

HOUSING NOW TABLES

Trois-Rivières CMA

Date Released: First Quarter 2018



Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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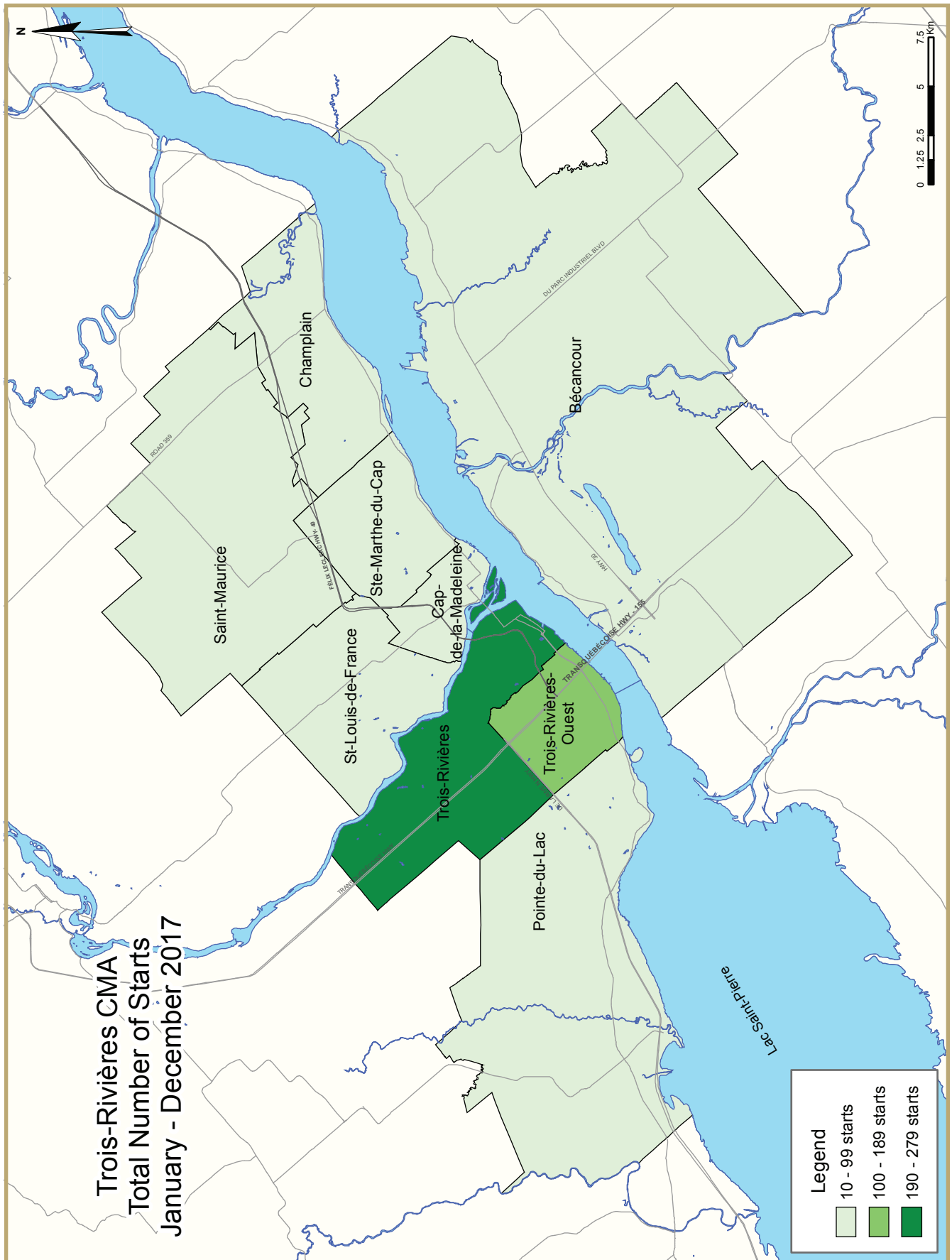
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SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2017								
Trois-Rivières CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	201	200	182	173	143	195	201	192
Multiples	469	492	348	420	540	648	646	674
Total	670	692	530	593	683	843	847	866
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	284	175	55	45	-18.2%	201	200	-0.5%
Multiples	332	436	190	109	-42.6%	469	492	4.9%
Total	616	611	245	154	-37.1%	670	692	3.3%

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Trois-Rivières CMA
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2017	45	28	0	0	0	38	0	43	154
Q4 2016	55	22	0	0	0	44	0	124	245
% Change	-18.2	27.3	n/a	n/a	n/a	-13.6	n/a	-65.3	-37.1
Year-to-date 2017	200	78	4	0	5	126	0	279	692
Year-to-date 2016	201	68	31	0	0	83	0	287	670
% Change	-0.5	14.7	-87.1	n/a	n/a	51.8	n/a	-2.8	3.3
UNDER CONSTRUCTION									
Q4 2017	77	30	4	0	5	110	0	254	480
Q4 2016	63	28	27	0	0	84	0	170	372
% Change	22.2	7.1	-85.2	n/a	n/a	31.0	n/a	49.4	29.0
COMPLETIONS									
Q4 2017	54	20	6	0	0	26	0	63	169
Q4 2016	58	12	0	0	0	14	0	9	93
% Change	-6.9	66.7	n/a	n/a	n/a	85.7	n/a	**	81.7
Year-to-date 2017	185	76	25	0	0	88	4	205	583
Year-to-date 2016	179	66	2	0	4	152	0	152	555
% Change	3.4	15.2	**	n/a	-100.0	-42.1	n/a	34.9	5.0
COMPLETED & NOT ABSORBED									
Q4 2017	6	24	10	0	0	39	n/a	n/a	79
Q4 2016	6	33	9	0	0	66	n/a	n/a	114
% Change	0.0	-27.3	11.1	n/a	n/a	-40.9	n/a	n/a	-30.7
ABSORBED									
Q4 2017	50	20	6	0	0	30	n/a	n/a	106
Q4 2016	62	8	1	0	0	19	n/a	n/a	90
% Change	-19.4	150.0	**	n/a	n/a	57.9	n/a	n/a	17.8
Year-to-date 2017	185	85	24	0	0	111	n/a	n/a	405
Year-to-date 2016	189	80	9	0	1	122	n/a	n/a	401
% Change	-2.1	6.3	166.7	n/a	-100.0	-9.0	n/a	n/a	1.0

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Centre									
Q4 2017	11	14	0	0	0	34	0	28	87
Q4 2016	27	12	0	0	0	40	0	70	149
Remainder of the CMA									
Q4 2017	34	14	0	0	0	4	0	15	67
Q4 2016	28	10	0	0	0	4	0	54	96
Trois-Rivières CMA									
Q4 2017	45	28	0	0	0	38	0	43	154
Q4 2016	55	22	0	0	0	44	0	124	245
UNDER CONSTRUCTION									
Centre									
Q4 2017	20	14	4	0	5	106	0	193	342
Q4 2016	30	18	27	0	0	58	0	77	210
Remainder of the CMA									
Q4 2017	57	16	0	0	0	4	0	61	138
Q4 2016	33	10	0	0	0	26	0	93	162
Trois-Rivières CMA									
Q4 2017	77	30	4	0	5	110	0	254	480
Q4 2016	63	28	27	0	0	84	0	170	372
COMPLETIONS									
Centre									
Q4 2017	25	10	4	0	0	22	0	8	69
Q4 2016	20	4	0	0	0	14	0	0	38
Remainder of the CMA									
Q4 2017	29	10	2	0	0	4	0	55	100
Q4 2016	38	8	0	0	0	0	0	9	55
Trois-Rivières CMA									
Q4 2017	54	20	6	0	0	26	0	63	169
Q4 2016	58	12	0	0	0	14	0	9	93

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Centre									
Q4 2017	1	15	10	0	0	28	n/a	n/a	54
Q4 2016	3	19	9	0	0	58	n/a	n/a	89
Remainder of the CMA									
Q4 2017	5	9	0	0	0	11	n/a	n/a	25
Q4 2016	3	14	0	0	0	8	n/a	n/a	25
Trois-Rivières CMA									
Q4 2017	6	24	10	0	0	39	n/a	n/a	79
Q4 2016	6	33	9	0	0	66	n/a	n/a	114
ABSORBED									
Centre									
Q4 2017	24	12	4	0	0	28	n/a	n/a	68
Q4 2016	21	6	1	0	0	15	n/a	n/a	43
Remainder of the CMA									
Q4 2017	26	8	2	0	0	2	n/a	n/a	38
Q4 2016	41	2	0	0	0	4	n/a	n/a	47
Trois-Rivières CMA									
Q4 2017	50	20	6	0	0	30	n/a	n/a	106
Q4 2016	62	8	1	0	0	19	n/a	n/a	90

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

**Table 1.3: History of Housing Starts of Trois-Rivières 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	200	78	4	0	5	126	0	279	692
% Change	-0.5	14.7	-87.1	n/a	n/a	51.8	n/a	-2.8	3.3
2016	201	68	31	0	0	83	0	287	670
% Change	11.7	-15.0	**	n/a	n/a	-15.3	n/a	114.2	34.0
2015	180	80	8	0	0	98	0	134	500
% Change	-24.7	-38.5	-52.9	n/a	n/a	-62.0	-100.0	-54.3	-47.0
2014	239	130	17	0	0	258	6	293	943
% Change	-1.6	-5.8	-26.1	n/a	n/a	**	n/a	-23.3	11.1
2013	243	138	23	0	0	63	0	382	849
% Change	-20.3	-27.4	0.0	n/a	n/a	-71.2	n/a	34.5	-16.8
2012	305	190	23	0	0	219	0	284	1,021
% Change	-9.0	3.3	15.0	n/a	n/a	82.5	n/a	-37.6	-8.3
2011	335	184	20	0	0	120	0	455	1,114
% Change	-2.9	-14.0	**	n/a	n/a	**	n/a	-58.6	-34.1
2010	345	214	6	0	0	28	0	1,098	1,691
% Change	-8.0	132.6	-40.0	n/a	n/a	**	n/a	107.2	64.7
2009	375	92	10	0	0	8	0	530	1,027
% Change	0.5	-28.1	-54.5	n/a	n/a	-89.2	-100.0	-0.2	-10.5
2008	373	128	22	0	0	74	20	531	1,148

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Centre	11	27	14	12	0	0	62	110	87	149	-41.6
Trois-Rivières	6	13	8	10	0	0	25	86	39	109	-64.2
Trois-Rivières-Ouest	1	8	2	0	0	0	12	8	15	16	-6.3
Cap-de-la-Madeleine	4	6	4	2	0	0	25	16	33	24	37.5
Remainder of the CMA	34	28	14	10	0	0	19	58	67	96	-30.2
Bécancour	11	6	0	2	0	0	7	4	18	12	50.0
Champlain	3	0	0	0	0	0	0	0	3	0	n/a
Pointe-du-Lac	14	16	8	4	0	0	0	48	22	68	-67.6
St-Louis-de-France	1	2	2	2	0	0	0	6	3	10	-70.0
Sainte-Marthe-du-Cap	4	2	4	2	0	0	12	0	20	4	**
Saint-Maurice	1	2	0	0	0	0	0	0	1	2	-50.0
Trois-Rivières CMA	45	55	28	22	0	0	81	168	154	245	-37.1

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centre	69	88	42	42	5	27	334	197	450	354	27.1
Trois-Rivières	28	30	18	28	5	24	228	132	279	214	30.4
Trois-Rivières-Ouest	13	21	10	12	0	3	79	42	102	78	30.8
Cap-de-la-Madeleine	28	37	14	2	0	0	27	23	69	62	11.3
Remainder of the CMA	131	113	36	26	0	0	75	177	242	316	-23.4
Bécancour	41	42	6	6	0	0	22	55	69	103	-33.0
Champlain	10	8	0	0	0	0	0	0	10	8	25.0
Pointe-du-Lac	50	38	16	10	0	0	0	74	66	122	-45.9
St-Louis-de-France	12	6	8	4	0	0	15	26	35	36	-2.8
Sainte-Marthe-du-Cap	7	8	6	6	0	0	34	18	47	32	46.9
Saint-Maurice	11	11	0	0	0	0	4	4	15	15	0.0
Trois-Rivières CMA	200	201	78	68	5	27	409	374	692	670	3.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Centre	0	0	0	0	34	40	28	70
Trois-Rivières	0	0	0	0	5	40	20	46
Trois-Rivières-Ouest	0	0	0	0	4	0	8	8
Cap-de-la-Madeleine	0	0	0	0	25	0	0	16
Remainder of the CMA	0	0	0	0	4	4	15	54
Bécancour	0	0	0	0	4	4	3	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	48
St-Louis-de-France	0	0	0	0	0	0	0	6
Sainte-Marthe-du-Cap	0	0	0	0	0	0	12	0
Saint-Maurice	0	0	0	0	0	0	0	0
Trois-Rivières CMA	0	0	0	0	38	44	43	124

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	5	27	0	0	117	69	217	128
Trois-Rivières	5	24	0	0	34	54	194	78
Trois-Rivières-Ouest	0	3	0	0	56	12	23	30
Cap-de-la-Madeleine	0	0	0	0	27	3	0	20
Remainder of the CMA	0	0	0	0	13	18	62	159
Bécancour	0	0	0	0	8	12	14	43
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	6	0	68
St-Louis-de-France	0	0	0	0	3	0	12	26
Sainte-Marthe-du-Cap	0	0	0	0	2	0	32	18
Saint-Maurice	0	0	0	0	0	0	4	4
Trois-Rivières CMA	5	27	0	0	130	87	279	287

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Centre	25	39	34	40	28	70	87	149
Trois-Rivières	14	23	5	40	20	46	39	109
Trois-Rivières-Ouest	3	8	4	0	8	8	15	16
Cap-de-la-Madeleine	8	8	25	0	0	16	33	24
Remainder of the CMA	48	38	4	4	15	54	67	96
Bécancour	11	8	4	4	3	0	18	12
Champlain	3	0	0	0	0	0	3	0
Pointe-du-Lac	22	20	0	0	0	48	22	68
St-Louis-de-France	3	4	0	0	0	6	3	10
Sainte-Marthe-du-Cap	8	4	0	0	12	0	20	4
Saint-Maurice	1	2	0	0	0	0	1	2
Trois-Rivières CMA	73	77	38	44	43	124	154	245

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	113	161	120	65	217	128	450	354
Trois-Rivières	46	86	39	50	194	78	279	214
Trois-Rivières-Ouest	23	36	56	12	23	30	102	78
Cap-de-la-Madeleine	44	39	25	3	0	20	69	62
Remainder of the CMA	169	139	11	18	62	159	242	316
Bécancour	47	48	8	12	14	43	69	103
Champlain	10	8	0	0	0	0	10	8
Pointe-du-Lac	66	48	0	6	0	68	66	122
St-Louis-de-France	20	10	3	0	12	26	35	36
Sainte-Marthe-du-Cap	15	14	0	0	32	18	47	32
Saint-Maurice	11	11	0	0	4	4	15	15
Trois-Rivières CMA	282	300	131	83	279	287	692	670

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Centre	25	20	10	4	4	0	30	14	69	38	81.6
Trois-Rivières	14	7	6	2	4	0	0	5	24	14	71.4
Trois-Rivières-Ouest	2	5	2	2	0	0	30	6	34	13	161.5
Cap-de-la-Madeleine	9	8	2	0	0	0	0	3	11	11	0.0
Remainder of the CMA	29	38	10	8	0	0	61	9	100	55	81.8
Bécancour	11	12	0	2	0	0	11	4	22	18	22.2
Champlain	0	7	0	0	0	0	0	0	0	7	-100.0
Pointe-du-Lac	12	10	6	2	0	0	48	1	66	13	**
St-Louis-de-France	4	1	2	0	0	0	0	0	6	1	**
Sainte-Marthe-du-Cap	2	3	2	4	0	0	2	0	6	7	-14.3
Saint-Maurice	0	5	0	0	0	0	0	4	0	9	-100.0
Trois-Rivières CMA	54	58	20	12	4	0	91	23	169	93	81.7

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Centre	79	69	46	46	23	4	173	217	321	336	-4.5
Trois-Rivières	35	17	22	22	20	4	62	165	139	208	-33.2
Trois-Rivières-Ouest	15	17	10	22	3	0	93	40	121	79	53.2
Cap-de-la-Madeleine	29	35	14	2	0	0	18	12	61	49	24.5
Remainder of the CMA	106	110	30	20	4	0	122	89	262	219	19.6
Bécancour	32	44	8	10	0	0	28	8	68	62	9.7
Champlain	3	10	2	0	0	0	0	0	5	10	-50.0
Pointe-du-Lac	44	30	10	4	4	0	48	37	106	71	49.3
St-Louis-de-France	11	7	6	2	0	0	14	20	31	29	6.9
Sainte-Marthe-du-Cap	6	6	4	4	0	0	28	20	38	30	26.7
Saint-Maurice	10	13	0	0	0	0	4	4	14	17	-17.6
Trois-Rivières CMA	185	179	76	66	27	4	295	306	583	555	5.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Centre	4	0	0	0	22	14	8	0
Trois-Rivières	4	0	0	0	0	5	0	0
Trois-Rivières-Ouest	0	0	0	0	22	6	8	0
Cap-de-la-Madeleine	0	0	0	0	0	3	0	0
Remainder of the CMA	0	0	0	0	6	0	55	9
Bécancour	0	0	0	0	4	0	7	4
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	48	1
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	2	0	0	0
Saint-Maurice	0	0	0	0	0	0	0	4
Trois-Rivières CMA	4	0	0	0	28	14	63	9

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	23	4	0	0	66	142	107	75
Trois-Rivières	20	4	0	0	0	121	62	44
Trois-Rivières-Ouest	3	0	0	0	66	18	27	22
Cap-de-la-Madeleine	0	0	0	0	0	3	18	9
Remainder of the CMA	0	0	4	0	24	12	98	77
Bécancour	0	0	0	0	16	4	12	4
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	4	0	0	6	48	31
St-Louis-de-France	0	0	0	0	0	0	14	20
Sainte-Marthe-du-Cap	0	0	0	0	8	2	20	18
Saint-Maurice	0	0	0	0	0	0	4	4
Trois-Rivières CMA	23	4	4	0	90	154	205	152

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Centre	39	24	22	14	8	0	69	38
Trois-Rivières	24	9	0	5	0	0	24	14
Trois-Rivières-Ouest	4	7	22	6	8	0	34	13
Cap-de-la-Madeleine	11	8	0	3	0	0	11	11
Remainder of the CMA	41	46	4	0	55	9	100	55
Bécancour	11	14	4	0	7	4	22	18
Champlain	0	7	0	0	0	0	0	7
Pointe-du-Lac	18	12	0	0	48	1	66	13
St-Louis-de-France	6	1	0	0	0	0	6	1
Sainte-Marthe-du-Cap	6	7	0	0	0	0	6	7
Saint-Maurice	0	5	0	0	0	4	0	9
Trois-Rivières CMA	80	70	26	14	63	9	169	93

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Centre	148	115	66	146	107	75	321	336
Trois-Rivières	77	39	0	125	62	44	139	208
Trois-Rivières-Ouest	28	39	66	18	27	22	121	79
Cap-de-la-Madeleine	43	37	0	3	18	9	61	49
Remainder of the CMA	138	132	22	10	102	77	262	219
Bécancour	40	54	16	4	12	4	68	62
Champlain	5	10	0	0	0	0	5	10
Pointe-du-Lac	54	34	0	6	52	31	106	71
St-Louis-de-France	17	9	0	0	14	20	31	29
Sainte-Marthe-du-Cap	12	12	6	0	20	18	38	30
Saint-Maurice	10	13	0	0	4	4	14	17
Trois-Rivières CMA	286	247	88	156	209	152	583	555

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Centre													
Q4 2017	1	11.1	0	0.0	1	11.1	1	11.1	6	66.7	9	-	-
Q4 2016	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	-
Year-to-date 2017	1	2.8	0	0.0	1	2.8	4	11.1	30	83.3	36	-	323,405
Year-to-date 2016	0	0.0	1	2.5	6	15.0	11	27.5	22	55.0	40	-	298,824
Remainder of the CMA													
Q4 2017	0	0.0	1	14.3	3	42.9	2	28.6	1	14.3	7	-	-
Q4 2016	0	0.0	4	44.4	0	0.0	1	11.1	4	44.4	9	-	-
Year-to-date 2017	0	0.0	6	18.8	6	18.8	9	28.1	11	34.4	32	-	-
Year-to-date 2016	0	0.0	14	41.2	4	11.8	10	29.4	6	17.6	34	-	274,177
Trois-Rivières CMA													
Q4 2017	1	6.3	1	6.3	4	25.0	3	18.8	7	43.8	16	-	333,572
Q4 2016	0	0.0	4	25.0	0	0.0	3	18.8	9	56.3	16	-	279,980
Year-to-date 2017	1	1.5	6	8.8	7	10.3	13	19.1	41	60.3	68	315,000	332,461
Year-to-date 2016	0	0.0	15	20.3	10	13.5	21	28.4	28	37.8	74	272,500	291,763

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Centre	-	-	n/a	323,405	298,824	8.2
Trois-Rivières	-	-	n/a	-	-	n/a
Trois-Rivières-Ouest	-	-	n/a	-	-	n/a
Cap-de-la-Madeleine	-	-	n/a	323,405	298,824	8.2
Remainder of the CMA	-	-	n/a	-	274,177	n/a
Bécancour	-	-	n/a	-	-	n/a
Champlain	-	-	n/a	-	-	n/a
Pointe-du-Lac	-	-	n/a	-	274,177	n/a
St-Louis-de-France	-	-	n/a	-	-	n/a
Sainte-Marthe-du-Cap	-	-	n/a	-	-	n/a
Saint-Maurice	-	-	n/a	-	-	n/a
Trois-Rivières CMA	333,572	279,980	19.1	332,461	291,763	13.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Trois-Rivières

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q4 2017	188	263	490	159,273	7.8	160,991	7.8
Q4 2016	165	296	565	160,383	10.3	159,405	8.5
% Change	13.9	-11.1	-13.2	-0.7	n/a	1.0	n/a
YTD 2017	844	1,293	551	160,993	7.8	n/a	n/a
YTD 2016	850	1,372	600	159,400	8.5	n/a	n/a
% Change	-0.7	-5.8	-8.1	1.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2017	32	--	135	--	12.7	--	13.6
Q4 2016	17	--	135	--	--	--	--
% Change	88.2	n/a	0.2	n/a	n/a	n/a	n/a
YTD 2017	129	--	147	142,895	13.6	n/a	n/a
YTD 2016	81	--	125	146,055	18.4	n/a	n/a
% Change	59.3	n/a	17.7	-2.2	n/a	n/a	n/a
PLEX*							
Q4 2017	34	62	137	--	12.1	--	--
Q4 2016	30	63	153	--	15.3	--	--
% Change	13.3	-1.6	-10.5	n/a	n/a	n/a	n/a
YTD 2017	156	287	156	163,768	12.0	n/a	n/a
YTD 2016	173	313	164	161,153	11.4	n/a	n/a
% Change	-9.8	-8.3	-5.3	1.6	n/a	n/a	n/a
TOTAL							
Q4 2017	256	373	772	157,166	9.1	159,956	9.1
Q4 2016	214	404	859	158,449	12.0	158,403	9.7
% Change	19.6	-7.7	-10.1	-0.8	n/a	1.0	n/a
YTD 2017	1,132	1,864	862	159,956	9.1	n/a	n/a
YTD 2016	1,111	1,902	896	158,403	9.7	n/a	n/a
% Change	1.9	-2.0	-3.7	1.0	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Fourth Quarter 2017

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Trois-Rivières Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.4	124.6	74.8	7.3	60.7	775
	February	561	3.14	4.64	99.5	125.1	75.7	6.5	60.9	770
	March	561	3.14	4.64	99.6	125.6	75.7	6.4	60.8	775
	April	561	3.14	4.64	99.6	126.0	75.2	6.6	60.5	775
	May	561	3.14	4.64	99.6	126.2	74.1	7.5	60.1	787
	June	561	3.14	4.64	99.6	126.0	74.5	7.2	60.2	798
	July	567	3.14	4.74	99.7	125.6	74.7	7.2	60.4	820
	August	567	3.14	4.74	99.7	125.3	74.1	6.8	59.6	827
	September	561	3.14	4.64	100.0	125.8	73.4	7.2	59.3	826
	October	561	3.14	4.64	100.0	125.9	73.7	7.4	59.6	814
	November	561	3.14	4.64	100.0	125.6	75.1	7.2	60.7	809
	December	561	3.14	4.64	100.0	125.2	75.2	7.3	60.7	810
2017	January	561	3.14	4.64	100.1	126.2	74.5	7.1	60.1	804
	February	561	3.14	4.64	100.3	126.6	74.5	6.6	59.8	802
	March	561	3.14	4.64	100.2	126.7	75.3	6.6	60.4	804
	April	561	3.14	4.64	100.3	127.0	76.3	6.5	61.2	810
	May	561	3.14	4.64	100.4	127.1	76.2	6.5	61.0	810
	June	561	3.14	4.64	100.5	126.7	75.9	6.3	60.6	819
	July	573	3.14	4.84	100.7	126.7	75.6	6.3	60.2	827
	August	573	3.14	4.84	100.7	126.7	75.8	6.4	60.5	840
	September	575	3.09	4.89	100.8	127.1	76.3	6.0	60.6	843
	October	581	3.24	4.99	101.0	127.2	76.3	5.6	60.3	850
	November	581	3.24	4.99	101.1	127.7	76.1	5.0	59.8	852
	December	581	3.24	4.99		127.5	75.9	4.5	59.3	857

"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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