

HOUSING NOW TABLES

Charlottetown CA

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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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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 1.1a: Housing Activity Summary of Charlottetown CA
Fourth 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									
Q4 2018	80	22	37	0	0	0	6	156	301
Q4 2017	81	18	25	0	0	0	0	42	166
% Change	-1.2	22.2	48.0	n/a	n/a	n/a	n/a	**	81.3
Year-to-date 2018	274	70	65	0	0	0	20	327	756
Year-to-date 2017	293	58	73	0	4	36	3	132	599
% Change	-6.5	20.7	-11.0	n/a	-100.0	-100.0	**	147.7	26.2
UNDER CONSTRUCTION									
Q4 2018	184	48	70	0	0	0	11	218	531
Q4 2017	175	36	67	0	4	36	0	117	435
% Change	5.1	33.3	4.5	n/a	-100.0	-100.0	n/a	86.3	22.1
COMPLETIONS									
Q4 2018	65	16	4	0	0	12	11	151	259
Q4 2017	82	16	4	0	0	0	10	1	113
% Change	-20.7	0.0	0.0	n/a	n/a	n/a	10.0	**	129.2
Year-to-date 2018	259	44	18	0	4	24	68	238	655
Year-to-date 2017	218	36	12	0	0	0	42	69	377
% Change	18.8	22.2	50.0	n/a	n/a	n/a	61.9	**	73.7
COMPLETED & NOT ABSORBED									
Q4 2018	25	14	5	0	0	0	n/a	n/a	44
Q4 2017	5	10	4	0	0	0	n/a	n/a	19
% Change	**	40.0	25.0	n/a	n/a	n/a	n/a	n/a	131.6
ABSORBED									
Q4 2018	49	6	1	0	0	12	n/a	n/a	68
Q4 2017	86	6	0	0	0	0	n/a	n/a	92
% Change	-43.0	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-26.1
Year-to-date 2018	239	34	17	0	4	24	n/a	n/a	318
Year-to-date 2017	213	26	8	0	0	0	n/a	n/a	247
% Change	12.2	30.8	112.5	n/a	n/a	n/a	n/a	n/a	28.7

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

Table 1.1b: Housing Activity Summary of Summerside CA
Fourth 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									
Q4 2018	5	0	9	0	0	0	2	1	17
Q4 2017	1	8	0	0	0	0	4	0	13
% Change	**	-100.0	n/a	n/a	n/a	n/a	-50.0	n/a	30.8
Year-to-date 2018	28	10	15	0	0	0	15	1	69
Year-to-date 2017	15	24	6	0	0	0	14	0	59
% Change	86.7	-58.3	150.0	n/a	n/a	n/a	7.1	n/a	16.9
UNDER CONSTRUCTION									
Q4 2018	7	0	15	0	0	0	6	1	29
Q4 2017	11	18	6	0	0	0	8	0	43
% Change	-36.4	-100.0	150.0	n/a	n/a	n/a	-25.0	n/a	-32.6
COMPLETIONS									
Q4 2018	6	2	0	0	0	0	3	0	11
Q4 2017	4	4	0	0	0	0	3	0	11
% Change	50.0	-50.0	n/a	n/a	n/a	n/a	0.0	n/a	0.0
Year-to-date 2018	32	28	6	0	0	0	17	0	83
Year-to-date 2017	9	10	8	0	0	0	23	64	114
% Change	**	180.0	-25.0	n/a	n/a	n/a	-26.1	-100.0	-27.2
COMPLETED & NOT ABSORBED									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2018	0	0	0	0	0	0	n/a	n/a	0
Year-to-date 2017	0	0	0	0	0	0	n/a	n/a	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Charlottetown City									
Q4 2018	15	14	13	0	0	0	0	59	101
Q4 2017	11	16	14	0	0	0	0	0	41
Stratford Town									
Q4 2018	21	2	13	0	0	0	0	97	133
Q4 2017	25	0	4	0	0	0	0	0	29
Cornwall Town									
Q4 2018	8	6	11	0	0	0	5	0	30
Q4 2017	10	2	7	0	0	0	0	42	61
Remainder of the CA									
Q4 2018	36	0	0	0	0	0	1	0	37
Q4 2017	35	0	0	0	0	0	0	0	35
Charlottetown CA									
Q4 2018	80	22	37	0	0	0	6	156	301
Q4 2017	81	18	25	0	0	0	0	42	166
UNDER CONSTRUCTION									
Charlottetown City									
Q4 2018	38	20	26	0	0	0	2	103	189
Q4 2017	29	26	23	0	0	0	0	57	135
Stratford Town									
Q4 2018	38	2	29	0	0	0	0	97	166
Q4 2017	43	0	28	0	4	36	0	0	111
Cornwall Town									
Q4 2018	20	20	15	0	0	0	4	18	77
Q4 2017	24	8	16	0	0	0	0	60	108
Remainder of the CA									
Q4 2018	88	6	0	0	0	0	5	0	99
Q4 2017	79	2	0	0	0	0	0	0	81
Charlottetown CA									
Q4 2018	184	48	70	0	0	0	11	218	531
Q4 2017	175	36	67	0	4	36	0	117	435

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q4 2018	11	2	4	0	0	0	0	85	102
Q4 2017	21	6	0	0	0	0	2	0	29
Stratford Town									
Q4 2018	20	0	0	0	0	12	0	24	56
Q4 2017	15	0	4	0	0	0	0	0	19
Cornwall Town									
Q4 2018	12	14	0	0	0	0	11	42	79
Q4 2017	11	10	0	0	0	0	8	1	30
Remainder of the CA									
Q4 2018	22	0	0	0	0	0	0	0	22
Q4 2017	35	0	0	0	0	0	0	0	35
Charlottetown CA									
Q4 2018	65	16	4	0	0	12	11	151	259
Q4 2017	82	16	4	0	0	0	10	1	113
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q4 2018	5	2	5	0	0	0	n/a	n/a	12
Q4 2017	2	4	0	0	0	0	n/a	n/a	6
Stratford Town									
Q4 2018	16	0	0	0	0	0	n/a	n/a	16
Q4 2017	1	0	4	0	0	0	n/a	n/a	5
Cornwall Town									
Q4 2018	3	12	0	0	0	0	n/a	n/a	15
Q4 2017	1	6	0	0	0	0	n/a	n/a	7
Remainder of the CA									
Q4 2018	1	0	0	0	0	0	n/a	n/a	1
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
Charlottetown CA									
Q4 2018	25	14	5	0	0	0	n/a	n/a	44
Q4 2017	5	10	4	0	0	0	n/a	n/a	19

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Charlottetown City									
Q4 2018	7	4	1	0	0	0	n/a	n/a	12
Q4 2017	21	2	0	0	0	0	n/a	n/a	23
Stratford Town									
Q4 2018	10	0	0	0	0	12	n/a	n/a	22
Q4 2017	15	0	0	0	0	0	n/a	n/a	15
Cornwall Town									
Q4 2018	11	2	0	0	0	0	n/a	n/a	13
Q4 2017	10	4	0	0	0	0	n/a	n/a	14
Remainder of the CA									
Q4 2018	21	0	0	0	0	0	n/a	n/a	21
Q4 2017	40	0	0	0	0	0	n/a	n/a	40
Charlottetown CA									
Q4 2018	49	6	1	0	0	12	n/a	n/a	68
Q4 2017	86	6	0	0	0	0	n/a	n/a	92

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

**Table 1.3: History of Housing Starts of Charlottetown CA
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	274	70	65	0	0	0	20	327	756
% Change	-6.5	20.7	-11.0	n/a	-100.0	-100.0	**	147.7	26.2
2017	293	58	73	0	4	36	3	132	599
% Change	112.3	123.1	15.9	n/a	n/a	n/a	-25.0	63.0	92.0
2016	138	26	63	0	0	0	4	81	312
% Change	7.0	30.0	96.9	n/a	n/a	n/a	-42.9	2.5	7.2
2015	129	20	32	0	0	0	7	79	291
% Change	-6.5	-9.1	113.3	n/a	n/a	-100.0	n/a	31.7	12.4
2014	138	22	15	0	0	24	0	60	259
% Change	-13.8	-52.2	50.0	n/a	n/a	-47.8	-100.0	-65.1	-40.9
2013	160	46	10	0	0	46	4	172	438
% Change	-28.6	-32.4	150.0	n/a	-100.0	31.4	-50.0	-30.9	-28.4
2012	224	68	4	0	24	35	8	249	612
% Change	11.4	54.5	-80.0	n/a	n/a	n/a	0.0	-4.6	14.6
2011	201	44	20	0	0	0	8	261	534
% Change	-19.6	4.8	-42.9	n/a	n/a	n/a	n/a	36.6	3.1
2010	250	42	35	0	0	0	0	191	518
% Change	-6.7	-8.7	0.0	n/a	-100.0	-100.0	-100.0	-21.4	-22.6
2009	268	46	35	0	19	46	12	243	669

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
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
Charlottetown City	15	11	14	16	13	14	59	0	101	41	146.3
Stratford Town	21	25	2	0	13	4	97	0	133	29	**
Cornwall Town	9	10	6	2	15	7	0	42	30	61	-50.8
Remainder of the CA	37	35	0	0	0	0	0	0	37	35	5.7
Charlottetown CA	82	81	22	18	41	25	156	42	301	166	81.3

Table 2.1: Starts by Submarket and by Dwelling Type
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
Charlottetown City	51	55	26	38	17	17	188	72	282	182	54.9
Stratford Town	68	70	2	0	29	32	121	36	220	138	59.4
Cornwall Town	35	36	38	20	29	28	18	60	120	144	-16.7
Remainder of the CA	124	133	6	2	4	0	0	0	134	135	-0.7
Charlottetown CA	278	294	72	60	79	77	327	168	756	599	26.2

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
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
Charlottetown City	13	14	0	0	0	0	59	0
Stratford Town	13	4	0	0	0	0	97	0
Cornwall Town	11	7	4	0	0	0	0	42
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	37	25	4	0	0	0	156	42

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
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
Charlottetown City	17	17	0	0	0	0	188	72
Stratford Town	29	32	0	0	0	36	121	0
Cornwall Town	19	28	10	0	0	0	18	60
Remainder of the CA	0	0	4	0	0	0	0	0
Charlottetown CA	65	77	14	0	0	36	327	132

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Charlottetown City	42	41	0	0	59	0	101	41
Stratford Town	36	29	0	0	97	0	133	29
Cornwall Town	25	19	0	0	5	42	30	61
Remainder of the CA	36	35	0	0	1	0	37	35
Charlottetown CA	139	124	0	0	162	42	301	166

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Charlottetown City	92	107	0	0	190	75	282	182
Stratford Town	99	98	0	40	121	0	220	138
Cornwall Town	90	84	0	0	30	60	120	144
Remainder of the CA	128	135	0	0	6	0	134	135
Charlottetown CA	409	424	0	40	347	135	756	599

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
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
Charlottetown City	11	21	2	8	4	0	85	0	102	29	**
Stratford Town	20	15	0	0	0	4	36	0	56	19	194.7
Cornwall Town	13	11	14	10	10	8	42	1	79	30	163.3
Remainder of the CA	22	35	0	0	0	0	0	0	22	35	-37.1
Charlottetown CA	66	82	16	18	14	12	163	1	259	113	129.2

Table 3.1: Completions by Submarket and by Dwelling Type
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
Charlottetown City	42	51	30	20	14	14	142	62	228	147	55.1
Stratford Town	73	48	0	2	32	12	60	0	165	62	166.1
Cornwall Town	39	23	26	14	26	25	60	7	151	69	118.8
Remainder of the CA	109	97	2	2	0	0	0	0	111	99	12.1
Charlottetown CA	263	219	58	38	72	51	262	69	655	377	73.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
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
Charlottetown City	4	0	0	0	0	0	85	0
Stratford Town	0	4	0	0	12	0	24	0
Cornwall Town	0	0	10	8	0	0	42	1
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	4	4	10	8	12	0	151	1

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
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
Charlottetown City	11	0	3	14	0	0	142	62
Stratford Town	8	12	24	0	24	0	36	0
Cornwall Town	3	0	23	25	0	0	60	7
Remainder of the CA	0	0	0	0	0	0	0	0
Charlottetown CA	22	12	50	39	24	0	238	69

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Charlottetown City	17	27	0	0	85	2	102	29
Stratford Town	20	19	12	0	24	0	56	19
Cornwall Town	26	21	0	0	53	9	79	30
Remainder of the CA	22	35	0	0	0	0	22	35
Charlottetown CA	85	102	12	0	162	11	259	113

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Charlottetown City	69	68	0	0	159	79	228	147
Stratford Town	77	62	28	0	60	0	165	62
Cornwall Town	66	37	0	0	85	32	151	69
Remainder of the CA	109	99	0	0	2	0	111	99
Charlottetown CA	321	266	28	0	306	111	655	377

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Charlottetown City													
Q4 2018	0	0.0	0	0.0	2	28.6	0	0.0	5	71.4	7	-	432,100
Q4 2017	0	0.0	2	9.5	2	9.5	6	28.6	11	52.4	21	-	345,389
Year-to-date 2018	0	0.0	0	0.0	5	12.8	13	33.3	21	53.8	39	-	338,485
Year-to-date 2017	0	0.0	4	8.2	6	12.2	12	24.5	27	55.1	49	-	350,402
Stratford Town													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	429,000
Q4 2017	0	0.0	2	13.3	0	0.0	5	33.3	8	53.3	15	-	399,300
Year-to-date 2018	0	0.0	1	1.8	2	3.6	13	23.2	40	71.4	56	452,500	418,510
Year-to-date 2017	0	0.0	6	12.5	3	6.3	16	33.3	23	47.9	48	-	383,031
Cornwall Town													
Q4 2018	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	-	450,585
Q4 2017	0	0.0	0	0.0	2	20.0	6	60.0	2	20.0	10	-	294,500
Year-to-date 2018	0	0.0	0	0.0	6	17.6	10	29.4	18	52.9	34	-	389,636
Year-to-date 2017	0	0.0	1	4.3	6	26.1	11	47.8	5	21.7	23	-	315,100
Remainder of the CA													
Q4 2018	2	18.2	1	9.1	1	9.1	3	27.3	4	36.4	11	-	-
Q4 2017	4	10.0	3	7.5	5	12.5	16	40.0	12	30.0	40	-	340,763
Year-to-date 2018	11	12.1	11	12.1	4	4.4	30	33.0	35	38.5	91	-	366,494
Year-to-date 2017	18	19.4	11	11.8	15	16.1	30	32.3	19	20.4	93	-	340,763
Charlottetown CA													
Q4 2018	2	5.6	1	2.8	3	8.3	5	13.9	25	69.4	36	395,000	393,794
Q4 2017	4	4.7	7	8.1	9	10.5	33	38.4	33	38.4	86	327,500	335,575
Year-to-date 2018	11	5.0	12	5.5	17	7.7	66	30.0	114	51.8	220	350,000	367,127
Year-to-date 2017	18	8.5	22	10.3	30	14.1	69	32.4	74	34.7	213	310,000	312,182

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
Charlottetown City	432,100	345,389	25.1	338,485	350,402	-3.4
Stratford Town	429,000	399,300	7.4	418,510	383,031	9.3
Cornwall Town	450,585	294,500	53.0	389,636	315,100	23.7
Remainder of the CA	-	340,763	n/a	366,494	340,763	7.6
Charlottetown CA	393,794	335,575	17.3	367,127	312,182	17.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Prince Edward Island

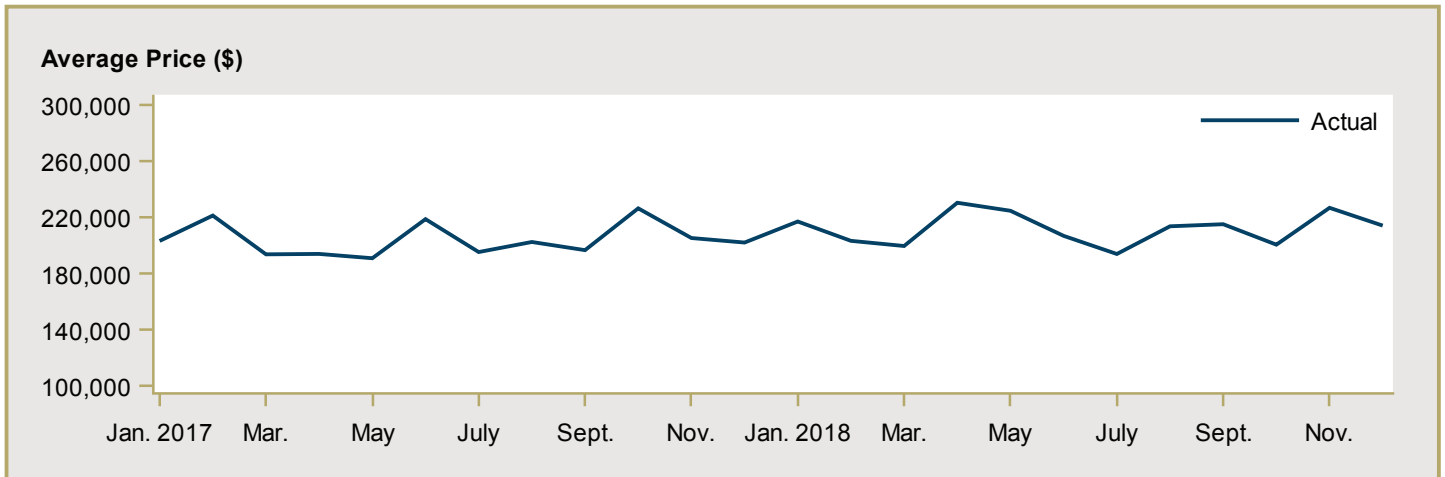


Figure 5.2: MLS® Residential Sales for Prince Edward Island

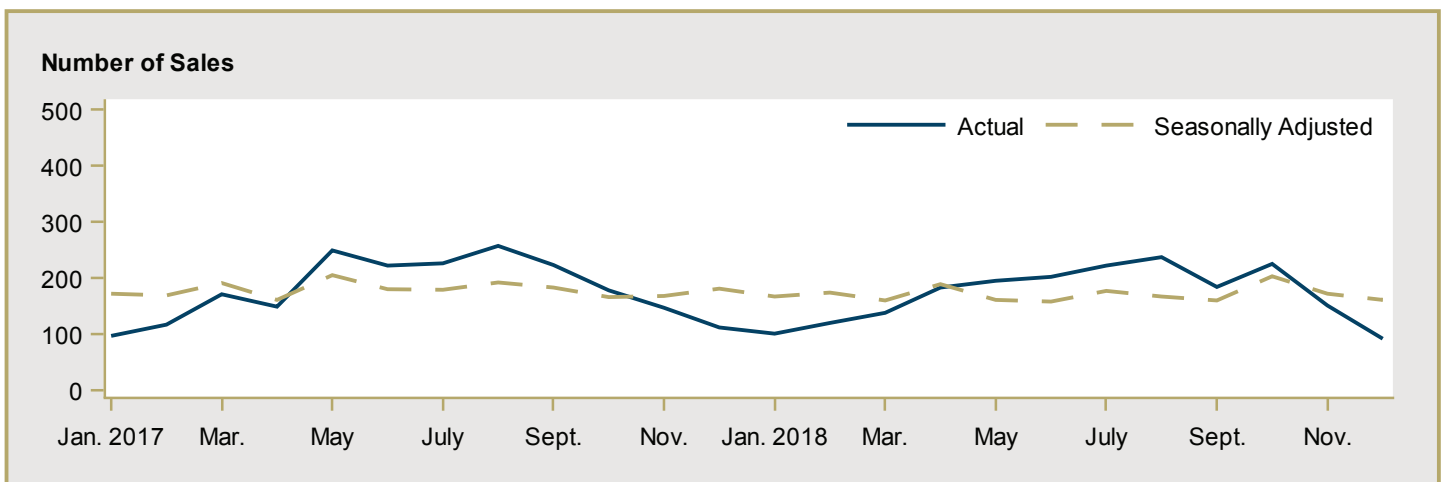
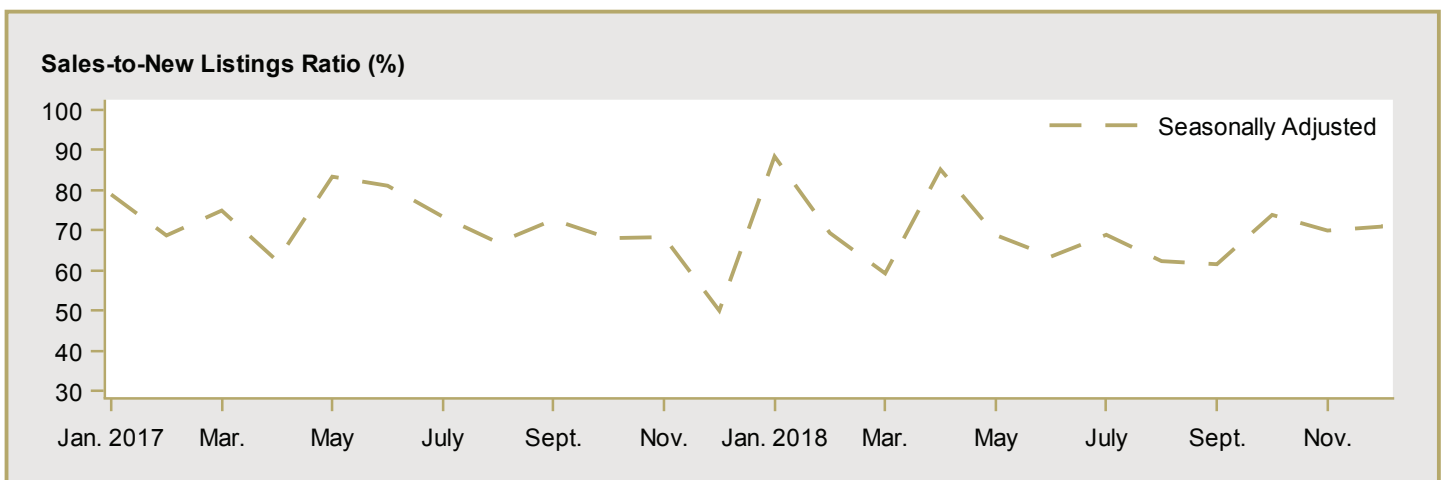


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Prince Edward Island



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

Source: CREA /Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

Table 6: Economic Indicators
Fourth Quarter 2018

		Interest Rates			NHPI, Total, Charlottetown CA 2016.12 =100	CPI, 2002 =100	Prince Edward Island Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$) (P.E.I.)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.0	131.6	72.9	10.0	66.1	784
	February	561	3.14	4.64	100.0	130.9	73.1	9.9	66.0	788
	March	561	3.14	4.64	100.0	131.7	73.0	10.0	65.9	793
	April	561	3.14	4.64	100.0	132.5	73.8	9.9	66.5	797
	May	561	3.14	4.64	99.8	132.6	74.7	9.9	67.0	803
	June	561	3.14	4.64	99.7	132.7	74.4	10.3	66.9	808
	July	573	3.14	4.84	100.3	132.7	73.6	10.3	66.0	809
	August	573	3.14	4.84	100.3	133.0	74.0	9.1	65.6	807
	September	575	3.09	4.89	100.3	133.1	73.2	10.2	65.6	807
	October	581	3.24	4.99	100.3	132.8	72.8	10.2	65.2	812
	November	581	3.24	4.99	100.3	134.1	74.0	9.0	65.4	816
	December	581	3.24	4.99	100.3	132.8	74.8	9.7	66.5	826
2018	January	590	3.34	5.14	100.3	133.8	74.9	10.6	67.3	834
	February	590	3.34	5.14	100.3	134.7	75.4	10.1	67.2	838
	March	590	3.34	5.14	100.5	134.9	75.2	10.3	67.1	833
	April	590	3.34	5.14	100.5	135.5	75.0	11.2	67.4	835
	May	601	3.49	5.34	100.5	135.9	75.8	9.3	66.7	832
	June	601	3.49	5.34	100.4	136.7	76.2	8.9	66.8	831
	July	601	3.49	5.34	100.5	137.5	76.5	9.5	67.1	817
	August	601	3.49	5.34	100.5	137.1	76.2	9.3	66.7	813
	September	601	3.49	5.34	100.3	135.5	76.4	8.7	66.3	816
	October	601	3.64	5.34	100.2	136.3	76.9	7.2	65.6	827
	November	601	3.64	5.34	100.0	135.4	76.7	8.5	66.2	838
	December	601	3.64	5.34		134.7	75.5	9.6	66.0	843

"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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