

# HOUSING NOW TABLES

## St John's CMA

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](mailto:HMIInformationMH@cmhc-schl.gc.ca). Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: [www.cmhc.ca/hmiportal](http://www.cmhc.ca/hmiportal).

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## SYMBOLS

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

Table I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2018								
St. John's CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	464	409	361	422	290	397	425	387
Multiples	299	223	228	180	180	168	180	196
Total	763	632	589	602	470	565	605	583
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	402	351	141	111	-21.3%	464	409	-11.9%
Multiples	196	196	133	49	-63.2%	299	223	-25.4%
Total	598	547	274	160	-41.6%	763	632	-17.2%

Source: CMHC

<sup>1</sup> Census Metropolitan Area

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

Detailed data available upon request

**Table 1.1: Housing Activity Summary of St. John's CMA**  
**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	111	12	8	0	7	12	0	10	160
Q4 2017	140	42	39	0	35	0	1	17	274
% Change	-20.7	-71.4	-79.5	n/a	-80.0	n/a	-100.0	-41.2	-41.6
Year-to-date 2018	409	36	37	0	17	12	0	121	632
Year-to-date 2017	463	80	89	0	42	24	11	54	763
% Change	-11.7	-55.0	-58.4	n/a	-59.5	-50.0	-100.0	124.1	-17.2
UNDER CONSTRUCTION									
Q4 2018	359	36	53	0	43	115	2	28	636
Q4 2017	454	76	99	0	42	24	11	64	770
% Change	-20.9	-52.6	-46.5	n/a	2.4	**	-81.8	-56.3	-17.4
COMPLETIONS									
Q4 2018	134	14	18	0	14	0	7	14	201
Q4 2017	123	24	9	0	0	0	0	16	172
% Change	8.9	-41.7	100.0	n/a	n/a	n/a	n/a	-12.5	16.9
Year-to-date 2018	500	60	57	0	38	0	29	75	759
Year-to-date 2017	547	72	44	0	4	8	20	56	751
% Change	-8.6	-16.7	29.5	n/a	**	-100.0	45.0	33.9	1.1
COMPLETED & NOT ABSORBED									
Q4 2018	99	30	13	0	15	0	n/a	n/a	157
Q4 2017	77	24	6	0	8	5	n/a	n/a	120
% Change	28.6	25.0	116.7	n/a	87.5	-100.0	n/a	n/a	30.8
ABSORBED									
Q4 2018	119	13	12	0	11	0	n/a	n/a	155
Q4 2017	126	18	6	0	1	12	n/a	n/a	163
% Change	-5.6	-27.8	100.0	n/a	**	-100.0	n/a	n/a	-4.9
Year-to-date 2018	476	52	47	0	31	5	n/a	n/a	611
Year-to-date 2017	533	54	38	0	7	19	n/a	n/a	651
% Change	-10.7	-3.7	23.7	n/a	**	-73.7	n/a	n/a	-6.1

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									
St. John's City									
Q4 2018	37	0	4	0	4	12	0	7	64
Q4 2017	50	12	3	0	31	0	1	10	107
Conception Bay South									
Q4 2018	29	0	0	0	0	0	0	1	30
Q4 2017	36	6	0	0	0	0	0	0	42
Mount Pearl									
Q4 2018	11	2	0	0	0	0	0	0	13
Q4 2017	2	20	30	0	0	0	0	1	53
Paradise									
Q4 2018	15	8	4	0	3	0	0	2	32
Q4 2017	14	4	6	0	4	0	0	6	34
Torbay									
Q4 2018	4	0	0	0	0	0	0	0	4
Q4 2017	17	0	0	0	0	0	0	0	17
Remainder of the CMA									
Q4 2018	15	2	0	0	0	0	0	0	17
Q4 2017	21	0	0	0	0	0	0	0	21
St. John's CMA									
Q4 2018	111	12	8	0	7	12	0	10	160
Q4 2017	140	42	39	0	35	0	1	17	274
UNDER CONSTRUCTION									
St. John's City									
Q4 2018	109	16	16	0	27	115	2	16	301
Q4 2017	170	22	37	0	31	15	11	36	322
Conception Bay South									
Q4 2018	108	4	12	0	0	0	0	1	125
Q4 2017	100	14	7	0	0	0	0	10	131
Mount Pearl									
Q4 2018	17	4	15	0	11	0	0	0	47
Q4 2017	12	28	34	0	0	0	0	3	77
Paradise									
Q4 2018	53	10	10	0	5	0	0	9	87
Q4 2017	56	12	21	0	11	0	0	13	113
Torbay									
Q4 2018	10	0	0	0	0	0	0	1	11
Q4 2017	28	0	0	0	0	9	0	0	37
Remainder of the CMA									
Q4 2018	62	2	0	0	0	0	0	1	65
Q4 2017	88	0	0	0	0	0	0	2	90
St. John's CMA									
Q4 2018	359	36	53	0	43	115	2	28	636
Q4 2017	454	76	99	0	42	24	11	64	770

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									
St. John's City									
Q4 2018	49	6	15	0	4	0	4	12	90
Q4 2017	44	16	4	0	0	0	0	12	76
Conception Bay South									
Q4 2018	26	4	3	0	0	0	0	1	34
Q4 2017	26	4	0	0	0	0	0	0	30
Mount Pearl									
Q4 2018	10	2	0	0	6	0	0	0	18
Q4 2017	9	0	5	0	0	0	0	0	14
Paradise									
Q4 2018	17	2	0	0	4	0	0	1	24
Q4 2017	23	4	0	0	0	0	0	4	31
Torbay									
Q4 2018	12	0	0	0	0	0	0	0	12
Q4 2017	3	0	0	0	0	0	0	0	3
Remainder of the CMA									
Q4 2018	20	0	0	0	0	0	3	0	23
Q4 2017	18	0	0	0	0	0	0	0	18
St. John's CMA									
Q4 2018	134	14	18	0	14	0	7	14	201
Q4 2017	123	24	9	0	0	0	0	16	172
COMPLETED & NOT ABSORBED									
St. John's City									
Q4 2018	35	8	10	0	5	0	n/a	n/a	58
Q4 2017	25	11	6	0	3	5	n/a	n/a	50
Conception Bay South									
Q4 2018	14	8	0	0	5	0	n/a	n/a	27
Q4 2017	17	8	0	0	5	0	n/a	n/a	30
Mount Pearl									
Q4 2018	7	7	3	0	0	0	n/a	n/a	17
Q4 2017	6	1	0	0	0	0	n/a	n/a	7
Paradise									
Q4 2018	19	7	0	0	1	0	n/a	n/a	27
Q4 2017	17	4	0	0	0	0	n/a	n/a	21
Torbay									
Q4 2018	8	0	0	0	4	0	n/a	n/a	12
Q4 2017	2	0	0	0	0	0	n/a	n/a	2
Remainder of the CMA									
Q4 2018	16	0	0	0	0	0	n/a	n/a	16
Q4 2017	10	0	0	0	0	0	n/a	n/a	10
St. John's CMA									
Q4 2018	99	30	13	0	15	0	n/a	n/a	157
Q4 2017	77	24	6	0	8	5	n/a	n/a	120

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									
St. John's City									
Q4 2018	42	5	12	0	1	0	n/a	n/a	60
Q4 2017	47	9	1	0	1	12	n/a	n/a	70
Conception Bay South									
Q4 2018	25	5	0	0	0	0	n/a	n/a	30
Q4 2017	25	4	0	0	0	0	n/a	n/a	29
Mount Pearl									
Q4 2018	8	1	0	0	6	0	n/a	n/a	15
Q4 2017	9	1	5	0	0	0	n/a	n/a	15
Paradise									
Q4 2018	17	2	0	0	3	0	n/a	n/a	22
Q4 2017	20	4	0	0	0	0	n/a	n/a	24
Torbay									
Q4 2018	9	0	0	0	1	0	n/a	n/a	10
Q4 2017	3	0	0	0	0	0	n/a	n/a	3
Remainder of the CMA									
Q4 2018	18	0	0	0	0	0	n/a	n/a	18
Q4 2017	22	0	0	0	0	0	n/a	n/a	22
St. John's CMA									
Q4 2018	119	13	12	0	11	0	n/a	n/a	155
Q4 2017	126	18	6	0	1	12	n/a	n/a	163

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

**Table 1.3: History of Housing Starts of St. John's CMA  
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	409	36	37	0	17	12	0	121	632
% Change	-11.7	-55.0	-58.4	n/a	-59.5	-50.0	-100.0	124.1	-17.2
2017	463	80	89	0	42	24	11	54	763
% Change	-25.9	-7.0	102.3	n/a	n/a	100.0	n/a	-18.2	-8.4
2016	625	86	44	0	0	12	0	66	833
% Change	-14.3	**	**	n/a	-100.0	-90.2	n/a	-37.1	-15.4
2015	729	16	5	0	8	122	0	105	985
% Change	-19.6	6.7	-61.5	n/a	-60.0	117.9	-100.0	-48.0	-19.9
2014	907	15	13	0	20	56	4	202	1,230
% Change	-26.7	**	-61.8	-100.0	n/a	-41.7	-33.3	-42.5	-29.1
2013	1,237	4	34	6	0	96	6	351	1,734
% Change	-4.3	-77.8	-93.7	n/a	-100.0	-56.4	n/a	**	-19.5
2012	1,292	18	542	0	43	220	0	38	2,153
% Change	-0.8	**	13.4	-100.0	-8.5	**	n/a	72.7	12.0
2011	1,302	4	478	2	47	68	0	22	1,923
% Change	-10.9	-71.4	77.7	-88.9	113.6	**	-100.0	83.3	5.9
2010	1,461	14	269	18	22	4	16	12	1,816
% Change	5.7	-36.4	59.2	**	-42.1	-81.0	166.7	-80.6	6.6
2009	1,382	22	169	3	38	21	6	62	1,703

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
St. John's City	37	51	0	12	8	34	19	10	64	107	-40.2
Conception Bay South	29	36	0	6	0	0	1	0	30	42	-28.6
Mount Pearl	11	2	2	20	0	30	0	1	13	53	-75.5
Paradise	15	14	8	4	7	10	2	6	32	34	-5.9
Torbay	4	17	0	0	0	0	0	0	4	17	-76.5
Remainder of the CMA	15	21	2	0	0	0	0	0	17	21	-19.0
<b>St. John's CMA</b>	<b>111</b>	<b>141</b>	<b>12</b>	<b>42</b>	<b>15</b>	<b>74</b>	<b>22</b>	<b>17</b>	<b>160</b>	<b>274</b>	<b>-41.6</b>

**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
St. John's City	125	163	16	22	21	71	118	40	280	296	-5.4
Conception Bay South	119	118	4	22	12	4	2	10	137	154	-11.0
Mount Pearl	28	14	2	28	0	34	0	1	30	77	-61.0
Paradise	57	69	14	8	16	32	10	16	97	125	-22.4
Torbay	17	30	0	0	0	0	2	9	19	39	-51.3
Remainder of the CMA	63	70	2	0	3	0	1	2	69	72	-4.2
<b>St. John's CMA</b>	<b>409</b>	<b>464</b>	<b>38</b>	<b>80</b>	<b>52</b>	<b>141</b>	<b>133</b>	<b>78</b>	<b>632</b>	<b>763</b>	<b>-17.2</b>

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
St. John's City	8	34	0	0	12	0	7	10
Conception Bay South	0	0	0	0	0	0	1	0
Mount Pearl	0	30	0	0	0	0	0	1
Paradise	7	10	0	0	0	0	2	6
Torbay	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>St. John's CMA</b>	<b>15</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>10</b>	<b>17</b>

**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
St. John's City	21	61	0	10	12	15	106	25
Conception Bay South	12	4	0	0	0	0	2	10
Mount Pearl	0	34	0	0	0	0	0	1
Paradise	16	32	0	0	0	0	10	16
Torbay	0	0	0	0	0	9	2	0
Remainder of the CMA	3	0	0	0	0	0	1	2
<b>St. John's CMA</b>	<b>52</b>	<b>131</b>	<b>0</b>	<b>10</b>	<b>12</b>	<b>24</b>	<b>121</b>	<b>54</b>

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
St. John's City	41	65	16	31	7	11	64	107
Conception Bay South	29	42	0	0	1	0	30	42
Mount Pearl	13	52	0	0	0	1	13	53
Paradise	27	24	3	4	2	6	32	34
Torbay	4	17	0	0	0	0	4	17
Remainder of the CMA	17	21	0	0	0	0	17	21
<b>St. John's CMA</b>	<b>131</b>	<b>221</b>	<b>19</b>	<b>35</b>	<b>10</b>	<b>18</b>	<b>160</b>	<b>274</b>

**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
St. John's City	150	214	24	46	106	36	280	296
Conception Bay South	135	144	0	0	2	10	137	154
Mount Pearl	30	76	0	0	0	1	30	77
Paradise	82	98	5	11	10	16	97	125
Torbay	17	30	0	9	2	0	19	39
Remainder of the CMA	68	70	0	0	1	2	69	72
<b>St. John's CMA</b>	<b>482</b>	<b>632</b>	<b>29</b>	<b>66</b>	<b>121</b>	<b>65</b>	<b>632</b>	<b>763</b>

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
St. John's City	50	44	6	16	22	0	12	16	90	76	18.4
Conception Bay South	26	26	4	4	3	0	1	0	34	30	13.3
Mount Pearl	10	9	8	0	0	5	0	0	18	14	28.6
Paradise	17	23	2	4	4	0	1	4	24	31	-22.6
Torbay	12	3	0	0	0	0	0	0	12	3	**
Remainder of the CMA	20	18	0	0	3	0	0	0	23	18	27.8
<b>St. John's CMA</b>	<b>135</b>	<b>123</b>	<b>20</b>	<b>24</b>	<b>32</b>	<b>5</b>	<b>14</b>	<b>20</b>	<b>201</b>	<b>172</b>	<b>16.9</b>

**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
St. John's City	186	175	18	24	50	14	40	46	294	259	13.5
Conception Bay South	109	122	14	12	7	29	15	1	145	164	-11.6
Mount Pearl	23	35	30	10	4	21	3	0	60	66	-9.1
Paradise	60	89	12	26	35	0	14	17	121	132	-8.3
Torbay	35	26	0	0	9	0	1	3	45	29	55.2
Remainder of the CMA	89	100	0	0	3	0	2	1	94	101	-6.9
<b>St. John's CMA</b>	<b>502</b>	<b>547</b>	<b>74</b>	<b>72</b>	<b>108</b>	<b>64</b>	<b>75</b>	<b>68</b>	<b>759</b>	<b>751</b>	<b>1.1</b>

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
St. John's City	19	0	3	0	0	4	12	12
Conception Bay South	3	0	0	0	0	0	1	0
Mount Pearl	0	5	0	0	0	0	0	0
Paradise	4	0	0	0	0	0	1	4
Torbay	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	3	0	0	0	0	0
<b>St. John's CMA</b>	<b>26</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>14</b>	<b>16</b>

**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
St. John's City	30	14	20	0	0	12	40	34
Conception Bay South	3	9	4	20	0	0	15	1
Mount Pearl	4	21	0	0	0	0	3	0
Paradise	35	0	0	0	0	0	14	17
Torbay	9	0	0	0	0	0	1	3
Remainder of the CMA	0	0	3	0	0	0	2	1
<b>St. John's CMA</b>	<b>81</b>	<b>44</b>	<b>27</b>	<b>20</b>	<b>0</b>	<b>12</b>	<b>75</b>	<b>56</b>

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
St. John's City	70	64	4	0	16	12	90	76
Conception Bay South	33	30	0	0	1	0	34	30
Mount Pearl	12	14	6	0	0	0	18	14
Paradise	19	27	4	0	1	4	24	31
Torbay	12	3	0	0	0	0	12	3
Remainder of the CMA	20	18	0	0	3	0	23	18
<b>St. John's CMA</b>	<b>166</b>	<b>156</b>	<b>14</b>	<b>0</b>	<b>21</b>	<b>16</b>	<b>201</b>	<b>172</b>

**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
St. John's City	229	213	4	12	61	34	294	259
Conception Bay South	125	143	0	0	20	21	145	164
Mount Pearl	43	66	14	0	3	0	60	66
Paradise	96	115	11	0	14	17	121	132
Torbay	35	26	9	0	1	3	45	29
Remainder of the CMA	89	100	0	0	5	1	94	101
<b>St. John's CMA</b>	<b>617</b>	<b>663</b>	<b>38</b>	<b>12</b>	<b>104</b>	<b>76</b>	<b>759</b>	<b>751</b>

Source: CMHC (Starts and Completions Survey)

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

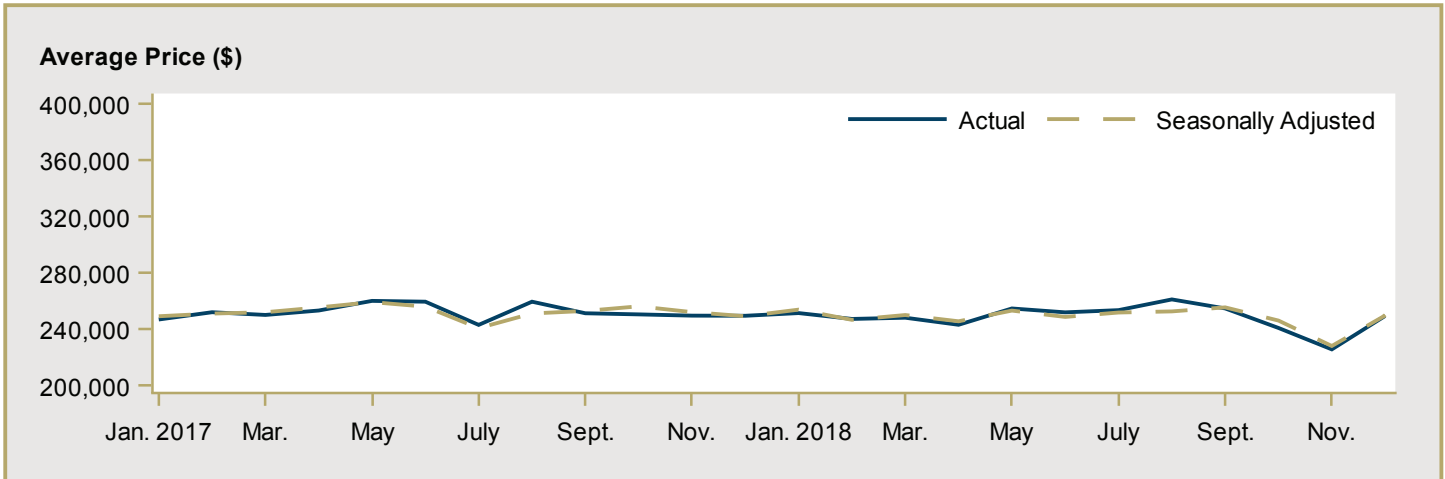
Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q4 2018	0	0.0	2	8.0	9	36.0	8	32.0	6	24.0	25	365,000	384,784
Q4 2017	1	2.1	2	4.3	13	27.7	11	23.4	20	42.6	47	365,000	434,706
Year-to-date 2018	1	0.6	9	5.8	40	26.0	47	30.5	57	37.0	154	380,000	440,180
Year-to-date 2017	2	1.2	4	2.4	31	18.6	58	34.7	72	43.1	167	385,000	431,425
Conception Bay South													
Q4 2018	4	21.1	10	52.6	3	15.8	2	10.5	0	0.0	19	-	282,244
Q4 2017	4	16.0	5	20.0	8	32.0	2	8.0	6	24.0	25	280,000	367,834
Year-to-date 2018	19	18.6	29	28.4	18	17.6	16	15.7	20	19.6	102	280,000	329,379
Year-to-date 2017	12	10.2	41	34.7	32	27.1	13	11.0	20	16.9	118	300,000	333,374
Mount Pearl													
Q4 2018	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	-	-
Q4 2017	0	0.0	1	11.1	6	66.7	1	11.1	1	11.1	9	-	330,583
Year-to-date 2018	0	0.0	5	25.0	11	55.0	4	20.0	0	0.0	20	-	311,362
Year-to-date 2017	0	0.0	8	20.5	21	53.8	7	17.9	3	7.7	39	-	333,222
Paradise													
Q4 2018	0	0.0	1	8.3	6	50.0	2	16.7	3	25.0	12	-	361,069
Q4 2017	0	0.0	1	5.0	12	60.0	1	5.0	6	30.0	20	345,000	397,780
Year-to-date 2018	0	0.0	4	8.2	20	40.8	16	32.7	9	18.4	49	-	405,154
Year-to-date 2017	0	0.0	8	10.1	31	39.2	18	22.8	22	27.8	79	360,000	387,281
Torbay													
Q4 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q4 2017	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2018	0	0.0	0	0.0	8	40.0	4	20.0	8	40.0	20	-	-
Year-to-date 2017	0	0.0	0	0.0	2	7.7	7	26.9	17	65.4	26	-	488,267
Remainder of the CMA													
Q4 2018	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Q4 2017	0	0.0	1	4.5	4	18.2	5	22.7	12	54.5	22	-	380,000
Year-to-date 2018	1	1.8	4	7.1	10	17.9	19	33.9	22	39.3	56	-	497,075
Year-to-date 2017	1	1.0	6	5.9	15	14.7	24	23.5	56	54.9	102	-	502,562
St. John's CMA													
Q4 2018	4	6.0	14	20.9	26	38.8	14	20.9	9	13.4	67	337,500	342,050
Q4 2017	5	4.0	10	7.9	43	34.1	22	17.5	46	36.5	126	360,000	413,563
Year-to-date 2018	21	5.2	51	12.7	107	26.7	106	26.4	116	28.9	401	360,000	394,678
Year-to-date 2017	15	2.8	67	12.6	132	24.9	127	23.9	190	35.8	531	360,000	407,745

Source: CMHC (Market Absorption Survey)

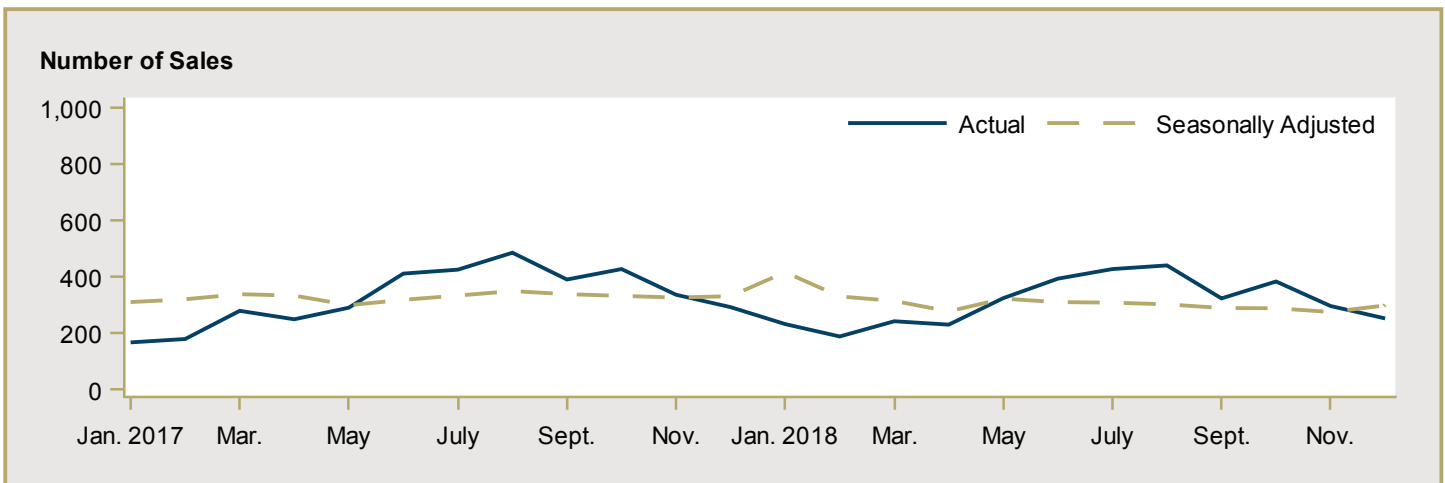
Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2018						
Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
St. John's City	384,784	434,706	-11.5	440,180	431,425	2.0
Conception Bay South	282,244	367,834	-23.3	329,379	333,374	-1.2
Mount Pearl	-	330,583	n/a	311,362	333,222	-6.6
Paradise	361,069	397,780	-9.2	405,154	387,281	4.6
Torbay	-	-	n/a	-	488,267	n/a
Remainder of the CMA	-	380,000	n/a	497,075	502,562	-1.1
<b>St. John's CMA</b>	<b>342,050</b>	<b>413,563</b>	<b>-17.3</b>	<b>394,678</b>	<b>407,745</b>	<b>-3.2</b>

Source: CMHC (Market Absorption Survey)

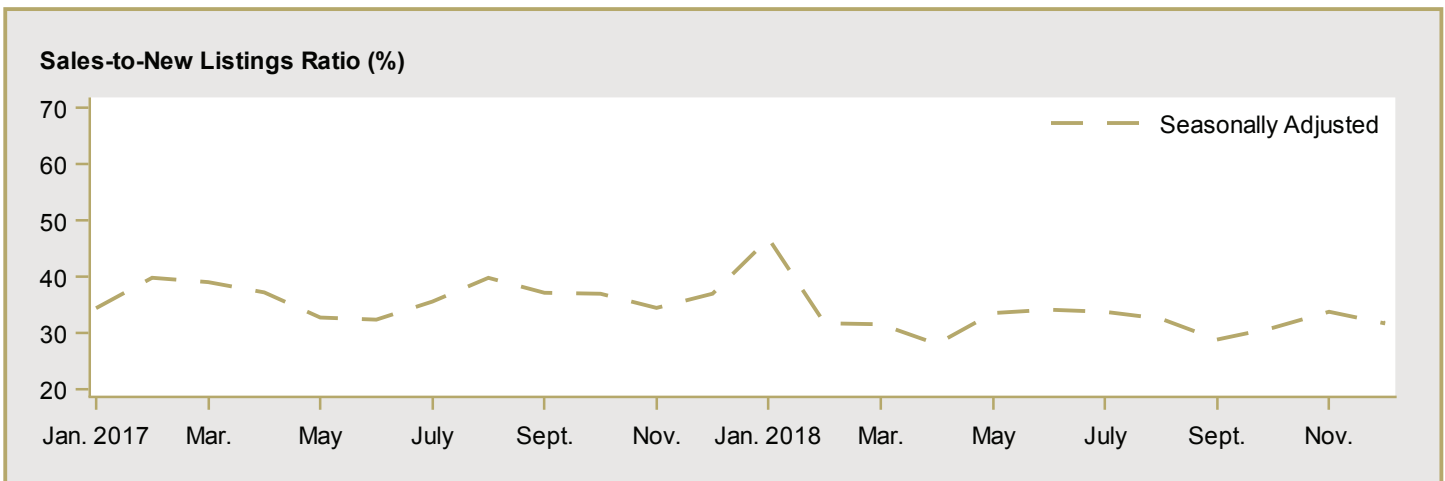
**Figure 5.1: MLS® Residential Average Price for Newfoundland and Labrador**



**Figure 5.2: MLS® Residential Sales for Newfoundland and Labrador**



**Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Newfoundland and Labrador**



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

Source: CREA /Haver Analytics

**Table 6: Economic Indicators**  
**Fourth Quarter 2018**

		Interest Rates			NHPI, Total, St. John's CMA 2016.12 =100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.6	134.9	113.3	9.8	68.7	991
	February	561	3.14	4.64	99.6	134.7	113.1	9.0	67.9	981
	March	561	3.14	4.64	99.5	135.1	112.4	8.8	67.2	979
	April	561	3.14	4.64	99.5	135.2	111.8	8.2	66.3	973
	May	561	3.14	4.64	99.5	135.1	110.1	8.4	65.4	978
	June	561	3.14	4.64	99.4	134.8	109.7	7.9	64.7	982
	July	573	3.14	4.84	99.4	135.2	108.9	8.3	64.4	981
	August	573	3.14	4.84	98.9	135.1	108.6	8.2	64.2	979
	September	575	3.09	4.89	98.9	136.1	107.0	8.6	63.4	970
	October	581	3.24	4.99	98.9	135.7	107.0	8.7	63.4	972
	November	581	3.24	4.99	99.0	136.2	108.3	8.7	64.2	968
	December	581	3.24	4.99	99.0	135.7	110.0	8.6	65.1	960
2018	January	590	3.34	5.14	99.0	136.2	109.7	8.4	64.8	963
	February	590	3.34	5.14	99.0	136.8	108.5	8.5	64.0	980
	March	590	3.34	5.14	99.0	137.0	107.9	8.6	63.7	1,005
	April	590	3.34	5.14	99.0	137.2	108.8	8.6	64.3	1,015
	May	601	3.49	5.34	98.9	137.2	109.8	8.7	64.8	1,006
	June	601	3.49	5.34	98.7	137.5	110.9	8.6	65.4	1,011
	July	601	3.49	5.34	98.9	138.5	110.8	9.0	65.6	1,014
	August	601	3.49	5.34	98.9	138.3	110.9	9.5	66.1	1,018
	September	601	3.49	5.34	98.5	137.7	110.8	9.6	66.0	1,012
	October	601	3.64	5.34	98.4	138.3	110.8	9.0	65.6	1,011
	November	601	3.64	5.34	98.0	137.2	111.3	8.1	65.3	1,008
	December	601	3.64	5.34		136.4	111.9	7.5	65.2	1,005

"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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