABSORBED									
Q3 2018	84	42	20	0	0	6	n/a	n/a	152
Q3 2017	82	99	43	0	0	82	n/a	n/a	306
% Change	2.4	-57.6	-53.5	n/a	n/a	-92.7	n/a	n/a	-50.3
Year-to-date 2018	245	170	58	0	0	21	n/a	n/a	494
Year-to-date 2017	208	184	68	0	0	99	n/a	n/a	559
% Change	17.8	-7.6	-14.7	n/a	n/a	-78.8	n/a	n/a	-11.6

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									
Old City of Sherbrooke									
Q3 2018	5	2	0	0	0	0	0	106	113
Q3 2017	4	0	0	0	0	0	0	21	25
Suburbs of the old city of Sherbrooke									
Q3 2018	25	34	12	0	0	0	0	20	91
Q3 2017	13	28	9	0	0	0	0	16	66
New City of Sherbrooke									
Q3 2018	30	36	12	0	0	0	0	126	204
Q3 2017	17	28	9	0	0	0	0	37	91
Magog									
Q3 2018	14	2	6	0	0	26	0	0	48
Q3 2017	9	0	0	0	0	3	0	0	12
Remainder of the CMA									
Q3 2018	37	2	0	0	0	0	0	0	39
Q3 2017	17	5	2	0	0	4	0	1	29
Sherbrooke CMA									
Q3 2018	81	40	18	0	0	26	0	126	291
Q3 2017	43	33	11	0	0	7	0	38	132
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q3 2018	6	4	0	0	0	0	0	157	167
Q3 2017	11	2	3	0	0	5	0	24	45
Suburbs of the old city of Sherbrooke									
Q3 2018	24	36	14	0	0	0	0	118	192
Q3 2017	54	36	20	0	0	0	0	56	166
New City of Sherbrooke									
Q3 2018	30	40	14	0	0	0	0	275	359
Q3 2017	65	38	23	0	0	5	0	80	211
Magog									
Q3 2018	23	4	6	0	0	26	0	0	59
Q3 2017	18	2	6	0	0	3	0	0	29
Remainder of the CMA									
Q3 2018	65	6	2	0	0	0	0	0	73
Q3 2017	73	13	2	0	0	4	0	1	93
Sherbrooke CMA									
Q3 2018	118	50	22	0	0	26	0	275	491
Q3 2017	156	53	31	0	0	12	0	81	333

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									
Old City of Sherbrooke									
Q3 2018	13	2	0	0	0	0	0	46	61
Q3 2017	9	2	0	0	0	101	2	73	187
Suburbs of the old city of Sherbrooke									
Q3 2018	35	34	20	0	0	0	0	55	144
Q3 2017	34	68	46	0	0	0	0	99	247
New City of Sherbrooke									
Q3 2018	48	36	20	0	0	0	0	101	205
Q3 2017	43	70	46	0	0	101	2	172	434
Magog									
Q3 2018	4	2	4	0	0	0	0	3	13
Q3 2017	7	4	0	0	0	0	0	13	24
Remainder of the CMA									
Q3 2018	35	0	0	0	0	0	0	9	44
Q3 2017	30	8	3	0	0	0	0	4	45
Sherbrooke CMA									
Q3 2018	87	38	24	0	0	0	0	113	262
Q3 2017	80	82	49	0	0	101	2	189	503
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q3 2018	5	4	0	0	0	13	n/a	n/a	22
Q3 2017	3	1	0	0	0	25	n/a	n/a	29
Suburbs of the old city of Sherbrooke									
Q3 2018	8	83	29	0	0	0	n/a	n/a	120
Q3 2017	12	42	30	0	0	0	n/a	n/a	84
New City of Sherbrooke									
Q3 2018	13	87	29	0	0	13	n/a	n/a	142
Q3 2017	15	43	30	0	0	25	n/a	n/a	113
Magog									
Q3 2018	1	1	5	0	0	3	n/a	n/a	10
Q3 2017	1	3	3	0	0	0	n/a	n/a	7
Remainder of the CMA									
Q3 2018	0	3	0	0	0	2	n/a	n/a	5
Q3 2017	0	2	3	0	0	1	n/a	n/a	6
Sherbrooke CMA									
Q3 2018	14	91	34	0	0	18	n/a	n/a	157
Q3 2017	16	48	36	0	0	26	n/a	n/a	126

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									
Old City of Sherbrooke									
Q3 2018	11	0	0	0	0	1	n/a	n/a	12
Q3 2017	9	3	0	0	0	80	n/a	n/a	92
Suburbs of the old city of Sherbrooke									
Q3 2018	35	38	16	0	0	0	n/a	n/a	89
Q3 2017	35	85	42	0	0	0	n/a	n/a	162
New City of Sherbrooke									
Q3 2018	46	38	16	0	0	1	n/a	n/a	101
Q3 2017	44	88	42	0	0	80	n/a	n/a	254
Magog									
Q3 2018	3	4	2	0	0	1	n/a	n/a	10
Q3 2017	6	3	1	0	0	0	n/a	n/a	10
Remainder of the CMA									
Q3 2018	35	0	2	0	0	4	n/a	n/a	41
Q3 2017	32	8	0	0	0	2	n/a	n/a	42
Sherbrooke CMA									
Q3 2018	84	42	20	0	0	6	n/a	n/a	152
Q3 2017	82	99	43	0	0	82	n/a	n/a	306

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**  
**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
Sherbrooke (West and City Centre)	0	1	0	0	0	0	33	8	33	9	**
Sherbrooke (East)	1	1	0	0	0	0	6	13	7	14	-50.0
Sherbrooke (North)	4	2	2	0	0	0	67	0	73	2	**
Old City of Sherbrooke	5	4	2	0	0	0	106	21	113	25	**
Fleurimont	1	3	6	8	0	0	0	2	7	13	-46.2
Rock Forest	7	4	24	10	0	4	25	12	56	30	86.7
Saint-Élie-d'Orford	8	4	4	4	0	0	0	0	12	8	50.0
Lennoxville, Deauville, Ascot, Bromptonville	9	2	0	6	0	3	7	4	16	15	6.7
Suburbs of the old city of Sherbrooke	25	13	34	28	0	7	32	18	91	66	37.9
New City of Sherbrooke	30	17	36	28	0	7	138	39	204	91	124.2
Magog	14	9	2	0	4	0	28	3	48	12	**
Remainder of the CMA	37	17	2	5	0	0	0	7	39	29	34.5
<b>Sherbrooke CMA</b>	<b>81</b>	<b>43</b>	<b>40</b>	<b>33</b>	<b>4</b>	<b>7</b>	<b>166</b>	<b>49</b>	<b>291</b>	<b>132</b>	<b>120.5</b>

**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
Sherbrooke (West and City Centre)	1	5	0	2	0	0	57	22	58	29	100.0
Sherbrooke (East)	10	2	0	2	0	0	87	19	97	23	**
Sherbrooke (North)	13	9	8	0	0	3	101	33	122	45	171.1
Old City of Sherbrooke	24	16	8	4	0	3	245	74	277	97	185.6
Fleurimont	13	14	24	22	0	0	134	24	171	60	185.0
Rock Forest	19	16	108	72	16	47	93	67	236	202	16.8
Saint-Élie-d'Orford	22	23	34	24	0	0	0	0	56	47	19.1
Lennoxville, Deauville, Ascot, Bromptonville	25	24	14	30	8	7	31	156	78	217	-64.1
Suburbs of the old city of Sherbrooke	79	77	180	148	24	54	258	247	541	526	2.9
New City of Sherbrooke	103	93	188	152	24	57	503	321	818	623	31.3
Magog	24	21	6	2	4	0	35	19	69	42	64.3
Remainder of the CMA	93	88	2	15	0	0	5	7	100	110	-9.1
<b>Sherbrooke CMA</b>	<b>220</b>	<b>202</b>	<b>196</b>	<b>169</b>	<b>28</b>	<b>57</b>	<b>543</b>	<b>347</b>	<b>987</b>	<b>775</b>	<b>27.4</b>

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	33	8
Sherbrooke (East)	0	0	0	0	0	0	6	13
Sherbrooke (North)	0	0	0	0	0	0	67	0
Old City of Sherbrooke	0	0	0	0	0	0	106	21
Fleurimont	0	0	0	0	0	2	0	0
Rock Forest	0	4	0	0	6	0	19	12
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	3	0	0	6	0	1	4
Suburbs of the old city of Sherbrooke	0	7	0	0	12	2	20	16
New City of Sherbrooke	0	7	0	0	12	2	126	37
Magog	4	0	0	0	28	3	0	0
Remainder of the CMA	0	0	0	0	0	6	0	1
<b>Sherbrooke CMA</b>	<b>4</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>11</b>	<b>126</b>	<b>38</b>

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	57	20
Sherbrooke (East)	0	0	0	0	0	0	87	19
Sherbrooke (North)	0	3	0	0	0	4	101	29
Old City of Sherbrooke	0	3	0	0	0	6	245	68
Fleurimont	0	0	0	0	0	2	134	22
Rock Forest	16	47	0	0	8	0	85	67
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	8	7	0	0	8	0	23	156
Suburbs of the old city of Sherbrooke	24	54	0	0	16	2	242	245
New City of Sherbrooke	24	57	0	0	16	8	487	313
Magog	4	0	0	0	32	3	3	16
Remainder of the CMA	0	0	0	0	2	6	3	1
<b>Sherbrooke CMA</b>	<b>28</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>17</b>	<b>493</b>	<b>330</b>

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
Sherbrooke (West and City Centre)	0	1	0	0	33	8	33	9
Sherbrooke (East)	1	1	0	0	6	13	7	14
Sherbrooke (North)	6	2	0	0	67	0	73	2
Old City of Sherbrooke	7	4	0	0	106	21	113	25
Fleurimont	7	13	0	0	0	0	7	13
Rock Forest	37	18	0	0	19	12	56	30
Saint-Élie-d'Orford	12	8	0	0	0	0	12	8
Lennoxville, Deauville, Ascot, Bromptonville	15	11	0	0	1	4	16	15
Suburbs of the old city of Sherbrooke	71	50	0	0	20	16	91	66
New City of Sherbrooke	78	54	0	0	126	37	204	91
Magog	22	9	26	3	0	0	48	12
Remainder of the CMA	39	24	0	4	0	1	39	29
<b>Sherbrooke CMA</b>	<b>139</b>	<b>87</b>	<b>26</b>	<b>7</b>	<b>126</b>	<b>38</b>	<b>291</b>	<b>132</b>

**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
Sherbrooke (West and City Centre)	1	9	0	0	57	20	58	29
Sherbrooke (East)	10	4	0	0	87	19	97	23
Sherbrooke (North)	21	12	0	4	101	29	122	45
Old City of Sherbrooke	32	25	0	4	245	68	277	97
Fleurimont	37	38	0	0	134	22	171	60
Rock Forest	151	135	0	0	85	67	236	202
Saint-Élie-d'Orford	56	47	0	0	0	0	56	47
Lennoxville, Deauville, Ascot, Bromptonville	55	61	0	0	23	156	78	217
Suburbs of the old city of Sherbrooke	299	281	0	0	242	245	541	526
New City of Sherbrooke	331	306	0	4	487	313	818	623
Magog	36	23	30	3	3	16	69	42
Remainder of the CMA	97	105	0	4	3	1	100	110
<b>Sherbrooke CMA</b>	<b>464</b>	<b>434</b>	<b>30</b>	<b>11</b>	<b>493</b>	<b>330</b>	<b>987</b>	<b>775</b>

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
Sherbrooke (West and City Centre)	1	3	0	0	0	0	24	20	25	23	8.7
Sherbrooke (East)	5	0	0	2	0	0	18	37	23	39	-41.0
Sherbrooke (North)	7	6	2	2	0	0	4	117	13	125	-89.6
Old City of Sherbrooke	13	9	2	4	0	0	46	174	61	187	-67.4
Fleurimont	6	7	10	10	0	4	30	22	46	43	7.0
Rock Forest	6	15	22	28	8	38	19	69	55	150	-63.3
Saint-Élie-d'Orford	11	5	0	16	0	0	0	0	11	21	-47.6
Lennoxville, Deauville, Ascot, Bromptonville	12	7	2	14	8	4	10	8	32	33	-3.0
Suburbs of the old city of Sherbrooke	35	34	34	68	16	46	59	99	144	247	-41.7
New City of Sherbrooke	48	43	36	72	16	46	105	273	205	434	-52.8
Magog	4	7	2	4	4	0	3	13	13	24	-45.8
Remainder of the CMA	35	30	0	8	0	3	9	4	44	45	-2.2
<b>Sherbrooke CMA</b>	<b>87</b>	<b>80</b>	<b>38</b>	<b>84</b>	<b>20</b>	<b>49</b>	<b>117</b>	<b>290</b>	<b>262</b>	<b>503</b>	<b>-47.9</b>

**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
Sherbrooke (West and City Centre)	4	5	2	0	0	0	32	117	38	122	-68.9
Sherbrooke (East)	10	2	2	2	0	0	56	54	68	58	17.2
Sherbrooke (North)	17	12	4	2	0	3	79	181	100	198	-49.5
Old City of Sherbrooke	31	19	8	4	0	3	167	352	206	378	-45.5
Fleurimont	21	20	38	22	4	8	88	136	151	186	-18.8
Rock Forest	21	25	96	68	19	51	120	269	256	413	-38.0
Saint-Élie-d'Orford	30	18	32	20	0	0	0	0	62	38	63.2
Lennoxville, Deauville, Ascot, Bromptonville	28	19	18	38	15	8	78	128	139	193	-28.0
Suburbs of the old city of Sherbrooke	100	82	184	148	38	67	286	533	608	830	-26.7
New City of Sherbrooke	131	101	192	152	38	70	453	885	814	1208	-32.6
Magog	16	27	4	6	4	4	10	15	34	52	-34.6
Remainder of the CMA	96	75	6	10	0	3	22	18	124	106	17.0
<b>Sherbrooke CMA</b>	<b>243</b>	<b>203</b>	<b>202</b>	<b>168</b>	<b>42</b>	<b>77</b>	<b>485</b>	<b>918</b>	<b>972</b>	<b>1,366</b>	<b>-28.8</b>

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	24	20
Sherbrooke (East)	0	0	0	0	0	0	18	37
Sherbrooke (North)	0	0	0	0	0	101	4	16
Old City of Sherbrooke	0	0	0	0	0	101	46	73
Fleurimont	0	4	0	0	0	0	30	22
Rock Forest	8	38	0	0	4	0	15	69
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	8	4	0	0	0	0	10	8
Suburbs of the old city of Sherbrooke	16	46	0	0	4	0	55	99
New City of Sherbrooke	16	46	0	0	4	101	101	172
Magog	4	0	0	0	0	0	3	13
Remainder of the CMA	0	3	0	0	0	0	9	4
<b>Sherbrooke CMA</b>	<b>20</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>101</b>	<b>113</b>	<b>189</b>

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	32	108
Sherbrooke (East)	0	0	0	0	0	0	56	54
Sherbrooke (North)	0	3	0	0	0	105	79	76
Old City of Sherbrooke	0	3	0	0	0	107	167	238
Fleurimont	4	8	0	0	0	0	88	136
Rock Forest	19	51	0	0	4	0	116	269
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	15	8	0	0	2	0	76	128
Suburbs of the old city of Sherbrooke	38	67	0	0	6	0	280	533
New City of Sherbrooke	38	70	0	0	6	107	447	771
Magog	4	4	0	0	7	0	3	15
Remainder of the CMA	0	3	0	0	6	0	16	18
<b>Sherbrooke CMA</b>	<b>42</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>107</b>	<b>466</b>	<b>804</b>

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
Sherbrooke (West and City Centre)	1	3	0	0	24	20	25	23
Sherbrooke (East)	5	0	0	0	18	39	23	39
Sherbrooke (North)	9	8	0	101	4	16	13	125
Old City of Sherbrooke	15	11	0	101	46	75	61	187
Fleurimont	16	21	0	0	30	22	46	43
Rock Forest	40	81	0	0	15	69	55	150
Saint-Élie-d'Orford	11	21	0	0	0	0	11	21
Lennoxville, Deauville, Ascot, Bromptonville	22	25	0	0	10	8	32	33
Suburbs of the old city of Sherbrooke	89	148	0	0	55	99	144	247
New City of Sherbrooke	104	159	0	101	101	174	205	434
Magog	10	11	0	0	3	13	13	24
Remainder of the CMA	35	41	0	0	9	4	44	45
<b>Sherbrooke CMA</b>	<b>149</b>	<b>211</b>	<b>0</b>	<b>101</b>	<b>113</b>	<b>191</b>	<b>262</b>	<b>503</b>

**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
Sherbrooke (West and City Centre)	6	7	0	0	32	108	38	122
Sherbrooke (East)	12	2	0	0	56	56	68	58
Sherbrooke (North)	21	17	0	105	79	76	100	198
Old City of Sherbrooke	39	26	0	105	167	240	206	378
Fleurimont	63	50	0	0	88	136	151	186
Rock Forest	140	144	0	0	116	269	256	413
Saint-Élie-d'Orford	62	38	0	0	0	0	62	38
Lennoxville, Deauville, Ascot, Bromptonville	63	65	0	0	76	128	139	193
Suburbs of the old city of Sherbrooke	328	297	0	0	280	533	608	830
New City of Sherbrooke	367	323	0	105	447	773	814	1208
Magog	24	37	7	0	3	15	34	52
Remainder of the CMA	104	88	4	0	16	18	124	106
<b>Sherbrooke CMA</b>	<b>495</b>	<b>448</b>	<b>11</b>	<b>105</b>	<b>466</b>	<b>806</b>	<b>972</b>	<b>1,366</b>

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 - \$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													
Q3 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Q3 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	1	12.5	1	12.5	1	12.5	1	12.5	4	50.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	-	-
Suburbs of the old city of Sherbrooke													
Q3 2018	0	0.0	1	12.5	5	62.5	0	0.0	2	25.0	8	-	-
Q3 2017	0	0.0	1	7.7	4	30.8	3	23.1	5	38.5	13	-	-
Year-to-date 2018	0	0.0	3	9.1	11	33.3	9	27.3	10	30.3	33	-	-
Year-to-date 2017	0	0.0	3	9.4	10	31.3	8	25.0	11	34.4	32	-	-
New City of Sherbrooke													
Q3 2018	0	0.0	1	9.1	5	45.5	1	9.1	4	36.4	11	-	-
Q3 2017	0	0.0	1	6.7	5	33.3	3	20.0	6	40.0	15	-	-
Year-to-date 2018	1	2.4	4	9.8	12	29.3	10	24.4	14	34.1	41	-	-
Year-to-date 2017	0	0.0	3	7.7	12	30.8	10	25.6	14	35.9	39	-	-
Magog													
Q3 2018	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Q3 2017	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	4	57.1	0	0.0	0	0.0	2	28.6	1	14.3	7	-	-
Year-to-date 2017	0	0.0	2	16.7	3	25.0	4	33.3	3	25.0	12	-	-
Remainder of the CMA													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	-	-
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	3	33.3	3	33.3	1	11.1	2	22.2	9	-	-
Sherbrooke CMA													
Q3 2018	1	7.7	1	7.7	5	38.5	1	7.7	5	38.5	13	-	325,664
Q3 2017	0	0.0	4	18.2	6	27.3	4	18.2	8	36.4	22	-	362,112
Year-to-date 2018	5	10.4	4	8.3	12	25.0	12	25.0	15	31.3	48	315,000	316,523
Year-to-date 2017	0	0.0	8	13.3	18	30.0	15	25.0	19	31.7	60	-	347,183

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
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
<b>Sherbrooke CMA</b>	<b>325,664</b>	<b>362,112</b>	<b>-10.1</b>	<b>316,523</b>	<b>347,183</b>	<b>-8.8</b>

Source: CMHC (Market Absorption Survey)

**Table 5: Centris® Residential Activity<sup>1</sup> for Sherbrooke**

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio <sup>2</sup>	Last Four Quarters <sup>3</sup>	
						Average Price <sup>2</sup> (\$)	Active Listings to Sales Ratio <sup>2</sup>
SINGLE FAMILY*							
Q3 2018	272	507	990	294,814	10.9	263,379	9.4
Q3 2017	273	482	1,109	250,278	12.2	251,002	10.9
% Change	-0.4	5.2	-10.8	17.8	n/a	4.9	n/a
YTD 2018	1,091	1,708	1,059	259,832	8.7	n/a	n/a
YTD 2017	1,074	1,745	1,227	248,598	10.3	n/a	n/a
% Change	1.6	-2.1	-13.7	4.5	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2018	66	98	271	174,845	12.3	179,678	13.3
Q3 2017	57	115	313	176,425	16.5	180,431	17.2
% Change	15.8	-14.8	-13.6	-0.9	n/a	-0.4	n/a
YTD 2018	212	358	297	176,705	12.6	n/a	n/a
YTD 2017	181	394	335	179,058	16.7	n/a	n/a
% Change	17.1	-9.1	-11.3	-1.3	n/a	n/a	n/a
PLEX*							
Q3 2018	40	87	200	273,468	15.0	240,226	14.3
Q3 2017	29	81	182	--	--	--	15.0
% Change	37.9	7.4	10.3	n/a	n/a	n/a	n/a
YTD 2018	132	284	207	238,304	14.1	n/a	n/a
YTD 2017	119	249	186	237,277	14.0	n/a	n/a
% Change	10.9	14.1	11.7	0.4	n/a	n/a	n/a
TOTAL							
Q3 2018	381	701	1,484	273,302	11.7	248,916	10.5
Q3 2017	360	682	1,623	237,231	13.5	239,162	12.2
% Change	5.8	2.8	-8.5	15.2	n/a	4.1	n/a
YTD 2018	1,442	2,377	1,584	245,631	9.9	n/a	n/a
YTD 2017	1,379	2,404	1,767	237,434	11.5	n/a	n/a
% Change	4.6	-1.1	-10.3	3.5	n/a	n/a	n/a

<sup>1</sup> Source: QFREB by the Centris® system<sup>2</sup> Calculations: CMHC.<sup>3</sup> 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, (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	101.8	128.7	109.7	5.7	63.1	858
	April	590	3.34	5.14	101.9	129.2	110.7	5.5	63.6	852
	May	601	3.49	5.34	101.9	129.3	112.0	5.0	63.9	843
	June	601	3.49	5.34	102.6	129.2	113.1	4.7	64.3	839
	July	601	3.49	5.34	102.7	129.7	113.8	4.4	64.3	838
	August	601	3.49	5.34	103.0	129.5	113.4	4.5	64.1	850
	September	601	3.49	5.34		129.3	113.1	4.3	63.8	848
	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.

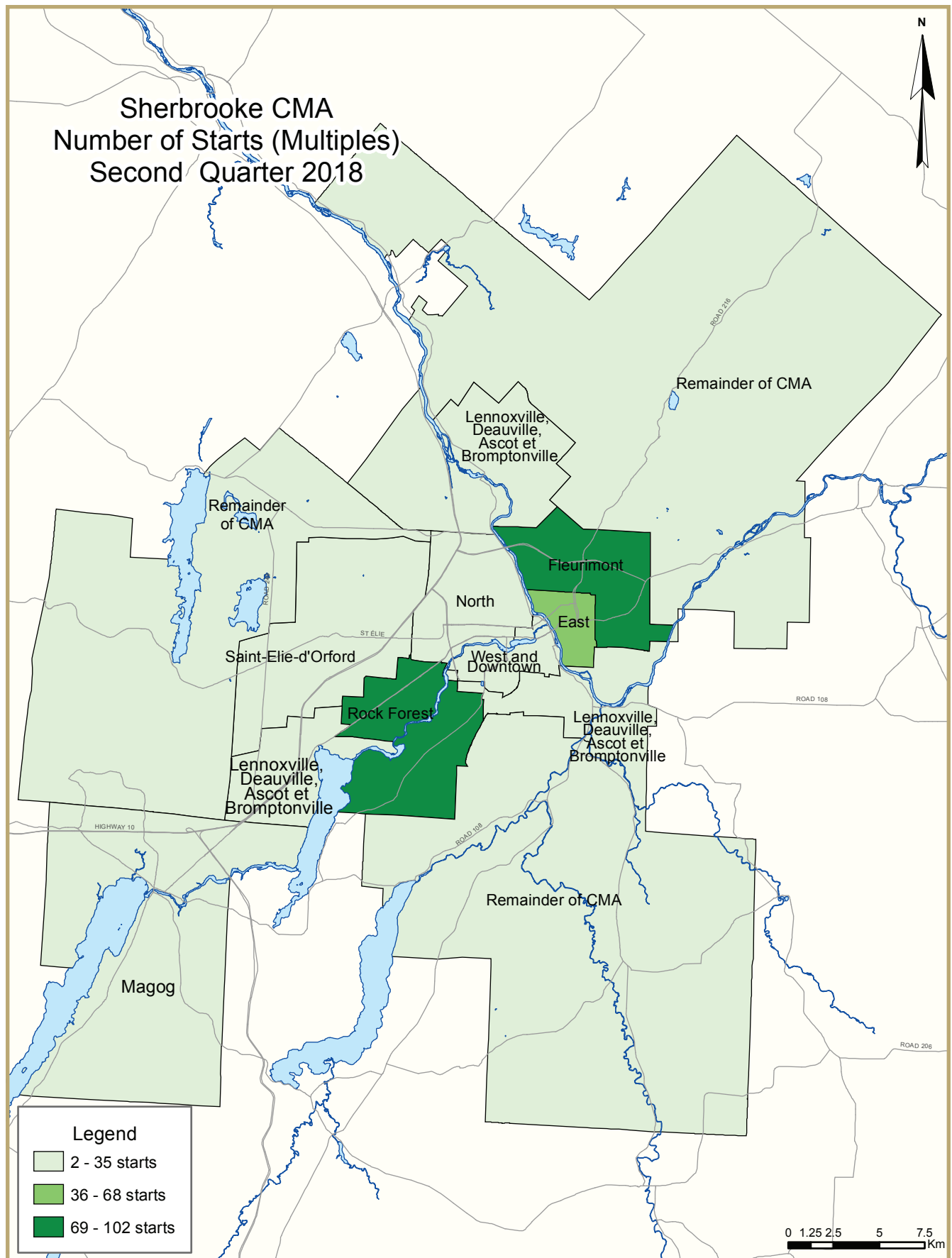
**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

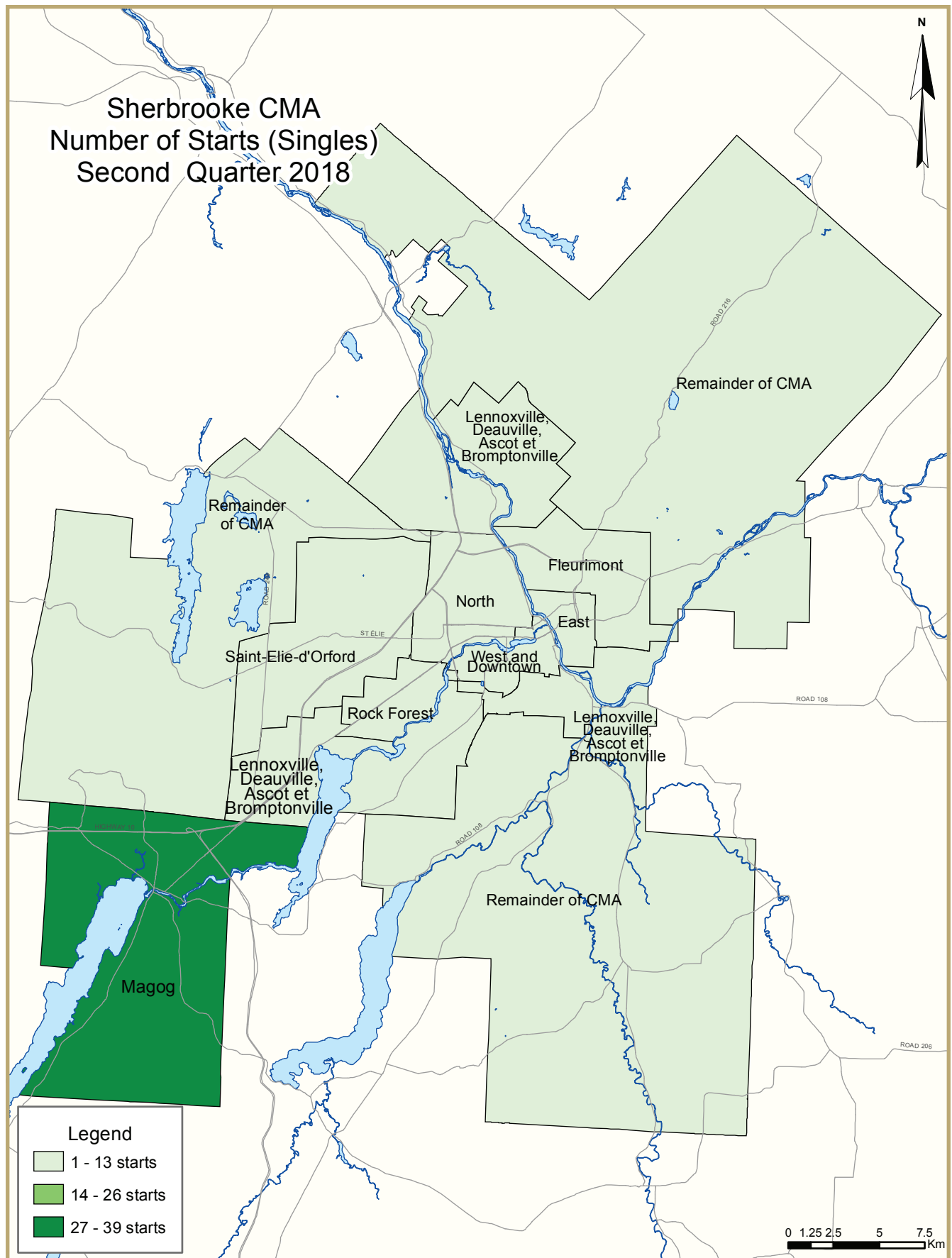
## GEOGRAPHICAL TERMS

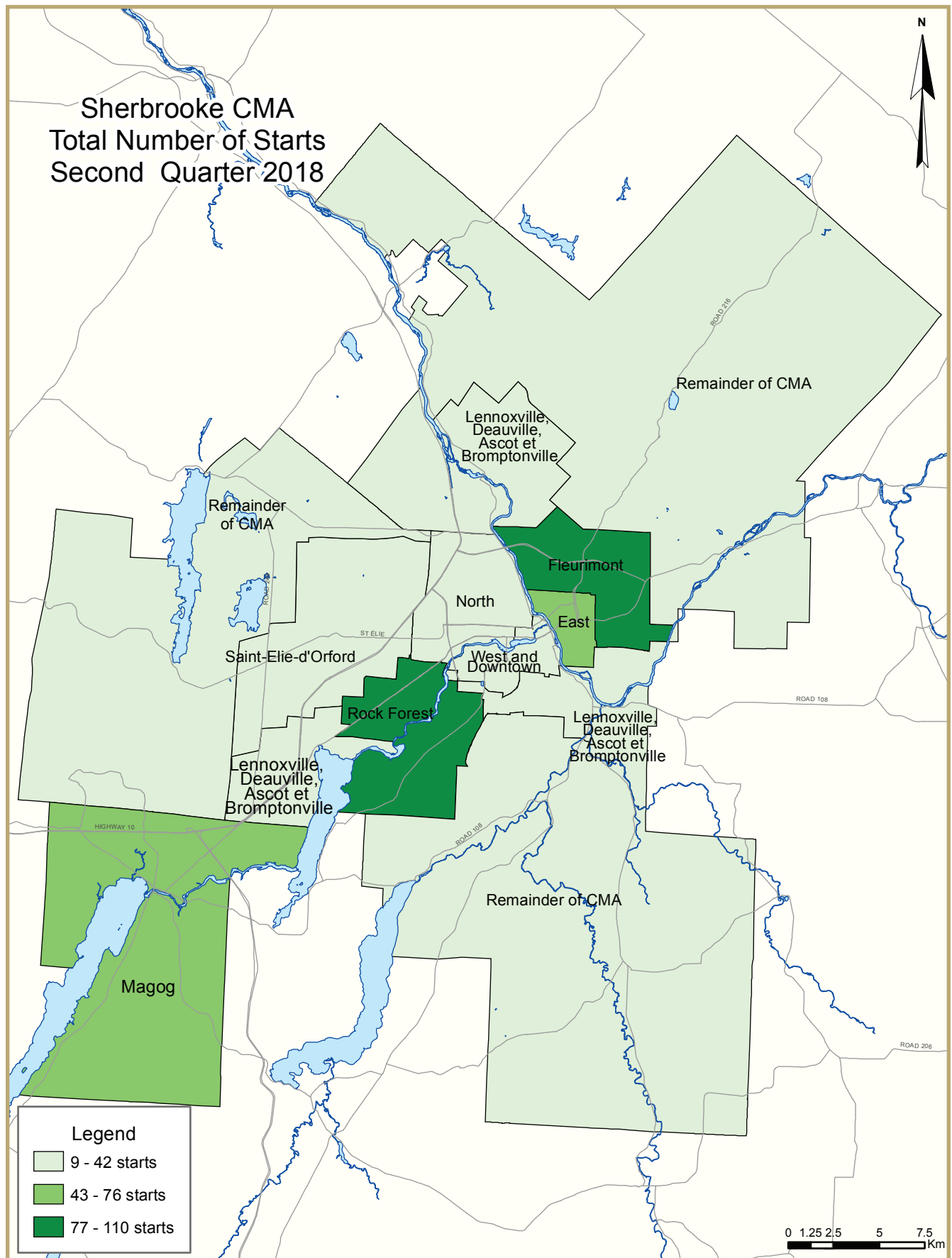
A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous 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.

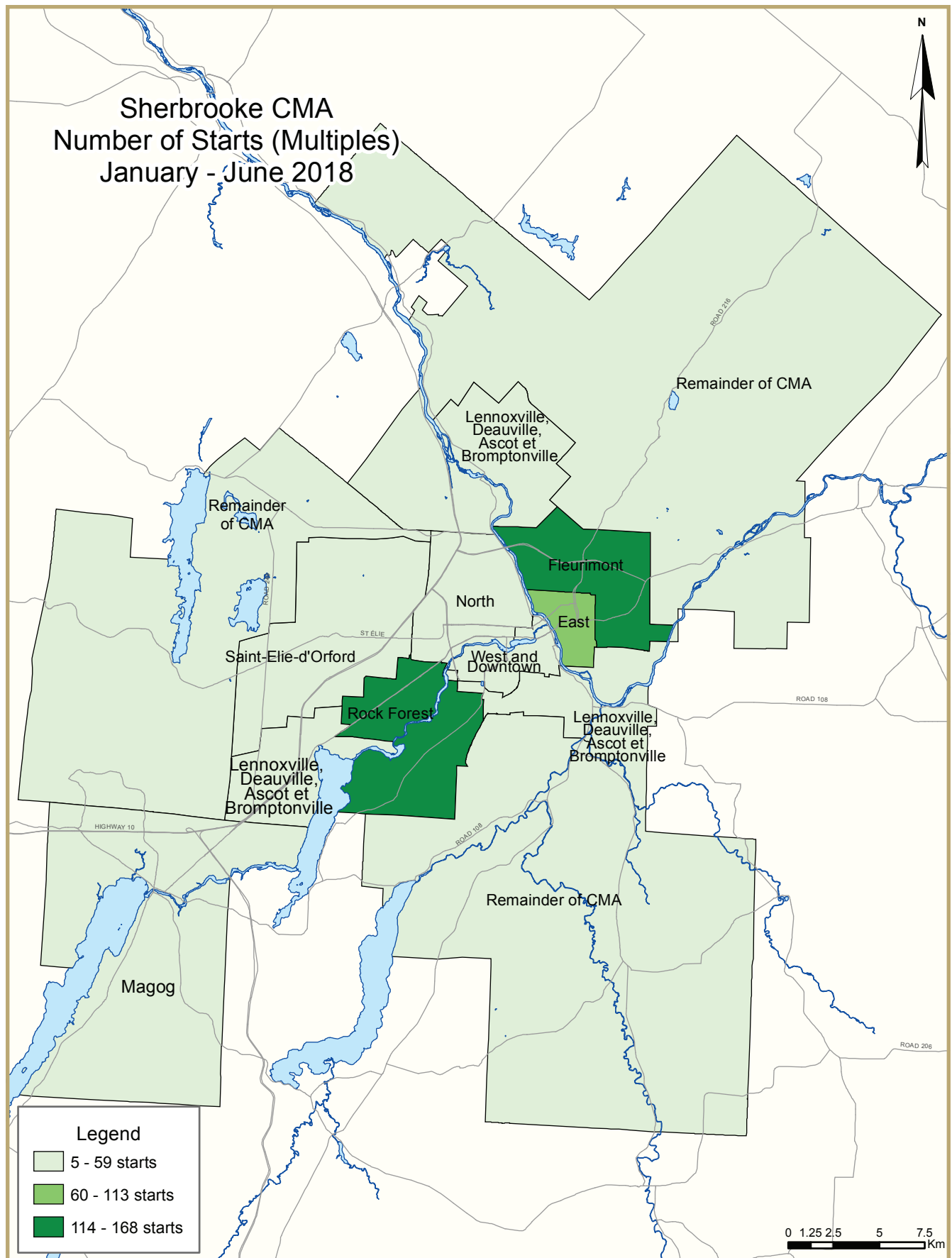
2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

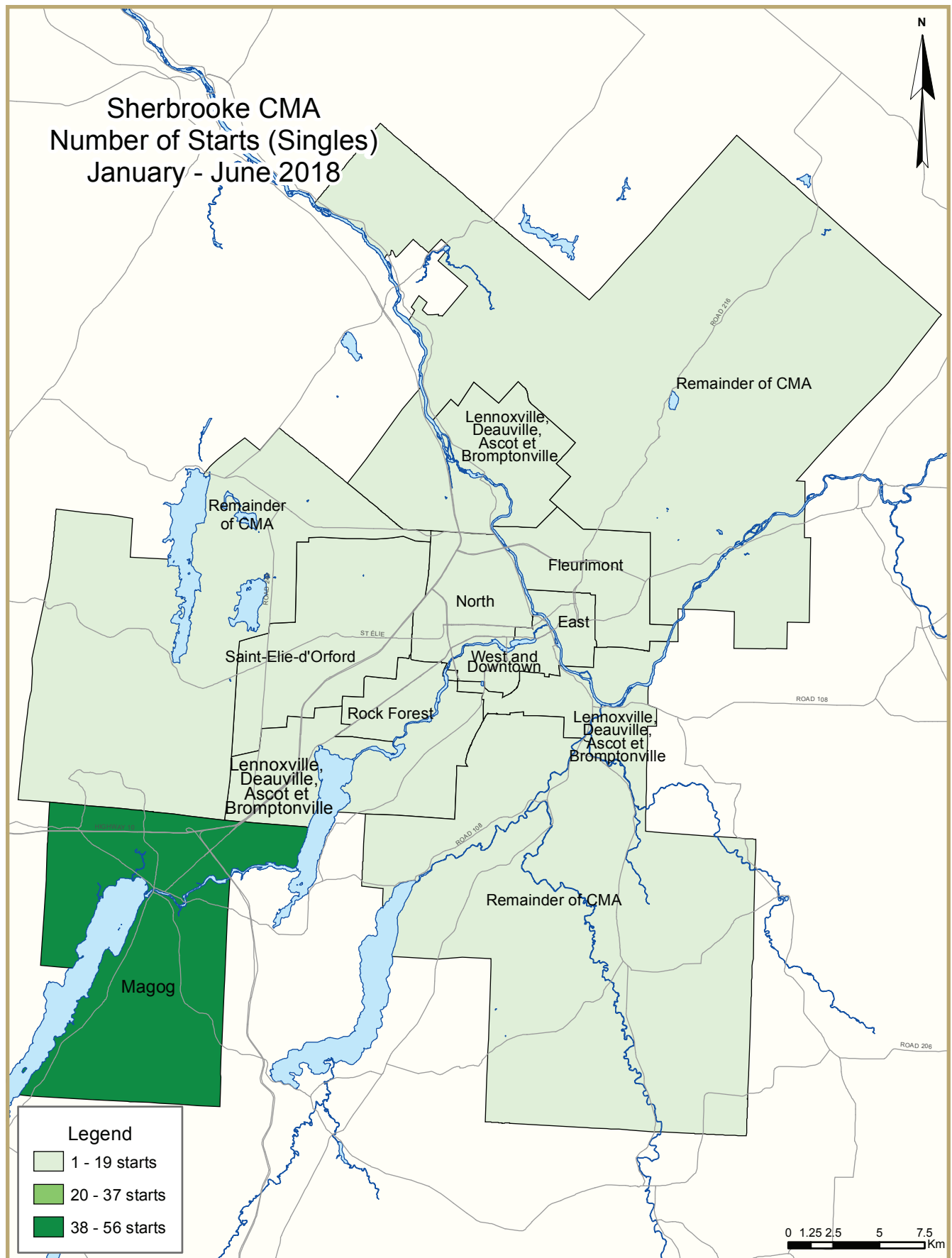


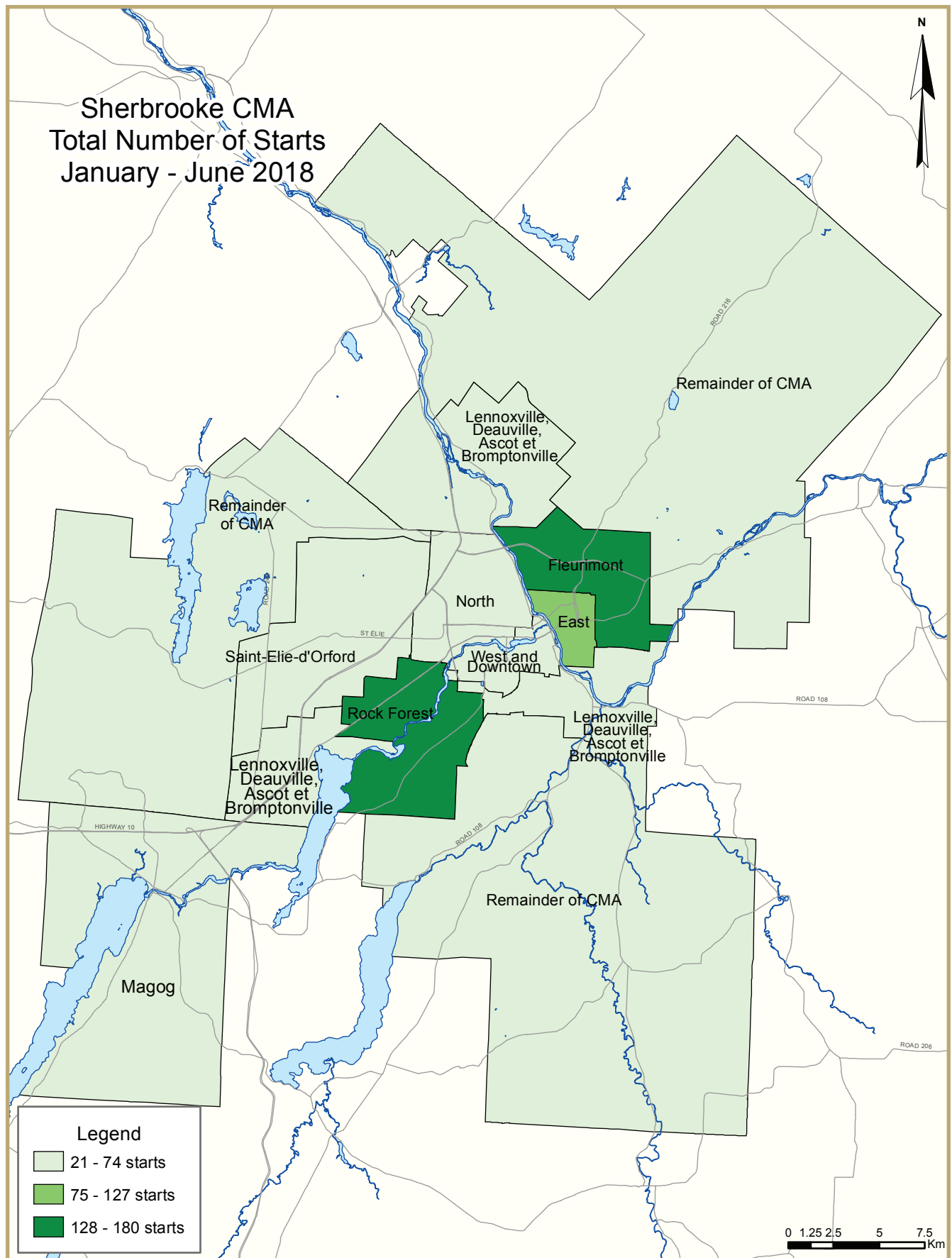












# HOUSING NOW REPORT TABLES

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- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
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- 4 Absorbed Single-Detached Units by Price Range

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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)								
Third Quarter 2018								
Sherbrooke CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	278	278	265	134	490	275	257	280
Multiples	919	846	432	360	1,728	1,150	1,044	1,096
Total	1,197	1,124	697	494	2,218	1,425	1,301	1,376
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	282	313	43	81	88.4%	202	220	8.9%
Multiples	1,352	840	89	210	136.0%	573	767	33.9%
Total	1,634	1,153	132	291	120.5%	775	987	27.4%

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> 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**  
**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	81	40	18	0	0	26	0	126	291
Q3 2017	43	33	11	0	0	7	0	38	132
% Change	88.4	21.2	63.6	n/a	n/a	**	n/a	**	120.5
Year-to-date 2018	220	196	48	0	0	30	0	493	987
Year-to-date 2017	202	169	63	0	0	11	0	330	775
% Change	8.9	16.0	-23.8	n/a	n/a	172.7	n/a	49.4	27.4
UNDER CONSTRUCTION									
Q3 2018	118	50	22	0	0	26	0	275	491
Q3 2017	156	53	31	0	0	12	0	81	333
% Change	-24.4	-5.7	-29.0	n/a	n/a	116.7	n/a	**	47.4
COMPLETIONS									
Q3 2018	87	38	24	0	0	0	0	113	262
Q3 2017	80	82	49	0	0	101	2	189	503
% Change	8.8	-53.7	-51.0	n/a	n/a	-100.0	-100.0	-40.2	-47.9
Year-to-date 2018	243	202	50	0	0	11	0	466	972
Year-to-date 2017	203	166	79	0	0	105	2	804	1,366
% Change	19.7	21.7	-36.7	n/a	n/a	-89.5	-100.0	-42.0	-28.8
COMPLETED & NOT ABSORBED									
Q3 2018	14	91	34	0	0	18	n/a	n/a	157
Q3 2017	16	48	36	0	0	26	n/a	n/a	126
% Change	-12.5	89.6	-5.6	n/a	n/a	-30.8	n/a	n/a	24.6
ABSORBED									
Q3 2018	84	42	20	0	0	6	n/a	n/a	152
Q3 2017	82	99	43	0	0	82	n/a	n/a	306
% Change	2.4	-57.6	-53.5	n/a	n/a	-92.7	n/a	n/a	-50.3
Year-to-date 2018	245	170	58	0	0	21	n/a	n/a	494
Year-to-date 2017	208	184	68	0	0	99	n/a	n/a	559
% Change	17.8	-7.6	-14.7	n/a	n/a	-78.8	n/a	n/a	-11.6

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			
STARTS									
Old City of Sherbrooke									
Q3 2018	5	2	0	0	0	0	0	106	113
Q3 2017	4	0	0	0	0	0	0	21	25
Suburbs of the old city of Sherbrooke									
Q3 2018	25	34	12	0	0	0	0	20	91
Q3 2017	13	28	9	0	0	0	0	16	66
New City of Sherbrooke									
Q3 2018	30	36	12	0	0	0	0	126	204
Q3 2017	17	28	9	0	0	0	0	37	91
Magog									
Q3 2018	14	2	6	0	0	26	0	0	48
Q3 2017	9	0	0	0	0	3	0	0	12
Remainder of the CMA									
Q3 2018	37	2	0	0	0	0	0	0	39
Q3 2017	17	5	2	0	0	4	0	1	29
Sherbrooke CMA									
Q3 2018	81	40	18	0	0	26	0	126	291
Q3 2017	43	33	11	0	0	7	0	38	132
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q3 2018	6	4	0	0	0	0	0	157	167
Q3 2017	11	2	3	0	0	5	0	24	45
Suburbs of the old city of Sherbrooke									
Q3 2018	24	36	14	0	0	0	0	118	192
Q3 2017	54	36	20	0	0	0	0	56	166
New City of Sherbrooke									
Q3 2018	30	40	14	0	0	0	0	275	359
Q3 2017	65	38	23	0	0	5	0	80	211
Magog									
Q3 2018	23	4	6	0	0	26	0	0	59
Q3 2017	18	2	6	0	0	3	0	0	29
Remainder of the CMA									
Q3 2018	65	6	2	0	0	0	0	0	73
Q3 2017	73	13	2	0	0	4	0	1	93
Sherbrooke CMA									
Q3 2018	118	50	22	0	0	26	0	275	491
Q3 2017	156	53	31	0	0	12	0	81	333

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									
Old City of Sherbrooke									
Q3 2018	13	2	0	0	0	0	0	46	61
Q3 2017	9	2	0	0	0	101	2	73	187
Suburbs of the old city of Sherbrooke									
Q3 2018	35	34	20	0	0	0	0	55	144
Q3 2017	34	68	46	0	0	0	0	99	247
New City of Sherbrooke									
Q3 2018	48	36	20	0	0	0	0	101	205
Q3 2017	43	70	46	0	0	101	2	172	434
Magog									
Q3 2018	4	2	4	0	0	0	0	3	13
Q3 2017	7	4	0	0	0	0	0	13	24
Remainder of the CMA									
Q3 2018	35	0	0	0	0	0	0	9	44
Q3 2017	30	8	3	0	0	0	0	4	45
Sherbrooke CMA									
Q3 2018	87	38	24	0	0	0	0	113	262
Q3 2017	80	82	49	0	0	101	2	189	503
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q3 2018	5	4	0	0	0	13	n/a	n/a	22
Q3 2017	3	1	0	0	0	25	n/a	n/a	29
Suburbs of the old city of Sherbrooke									
Q3 2018	8	83	29	0	0	0	n/a	n/a	120
Q3 2017	12	42	30	0	0	0	n/a	n/a	84
New City of Sherbrooke									
Q3 2018	13	87	29	0	0	13	n/a	n/a	142
Q3 2017	15	43	30	0	0	25	n/a	n/a	113
Magog									
Q3 2018	1	1	5	0	0	3	n/a	n/a	10
Q3 2017	1	3	3	0	0	0	n/a	n/a	7
Remainder of the CMA									
Q3 2018	0	3	0	0	0	2	n/a	n/a	5
Q3 2017	0	2	3	0	0	1	n/a	n/a	6
Sherbrooke CMA									
Q3 2018	14	91	34	0	0	18	n/a	n/a	157
Q3 2017	16	48	36	0	0	26	n/a	n/a	126

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			
ABSORBED									
Old City of Sherbrooke									
Q3 2018	11	0	0	0	0	1	n/a	n/a	12
Q3 2017	9	3	0	0	0	80	n/a	n/a	92
Suburbs of the old city of Sherbrooke									
Q3 2018	35	38	16	0	0	0	n/a	n/a	89
Q3 2017	35	85	42	0	0	0	n/a	n/a	162
New City of Sherbrooke									
Q3 2018	46	38	16	0	0	1	n/a	n/a	101
Q3 2017	44	88	42	0	0	80	n/a	n/a	254
Magog									
Q3 2018	3	4	2	0	0	1	n/a	n/a	10
Q3 2017	6	3	1	0	0	0	n/a	n/a	10
Remainder of the CMA									
Q3 2018	35	0	2	0	0	4	n/a	n/a	41
Q3 2017	32	8	0	0	0	2	n/a	n/a	42
Sherbrooke CMA									
Q3 2018	84	42	20	0	0	6	n/a	n/a	152
Q3 2017	82	99	43	0	0	82	n/a	n/a	306

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

**Table 1.3: History of Housing Starts of Sherbrooke CMA**  
**2008 - 2017**

	Ownership						Rental		Total <sup>1*</sup>
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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**  
**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
Sherbrooke (West and City Centre)	0	1	0	0	0	0	33	8	33	9	**
Sherbrooke (East)	1	1	0	0	0	0	6	13	7	14	-50.0
Sherbrooke (North)	4	2	2	0	0	0	67	0	73	2	**
Old City of Sherbrooke	5	4	2	0	0	0	106	21	113	25	**
Fleurimont	1	3	6	8	0	0	0	2	7	13	-46.2
Rock Forest	7	4	24	10	0	4	25	12	56	30	86.7
Saint-Élie-d'Orford	8	4	4	4	0	0	0	0	12	8	50.0
Lennoxville, Deauville, Ascot, Bromptonville	9	2	0	6	0	3	7	4	16	15	6.7
Suburbs of the old city of Sherbrooke	25	13	34	28	0	7	32	18	91	66	37.9
New City of Sherbrooke	30	17	36	28	0	7	138	39	204	91	124.2
Magog	14	9	2	0	4	0	28	3	48	12	**
Remainder of the CMA	37	17	2	5	0	0	0	7	39	29	34.5
<b>Sherbrooke CMA</b>	<b>81</b>	<b>43</b>	<b>40</b>	<b>33</b>	<b>4</b>	<b>7</b>	<b>166</b>	<b>49</b>	<b>291</b>	<b>132</b>	<b>120.5</b>

**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
Sherbrooke (West and City Centre)	1	5	0	2	0	0	57	22	58	29	100.0
Sherbrooke (East)	10	2	0	2	0	0	87	19	97	23	**
Sherbrooke (North)	13	9	8	0	0	3	101	33	122	45	171.1
Old City of Sherbrooke	24	16	8	4	0	3	245	74	277	97	185.6
Fleurimont	13	14	24	22	0	0	134	24	171	60	185.0
Rock Forest	19	16	108	72	16	47	93	67	236	202	16.8
Saint-Élie-d'Orford	22	23	34	24	0	0	0	0	56	47	19.1
Lennoxville, Deauville, Ascot, Bromptonville	25	24	14	30	8	7	31	156	78	217	-64.1
Suburbs of the old city of Sherbrooke	79	77	180	148	24	54	258	247	541	526	2.9
New City of Sherbrooke	103	93	188	152	24	57	503	321	818	623	31.3
Magog	24	21	6	2	4	0	35	19	69	42	64.3
Remainder of the CMA	93	88	2	15	0	0	5	7	100	110	-9.1
<b>Sherbrooke CMA</b>	<b>220</b>	<b>202</b>	<b>196</b>	<b>169</b>	<b>28</b>	<b>57</b>	<b>543</b>	<b>347</b>	<b>987</b>	<b>775</b>	<b>27.4</b>

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	33	8
Sherbrooke (East)	0	0	0	0	0	0	6	13
Sherbrooke (North)	0	0	0	0	0	0	67	0
Old City of Sherbrooke	0	0	0	0	0	0	106	21
Fleurimont	0	0	0	0	0	2	0	0
Rock Forest	0	4	0	0	6	0	19	12
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	0	3	0	0	6	0	1	4
Suburbs of the old city of Sherbrooke	0	7	0	0	12	2	20	16
New City of Sherbrooke	0	7	0	0	12	2	126	37
Magog	4	0	0	0	28	3	0	0
Remainder of the CMA	0	0	0	0	0	6	0	1
<b>Sherbrooke CMA</b>	<b>4</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>11</b>	<b>126</b>	<b>38</b>

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	57	20
Sherbrooke (East)	0	0	0	0	0	0	87	19
Sherbrooke (North)	0	3	0	0	0	4	101	29
Old City of Sherbrooke	0	3	0	0	0	6	245	68
Fleurimont	0	0	0	0	0	2	134	22
Rock Forest	16	47	0	0	8	0	85	67
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	8	7	0	0	8	0	23	156
Suburbs of the old city of Sherbrooke	24	54	0	0	16	2	242	245
New City of Sherbrooke	24	57	0	0	16	8	487	313
Magog	4	0	0	0	32	3	3	16
Remainder of the CMA	0	0	0	0	2	6	3	1
<b>Sherbrooke CMA</b>	<b>28</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>17</b>	<b>493</b>	<b>330</b>

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
Sherbrooke (West and City Centre)	0	1	0	0	33	8	33	9
Sherbrooke (East)	1	1	0	0	6	13	7	14
Sherbrooke (North)	6	2	0	0	67	0	73	2
Old City of Sherbrooke	7	4	0	0	106	21	113	25
Fleurimont	7	13	0	0	0	0	7	13
Rock Forest	37	18	0	0	19	12	56	30
Saint-Élie-d'Orford	12	8	0	0	0	0	12	8
Lennoxville, Deauville, Ascot, Bromptonville	15	11	0	0	1	4	16	15
Suburbs of the old city of Sherbrooke	71	50	0	0	20	16	91	66
New City of Sherbrooke	78	54	0	0	126	37	204	91
Magog	22	9	26	3	0	0	48	12
Remainder of the CMA	39	24	0	4	0	1	39	29
<b>Sherbrooke CMA</b>	<b>139</b>	<b>87</b>	<b>26</b>	<b>7</b>	<b>126</b>	<b>38</b>	<b>291</b>	<b>132</b>

**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
Sherbrooke (West and City Centre)	1	9	0	0	57	20	58	29
Sherbrooke (East)	10	4	0	0	87	19	97	23
Sherbrooke (North)	21	12	0	4	101	29	122	45
Old City of Sherbrooke	32	25	0	4	245	68	277	97
Fleurimont	37	38	0	0	134	22	171	60
Rock Forest	151	135	0	0	85	67	236	202
Saint-Élie-d'Orford	56	47	0	0	0	0	56	47
Lennoxville, Deauville, Ascot, Bromptonville	55	61	0	0	23	156	78	217
Suburbs of the old city of Sherbrooke	299	281	0	0	242	245	541	526
New City of Sherbrooke	331	306	0	4	487	313	818	623
Magog	36	23	30	3	3	16	69	42
Remainder of the CMA	97	105	0	4	3	1	100	110
<b>Sherbrooke CMA</b>	<b>464</b>	<b>434</b>	<b>30</b>	<b>11</b>	<b>493</b>	<b>330</b>	<b>987</b>	<b>775</b>

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
Sherbrooke (West and City Centre)	1	3	0	0	0	0	24	20	25	23	8.7
Sherbrooke (East)	5	0	0	2	0	0	18	37	23	39	-41.0
Sherbrooke (North)	7	6	2	2	0	0	4	117	13	125	-89.6
Old City of Sherbrooke	13	9	2	4	0	0	46	174	61	187	-67.4
Fleurimont	6	7	10	10	0	4	30	22	46	43	7.0
Rock Forest	6	15	22	28	8	38	19	69	55	150	-63.3
Saint-Élie-d'Orford	11	5	0	16	0	0	0	0	11	21	-47.6
Lennoxville, Deauville, Ascot, Bromptonville	12	7	2	14	8	4	10	8	32	33	-3.0
Suburbs of the old city of Sherbrooke	35	34	34	68	16	46	59	99	144	247	-41.7
New City of Sherbrooke	48	43	36	72	16	46	105	273	205	434	-52.8
Magog	4	7	2	4	4	0	3	13	13	24	-45.8
Remainder of the CMA	35	30	0	8	0	3	9	4	44	45	-2.2
<b>Sherbrooke CMA</b>	<b>87</b>	<b>80</b>	<b>38</b>	<b>84</b>	<b>20</b>	<b>49</b>	<b>117</b>	<b>290</b>	<b>262</b>	<b>503</b>	<b>-47.9</b>

**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
Sherbrooke (West and City Centre)	4	5	2	0	0	0	32	117	38	122	-68.9
Sherbrooke (East)	10	2	2	2	0	0	56	54	68	58	17.2
Sherbrooke (North)	17	12	4	2	0	3	79	181	100	198	-49.5
Old City of Sherbrooke	31	19	8	4	0	3	167	352	206	378	-45.5
Fleurimont	21	20	38	22	4	8	88	136	151	186	-18.8
Rock Forest	21	25	96	68	19	51	120	269	256	413	-38.0
Saint-Élie-d'Orford	30	18	32	20	0	0	0	0	62	38	63.2
Lennoxville, Deauville, Ascot, Bromptonville	28	19	18	38	15	8	78	128	139	193	-28.0
Suburbs of the old city of Sherbrooke	100	82	184	148	38	67	286	533	608	830	-26.7
New City of Sherbrooke	131	101	192	152	38	70	453	885	814	1208	-32.6
Magog	16	27	4	6	4	4	10	15	34	52	-34.6
Remainder of the CMA	96	75	6	10	0	3	22	18	124	106	17.0
<b>Sherbrooke CMA</b>	<b>243</b>	<b>203</b>	<b>202</b>	<b>168</b>	<b>42</b>	<b>77</b>	<b>485</b>	<b>918</b>	<b>972</b>	<b>1,366</b>	<b>-28.8</b>

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	24	20
Sherbrooke (East)	0	0	0	0	0	0	18	37
Sherbrooke (North)	0	0	0	0	0	101	4	16
Old City of Sherbrooke	0	0	0	0	0	101	46	73
Fleurimont	0	4	0	0	0	0	30	22
Rock Forest	8	38	0	0	4	0	15	69
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	8	4	0	0	0	0	10	8
Suburbs of the old city of Sherbrooke	16	46	0	0	4	0	55	99
New City of Sherbrooke	16	46	0	0	4	101	101	172
Magog	4	0	0	0	0	0	3	13
Remainder of the CMA	0	3	0	0	0	0	9	4
<b>Sherbrooke CMA</b>	<b>20</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>101</b>	<b>113</b>	<b>189</b>

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	32	108
Sherbrooke (East)	0	0	0	0	0	0	56	54
Sherbrooke (North)	0	3	0	0	0	105	79	76
Old City of Sherbrooke	0	3	0	0	0	107	167	238
Fleurimont	4	8	0	0	0	0	88	136
Rock Forest	19	51	0	0	4	0	116	269
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	15	8	0	0	2	0	76	128
Suburbs of the old city of Sherbrooke	38	67	0	0	6	0	280	533
New City of Sherbrooke	38	70	0	0	6	107	447	771
Magog	4	4	0	0	7	0	3	15
Remainder of the CMA	0	3	0	0	6	0	16	18
<b>Sherbrooke CMA</b>	<b>42</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>107</b>	<b>466</b>	<b>804</b>

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
Sherbrooke (West and City Centre)	1	3	0	0	24	20	25	23
Sherbrooke (East)	5	0	0	0	18	39	23	39
Sherbrooke (North)	9	8	0	101	4	16	13	125
Old City of Sherbrooke	15	11	0	101	46	75	61	187
Fleurimont	16	21	0	0	30	22	46	43
Rock Forest	40	81	0	0	15	69	55	150
Saint-Élie-d'Orford	11	21	0	0	0	0	11	21
Lennoxville, Deauville, Ascot, Bromptonville	22	25	0	0	10	8	32	33
Suburbs of the old city of Sherbrooke	89	148	0	0	55	99	144	247
New City of Sherbrooke	104	159	0	101	101	174	205	434
Magog	10	11	0	0	3	13	13	24
Remainder of the CMA	35	41	0	0	9	4	44	45
<b>Sherbrooke CMA</b>	<b>149</b>	<b>211</b>	<b>0</b>	<b>101</b>	<b>113</b>	<b>191</b>	<b>262</b>	<b>503</b>

**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
Sherbrooke (West and City Centre)	6	7	0	0	32	108	38	122
Sherbrooke (East)	12	2	0	0	56	56	68	58
Sherbrooke (North)	21	17	0	105	79	76	100	198
Old City of Sherbrooke	39	26	0	105	167	240	206	378
Fleurimont	63	50	0	0	88	136	151	186
Rock Forest	140	144	0	0	116	269	256	413
Saint-Élie-d'Orford	62	38	0	0	0	0	62	38
Lennoxville, Deauville, Ascot, Bromptonville	63	65	0	0	76	128	139	193
Suburbs of the old city of Sherbrooke	328	297	0	0	280	533	608	830
New City of Sherbrooke	367	323	0	105	447	773	814	1208
Magog	24	37	7	0	3	15	34	52
Remainder of the CMA	104	88	4	0	16	18	124	106
<b>Sherbrooke CMA</b>	<b>495</b>	<b>448</b>	<b>11</b>	<b>105</b>	<b>466</b>	<b>806</b>	<b>972</b>	<b>1,366</b>

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 - \$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													
Q3 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Q3 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	1	12.5	1	12.5	1	12.5	1	12.5	4	50.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	-	-
Suburbs of the old city of Sherbrooke													
Q3 2018	0	0.0	1	12.5	5	62.5	0	0.0	2	25.0	8	-	-
Q3 2017	0	0.0	1	7.7	4	30.8	3	23.1	5	38.5	13	-	-
Year-to-date 2018	0	0.0	3	9.1	11	33.3	9	27.3	10	30.3	33	-	-
Year-to-date 2017	0	0.0	3	9.4	10	31.3	8	25.0	11	34.4	32	-	-
New City of Sherbrooke													
Q3 2018	0	0.0	1	9.1	5	45.5	1	9.1	4	36.4	11	-	-
Q3 2017	0	0.0	1	6.7	5	33.3	3	20.0	6	40.0	15	-	-
Year-to-date 2018	1	2.4	4	9.8	12	29.3	10	24.4	14	34.1	41	-	-
Year-to-date 2017	0	0.0	3	7.7	12	30.8	10	25.6	14	35.9	39	-	-
Magog													
Q3 2018	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Q3 2017	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	4	57.1	0	0.0	0	0.0	2	28.6	1	14.3	7	-	-
Year-to-date 2017	0	0.0	2	16.7	3	25.0	4	33.3	3	25.0	12	-	-
Remainder of the CMA													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	0.0	2	40.0	1	20.0	1	20.0	1	20.0	5	-	-
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	3	33.3	3	33.3	1	11.1	2	22.2	9	-	-
Sherbrooke CMA													
Q3 2018	1	7.7	1	7.7	5	38.5	1	7.7	5	38.5	13	-	325,664
Q3 2017	0	0.0	4	18.2	6	27.3	4	18.2	8	36.4	22	-	362,112
Year-to-date 2018	5	10.4	4	8.3	12	25.0	12	25.0	15	31.3	48	315,000	316,523
Year-to-date 2017	0	0.0	8	13.3	18	30.0	15	25.0	19	31.7	60	-	347,183

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
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
<b>Sherbrooke CMA</b>	<b>325,664</b>	<b>362,112</b>	<b>-10.1</b>	<b>316,523</b>	<b>347,183</b>	<b>-8.8</b>

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity<sup>1</sup> for Sherbrooke

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio <sup>2</sup>	Last Four Quarters <sup>3</sup>	
						Average Price <sup>2</sup> (\$)	Active Listings to Sales Ratio <sup>2</sup>
<b>SINGLE FAMILY*</b>							
Q3 2018	272	507	990	294,814	10.9	263,379	9.4
Q3 2017	273	482	1,109	250,278	12.2	251,002	10.9
% Change	-0.4	5.2	-10.8	17.8	n/a	4.9	n/a
YTD 2018	1,091	1,708	1,059	259,832	8.7	n/a	n/a
YTD 2017	1,074	1,745	1,227	248,598	10.3	n/a	n/a
% Change	1.6	-2.1	-13.7	4.5	n/a	n/a	n/a
<b>CONDOMINIUMS*</b>							
Q3 2018	66	98	271	174,845	12.3	179,678	13.3
Q3 2017	57	115	313	176,425	16.5	180,431	17.2
% Change	15.8	-14.8	-13.6	-0.9	n/a	-0.4	n/a
YTD 2018	212	358	297	176,705	12.6	n/a	n/a
YTD 2017	181	394	335	179,058	16.7	n/a	n/a
% Change	17.1	-9.1	-11.3	-1.3	n/a	n/a	n/a
<b>PLEX*</b>							
Q3 2018	40	87	200	273,468	15.0	240,226	14.3
Q3 2017	29	81	182	--	--	--	15.0
% Change	37.9	7.4	10.3	n/a	n/a	n/a	n/a
YTD 2018	132	284	207	238,304	14.1	n/a	n/a
YTD 2017	119	249	186	237,277	14.0	n/a	n/a
% Change	10.9	14.1	11.7	0.4	n/a	n/a	n/a
<b>TOTAL</b>							
Q3 2018	381	701	1,484	273,302	11.7	248,916	10.5
Q3 2017	360	682	1,623	237,231	13.5	239,162	12.2
% Change	5.8	2.8	-8.5	15.2	n/a	4.1	n/a
YTD 2018	1,442	2,377	1,584	245,631	9.9	n/a	n/a
YTD 2017	1,379	2,404	1,767	237,434	11.5	n/a	n/a
% Change	4.6	-1.1	-10.3	3.5	n/a	n/a	n/a

<sup>1</sup> Source: QFREB by the Centris® system<sup>2</sup> Calculations: CMHC.<sup>3</sup> 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, (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	101.8	128.7	109.7	5.7	63.1	858
	April	590	3.34	5.14	101.9	129.2	110.7	5.5	63.6	852
	May	601	3.49	5.34	101.9	129.3	112.0	5.0	63.9	843
	June	601	3.49	5.34	102.6	129.2	113.1	4.7	64.3	839
	July	601	3.49	5.34	102.7	129.7	113.8	4.4	64.3	838
	August	601	3.49	5.34	103.0	129.5	113.4	4.5	64.1	850
	September	601	3.49	5.34		129.3	113.1	4.3	63.8	848
	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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