

HOUSING NOW TABLES

BC Region

Date Released: First Quarter 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. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

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SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)		
December 2018		
British Columbia	November 2018	December 2018
Trend ¹ , urban centres ²	35,642	37,974
SAAR, urban centres ²	37,617	48,117
	December 2017	December 2018
Actual, urban centres ²		
December - Single-Detached	843	725
December - Multiples	3,169	3,216
December - Total	4,012	3,941
January to December - Single-Detached	10,455	9,254
January to December - Multiples	30,736	29,185
January to December - Total	41,191	38,439

Source: CMHC

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

² Urban centres with a population of 10,000 and over.

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of British Columbia Region
Fourth Quarter 2018

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2018	1,811	178	53	72	1,284	3,207	331	2,732	741	10,409
Q4 2017	2,325	240	11	132	1,496	5,793	309	2,030	663	12,999
% Change	-22.1	-25.8	**	-45.5	-14.2	-44.6	7.1	34.6	11.8	-19.9
Year-to-date 2018	7,663	630	71	400	4,554	13,579	1,216	10,326	2,418	40,857
Year-to-date 2017	9,058	697	104	568	4,812	16,463	978	8,511	2,473	43,664
% Change	-15.4	-9.6	-31.7	-29.6	-5.4	-17.5	24.3	21.3	-2.2	-6.4
UNDER CONSTRUCTION										
Q4 2018	7,583	597	49	292	4,633	29,510	865	15,052	2,476	61,057
Q4 2017	8,419	601	152	439	4,558	29,914	874	12,465	2,565	60,077
% Change	-9.9	-0.7	-67.8	-33.5	1.6	-1.4	-1.0	20.8	-3.5	1.6
COMPLETIONS										
Q4 2018	2,128	190	25	121	1,082	4,150	319	2,018	502	10,535
Q4 2017	2,618	212	21	197	1,378	2,108	255	1,913	586	9,288
% Change	-18.7	-10.4	19.0	-38.6	-21.5	96.9	25.1	5.5	-14.3	13.4
Year-to-date 2018	8,469	643	154	580	4,324	12,610	1,239	8,921	1,770	38,800
Year-to-date 2017	8,132	670	77	562	4,326	10,599	932	6,394	1,813	33,505
% Change	4.1	-4.0	100.0	3.2	0.0	19.0	32.9	39.5	-2.4	15.8
COMPLETED & NOT ABSORBED										
Q4 2018	1,424	173	29	60	472	1,117	n/a	n/a	n/a	3,275
Q4 2017	1,238	125	9	48	205	390	n/a	n/a	n/a	2,015
% Change	15.0	38.4	**	25.0	130.2	186.4	n/a	n/a	n/a	62.5
ABSORBED										
Q4 2018	1,855	103	6	86	874	3,662	n/a	n/a	n/a	6,586
Q4 2017	2,421	158	17	147	1,336	2,062	n/a	n/a	n/a	6,141
% Change	-23.4	-34.8	-64.7	-41.5	-34.6	77.6	n/a	n/a	n/a	7.2
Year-to-date 2018	7,169	485	121	425	3,818	11,714	n/a	n/a	n/a	23,732
Year-to-date 2017	7,000	537	72	419	4,248	10,416	n/a	n/a	n/a	22,692
% Change	2.4	-9.7	68.1	1.4	-10.1	12.5	n/a	n/a	n/a	4.6

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

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 1.3: History of Housing Starts of British Columbia Region
2009 - 2018**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2018	7,663	630	71	400	4,554	13,579	1,216	10,326	2,418	40,857
% Change	-15.4	-9.6	-31.7	-29.6	-5.4	-17.5	24.3	21.3	-2.2	-6.4
2017	9,058	697	104	568	4,812	16,463	978	8,511	2,473	43,664
% Change	2.3	-4.7	1.0	11.8	-0.2	12.1	6.4	-3.1	5.5	4.4
2016	8,858	731	103	508	4,823	14,680	919	8,786	2,345	41,843
% Change	11.4	-4.2	-56.7	132.0	22.6	31.1	31.3	79.1	53.1	33.1
2015	7,953	763	238	219	3,935	11,200	700	4,906	1,532	31,446
% Change	5.2	-18.0	124.5	28.1	4.9	16.3	3.1	26.3	-5.1	10.9
2014	7,559	931	106	171	3,751	9,630	679	3,884	1,615	28,356
% Change	16.1	11.5	**	71.0	16.1	-8.9	2.7	3.5	18.0	4.8
2013	6,513	835	22	100	3,231	10,572	661	3,751	1,369	27,054
% Change	6.3	16.1	-99.1	13.6	1.0	0.6	26.6	104.4	-31.1	-1.5
2012	6,129	719	2,476	88	3,198	10,510	522	1,835	1,988	27,465
% Change	-6.6	6.4	6.5	-29.6	-15.5	28.5	4.0	-16.4	-3.2	4.0
2011	6,559	676	2,325	125	3,783	8,181	502	2,195	2,054	26,400
% Change	-24.8	0.7	59.4	-36.5	15.4	16.4	-40.6	57.1	-28.7	-0.3
2010	8,723	671	1,459	197	3,277	7,031	845	1,397	2,879	26,479
% Change	46.9	40.4	93.5	58.9	41.8	119.7	109.7	126.4	28.3	64.7
2009	5,940	478	754	124	2,311	3,201	403	617	2,244	16,077

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
British Columbia Region
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Centres 100,000+											
Abbotsford-Mission	82	108	32	2	174	63	202	155	490	328	49.4
Kelowna	164	242	26	34	143	107	384	282	717	665	7.8
Vancouver	1,090	1,267	136	142	606	995	3,517	5,775	5,349	8,179	-34.6
Victoria	158	215	28	54	89	82	970	815	1,245	1,166	6.8
Centres 50,000 - 99,999											
Chilliwack	68	184	4	6	21	21	119	165	212	376	-43.6
Courtenay	44	64	8	0	4	0	87	5	143	69	107.2
Kamloops	101	79	16	52	32	41	155	153	304	325	-6.5
Nanaimo	74	91	6	10	7	34	127	147	214	282	-24.1
Prince George	46	44	2	4	13	0	24	10	85	58	46.6
Vernon	43	59	8	18	29	30	44	67	124	174	-28.7
Centres 10,000 - 49,999											
Campbell River	23	30	6	0	0	26	1	70	30	126	-76.2
Cranbrook	17	26	0	0	4	0	0	0	21	26	-19.2
Dawson Creek	3	6	2	2	0	0	0	0	5	8	-37.5
Duncan	33	40	8	0	0	3	6	10	47	53	-11.3
Fort St. John	10	4	6	8	8	9	2	50	26	71	-63.4
Nelson ¹	14	14	6	6	0	2	2	21	22	43	-48.8
Parksville-Qualicum Beach	32	40	0	0	0	0	64	1	96	41	134.1
Penticton	47	47	12	24	18	27	170	5	247	103	139.8
Port Alberni	26	19	0	4	0	0	1	1	27	24	12.5
Powell River	7	9	0	0	4	0	8	2	19	11	72.7
Prince Rupert	2	0	0	0	0	0	36	3	38	3	**
Quesnel	7	11	0	0	0	0	0	68	7	79	-91.1
Salmon Arm	25	39	0	0	14	4	6	2	45	45	0.0
Capital F RDA	7	12	0	0	0	0	0	1	7	13	-46.2
Squamish	15	22	0	2	19	0	1	10	35	34	2.9
Summerland	13	16	0	0	0	0	6	4	19	20	-5.0
Terrace	18	6	6	0	24	0	0	1	48	7	**
Williams Lake	9	6	0	0	0	0	2	1	11	7	57.1
Total British Columbia (10,000+)	2,208	2,700	312	368	1,209	1,444	5,939	7,824	9,668	12,336	-21.6

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
British Columbia Region
January - December 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
Centres 100,000+											
Abbotsford-Mission	313	416	44	4	367	212	321	1,078	1,045	1,710	-38.9
Kelowna	618	923	106	116	338	311	1,493	2,227	2,555	3,577	-28.6
Vancouver	4,592	4,911	420	409	2,504	3,386	15,888	17,498	23,404	26,204	-10.7
Victoria	818	896	108	160	278	314	3,069	2,492	4,273	3,862	10.6
Centres 50,000 - 99,999											
Chilliwack	423	644	8	24	189	136	255	229	875	1,033	-15.3
Courtenay ¹	214	244	34	12	53	4	239	33	540	293	84.3
Kamloops	307	328	58	108	70	59	785	163	1,220	658	85.4
Nanaimo	315	425	62	32	22	57	435	477	834	991	-15.8
Prince George	194	190	2	8	25	7	206	67	427	272	57.0
Vernon	159	211	54	44	81	59	154	84	448	398	12.6
Centres 10,000 - 49,999											
Campbell River	109	151	52	22	7	26	86	98	254	297	-14.5
Cranbrook	55	61	0	0	8	0	0	0	63	61	3.3
Dawson Creek	14	13	2	4	0	0	16	0	32	17	88.2
Duncan	157	153	24	6	10	6	131	30	322	195	65.1
Fort St. John	35	26	8	12	9	19	8	53	60	110	-45.5
Nelson ¹	49	42	10	6	4	2	10	23	73	73	0.0
Parksville-Qualicum Beach	118	178	0	2	0	0	72	31	190	211	-10.0
Penticton	168	158	50	70	58	88	326	243	602	559	7.7
Port Alberni	72	72	0	6	0	0	2	27	74	105	-29.5
Powell River	29	32	4	2	4	10	10	3	47	47	0.0
Prince Rupert	5	7	0	4	0	0	66	4	71	15	**
Quesnel	38	27	0	2	0	0	2	68	40	97	-58.8
Salmon Arm	121	145	2	0	31	4	16	11	170	160	6.3
Capital F RDA	62	34	0	0	0	0	0	1	62	35	77.1
Squamish	41	68	10	8	75	0	204	22	330	98	**
Summerland	59	62	0	0	0	0	16	11	75	73	2.7
Terrace	28	22	6	0	24	0	45	1	103	23	**
Williams Lake	33	16	0	0	0	0	41	1	74	17	**
Total British Columbia (10,000+)	9,254	10,455	1,072	1,061	4,200	4,700	23,913	24,975	38,439	41,191	-6.7

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

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Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
Fourth Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Centres 100,000+								
Abbotsford-Mission	174	63	0	0	69	1	133	154
Kelowna	143	107	0	0	207	160	177	122
Vancouver	606	994	0	1	2,051	4,797	1,466	978
Victoria	89	55	0	27	557	322	413	493
Centres 50,000 - 99,999								
Chilliwack	21	21	0	0	48	79	71	86
Courtenay	4	0	0	0	0	0	87	5
Kamloops	32	41	0	0	41	145	114	8
Nanaimo	7	12	0	22	93	118	34	29
Prince George	13	0	0	0	0	9	24	1
Vernon	29	30	0	0	0	61	44	6
Centres 10,000 - 49,999								
Campbell River	0	10	0	16	0	0	1	70
Cranbrook	4	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	0	3	0	0	0	1	6	9
Fort St. John	8	9	0	0	0	50	2	0
Nelson ¹	0	2	0	0	0	10	2	11
Parksville-Qualicum Beach	0	0	0	0	0	0	64	1
Penticton	18	27	0	0	133	0	37	5
Port Alberni	0	0	0	0	0	0	1	1
Powell River	4	0	0	0	8	0	0	2
Prince Rupert	0	0	0	0	0	3	36	0
Quesnel	0	0	0	0	0	38	0	30
Salmon Arm	14	4	0	0	0	0	6	2
Capital F RDA	0	0	0	0	0	0	0	1
Squamish	19	0	0	0	0	0	1	10
Summerland	0	0	0	0	0	0	6	4
Terrace	24	0	0	0	0	0	0	1
Williams Lake	0	0	0	0	0	0	2	1
Total British Columbia (10,000+)	1,209	1,378	0	66	3,207	5,794	2,732	2,030

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
January - December 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
Centres 100,000+								
Abbotsford-Mission	367	212	0	0	129	744	192	334
Kelowna	338	291	0	20	826	454	667	1,773
Vancouver	2,498	3,385	6	1	10,268	13,471	5,620	4,027
Victoria	269	234	9	80	1,016	1,011	2,053	1,481
Centres 50,000 - 99,999								
Chilliwack	189	136	0	0	118	141	137	88
Courtenay	53	4	0	0	74	16	165	17
Kamloops	70	59	0	0	280	145	505	18
Nanaimo	22	35	0	22	162	156	273	321
Prince George	25	7	0	0	153	36	53	31
Vernon	81	59	0	0	9	61	145	23
Centres 10,000 - 49,999								
Campbell River	7	10	0	16	15	27	71	71
Cranbrook	8	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	16	0	0	0
Duncan	10	6	0	0	112	6	19	24
Fort St. John	9	19	0	0	0	50	8	3
Nelson ¹	4	2	0	0	0	10	10	13
Parksville-Qualicum Beach	0	0	0	0	8	0	64	31
Penticton	58	88	0	0	161	91	165	152
Port Alberni	0	0	0	0	0	0	2	27
Powell River	4	0	0	10	8	0	2	3
Prince Rupert	0	0	0	0	30	3	36	1
Quesnel	0	0	0	0	0	38	2	30
Salmon Arm	31	4	0	0	0	4	16	7
Capital F RDA	0	0	0	0	0	0	0	1
Squamish	75	0	0	0	198	0	6	22
Summerland	0	0	0	0	0	0	16	11
Terrace	24	0	0	0	0	0	45	1
Williams Lake	0	0	0	0	0	0	41	1
Total British Columbia (10,000+)	4,185	4,551	15	149	13,587	16,464	10,326	8,511

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
British Columbia Region
Fourth Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Centres 100,000+								
Abbotsford-Mission	98	92	248	68	144	168	490	328
Kelowna	189	261	331	266	197	138	717	665
Vancouver	942	1,197	2,711	5,854	1,696	1,128	5,349	8,179
Victoria	152	225	672	418	421	523	1,245	1,166
Centres 50,000 - 99,999								
Chilliwack	54	125	81	159	77	92	212	376
Courtenay	37	50	13	7	93	12	143	69
Kamloops	96	108	92	207	116	10	304	325
Nanaimo	72	92	104	135	38	55	214	282
Prince George	51	40	8	10	26	8	85	58
Vernon	42	58	32	109	50	7	124	174
Centres 10,000 - 49,999								
Campbell River	22	29	6	10	2	87	30	126
Cranbrook	14	20	4	2	3	4	21	26
Dawson Creek	5	8	0	0	0	0	5	8
Duncan	40	39	0	5	7	9	47	53
Fort St. John	15	10	8	59	3	2	26	71
Nelson ¹	17	16	3	12	2	15	22	43
Parksville-Qualicum Beach	31	37	0	0	65	4	96	41
Penticton	34	57	170	37	43	9	247	103
Port Alberni	22	18	0	3	5	3	27	24
Powell River	6	8	12	0	1	3	19	11
Prince Rupert	2	0	0	3	36	0	38	3
Quesnel	4	7	0	38	3	34	7	79
Salmon Arm	14	28	25	15	6	2	45	45
Capital F RDA	7	12	0	0	0	1	7	13
Squamish	6	19	19	0	10	15	35	34
Summerland	11	10	0	4	8	6	19	20
Terrace	22	6	24	0	2	1	48	7
Williams Lake	7	4	0	0	4	3	11	7
Total British Columbia (10,000+)	2,042	2,576	4,563	7,421	3,063	2,339	9,668	12,336

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
British Columbia Region
January - December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	297	380	527	966	221	364	1,045	1,710
Kelowna	685	969	1,157	771	713	1,837	2,555	3,577
Vancouver	4,048	4,566	12,931	17,047	6,425	4,591	23,404	26,204
Victoria	813	932	1,354	1,352	2,106	1,578	4,273	3,862
Centres 50,000 - 99,999								
Chilliwack	310	460	401	476	164	97	875	1,033
Courtenay	168	212	179	45	193	36	540	293
Kamloops	294	356	410	277	516	25	1,220	658
Nanaimo	294	404	247	220	293	367	834	991
Prince George	187	183	175	45	65	44	427	272
Vernon	142	209	130	161	176	28	448	398
Centres 10,000 - 49,999								
Campbell River	97	160	82	46	75	91	254	297
Cranbrook	47	50	9	3	7	8	63	61
Dawson Creek	16	17	16	0	0	0	32	17
Duncan	150	148	139	19	33	28	322	195
Fort St. John	42	35	9	69	9	6	60	110
Nelson ¹	52	42	11	12	10	19	73	73
Parksville-Qualicum Beach	113	154	8	9	69	48	190	211
Penticton	146	190	271	205	185	164	602	559
Port Alberni	62	63	2	9	10	33	74	105
Powell River	30	33	12	0	5	14	47	47
Prince Rupert	5	11	30	3	36	1	71	15
Quesnel	24	20	0	38	16	39	40	97
Salmon Arm	79	91	72	60	19	9	170	160
Capital F RDA	56	33	0	0	6	2	62	35
Squamish	28	65	281	0	21	33	330	98
Summerland	46	47	6	10	23	16	75	73
Terrace	30	18	24	0	49	5	103	23
Williams Lake	18	11	1	0	55	6	74	17
Total British Columbia (10,000+)	8,364	9,859	18,533	21,843	11,542	9,489	38,439	41,191

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
British Columbia Region
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Centres 100,000+											
Abbotsford-Mission	109	130	6	0	216	23	528	36	859	189	**
Kelowna	307	216	40	32	80	53	462	73	889	374	137.7
Vancouver	1,196	1,341	88	182	523	991	4,404	3,235	6,211	5,749	8.0
Victoria	182	275	32	22	35	69	414	235	663	601	10.3
Centres 50,000 - 99,999											
Chilliwack	127	224	0	18	53	14	49	88	229	344	-33.4
Courtenay	38	98	10	0	11	0	4	4	63	102	-38.2
Kamloops	76	115	32	18	16	7	93	3	217	143	51.7
Nanaimo	79	145	12	16	31	29	133	162	255	352	-27.6
Prince George	28	137	0	10	4	0	6	59	38	206	-81.6
Vernon	34	46	18	18	8	30	4	91	64	185	-65.4
Centres 10,000 - 49,999											
Campbell River	32	43	10	4	0	12	2	0	44	59	-25.4
Cranbrook	16	12	0	2	0	0	0	0	16	14	14.3
Dawson Creek	4	1	0	0	0	0	0	0	4	1	**
Duncan	30	22	2	2	10	3	5	4	47	31	51.6
Fort St. John	11	11	4	2	8	23	3	1	26	37	-29.7
Nelson ¹	15	12	4	2	0	0	0	15	19	29	-34
Parksville-Qualicum Beach	43	43	0	0	0	0	0	1	43	44	-2.3
Penticton	60	37	24	14	14	8	54	4	152	63	141.3
Port Alberni	21	22	0	0	6	0	0	2	27	24	12.5
Powell River	4	6	0	0	0	0	0	0	4	6	-33.3
Prince Rupert	0	2	0	4	0	0	0	0	0	6	-100.0
Quesnel	9	9	0	2	0	0	0	0	9	11	-18.2
Salmon Arm	36	47	0	0	4	3	10	2	50	52	-3.8
Capital F RDA	16	6	0	0	0	0	0	0	16	6	167
Squamish	15	17	6	4	0	21	1	4	22	46	-52.2
Summerland	12	15	0	0	0	0	3	2	15	17	-11.8
Terrace	5	8	0	0	0	0	0	0	5	8	-37.5
Williams Lake	9	3	0	0	0	0	1	0	10	3	**
Total British Columbia (10,000+)	2,539	3,043	294	352	1,019	1,286	6,181	4,021	10,033	8,702	15.3

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
British Columbia Region
January - December 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
Centres 100,000+											
Abbotsford-Mission	414	373	8	20	302	170	850	338	1,574	901	74.7
Kelowna	845	720	104	150	228	206	1,174	422	2,351	1,498	56.9
Vancouver	4,956	4,645	354	456	2,763	3,104	16,482	13,601	24,555	21,806	12.6
Victoria	693	905	157	108	244	229	1,574	1,284	2,668	2,526	5.6
Centres 50,000 - 99,999											
Chilliwack	599	392	26	26	237	164	121	147	983	729	34.8
Courtenay	185	266	26	4	29	8	29	91	269	369	-27.1
Kamloops	341	263	104	54	53	20	107	120	605	457	32.4
Nanaimo	407	385	40	32	63	54	489	295	999	766	30.4
Prince George	155	187	6	12	24	7	161	69	346	275	25.8
Vernon	185	168	40	46	55	30	24	108	304	352	-13.6
Centres 10,000 - 49,999											
Campbell River	127	124	48	21	11	12	100	49	286	206	38.8
Cranbrook	61	57	0	2	3	0	0	0	64	59	8.5
Dawson Creek	14	9	4	2	0	0	0	1	18	12	50.0
Duncan	161	104	10	6	13	13	30	47	214	170	25.9
Fort St. John	32	32	14	14	23	35	6	57	75	138	-45.7
Nelson ¹	48	63	10	6	6	0	21	18	85	87	-2
Parksville-Qualicum Beach	137	177	2	0	0	0	61	3	200	180	11.1
Penticton	161	148	56	58	95	29	271	130	583	365	59.7
Port Alberni	67	70	4	2	6	0	35	2	112	74	51.4
Powell River	28	29	2	2	5	5	3	1	38	37	2.7
Prince Rupert	4	8	0	4	0	0	0	1	4	13	-69.2
Quesnel	37	28	0	2	0	0	1	0	38	30	26.7
Salmon Arm	130	149	0	0	4	11	41	30	175	190	-7.9
Capital F RDA	50	43	0	0	0	0	0	0	50	43	16
Squamish	61	68	14	4	12	50	19	170	106	292	-63.7
Summerland	59	60	0	0	0	0	10	8	69	68	1.5
Terrace	22	21	0	0	0	4	1	1	23	26	-11.5
Williams Lake	26	23	0	0	0	0	2	0	28	23	21.7
Total British Columbia (10,000+)	10,169	9,517	1,047	1,031	4,180	4,151	21,634	16,993	37,030	31,692	16.8

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
Fourth Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Centres 100,000+								
Abbotsford-Mission	216	23	0	0	254	0	274	36
Kelowna	80	53	0	0	306	0	156	73
Vancouver	523	987	0	4	3,324	1,847	1,080	1,388
Victoria	35	61	0	8	163	152	251	83
Centres 50,000 - 99,999								
Chilliwack	53	14	0	0	0	32	49	56
Courtenay	11	0	0	0	0	0	4	4
Kamloops	16	7	0	0	83	0	10	3
Nanaimo	6	29	25	0	0	25	133	137
Prince George	4	0	0	0	0	42	6	17
Vernon	8	27	0	3	0	0	4	91
Centres 10,000 - 49,999								
Campbell River	0	0	0	12	0	0	2	0
Cranbrook	0	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	0
Duncan	10	3	0	0	1	0	4	4
Fort St. John	8	23	0	0	0	0	3	1
Nelson ¹	0	0	0	0	0	10	0	5
Parksville-Qualicum Beach	0	0	0	0	0	0	0	1
Penticton	14	8	0	0	28	0	26	4
Port Alberni	6	0	0	0	0	0	0	2
Powell River	0	0	0	0	0	0	0	0
Prince Rupert	0	0	0	0	0	0	0	0
Quesnel	0	0	0	0	0	0	0	0
Salmon Arm	4	3	0	0	4	0	6	2
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	0	21	0	0	0	0	1	4
Summerland	0	0	0	0	0	0	3	2
Terrace	0	0	0	0	0	0	0	0
Williams Lake	0	0	0	0	0	0	1	0
Total British Columbia (10,000+)	994	1,259	25	27	4,163	2,108	2,018	1,913

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
British Columbia Region
January - December 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
Centres 100,000+								
Abbotsford-Mission	302	170	0	0	414	222	436	116
Kelowna	208	197	20	9	494	143	680	279
Vancouver	2,763	3,100	0	4	10,852	9,356	5,540	4,245
Victoria	190	169	54	60	476	451	1,098	833
Centres 50,000 - 99,999								
Chilliwack	234	164	3	0	0	32	121	115
Courtenay	29	0	0	8	16	74	13	17
Kamloops	53	20	0	0	83	0	24	120
Nanaimo	38	54	25	0	0	43	489	252
Prince George	24	7	0	0	106	42	55	27
Vernon	55	27	0	3	4	0	20	108
Centres 10,000 - 49,999								
Campbell River	7	0	4	12	27	0	73	49
Cranbrook	3	0	0	0	0	0	0	0
Dawson Creek	0	0	0	0	0	0	0	1
Duncan	13	13	0	0	6	36	24	11
Fort St. John	23	27	0	8	0	50	6	7
Nelson ¹	6	0	0	0	10	10	11	8
Parksville-Qualicum Beach	0	0	0	0	4	0	57	3
Penticton	91	29	4	0	103	0	168	130
Port Alberni	6	0	0	0	0	0	35	2
Powell River	0	0	5	5	0	0	3	1
Prince Rupert	0	0	0	0	0	0	0	1
Quesnel	0	0	0	0	0	0	1	0
Salmon Arm	4	11	0	0	28	24	13	6
Capital F RDA	0	0	0	0	0	0	0	0
Squamish	12	50	0	0	0	116	19	54
Summerland	0	0	0	0	0	0	10	8
Terrace	0	4	0	0	0	0	1	1
Williams Lake	0	0	0	0	0	0	2	0
Total British Columbia (10,000+)	4,065	4,042	115	109	12,623	10,599	8,921	6,394

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
British Columbia Region
Fourth Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Centres 100,000+								
Abbotsford-Mission	91	114	476	31	292	44	859	189
Kelowna	319	220	395	69	175	85	889	374
Vancouver	1,077	1,259	3,878	2,964	1,256	1,526	6,211	5,749
Victoria	185	268	217	233	261	100	663	601
Centres 50,000 - 99,999								
Chilliwack	72	178	102	102	55	64	229	344
Courtenay	27	86	16	7	20	9	63	102
Kamloops	88	103	118	35	11	5	217	143
Nanaimo	74	144	15	65	166	143	255	352
Prince George	27	137	4	44	7	25	38	206
Vernon	35	59	20	30	9	96	64	185
Centres 10,000 - 49,999								
Campbell River	28	45	12	1	4	13	44	59
Cranbrook	14	10	1	2	1	2	16	14
Dawson Creek	4	1	0	0	0	0	4	1
Duncan	27	22	15	5	5	4	47	31
Fort St. John	15	12	8	23	3	2	26	37
Nelson ¹	19	12	0	10	0	7	19	29
Parksville-Qualicum Beach	39	35	0	2	4	7	43	44
Penticton	78	37	44	15	30	11	152	63
Port Alberni	20	17	7	3	0	4	27	24
Powell River	3	6	0	0	1	0	4	6
Prince Rupert	0	6	0	0	0	0	0	6
Quesnel	7	7	0	0	2	4	9	11
Salmon Arm	26	29	18	20	6	3	50	52
Capital F RDA	13	6	0	0	3	0	16	6
Squamish	15	18	2	21	5	7	22	46
Summerland	10	12	2	1	3	4	15	17
Terrace	4	5	0	0	1	3	5	8
Williams Lake	6	3	1	0	3	0	10	3
Total British Columbia (10,000+)	2,343	2,851	5,353	3,683	2,337	2,168	10,033	8,702

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.5: Completions by Submarket and by Intended Market
British Columbia Region
January - December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Centres 100,000+								
Abbotsford-Mission	351	351	751	408	472	142	1,574	901
Kelowna	858	734	741	423	752	341	2,351	1,498
Vancouver	4,435	4,221	13,755	12,785	6,275	4,800	24,555	21,806
Victoria	751	945	740	668	1,177	913	2,668	2,526
Centres 50,000 - 99,999								
Chilliwack	431	316	407	286	145	127	983	729
Courtenay	147	226	75	101	47	42	269	369
Kamloops	358	243	210	90	37	124	605	457
Nanaimo	375	350	76	139	548	277	999	766
Prince George	161	184	119	51	66	40	346	275
Vernon	169	202	89	33	46	117	304	352
Centres 10,000 - 49,999								
Campbell River	124	128	79	16	83	62	286	206
Cranbrook	48	49	7	3	9	7	64	59
Dawson Creek	18	11	0	0	0	1	18	12
Duncan	145	97	40	57	29	16	214	170
Fort St. John	44	45	23	77	8	16	75	138
Nelson ¹	50	66	20	11	15	10	85	87
Parksville-Qualicum Beach	119	161	10	3	71	16	200	180
Penticton	156	159	241	62	186	144	583	365
Port Alberni	59	57	13	9	40	8	112	74
Powell River	27	28	0	2	11	7	38	37
Prince Rupert	4	12	0	0	0	1	4	13
Quesnel	23	18	0	0	15	12	38	30
Salmon Arm	88	99	71	82	16	9	175	190
Capital F RDA	46	39	0	2	4	2	50	43
Squamish	55	61	20	169	31	62	106	292
Summerland	41	51	12	6	16	11	69	68
Terrace	18	11	0	4	5	11	23	26
Williams Lake	16	15	1	0	11	8	28	23
Total British Columbia (10,000+)	9,266	8,879	17,514	15,487	10,160	7,326	37,030	31,692

Source: CMHC (Starts and Completions Survey)

¹This centre is new to our survey as of 2013

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

**Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Fourth Quarter 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Chilliwack													
Q4 2018	0	0.0	0	0.0	1	0.7	26	19.0	110	80.3	137	750,000	804,867
Q4 2017	0	0.0	3	1.5	19	9.6	72	36.4	104	52.5	198	665,000	680,165
Year-to-date 2018	2	0.4	2	0.4	15	2.8	116	21.5	405	75.0	540	715,000	763,948
Year-to-date 2017	0	0.0	4	1.2	42	12.3	131	38.3	165	48.2	342	650,000	673,626
Courtenay													
Q4 2018	0	0.0	0	0.0	1	3.6	9	32.1	18	64.3	28	-	779,906
Q4 2017	0	0.0	6	6.6	21	23.1	25	27.5	39	42.9	91	565,000	695,528
Year-to-date 2018	0	0.0	0	0.0	10	6.3	65	40.9	84	52.8	159	655,000	712,038
Year-to-date 2017	0	0.0	9	3.7	72	29.8	74	30.6	87	36.0	242	570,000	640,733
Kamloops													
Q4 2018	7	8.8	10	12.5	23	28.8	20	25.0	20	25.0	80	502,500	542,579
Q4 2017	6	4.4	28	20.6	24	17.6	39	28.7	39	28.7	136	535,000	568,458
Year-to-date 2018	19	6.0	42	13.3	43	13.7	100	31.7	111	35.2	315	575,000	597,502
Year-to-date 2017	19	6.5	51	17.5	47	16.1	85	29.1	90	30.8	292	552,500	569,630
Nanaimo													
Q4 2018	0	0.0	0	0.0	17	20.5	21	25.3	45	54.2	83	655,000	732,312
Q4 2017	1	0.8	12	9.1	35	26.5	47	35.6	37	28.0	132	570,000	611,109
Year-to-date 2018	1	0.3	6	1.7	77	21.9	120	34.1	148	42.0	352	620,000	674,741
Year-to-date 2017	7	2.0	44	12.5	90	25.5	126	35.7	86	24.4	353	527,500	577,579
Prince George													
Q4 2018	6	15.8	1	2.6	11	28.9	14	36.8	6	15.8	38	505,000	660,109
Q4 2017	10	7.6	39	29.8	40	30.5	34	26.0	8	6.1	131	435,000	469,886
Year-to-date 2018	14	9.2	28	18.3	41	26.8	56	36.6	14	9.2	153	480,000	519,180
Year-to-date 2017	12	6.0	60	30.2	69	34.7	49	24.6	9	4.5	199	435,000	461,411
Vernon													
Q4 2018	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	-	964,894
Q4 2017	0	0.0	0	0.0	4	8.5	8	17.0	35	74.5	47	720,000	771,497
Year-to-date 2018	0	0.0	0	0.0	2	1.6	8	6.5	114	91.9	124	827,500	936,255
Year-to-date 2017	0	0.0	1	0.6	7	4.3	38	23.3	117	71.8	163	700,000	788,764
Abbotsford-Mission CMA													
Q4 2018	0	0.0	0	0.0	1	1.2	10	12.0	72	86.7	83	935,000	987,620
Q4 2017	0	0.0	1	0.8	4	3.1	10	7.9	112	88.2	127	820,000	901,907
Year-to-date 2018	1	0.3	1	0.3	3	0.9	23	6.9	307	91.6	335	915,000	958,327
Year-to-date 2017	1	0.3	1	0.3	8	2.1	21	5.5	352	91.9	383	880,000	972,360
Kelowna CMA													
Q4 2018	2	0.8	3	1.2	6	2.4	25	10.1	211	85.4	247	950,000	1,106,770
Q4 2017	5	2.2	7	3.1	14	6.2	29	12.8	171	75.7	226	800,000	901,381
Year-to-date 2018	5	0.7	12	1.8	35	5.1	58	8.5	571	83.8	681	900,000	1,089,071
Year-to-date 2017	9	1.3	34	5.0	45	6.6	117	17.1	478	70.0	683	750,000	890,583
Vancouver CMA													
Q4 2018	1	0.1	0	0.0	0	0.0	1	0.1	1,004	99.8	1,006	2,000,000	2,385,499
Q4 2017	0	0.0	0	0.0	1	0.1	19	1.6	1,197	98.4	1,217	1,725,000	2,303,373
Year-to-date 2018	1	0.0	0	0.0	0	0.0	5	0.1	4,098	99.9	4,104	2,100,000	2,504,224
Year-to-date 2017	0	0.0	0	0.0	2	0.1	42	1.1	3,851	98.9	3,895	1,795,000	2,264,596

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range in British Columbia Region
Fourth Quarter 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$649,999		\$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria CMA													
Q4 2018	0	0.0	5	2.7	1	0.5	5	2.7	172	94.0	183	880,000	1,124,551
Q4 2017	1	0.4	4	1.6	0	0.0	39	15.2	203	79.0	257	900,000	1,063,422
Year-to-date 2018	0	0.0	27	4.0	1	0.1	41	6.1	594	88.7	670	920,000	1,126,494
Year-to-date 2017	1	0.1	13	1.5	0	0.0	191	22.2	602	69.9	861	800,000	975,838
Total Urban Centres in British Columbia (50,000+)													
Q4 2018	16	0.8	19	1.0	61	3.2	133	7.0	1,682	88.0	1,911	1,350,000	1,699,255
Q4 2017	23	0.9	100	3.9	172	6.7	322	12.6	1,945	75.9	2,562	970,000	1,501,788
Year-to-date 2018	43	0.6	118	1.6	234	3.1	592	8.0	6,446	86.7	7,433	1,300,000	1,781,409
Year-to-date 2017	49	0.7	217	2.9	436	5.9	874	11.8	5,837	78.7	7,413	1,085,000	1,567,215

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for British Columbia

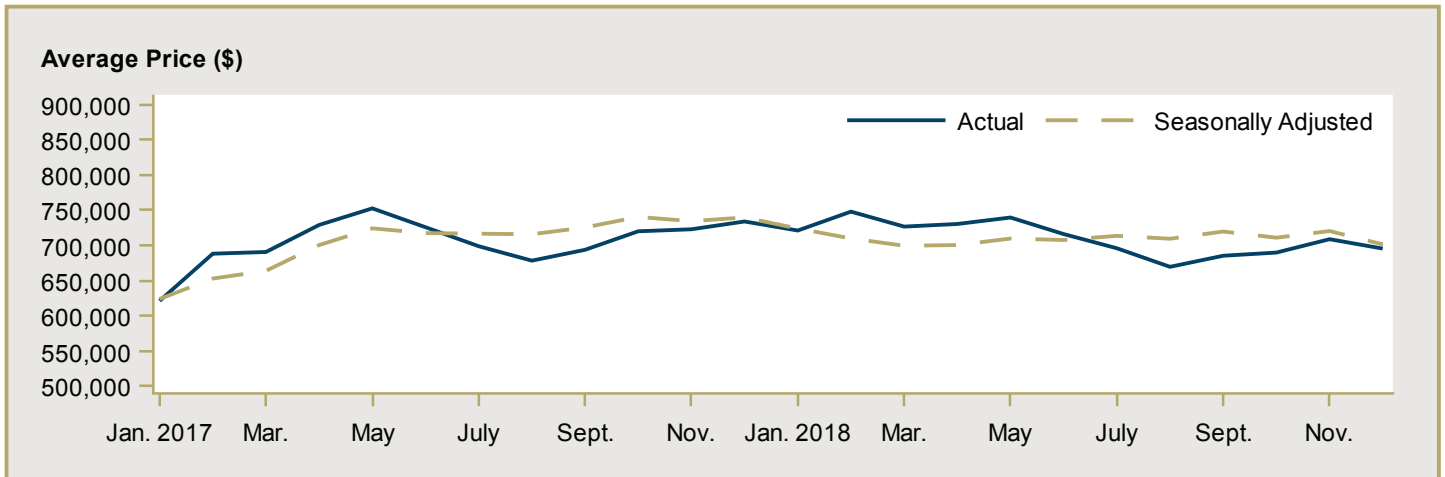


Figure 5.2: MLS® Residential Sales for British Columbia

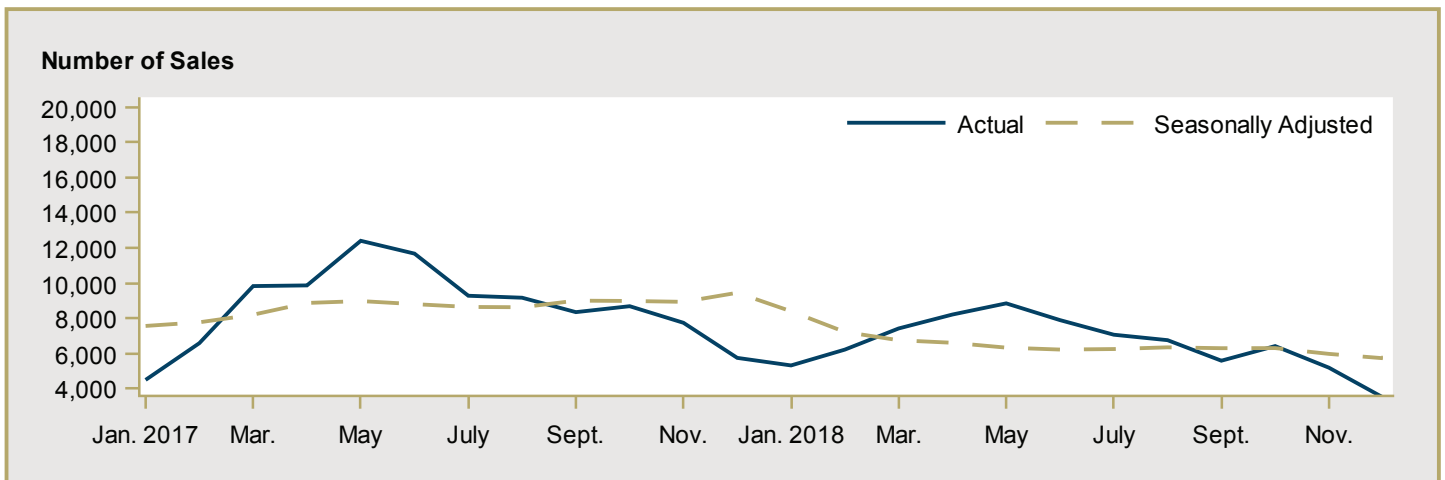
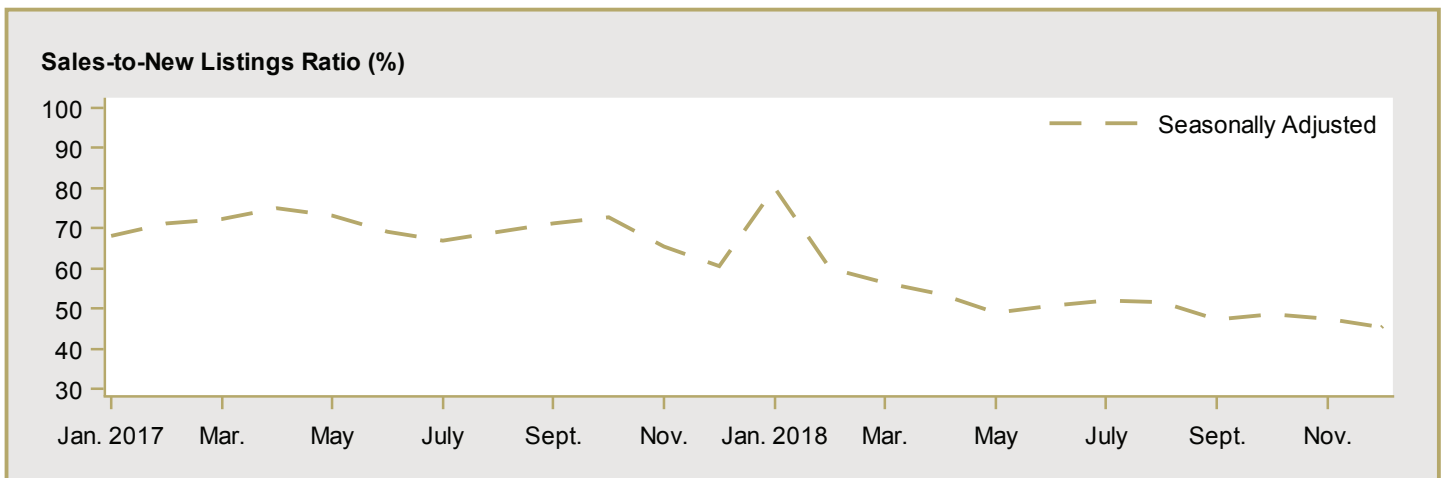


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for British Columbia



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

Source: CREA /Haver Analytics

Table 6: Level of Economic Indicators for British Columbia Region
Fourth Quarter 2018

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages (\$)	Manufacturing Shipments (\$,000)	Exchange Rate (U.S. cents)
		P & I Per \$100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2017	January - March	391	3.1	4.6	2,439.1	5.3	13,394	128.7	927	11,750,269	75.59
	April - June	393	3.1	4.6	2,469.6	5.3	20,254	131.0	919	13,203,309	74.36
	July - September	388	3.1	4.9	2,477.8	5.0	20,521	107.6	937	13,276,719	79.84
	October - December	389	3.2	5.0	2,482.5	4.8	7,165	157.4	962	13,180,270	78.65
2018	January - March	389	3.3	5.1	2,483.2	4.7	13,245	133.3	970	12,701,974	79.06
	April - June	390	3.4	5.3	2,471.5	5.0	22,325	123.2	984	14,626,321	77.45
	July - September	391	3.5	5.3	2,490.9	4.8	22,205	129.0	980	14,554,753	76.51
	October - December	391	3.6	5.3	2,527.4	4.3		137.9	965		75.68

Table 6.1: Growth ⁽¹⁾ of Economic Indicators for British Columbia Region
Fourth Quarter 2018

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per \$100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2017	January - March	n/a	0.0	0.0	3.7	-1.2	-6.5	15.5	1.0	6.5	n/a
	April - June	n/a	0.0	0.0	4.2	-0.6	-8.7	17.0	0.0	11.6	n/a
	July - September	n/a	0.0	0.1	3.7	-0.6	9.2	-12.9	1.4	8.1	n/a
	October - December	n/a	0.1	0.4	3.2	-1.2	88.4	27.7	4.4	9.4	n/a
2018	January - March	-0.7	0.2	0.5	1.8	-0.6	-1.1	3.6	4.6	8.1	4.6
	April - June	-0.6	0.3	0.6	0.1	-0.3	10.2	-5.9	7.0	10.8	4.2
	July - September	0.6	0.4	0.5	0.5	-0.2	8.2	19.9	4.6	9.6	-4.2
	October - December	0.6	0.4	0.4	1.8	-0.4		-12.4	0.3		-3.8

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

(1) Growth year over year expressed in percentage

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES

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

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

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

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

INTENDED MARKET

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

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

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

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

GEOGRAPHICAL TERMS

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

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

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

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