

HOUSING NOW TABLES

Winnipeg CMA

Date Released: December 2018



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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)		
November 2018		
Winnipeg CMA ¹	October 2018	November 2018
Trend ²	6,038	6,497
SAAR	3,646	7,255
	November 2017	November 2018
Actual		
November - Single-Detached	153	179
November - Multiples	291	426
November - Total	444	605
January to November - Single-Detached	2,091	1,755
January to November - Multiples	3,027	3,300
January to November - Total	5,118	5,055

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2018	179	24	0	0	8	111	0	283	605
November 2017	153	54	0	0	84	52	60	41	444
% Change	17.0	-55.6	n/a	n/a	-90.5	113.5	-100.0	**	36.3
Year-to-date 2018	1,755	186	19	0	395	1,049	112	1,539	5,055
Year-to-date 2017	2,089	376	7	2	426	1,204	93	921	5,118
% Change	-16.0	-50.5	171.4	-100.0	-7.3	-12.9	20.4	67.1	-1.2
UNDER CONSTRUCTION									
November 2018	1,201	188	13	0	343	1,788	84	1,885	5,502
November 2017	1,356	286	3	0	292	1,351	168	1,919	5,375
% Change	-11.4	-34.3	**	n/a	17.5	32.3	-50.0	-1.8	2.4
COMPLETIONS									
November 2018	185	12	0	0	44	172	24	19	456
November 2017	134	38	4	0	24	46	7	215	468
% Change	38.1	-68.4	-100.0	n/a	83.3	**	**	-91.2	-2.6
Year-to-date 2018	1,879	280	19	0	300	476	224	1,305	4,483
Year-to-date 2017	1,786	192	6	5	299	389	52	909	3,638
% Change	5.2	45.8	**	-100.0	0.3	22.4	**	43.6	23.2
COMPLETED & NOT ABSORBED									
November 2018	337	30	7	1	55	220	n/a	n/a	650
November 2017	227	30	6	1	38	192	n/a	n/a	494
% Change	48.5	0.0	16.7	0.0	44.7	14.6	n/a	n/a	31.6
ABSORBED									
November 2018	161	14	0	0	25	74	n/a	n/a	274
November 2017	135	30	0	0	40	14	n/a	n/a	219
% Change	19.3	-53.3	n/a	n/a	-37.5	**	n/a	n/a	25.1
Year-to-date 2018	1,772	280	14	0	279	379	n/a	n/a	2,724
Year-to-date 2017	1,773	184	0	4	303	507	n/a	n/a	2,771
% Change	-0.1	52.2	n/a	-100.0	-7.9	-25.2	n/a	n/a	-1.7

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
November 2018	116	24	0	0	8	111	0	273	532
November 2017	116	54	0	0	84	52	60	20	386
East St. Paul R.M.									
November 2018	4	0	0	0	0	0	0	0	4
November 2017	6	0	0	0	0	0	0	0	6
Headingley R.M.									
November 2018	2	0	0	0	0	0	0	0	2
November 2017	5	0	0	0	0	0	0	0	5
MacDonald R.M.									
November 2018	20	0	0	0	0	0	0	10	30
November 2017	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
November 2018	5	0	0	0	0	0	0	0	5
November 2017	8	0	0	0	0	0	0	0	8
Rosser R.M.									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2018	10	0	0	0	0	0	0	0	10
November 2017	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
November 2018	2	0	0	0	0	0	0	0	2
November 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	7	0	0	0	0	0	0	21	28
Tache R.M.									
November 2018	8	0	0	0	0	0	0	0	8
November 2017	8	0	0	0	0	0	0	0	8
West St. Paul R.M.									
November 2018	11	0	0	0	0	0	0	0	11
November 2017	1	0	0	0	0	0	0	0	1
First Nations									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2018	179	24	0	0	8	111	0	283	605
November 2017	153	54	0	0	84	52	60	41	444

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

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November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
November 2018	898	184	9	0	343	1,788	72	1,875	5,169
November 2017	1,097	280	0	0	292	1,337	161	1,898	5,065
East St. Paul R.M.									
November 2018	36	0	0	0	0	0	0	0	36
November 2017	31	0	0	0	0	0	0	0	31
Headingley R.M.									
November 2018	17	0	0	0	0	0	0	0	17
November 2017	21	0	0	0	0	0	7	0	28
MacDonald R.M.									
November 2018	64	0	0	0	0	0	0	10	74
November 2017	59	0	0	0	0	0	0	0	59
Ritchot R.M.									
November 2018	38	0	0	0	0	0	0	0	38
November 2017	37	0	0	0	0	14	0	0	51
Rosser R.M.									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2018	36	0	0	0	0	0	0	0	36
November 2017	32	0	0	0	0	0	0	0	32
St. Francois Xavier R.M.									
November 2018	4	0	0	0	0	0	0	0	4
November 2017	3	0	0	0	0	0	0	0	3
Springfield R.M.									
November 2018	26	4	0	0	0	0	0	0	30
November 2017	31	6	3	0	0	0	0	21	61
Tache R.M.									
November 2018	33	0	4	0	0	0	0	0	37
November 2017	23	0	0	0	0	0	0	0	23
West St. Paul R.M.									
November 2018	49	0	0	0	0	0	12	0	61
November 2017	22	0	0	0	0	0	0	0	22
First Nations									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2018	1,201	188	13	0	343	1,788	84	1,885	5,502
November 2017	1,356	286	3	0	292	1,351	168	1,919	5,375

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
November 2018	153	8	0	0	44	172	24	19	420
November 2017	96	36	0	0	24	46	0	191	393
East St. Paul R.M.									
November 2018	4	0	0	0	0	0	0	0	4
November 2017	5	0	0	0	0	0	0	0	5
Headingley R.M.									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	3	0	0	0	0	0	7	0	10
Macdonald R.M.									
November 2018	7	0	0	0	0	0	0	0	7
November 2017	0	0	0	0	0	0	0	0	0
Ritchot R.M.									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	4	0	0	0	0	0	0	0	4
Rosser R.M.									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
November 2018	2	0	0	0	0	0	0	0	2
November 2017	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2018	5	4	0	0	0	0	0	0	9
November 2017	11	2	0	0	0	0	0	0	13
Tache R.M.									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	8	0	4	0	0	0	0	24	36
West St. Paul R.M.									
November 2018	6	0	0	0	0	0	0	0	6
November 2017	6	0	0	0	0	0	0	0	6
First Nations									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2018	185	12	0	0	44	172	24	19	456
November 2017	134	38	4	0	24	46	7	215	468

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
November 2018	280	25	4	1	55	220	n/a	n/a	585
November 2017	178	29	2	1	36	184	n/a	n/a	430
East St. Paul R.M.									
November 2018	1	0	0	0	0	0	n/a	n/a	1
November 2017	5	0	0	0	0	6	n/a	n/a	11
Headingley R.M.									
November 2018	19	0	0	0	0	0	n/a	n/a	19
November 2017	10	0	0	0	0	0	n/a	n/a	10
MacDonald R.M.									
November 2018	25	0	0	0	0	0	n/a	n/a	25
November 2017	9	1	0	0	2	0	n/a	n/a	12
Ritchot R.M.									
November 2018	4	0	0	0	0	0	n/a	n/a	4
November 2017	5	0	0	0	0	0	n/a	n/a	5
Rosser R.M.									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
November 2018	1	0	0	0	0	0	n/a	n/a	1
November 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
November 2018	3	5	0	0	0	0	n/a	n/a	8
November 2017	8	0	0	0	0	0	n/a	n/a	8
Tache R.M.									
November 2018	1	0	3	0	0	0	n/a	n/a	4
November 2017	6	0	4	0	0	2	n/a	n/a	12
West St. Paul R.M.									
November 2018	3	0	0	0	0	0	n/a	n/a	3
November 2017	5	0	0	0	0	0	n/a	n/a	5
First Nations									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2018	337	30	7	1	55	220	n/a	n/a	650
November 2017	227	30	6	1	38	192	n/a	n/a	494

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
November 2018	121	10	0	0	25	67	n/a	n/a	223
November 2017	100	27	0	0	40	13	n/a	n/a	180
East St. Paul R.M.									
November 2018	6	0	0	0	0	0	n/a	n/a	6
November 2017	7	0	0	0	0	1	n/a	n/a	8
Headingley R.M.									
November 2018	2	0	0	0	0	0	n/a	n/a	2
November 2017	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
November 2018	10	0	0	0	0	0	n/a	n/a	10
November 2017	3	0	0	0	0	0	n/a	n/a	3
Ritchot R.M.									
November 2018	2	0	0	0	0	7	n/a	n/a	9
November 2017	4	0	0	0	0	0	n/a	n/a	4
Rosser R.M.									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2018	3	0	0	0	0	0	n/a	n/a	3
November 2017	1	0	0	0	0	0	n/a	n/a	1
St. Francois Xavier R.M.									
November 2018	3	0	0	0	0	0	n/a	n/a	3
November 2017	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
November 2018	5	4	0	0	0	0	n/a	n/a	9
November 2017	8	3	0	0	0	0	n/a	n/a	11
Tache R.M.									
November 2018	3	0	0	0	0	0	n/a	n/a	3
November 2017	4	0	0	0	0	0	n/a	n/a	4
West St. Paul R.M.									
November 2018	6	0	0	0	0	0	n/a	n/a	6
November 2017	5	0	0	0	0	0	n/a	n/a	5
First Nations									
November 2018	0	0	0	0	0	0	n/a	n/a	0
November 2017	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2018	161	14	0	0	25	74	n/a	n/a	274
November 2017	135	30	0	0	40	14	n/a	n/a	219

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

**Table 1.3: History of Housing Starts of Winnipeg CMA
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,270	406	7	2	512	1,292	107	1,025	5,621
% Change	22.4	120.7	0.0	-33.3	82.9	141.9	18.9	-6.9	38.7
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Winnipeg City	116	116	24	54	8	144	384	72	532	386	37.8
East St. Paul R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
Headingley R.M.	2	5	0	0	0	0	0	0	2	5	-60.0
MacDonald R.M.	20	1	0	0	0	0	10	0	30	1	**
Ritchot R.M.	5	8	0	0	0	0	0	0	5	8	-37.5
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	10	1	0	0	0	0	0	0	10	1	**
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	1	7	0	0	0	0	0	21	1	28	-96.4
Tache R.M.	8	8	0	0	0	0	0	0	8	8	0.0
West St. Paul R.M.	11	1	0	0	0	0	0	0	11	1	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	179	153	24	54	8	144	394	93	605	444	36.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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
Winnipeg City	1,363	1,679	170	368	466	487	2,590	2,058	4,589	4,592	-0.1
East St. Paul R.M.	37	39	0	0	0	0	0	8	37	47	-21.3
Headingley R.M.	30	30	0	0	0	28	0	0	30	58	-48.3
MacDonald R.M.	91	101	0	2	0	0	10	0	101	103	-1.9
Ritchot R.M.	61	58	0	0	4	0	0	14	65	72	-9.7
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	37	39	0	0	0	0	0	0	37	39	-5.1
St. Francois Xavier R.M.	7	4	0	0	0	0	0	0	7	4	75.0
Springfield R.M.	42	72	16	10	0	3	0	21	58	106	-45.3
Tache R.M.	40	45	0	0	4	4	0	24	44	73	-39.7
West St. Paul R.M.	47	23	0	0	40	0	0	0	87	23	**
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,755	2,091	186	380	514	522	2,600	2,125	5,055	5,118	-1.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Winnipeg City	8	84	0	60	111	52	273	20
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	10	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	21
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	8	84	0	60	111	52	283	41

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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
Winnipeg City	394	394	72	93	1,061	1,158	1,529	900
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	28	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	10	0
Ritchot R.M.	4	0	0	0	0	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	21
Tache R.M.	4	4	0	0	0	24	0	0
West St. Paul R.M.	0	0	40	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	402	429	112	93	1,061	1,204	1,539	921

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Winnipeg City	140	170	119	136	273	80	532	386
East St. Paul R.M.	4	6	0	0	0	0	4	6
Headingley R.M.	2	5	0	0	0	0	2	5
MacDonald R.M.	20	1	0	0	10	0	30	1
Ritchot R.M.	5	8	0	0	0	0	5	8
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	10	1	0	0	0	0	10	1
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	1	7	0	0	0	21	1	28
Tache R.M.	8	8	0	0	0	0	8	8
West St. Paul R.M.	11	1	0	0	0	0	11	1
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	203	207	119	136	283	101	605	444

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,548	2,041	1,440	1,558	1,601	993	4,589	4,592
East St. Paul R.M.	37	39	0	8	0	0	37	47
Headingley R.M.	30	30	0	28	0	0	30	58
MacDonald R.M.	91	103	0	0	10	0	101	103
Ritchot R.M.	61	58	4	14	0	0	65	72
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	37	39	0	0	0	0	37	39
St. Francois Xavier R.M.	7	4	0	0	0	0	7	4
Springfield R.M.	58	85	0	0	0	21	58	106
Tache R.M.	44	49	0	24	0	0	44	73
West St. Paul R.M.	47	23	0	0	40	0	87	23
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,960	2,472	1,444	1,632	1,651	1,014	5,055	5,118

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Winnipeg City	153	96	8	36	68	24	191	237	420	393	6.9
East St. Paul R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Headingley R.M.	1	3	0	0	0	7	0	0	1	10	-90.0
MacDonald R.M.	7	0	0	0	0	0	0	0	7	0	n/a
Ritchot R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	1	0	0	0	0	0	0	3	1	200.0
St. Francois Xavier R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Springfield R.M.	5	11	4	2	0	0	0	0	9	13	-30.8
Tache R.M.	3	8	0	0	0	4	0	24	3	36	-91.7
West St. Paul R.M.	6	6	0	0	0	0	0	0	6	6	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	185	134	12	38	68	35	191	261	456	468	-2.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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
Winnipeg City	1,530	1,410	264	190	457	305	1,738	1,254	3,989	3,159	26.3
East St. Paul R.M.	32	37	0	0	0	0	0	8	32	45	-28.9
Headingley R.M.	31	25	0	0	21	21	24	0	76	46	65.2
MacDonald R.M.	90	85	0	4	0	7	0	0	90	96	-6.3
Ritchot R.M.	63	52	0	2	4	0	14	14	81	68	19.1
Rosser R.M.	0	2	0	0	0	0	0	0	0	2	-100.0
St. Clements R.M.	33	32	0	0	0	0	0	0	33	32	3.1
St. Francois Xavier R.M.	6	1	0	0	0	0	0	0	6	1	**
Springfield R.M.	49	69	24	8	3	0	21	0	97	77	26.0
Tache R.M.	31	46	0	0	0	8	0	24	31	78	-60.3
West St. Paul R.M.	20	34	0	0	28	0	0	0	48	34	41.2
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,885	1,793	288	204	513	341	1,797	1,300	4,483	3,638	23.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Winnipeg City	44	24	24	0	172	46	19	191
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	7	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	0	0	24
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	44	28	24	7	172	46	19	215

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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
Winnipeg City	294	276	163	29	478	369	1,260	885
East St. Paul R.M.	0	0	0	0	0	8	0	0
Headingley R.M.	0	0	21	21	0	0	24	0
MacDonald R.M.	0	7	0	0	0	0	0	0
Ritchot R.M.	4	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	21	0
Tache R.M.	0	8	0	0	0	0	0	24
West St. Paul R.M.	0	0	28	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	301	291	212	50	492	391	1,305	909

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Winnipeg City	161	132	216	70	43	191	420	393
East St. Paul R.M.	4	5	0	0	0	0	4	5
Headingley R.M.	1	3	0	0	0	7	1	10
MacDonald R.M.	7	0	0	0	0	0	7	0
Ritchot R.M.	1	4	0	0	0	0	1	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	1	0	0	0	0	3	1
St. Francois Xavier R.M.	2	0	0	0	0	0	2	0
Springfield R.M.	9	13	0	0	0	0	9	13
Tache R.M.	3	12	0	0	0	24	3	36
West St. Paul R.M.	6	6	0	0	0	0	6	6
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	197	176	216	70	43	222	456	468

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Winnipeg City	1,796	1,587	758	656	1,435	916	3,989	3,159
East St. Paul R.M.	32	37	0	8	0	0	32	45
Headingley R.M.	31	25	0	0	45	21	76	46
MacDonald R.M.	90	85	0	11	0	0	90	96
Ritchot R.M.	63	54	18	14	0	0	81	68
Rosser R.M.	0	2	0	0	0	0	0	2
St. Clements R.M.	33	32	0	0	0	0	33	32
St. Francois Xavier R.M.	6	1	0	0	0	0	6	1
Springfield R.M.	76	77	0	0	21	0	97	77
Tache R.M.	31	50	0	4	0	24	31	78
West St. Paul R.M.	20	34	0	0	28	0	48	34
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,178	1,984	776	693	1,529	961	4,483	3,638

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
November 2018	16	13.2	18	14.9	23	19.0	31	25.6	33	27.3	121	-	473,977
November 2017	15	15.5	25	25.8	29	29.9	18	18.6	10	10.3	97	-	415,055
Year-to-date 2018	197	14.1	253	18.1	304	21.7	257	18.4	388	27.7	1,399	440,000	487,551
Year-to-date 2017	296	21.7	316	23.2	346	25.3	177	13.0	230	16.8	1,365	425,000	433,637
East St. Paul R.M.													
November 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	562,475
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	562,475
Headingley R.M.													
November 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	756,644
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	-
MacDonald R.M.													
November 2018	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	551,622
November 2017	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Year-to-date 2018	14	19.7	2	2.8	7	9.9	11	15.5	37	52.1	71	500,000	502,464
Year-to-date 2017	22	28.2	5	6.4	12	15.4	13	16.7	26	33.3	78	450,000	448,666
Ritchot R.M.													
November 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
November 2017	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	-	333,725
Year-to-date 2018	13	22.0	22	37.3	11	18.6	3	5.1	10	16.9	59	-	430,581
Year-to-date 2017	16	34.8	21	45.7	2	4.3	0	0.0	7	15.2	46	-	401,805
Rosser R.M.													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
St. Francois Xavier R.M.													
November 2018	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	1	20.0	1	20.0	1	20.0	2	40.0	5	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
November 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
November 2017	0	0.0	5	83.3	0	0.0	1	16.7	0	0.0	6	-	397,417
Year-to-date 2018	1	2.9	9	26.5	5	14.7	9	26.5	10	29.4	34	-	446,876
Year-to-date 2017	3	7.0	21	48.8	7	16.3	8	18.6	4	9.3	43	-	413,006
Tache R.M.													
November 2018	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
November 2017	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	9	52.9	4	23.5	3	17.6	1	5.9	0	0.0	17	-	-
Year-to-date 2017	16	55.2	9	31.0	3	10.3	1	3.4	0	0.0	29	-	350,380
West St. Paul R.M.													
November 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
First Nations													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
November 2018	16	11.0	20	13.7	25	17.1	36	24.7	49	33.6	146	-	484,733
November 2017	18	14.8	33	27.0	31	25.4	20	16.4	20	16.4	122	-	437,998
Year-to-date 2018	235	14.4	291	17.8	331	20.3	283	17.3	493	30.2	1,633	445,000	489,528
Year-to-date 2017	355	22.3	373	23.4	370	23.2	200	12.5	296	18.6	1,594	425,000	436,671

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2018	Nov 2017	% Change	YTD 2018	YTD 2017	% Change
Winnipeg City	473,977	415,055	14.2	487,551	433,637	12.4
East St. Paul R.M.	-	562,475	n/a	-	562,475	n/a
Headingley R.M.	-	-	n/a	756,644	-	n/a
MacDonald R.M.	551,622	-	n/a	502,464	448,666	12.0
Ritchot R.M.	-	333,725	n/a	430,581	401,805	7.2
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	397,417	n/a	446,876	413,006	8.2
Tache R.M.	-	-	n/a	-	350,380	n/a
West St. Paul R.M.	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	484,733	437,998	10.7	489,528	436,671	12.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

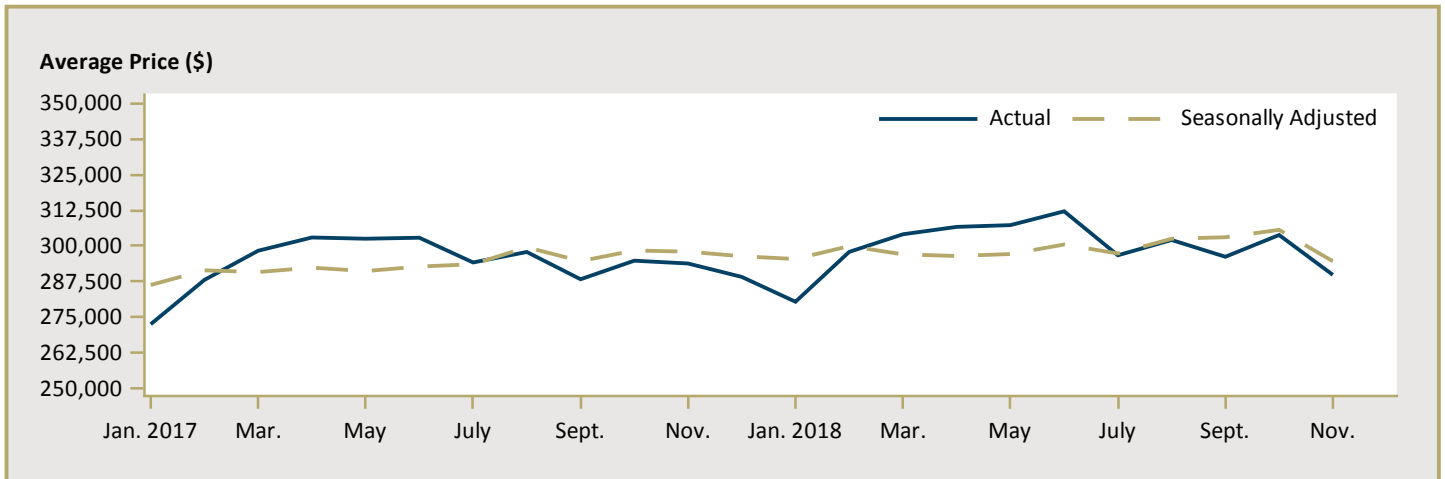


Figure 5.2: MLS® Residential Sales for Winnipeg

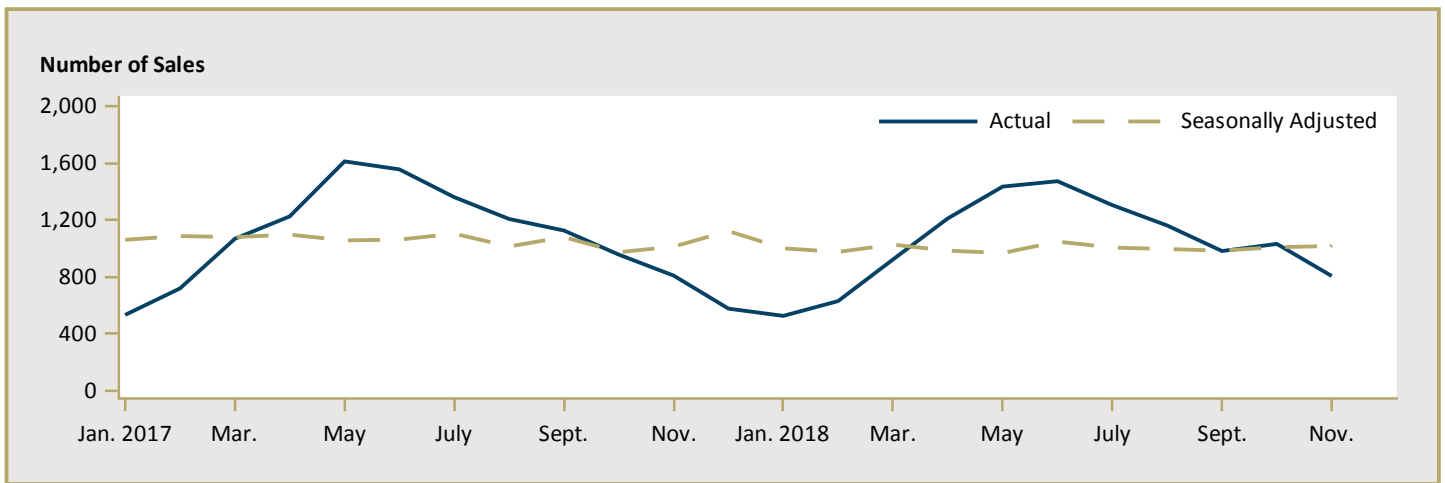
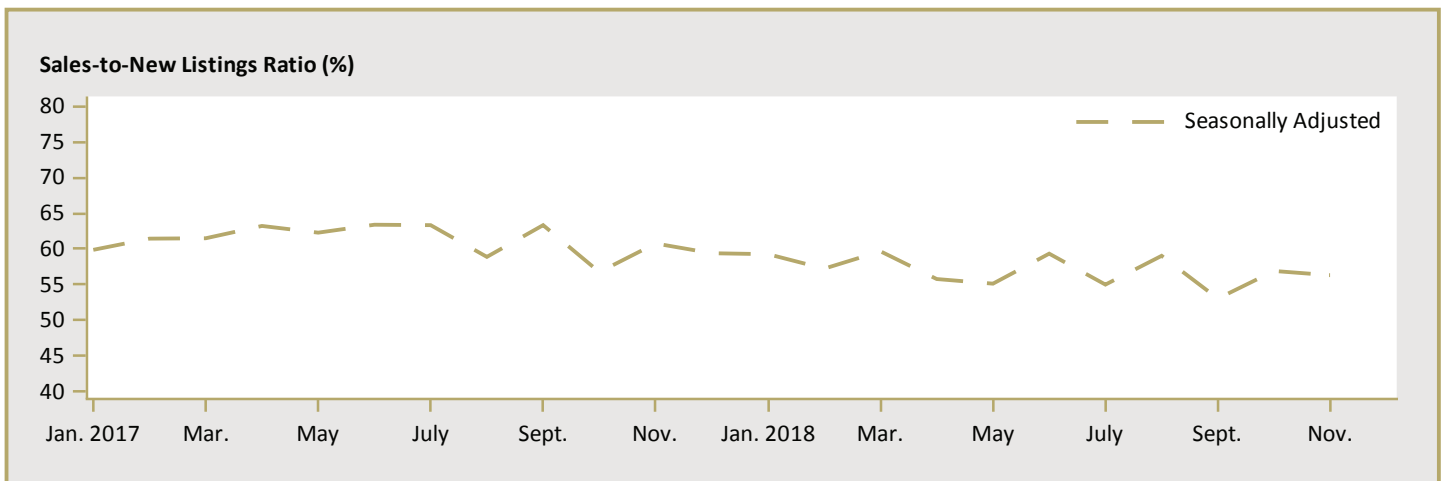


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2018

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg 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	100.3	129.4	426	6.5	68.3	861
	February	561	3.14	4.64	100.5	129.3	427	6.5	68.3	870
	March	561	3.14	4.64	100.5	129.7	427	6.3	68.0	883
	April	561	3.14	4.64	101.3	130.1	427	6.1	67.7	886
	May	561	3.14	4.64	101.8	130.0	428	5.8	67.6	889
	June	561	3.14	4.64	102.2	129.9	431	5.6	67.7	887
	July	573	3.14	4.84	102.3	129.8	434	5.5	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.1	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.1	886
	October	581	3.24	4.99	103.0	131.1	434	5.6	67.8	886
	November	581	3.24	4.99	103.2	131.7	433	5.7	67.8	884
	December	581	3.24	4.99	103.3	131.1	434	5.6	67.8	882
2018	January	590	3.34	5.14	103.3	131.9	433	5.7	67.6	881
	February	590	3.34	5.14	103.4	132.2	431	6.0	67.4	880
	March	590	3.34	5.14	103.5	132.6	430	6.3	67.4	876
	April	590	3.34	5.14	103.5	133.6	431	6.5	67.5	874
	May	601	3.49	5.34	103.7	133.3	432	6.7	67.7	877
	June	601	3.49	5.34	103.9	133.2	434	6.8	68.0	881
	July	601	3.49	5.34	104.0	133.9	437	6.7	68.3	889
	August	601	3.49	5.34	104.1	133.7	441	6.5	68.6	894
	September	601	3.49	5.34	104.1	133.5	441	6.2	68.5	903
	October	601	3.64	5.34	104.4	134.6	442	6.1	68.5	902
	November	601	3.64	5.34		133.8	443	5.9	68.3	901
	December									

"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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