

# HOUSING NOW TABLES

## Canada

Date Released: February 2019



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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).

## This Month's Housing Data (SAAR)

	2018	Q2:18	Q3:18	Q4:18	M11:18	M12:18	M01:19
<b>Housing starts, units, 000s</b>							
<b>Canada. Total. All areas</b>	<b>212.8</b>	<b>216.9</b>	<b>197.4</b>	<b>219.0</b>	<b>224.7</b>	<b>213.6</b>	<b>207.9</b>
Per cent change from previous period	-3.1	-2.5	-9.0	10.9	5.4	-4.9	-2.7
<b>Canada. Total. Rural areas</b>	<b>16.1</b>	<b>18.2</b>	<b>12.9</b>	<b>19.4</b>	<b>17.7</b>	<b>18.6</b>	<b>17.1</b>
Per cent change from previous period	-7.2	19.4	-29.2	50.4	0.6	4.7	-8.2
<b>Canada. Total. Urban areas</b>	<b>196.7</b>	<b>198.8</b>	<b>184.5</b>	<b>199.6</b>	<b>206.9</b>	<b>195.0</b>	<b>190.8</b>
Per cent change from previous period	-2.8	-4.1	-7.2	8.2	5.8	-5.7	-2.2
<b>Canada. Single. Urban areas</b>	<b>54.2</b>	<b>56.3</b>	<b>52.4</b>	<b>49.3</b>	<b>51.0</b>	<b>49.8</b>	<b>44.6</b>
Per cent change from previous period	-14.6	-8.4	-6.9	-5.9	8.6	-2.4	-10.4
<b>Canada. Multiple. Urban areas</b>	<b>142.5</b>	<b>142.5</b>	<b>132.1</b>	<b>150.3</b>	<b>156.0</b>	<b>145.3</b>	<b>146.3</b>
Per cent change from previous period	2.6	-2.3	-7.3	13.8	4.9	-6.8	0.7
<b>Newfoundland. Total. All areas</b>	<b>1.1</b>	<b>0.9</b>	<b>1.2</b>	<b>0.9</b>	<b>1.0</b>	<b>0.9</b>	<b>0.8</b>
Per cent change from previous period	-21.7	-51.0	28.9	-27.3	6.5	-7.3	-9.2
<b>Prince Edward Island. Total. All areas</b>	<b>1.1</b>	<b>1.2</b>	<b>0.8</b>	<b>1.6</b>	<b>2.2</b>	<b>1.7</b>	<b>0.8</b>
Per cent change from previous period	19.5	43.0	-32.0	99.6	181.5	-23.4	-52.3
<b>Nova Scotia. Total. All areas</b>	<b>4.8</b>	<b>4.7</b>	<b>6.3</b>	<b>4.2</b>	<b>3.7</b>	<b>5.3</b>	<b>4.2</b>
Per cent change from previous period	20.1	8.9	34.7	-34.3	36.0	43.0	-20.5
<b>New Brunswick. Total. All areas</b>	<b>2.3</b>	<b>2.2</b>	<b>2.3</b>	<b>2.5</b>	<b>3.1</b>	<b>3.1</b>	<b>2.0</b>
Per cent change from previous period	0.2	5.2	2.0	10.8	5.1	-0.7	-35.3
<b>Quebec. Total. All areas</b>	<b>46.9</b>	<b>52.9</b>	<b>35.2</b>	<b>52.8</b>	<b>50.1</b>	<b>52.7</b>	<b>48.3</b>
Per cent change from previous period	0.8	10.0	-33.4	49.9	-1.0	5.1	-8.3
<b>Ontario. Total. All areas</b>	<b>78.7</b>	<b>76.3</b>	<b>69.8</b>	<b>82.8</b>	<b>86.1</b>	<b>70.8</b>	<b>75.1</b>
Per cent change from previous period	-0.5	-12.6	-8.5	18.6	-5.9	-17.8	6.1
<b>Manitoba. Total. All areas</b>	<b>7.4</b>	<b>6.4</b>	<b>9.6</b>	<b>7.5</b>	<b>9.9</b>	<b>6.6</b>	<b>6.5</b>
Per cent change from previous period	-1.7	8.2	48.8	-21.3	46.8	-32.7	-1.7
<b>Saskatchewan. Total. All areas</b>	<b>3.6</b>	<b>3.2</b>	<b>3.6</b>	<b>3.9</b>	<b>2.6</b>	<b>2.5</b>	<b>2.7</b>
Per cent change from previous period	-26.4	-15.0	12.7	8.1	-60.3	-4.4	6.9
<b>Alberta. Total. All areas</b>	<b>26.1</b>	<b>29.8</b>	<b>28.4</b>	<b>21.1</b>	<b>25.9</b>	<b>19.1</b>	<b>24.1</b>
Per cent change from previous period	-11.4	16.9	-4.9	-25.6	47.6	-26.0	25.8
<b>British Columbia. Total. All areas</b>	<b>40.9</b>	<b>39.3</b>	<b>40.2</b>	<b>41.7</b>	<b>40.1</b>	<b>50.9</b>	<b>43.3</b>
Per cent change from previous period	-6.4	-8.1	2.4	3.6	22.2	26.8	-14.9

SOURCE: CMHC, Starts and Completions Survey. All data are seasonally adjusted and annualized, through stages of revision at different times through the yearly cycle resulting in finalization of preliminary data. Revisions take place at the end of each month, quarter and year.

## This Month's Housing Data, continued (SAAR)\*

	2018	Q2:18	Q3:18	Q4:18	M11:18	M12:18	M01:19
<b>Housing starts, units, 000s</b>							
Canada. Total. Urban areas	196.7	198.8	184.5	199.6	206.9	195.0	190.8
Newfoundland. Total. Urban areas	0.8	0.7	0.8	0.6	0.7	0.6	0.4
Prince Edward Island. Total. Urban areas	0.8	0.9	0.6	1.3	1.8	1.3	0.6
Nova Scotia. Total. Urban areas	4.0	4.0	5.7	3.3	3.1	4.6	3.6
New Brunswick. Total. Urban areas	1.7	1.8	1.5	1.9	2.5	2.4	1.4
Quebec. Total. Urban areas	40.8	45.1	32.4	43.9	42.8	44.7	41.6
Ontario. Total. Urban areas	76.0	73.0	67.7	79.8	83.1	67.7	72.3
Manitoba. Total. Urban areas	6.4	5.4	8.5	6.6	8.8	5.7	5.6
Saskatchewan. Total. Urban areas	3.0	2.7	2.8	3.2	1.9	1.8	2.1
Alberta. Total. Urban areas	24.8	28.6	26.7	19.9	24.8	18.0	22.7
British Columbia. Total. Urban areas	38.4	36.6	38.0	39.1	37.4	48.2	40.5

SOURCE: CMHC, Starts & Completions Survey. All quarterly and monthly data are seasonally adjusted and annualized. This seasonally adjusted data goes through stages of revision at different times through the yearly cycle resulting in finalization of preliminary data. These revisions take place at the end of each month, quarter and year.

## This Month's Major Housing Indicators

	2018	Q2:18	Q3:18	Q4:18	M11:18	M12:18	M01:19
<b>New Housing</b>							
New & unabsorbed singles & semis, units 000s	8.1	7.0	7.3	8.1	7.9	8.1	8.2
Per cent change from same period previous year	21.2	12.8	18.2	21.2	22.7	21.2	25.6
New & unabsorbed row & apartments, units 000s	8.3	7.4	7.4	8.3	7.8	8.3	8.5
Per cent change from same period previous year	3.8	-18.3	-4.0	3.8	-0.6	3.8	9.6
New House Price Index, 2007=100	103.2	103.1	103.3	103.3	103.3	103.3	n.a.
Per cent change from same period previous year	1.0	1.1	0.4	0.0	0.0	0.0	n.a.

## Existing Housing

MLS® resales*, units 000s	452.8	439.5	462.7	453.5	455.5	446.2	462.3
Per cent change from same period previous year	-10.9	-13.8	-2.8	-12.4	-11.6	-18.7	-3.7
MLS® average resale price**, 000s	490.4	481.9	497.1	491.4	491.7	485.0	471.1
Per cent change from same period previous year	-4.1	-6.8	0.5	-3.4	-3.3	-5.3	-5.5

## Mortgage Market

Posted 1-Year Mortgage Rate, % (period average)	3.48	3.44	3.49	3.64	3.64	3.64	3.64
Posted 5-Year Mortgage Rate, % (period average)	5.27	5.27	5.34	5.34	5.34	5.34	5.34

SOURCE: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.

n.a. Figures not available.

\* Annual data is actual. Quarterly and monthly data are seasonally adjusted and annualized (SAAR).

\*\* Annual data is actual. Quarterly and monthly data are seasonally adjusted.



## 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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