

# HOUSING NOW TABLES

## Kelowna CMA

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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).

# 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 I: Housing Starts (SAAR and Trend)		
December 2018		
Kelowna CMA <sup>1</sup>	November 2018	December 2018
Trend <sup>2</sup>	2,533	2,483
SAAR	4,260	3,289
	December 2017	December 2018
Actual		
December - Single-Detached	84	65
December - Multiples	177	219
December - Total	261	284
January to December - Single-Detached	923	618
January to December - Multiples	2,654	1,937
January to December - Total	3,577	2,555

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 Kelowna CMA**  
**December 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2018	52	10	16	1	62	116	12	15	284
December 2017	78	18	0	0	26	116	6	17	261
% Change	-33.3	-44.4	n/a	n/a	138.5	0.0	100.0	-11.8	8.8
Year-to-date 2018	563	90	32	9	322	826	46	667	2,555
Year-to-date 2017	866	84	19	13	304	454	64	1,773	3,577
% Change	-35.0	7.1	68.4	-30.8	5.9	81.9	-28.1	-62.4	-28.6
UNDER CONSTRUCTION									
December 2018	567	74	28	16	386	1,255	24	1,748	4,098
December 2017	774	66	19	34	273	910	49	1,750	3,875
% Change	-26.7	12.1	47.4	-52.9	41.4	37.9	-51.0	-0.1	5.8
COMPLETIONS									
December 2018	62	16	0	11	52	0	13	115	269
December 2017	43	2	0	0	28	0	2	9	84
% Change	44.2	**	n/a	n/a	85.7	n/a	**	**	**
Year-to-date 2018	759	80	19	34	213	494	72	680	2,351
Year-to-date 2017	635	94	5	32	248	143	62	279	1,498
% Change	19.5	-14.9	**	6.3	-14.1	**	16.1	143.7	56.9
COMPLETED & NOT ABSORBED									
December 2018	109	36	9	11	64	144	n/a	n/a	373
December 2017	41	7	0	3	6	0	n/a	n/a	57
% Change	165.9	**	n/a	**	**	n/a	n/a	n/a	**
ABSORBED									
December 2018	69	5	0	7	27	1	n/a	n/a	109
December 2017	46	2	0	0	29	0	n/a	n/a	77
% Change	50.0	150.0	n/a	n/a	-6.9	n/a	n/a	n/a	41.6
Year-to-date 2018	684	49	10	28	155	350	n/a	n/a	1,276
Year-to-date 2017	654	94	5	29	281	143	n/a	n/a	1,206
% Change	4.6	-47.9	100.0	-3.4	-44.8	144.8	n/a	n/a	5.8

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

**Table 1.2: Housing Activity Summary by Submarket**  
**December 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Kelowna City									
December 2018	35	8	12	1	36	110	4	13	219
December 2017	45	16	0	0	12	116	6	14	209
Lake Country D.M.									
December 2018	12	0	4	0	26	0	3	2	47
December 2017	7	0	0	0	6	0	0	1	14
District of West Kelowna									
December 2018	5	2	0	0	0	6	4	0	17
December 2017	15	0	0	0	8	0	0	1	24
Peachland D.M.									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	1	0	0	0	0	0	0	1	2
Reg. Dist. Sub. J - Westside									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	3	0	0	0	0	0	0	0	3
Reg. Dist. Sub. I - Eastside									
December 2018	0	0	0	0	0	0	1	0	1
December 2017	1	0	0	0	0	0	0	0	1
First Nations									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	6	2	0	0	0	0	0	0	8
Kelowna CMA									
December 2018	52	10	16	1	62	116	12	15	284
December 2017	78	18	0	0	26	116	6	17	261

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

**Table 1.2: Housing Activity Summary by Submarket**  
**December 2018**

	Ownership						Rental		Total <sup>1*</sup>
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Kelowna City									
December 2018	326	66	24	7	261	1,177	16	1,435	3,312
December 2017	456	34	9	12	181	877	42	1,327	2,938
Lake Country D.M.									
December 2018	90	6	4	2	92	0	1	10	205
December 2017	103	4	0	0	42	0	1	16	166
District of West Kelowna									
December 2018	105	2	0	7	20	78	6	301	519
December 2017	134	16	0	22	44	33	4	253	506
Peachland D.M.									
December 2018	13	0	0	0	13	0	0	2	28
December 2017	14	0	0	0	0	0	1	74	89
Reg. Dist. Sub. J - Westside									
December 2018	19	0	0	0	0	0	0	0	19
December 2017	35	0	0	0	0	0	0	0	35
Reg. Dist. Sub. I - Eastside									
December 2018	3	0	0	0	0	0	1	0	4
December 2017	7	0	0	0	0	0	1	0	8
First Nations									
December 2018	11	0	0	0	0	0	0	0	11
December 2017	25	12	10	0	6	0	0	80	133
Kelowna CMA									
December 2018	567	74	28	16	386	1,255	24	1,748	4,098
December 2017	774	66	19	34	273	910	49	1,750	3,875

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

**Table 1.2: Housing Activity Summary by Submarket**  
**December 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Kelowna City									
December 2018	35	14	0	2	44	0	6	39	140
December 2017	23	2	0	0	7	0	2	2	36
Lake Country D.M.									
December 2018	7	0	0	0	3	0	2	3	15
December 2017	6	0	0	0	0	0	0	2	8
District of West Kelowna									
December 2018	15	0	0	9	5	0	3	1	33
December 2017	10	0	0	0	21	0	0	3	34
Peachland D.M.									
December 2018	2	0	0	0	0	0	1	72	75
December 2017	0	0	0	0	0	0	0	1	1
Reg. Dist. Sub. J - Westside									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	0	0	0	0	0	0	0	0	0
Reg. Dist. Sub. I - Eastside									
December 2018	2	0	0	0	0	0	1	0	3
December 2017	0	0	0	0	0	0	0	1	1
First Nations									
December 2018	0	2	0	0	0	0	0	0	2
December 2017	4	0	0	0	0	0	0	0	4
Kelowna CMA									
December 2018	62	16	0	11	52	0	13	115	269
December 2017	43	2	0	0	28	0	2	9	84

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



**Table 1.3: History of Housing Starts of Kelowna 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	563	90	32	9	322	826	46	667	2,555
% Change	-35.0	7.1	68.4	-30.8	5.9	81.9	-28.1	-62.4	-28.6
2017	866	84	19	13	304	454	64	1,773	3,577
% Change	26.2	-6.7	n/a	-75.9	-2.9	-12.0	42.2	**	62.9
2016	686	90	0	54	313	516	45	492	2,196
% Change	13.4	-23.7	n/a	**	18.1	**	104.5	168.9	71.6
2015	605	118	0	1	265	86	22	183	1,280
% Change	-3.8	-11.3	n/a	-96.0	38.0	-37.7	-63.9	37.6	-2.4
2014	629	133	0	25	192	138	61	133	1,311
% Change	18.2	35.7	n/a	150.0	82.9	56.8	64.9	-7.0	29.4
2013	532	98	0	10	105	88	37	143	1,013
% Change	1.1	44.1	-100.0	n/a	-11.8	83.3	105.6	186.0	21.2
2012	526	68	7	0	119	48	18	50	836
% Change	5.0	-9.3	n/a	n/a	45.1	-50.0	-70.0	-58.3	-10.5
2011	501	75	0	0	82	96	60	120	934
% Change	-10.2	50.0	-100.0	-100.0	0.0	**	140.0	-43.4	-2.4
2010	558	50	6	12	82	12	25	212	957
% Change	50.4	150.0	n/a	0.0	-11.8	-88.7	0.0	**	45.7
2009	371	20	0	12	93	106	25	30	657

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**December 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Black Mountain	4	5	0	0	0	0	4	2	8	7	14.3
Ellison/Joe Rich	1	1	0	0	0	0	0	0	1	1	0.0
Glenrosa	1	7	0	0	0	0	0	0	1	7	-85.7
Glenmore	16	17	8	0	0	0	1	44	25	61	-59.0
North Glenmore	0	3	0	0	0	0	0	2	0	5	-100.0
Kelowna Core Area	3	9	2	10	20	12	110	80	135	111	21.6
Lake Country	15	7	0	0	30	6	2	1	47	14	**
Lakeview Heights	4	1	0	0	0	0	0	1	4	2	100.0
Lower Mission	0	2	0	0	0	0	0	0	0	2	-100.0
Peachland	0	1	0	0	0	0	0	1	0	2	-100.0
Rutland	4	6	4	6	22	0	1	2	31	14	121.4
Southeast Kelowna	4	4	0	0	0	0	1	0	5	4	25.0
Shannon Lake	3	7	2	0	0	0	6	0	11	7	57.1
Upper Mission	9	5	0	0	0	0	6	0	15	5	200.0
Westbank	0	0	0	0	0	0	0	0	0	0	n/a
West Kelowna	1	0	0	0	0	8	0	0	1	8	-87.5
Westside	0	3	0	0	0	0	0	0	0	3	-100.0
First Nations	0	6	0	2	0	0	0	0	0	8	-100.0
<b>Kelowna CMA</b>	<b>65</b>	<b>84</b>	<b>16</b>	<b>18</b>	<b>72</b>	<b>26</b>	<b>131</b>	<b>133</b>	<b>284</b>	<b>261</b>	<b>8.8</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
Black Mountain	40	49	0	8	0	5	27	22	67	84	-20.2
Ellison/Joe Rich	4	5	0	6	0	0	0	1	4	12	-66.7
Glenrosa	19	26	0	0	0	0	0	3	19	29	-34.5
Glenmore	124	171	28	2	0	7	138	458	290	638	-54.5
North Glenmore	23	24	0	0	11	91	129	546	163	661	-75.3
Kelowna Core Area	31	78	22	18	157	94	848	642	1,058	832	27.2
Lake Country	107	133	12	12	76	36	12	28	207	209	-1.0
Lakeview Heights	45	62	6	8	0	0	0	9	51	79	-35.4
Lower Mission	20	19	0	0	0	18	3	67	23	104	-77.9
Peachland	15	13	0	0	13	0	2	75	30	88	-65.9
Rutland	31	65	20	14	76	4	95	28	222	111	100.0
Southeast Kelowna	17	29	0	0	0	0	2	2	19	31	-38.7
Shannon Lake	35	23	2	12	0	0	30	161	67	196	-65.8
Upper Mission	51	114	6	8	0	0	19	24	76	146	-47.9
Westbank	4	3	0	0	0	0	188	80	192	83	131.3
West Kelowna	11	28	0	6	5	40	0	1	16	75	-78.7
Westside	18	27	0	0	0	0	0	0	18	27	-33.3
First Nations	23	54	10	22	0	16	0	80	33	172	-80.8
<b>Kelowna CMA</b>	<b>618</b>	<b>923</b>	<b>106</b>	<b>116</b>	<b>338</b>	<b>311</b>	<b>1,493</b>	<b>2,227</b>	<b>2,555</b>	<b>3,577</b>	<b>-28.6</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Black Mountain	0	0	0	0	0	0	4	2
Ellison/Joe Rich	0	0	0	0	0	0	0	0
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	0	0	0	0	36	1	8
North Glenmore	0	0	0	0	0	0	0	2
Kelowna Core Area	20	12	0	0	110	80	0	0
Lake Country	30	6	0	0	0	0	2	1
Lakeview Heights	0	0	0	0	0	0	0	1
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	0	1
Rutland	22	0	0	0	0	0	1	2
Southeast Kelowna	0	0	0	0	0	0	1	0
Shannon Lake	0	0	0	0	6	0	0	0
Upper Mission	0	0	0	0	0	0	6	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	8	0	0	0	0	0	0
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Kelowna CMA</b>	<b>72</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>116</b>	<b>116</b>	<b>15</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
Black Mountain	0	5	0	0	0	0	27	22
Ellison/Joe Rich	0	0	0	0	0	0	0	1
Glenrosa	0	0	0	0	0	0	0	3
Glenmore	0	7	0	0	105	45	33	413
North Glenmore	11	91	0	0	114	0	15	546
Kelowna Core Area	157	74	0	20	529	323	319	319
Lake Country	76	36	0	0	0	0	12	28
Lakeview Heights	0	0	0	0	0	0	0	9
Lower Mission	0	18	0	0	0	64	3	3
Peachland	13	0	0	0	0	0	2	75
Rutland	76	4	0	0	0	22	95	6
Southeast Kelowna	0	0	0	0	0	0	2	2
Shannon Lake	0	0	0	0	30	0	0	161
Upper Mission	0	0	0	0	0	0	19	24
Westbank	0	0	0	0	48	0	140	80
West Kelowna	5	40	0	0	0	0	0	1
Westside	0	0	0	0	0	0	0	0
First Nations	0	16	0	0	0	0	0	80
<b>Kelowna CMA</b>	<b>338</b>	<b>291</b>	<b>0</b>	<b>20</b>	<b>826</b>	<b>454</b>	<b>667</b>	<b>1,773</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**December 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Black Mountain	4	5	0	0	4	2	8	7
Ellison/Joe Rich	0	1	0	0	1	0	1	1
Glenrosa	1	7	0	0	0	0	1	7
Glenmore	19	17	4	36	2	8	25	61
North Glenmore	0	3	0	0	0	2	0	5
Kelowna Core Area	0	14	133	92	2	5	135	111
Lake Country	16	7	26	6	5	1	47	14
Lakeview Heights	1	1	0	0	3	1	4	2
Lower Mission	0	2	0	0	0	0	0	2
Peachland	0	1	0	0	0	1	0	2
Rutland	19	11	10	0	2	3	31	14
Southeast Kelowna	4	4	0	0	1	0	5	4
Shannon Lake	5	7	6	0	0	0	11	7
Upper Mission	9	5	0	0	6	0	15	5
Westbank	0	0	0	0	0	0	0	0
West Kelowna	0	0	0	8	1	0	1	8
Westside	0	3	0	0	0	0	0	3
First Nations	0	8	0	0	0	0	0	8
<b>Kelowna CMA</b>	<b>78</b>	<b>96</b>	<b>179</b>	<b>142</b>	<b>27</b>	<b>23</b>	<b>284</b>	<b>261</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
Black Mountain	37	55	0	6	30	23	67	84
Ellison/Joe Rich	2	7	0	4	2	1	4	12
Glenrosa	19	24	0	0	0	5	19	29
Glenmore	143	169	111	52	36	417	290	638
North Glenmore	23	23	125	91	15	547	163	661
Kelowna Core Area	34	76	689	393	335	363	1,058	832
Lake Country	116	138	76	42	15	29	207	209
Lakeview Heights	42	67	4	2	5	10	51	79
Lower Mission	19	17	1	82	3	5	23	104
Peachland	13	12	13	0	4	76	30	88
Rutland	72	75	53	27	97	9	222	111
Southeast Kelowna	12	21	2	6	5	4	19	31
Shannon Lake	36	28	30	6	1	162	67	196
Upper Mission	56	114	0	7	20	25	76	146
Westbank	3	3	48	0	141	80	192	83
West Kelowna	8	28	5	46	3	1	16	75
Westside	17	26	0	1	1	0	18	27
First Nations	33	86	0	6	0	80	33	172
<b>Kelowna CMA</b>	<b>685</b>	<b>969</b>	<b>1,157</b>	<b>771</b>	<b>713</b>	<b>1,837</b>	<b>2,555</b>	<b>3,577</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**December 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Black Mountain	6	1	0	0	0	0	4	0	10	1	**
Ellison/Joe Rich	3	0	0	0	0	0	0	1	3	1	200.0
Glenrosa	1	0	0	0	0	0	0	0	1	0	n/a
Glenmore	9	8	2	0	0	3	4	1	15	12	25.0
North Glenmore	4	1	0	0	32	0	3	1	39	2	**
Kelowna Core Area	3	3	10	0	12	4	0	0	25	7	**
Lake Country	9	6	0	0	3	0	3	2	15	8	87.5
Lakeview Heights	14	9	0	0	0	0	0	2	14	11	27.3
Lower Mission	0	1	0	0	0	0	0	0	0	1	-100.0
Peachland	3	0	0	0	0	0	72	1	75	1	**
Rutland	10	3	0	0	0	0	26	0	36	3	**
Southeast Kelowna	5	1	0	0	0	0	1	0	6	1	**
Shannon Lake	10	0	0	0	0	0	0	0	10	0	n/a
Upper Mission	6	7	2	2	0	0	1	0	9	9	0.0
Westbank	0	1	0	0	0	0	0	0	0	1	-100.0
West Kelowna	2	0	0	0	5	21	1	1	8	22	-63.6
Westside	1	0	0	0	0	0	0	0	1	0	n/a
First Nations	0	4	2	0	0	0	0	0	2	4	-50.0
<b>Kelowna CMA</b>	<b>86</b>	<b>45</b>	<b>16</b>	<b>2</b>	<b>52</b>	<b>28</b>	<b>115</b>	<b>9</b>	<b>269</b>	<b>84</b>	<b>**</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
Black Mountain	52	34	6	22	5	3	25	18	88	77	14.3
Ellison/Joe Rich	8	3	0	24	0	0	0	1	8	28	-71.4
Glenrosa	27	9	0	0	0	0	3	1	30	10	200.0
Glenmore	147	107	4	2	7	23	173	21	331	153	116.3
North Glenmore	24	12	0	0	57	34	19	210	100	256	-60.9
Kelowna Core Area	54	55	16	12	82	56	683	80	835	203	**
Lake Country	118	131	12	16	18	20	18	30	166	197	-15.7
Lakeview Heights	74	57	12	2	0	3	8	10	94	72	30.6
Lower Mission	20	21	0	10	18	0	4	5	42	36	16.7
Peachland	17	18	0	0	0	4	74	2	91	24	**
Rutland	54	34	12	14	4	9	30	29	100	86	16.3
Southeast Kelowna	25	14	0	0	0	0	1	3	26	17	52.9
Shannon Lake	31	34	12	0	0	0	1	2	44	36	22.2
Upper Mission	101	79	2	12	0	0	21	9	124	100	24.0
Westbank	3	2	0	0	0	0	113	0	116	2	**
West Kelowna	20	38	6	6	21	49	1	1	48	94	-48.9
Westside	34	20	0	0	0	0	0	0	34	20	70.0
First Nations	36	52	22	30	16	5	0	0	74	87	-14.9
<b>Kelowna CMA</b>	<b>845</b>	<b>720</b>	<b>104</b>	<b>150</b>	<b>228</b>	<b>206</b>	<b>1,174</b>	<b>422</b>	<b>2,351</b>	<b>1,498</b>	<b>56.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Black Mountain	0	0	0	0	0	0	4	0
Ellison/Joe Rich	0	0	0	0	0	0	0	1
Glenrosa	0	0	0	0	0	0	0	0
Glenmore	0	3	0	0	0	0	4	1
North Glenmore	32	0	0	0	0	0	3	1
Kelowna Core Area	12	4	0	0	0	0	0	0
Lake Country	3	0	0	0	0	0	3	2
Lakeview Heights	0	0	0	0	0	0	0	2
Lower Mission	0	0	0	0	0	0	0	0
Peachland	0	0	0	0	0	0	72	1
Rutland	0	0	0	0	0	0	26	0
Southeast Kelowna	0	0	0	0	0	0	1	0
Shannon Lake	0	0	0	0	0	0	0	0
Upper Mission	0	0	0	0	0	0	1	0
Westbank	0	0	0	0	0	0	0	0
West Kelowna	5	21	0	0	0	0	1	1
Westside	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
<b>Kelowna CMA</b>	<b>52</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>115</b>	<b>9</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
Black Mountain	5	3	0	0	0	0	25	18
Ellison/Joe Rich	0	0	0	0	0	0	0	1
Glenrosa	0	0	0	0	0	0	3	1
Glenmore	7	23	0	0	9	0	164	21
North Glenmore	57	34	0	0	0	143	19	67
Kelowna Core Area	62	56	20	0	452	0	231	80
Lake Country	18	20	0	0	0	0	18	30
Lakeview Heights	0	3	0	0	0	0	8	10
Lower Mission	18	0	0	0	0	0	4	5
Peachland	0	4	0	0	0	0	74	2
Rutland	4	0	0	9	0	0	30	29
Southeast Kelowna	0	0	0	0	0	0	1	3
Shannon Lake	0	0	0	0	0	0	1	2
Upper Mission	0	0	0	0	0	0	21	9
Westbank	0	0	0	0	33	0	80	0
West Kelowna	21	49	0	0	0	0	1	1
Westside	0	0	0	0	0	0	0	0
First Nations	16	5	0	0	0	0	0	0
<b>Kelowna CMA</b>	<b>208</b>	<b>197</b>	<b>20</b>	<b>9</b>	<b>494</b>	<b>143</b>	<b>680</b>	<b>279</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**December 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Black Mountain	6	1	0	0	4	0	10	1
Ellison/Joe Rich	2	0	0	0	1	1	3	1
Glenrosa	1	0	0	0	0	0	1	0
Glenmore	10	8	0	3	5	1	15	12
North Glenmore	4	1	32	0	3	1	39	2
Kelowna Core Area	11	2	12	4	2	1	25	7
Lake Country	7	6	3	0	5	2	15	8
Lakeview Heights	2	9	9	0	3	2	14	11
Lower Mission	0	1	0	0	0	0	0	1
Peachland	2	0	0	0	73	1	75	1
Rutland	8	2	0	0	28	1	36	3
Southeast Kelowna	2	1	2	0	2	0	6	1
Shannon Lake	10	0	0	0	0	0	10	0
Upper Mission	8	9	0	0	1	0	9	9
Westbank	0	1	0	0	0	0	0	1
West Kelowna	2	0	5	21	1	1	8	22
Westside	1	0	0	0	0	0	1	0
First Nations	2	4	0	0	0	0	2	4
<b>Kelowna CMA</b>	<b>78</b>	<b>45</b>	<b>63</b>	<b>28</b>	<b>128</b>	<b>11</b>	<b>269</b>	<b>84</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
Black Mountain	54	50	7	7	27	20	88	77
Ellison/Joe Rich	6	11	0	16	2	1	8	28
Glenrosa	25	8	0	0	5	2	30	10
Glenmore	147	103	16	26	168	24	331	153
North Glenmore	24	11	57	177	19	68	100	256
Kelowna Core Area	55	32	510	64	270	107	835	203
Lake Country	118	123	27	39	21	35	166	197
Lakeview Heights	67	55	14	4	13	13	94	72
Lower Mission	18	24	18	4	6	8	42	36
Peachland	13	16	1	6	77	2	91	24
Rutland	62	31	4	10	34	45	100	86
Southeast Kelowna	12	10	11	3	3	4	26	17
Shannon Lake	36	34	6	0	2	2	44	36
Upper Mission	97	78	4	13	23	9	124	100
Westbank	3	2	33	0	80	0	116	2
West Kelowna	20	40	27	53	1	1	48	94
Westside	33	19	0	1	1	0	34	20
First Nations	68	87	6	0	0	0	74	87
<b>Kelowna CMA</b>	<b>858</b>	<b>734</b>	<b>741</b>	<b>423</b>	<b>752</b>	<b>341</b>	<b>2,351</b>	<b>1,498</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Black Mountain													
December 2018	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	1,174,817
December 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	1	2.8	0	0.0	1	2.8	19	52.8	15	41.7	36	-	1,050,841
Year-to-date 2017	1	2.9	3	8.6	5	14.3	24	68.6	2	5.7	35	-	853,582
Ellison/Joe Rich													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 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	0	0.0	1	20.0	3	60.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Glenrosa													
December 2018	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	18	78.3	5	21.7	0	0.0	23	620,000	631,986
Year-to-date 2017	0	0.0	4	50.0	2	25.0	1	12.5	1	12.5	8	-	-
Glenmore													
December 2018	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	1,100,000	1,089,077
December 2017	0	0.0	0	0.0	1	12.5	5	62.5	2	25.0	8	-	1,131,250
Year-to-date 2018	0	0.0	0	0.0	7	5.4	60	46.5	62	48.1	129	965,000	1,154,541
Year-to-date 2017	3	2.9	1	1.0	24	23.5	45	44.1	29	28.4	102	800,000	995,219
North Glenmore													
December 2018	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
December 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2018	0	0.0	1	5.3	2	10.5	13	68.4	3	15.8	19	-	887,475
Year-to-date 2017	2	14.3	1	7.1	1	7.1	6	42.9	4	28.6	14	-	-
Kelowna Core Area													
December 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
December 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	9	27.3	11	33.3	13	39.4	33	-	-
Year-to-date 2017	3	12.5	5	20.8	4	16.7	7	29.2	5	20.8	24	-	-
Lake Country													
December 2018	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	-	1,466,556
December 2017	0	0.0	1	14.3	3	42.9	2	28.6	1	14.3	7	-	772,545
Year-to-date 2018	2	2.0	3	2.9	27	26.5	23	22.5	47	46.1	102	880,000	1,013,022
Year-to-date 2017	5	3.8	21	16.2	41	31.5	37	28.5	26	20.0	130	800,000	888,208
Lakeview Heights													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	3,182,500
December 2017	0	0.0	1	11.1	3	33.3	5	55.6	0	0.0	9	-	761,738
Year-to-date 2018	0	0.0	1	1.8	12	21.4	18	32.1	25	44.6	56	1,605,000	1,530,785
Year-to-date 2017	1	1.9	11	20.4	9	16.7	16	29.6	17	31.5	54	900,000	973,342
Lower Mission													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	6.3	4	25.0	11	68.8	16	-	-
Year-to-date 2017	0	0.0	0	0.0	3	16.7	2	11.1	13	72.2	18	-	2,195,863

Source: CMHC (Market Absorption Survey)



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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$599,999		\$600,000 - \$749,999		\$750,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peachland													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	2	18.2	6	54.5	3	27.3	11	-	-
Year-to-date 2017	0	0.0	1	5.6	9	50.0	7	38.9	1	5.6	18	-	-
Rutland													
December 2018	4	40.0	2	20.0	2	20.0	2	20.0	0	0.0	10	-	509,071
December 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	22	52.4	6	14.3	8	19.0	6	14.3	0	0.0	42	-	535,207
Year-to-date 2017	7	25.9	7	25.9	6	22.2	7	25.9	0	0.0	27	-	611,913
Southeast Kelowna													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	1	5.3	0	0.0	0	0.0	1	5.3	17	89.5	19	-	1,458,217
Year-to-date 2017	0	0.0	0	0.0	6	35.3	3	17.6	8	47.1	17	-	683,738
Shannon Lake													
December 2018	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	-	761,950
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	11	44.0	14	56.0	0	0.0	25	-	797,698
Year-to-date 2017	2	5.4	5	13.5	19	51.4	11	29.7	0	0.0	37	-	701,710
Upper Mission													
December 2018	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	1,485,496
December 2017	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	-	1,238,325
Year-to-date 2018	0	0.0	0	0.0	1	1.1	20	21.5	72	77.4	93	1,300,000	1,385,439
Year-to-date 2017	2	2.6	3	3.8	10	12.8	22	28.2	41	52.6	78	1,000,000	1,155,969
Westbank													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2017	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
West Kelowna													
December 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
December 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	6.3	5	31.3	6	37.5	4	25.0	16	-	-
Year-to-date 2017	5	12.8	4	10.3	23	59.0	4	10.3	3	7.7	39	-	789,297
Westside													
December 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	21	72.4	4	13.8	2	6.9	1	3.4	1	3.4	29	-	484,656
Year-to-date 2017	13	61.9	2	9.5	0	0.0	3	14.3	3	14.3	21	-	590,247
First Nations													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	5	31.3	4	25.0	7	43.8	0	0.0	0	0.0	16	-	517,063
Year-to-date 2017	22	91.7	2	8.3	0	0.0	0	0.0	0	0.0	24	-	380,355

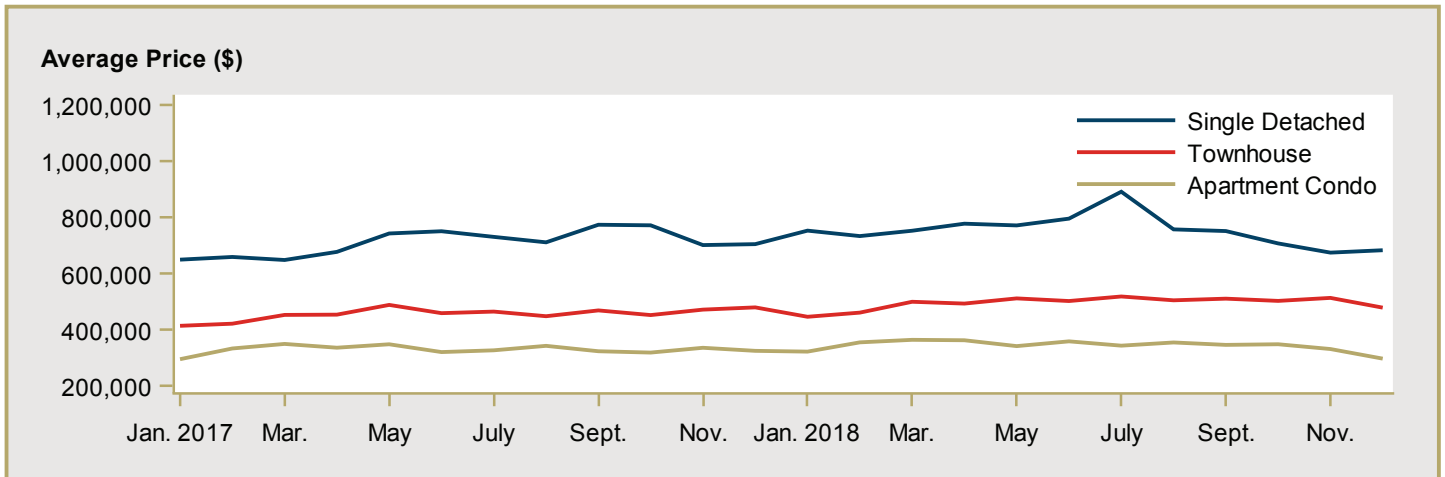
Source: CMHC (Market Absorption Survey)

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

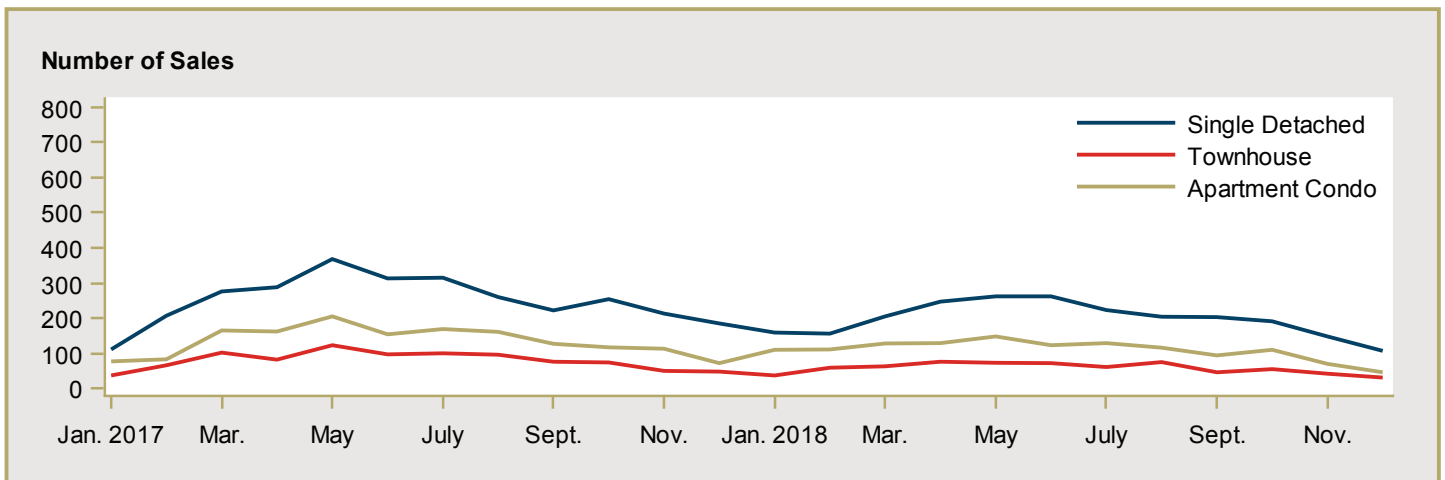
Submarket	Dec 2018	Dec 2017	% Change	YTD 2018	YTD 2017	% Change
Black Mountain	1,174,817	-	n/a	1,050,841	853,582	23.1
Ellison/Joe Rich	-	-	n/a	-	-	n/a
Glenrosa	-	-	n/a	631,986	-	n/a
Glenmore	1,089,077	1,131,250	-3.7	1,154,541	995,219	16.0
North Glenmore	-	-	n/a	887,475	-	n/a
Kelowna Core Area	-	-	n/a	-	-	n/a
Lake Country	1,466,556	772,545	89.8	1,013,022	888,208	14.1
Lakeview Heights	3,182,500	761,738	317.8	1,530,785	973,342	57.3
Lower Mission	-	-	n/a	-	2,195,863	n/a
Peachland	-	-	n/a	-	-	n/a
Rutland	509,071	-	n/a	535,207	611,913	-12.5
Southeast Kelowna	-	-	n/a	1,458,217	683,738	113.3
Shannon Lake	761,950	-	n/a	797,698	701,710	13.7
Upper Mission	1,485,496	1,238,325	20.0	1,385,439	1,155,969	19.9
Westbank	-	-	n/a	-	-	n/a
West Kelowna	-	-	n/a	-	789,297	n/a
Westside	-	-	n/a	484,656	590,247	-17.9
First Nations	-	-	n/a	517,063	380,355	35.9
<b>Kelowna CMA</b>	<b>1,270,035</b>	<b>926,022</b>	<b>37.1</b>	<b>1,089,071</b>	<b>890,583</b>	<b>22.3</b>

Source: CMHC (Market Absorption Survey)

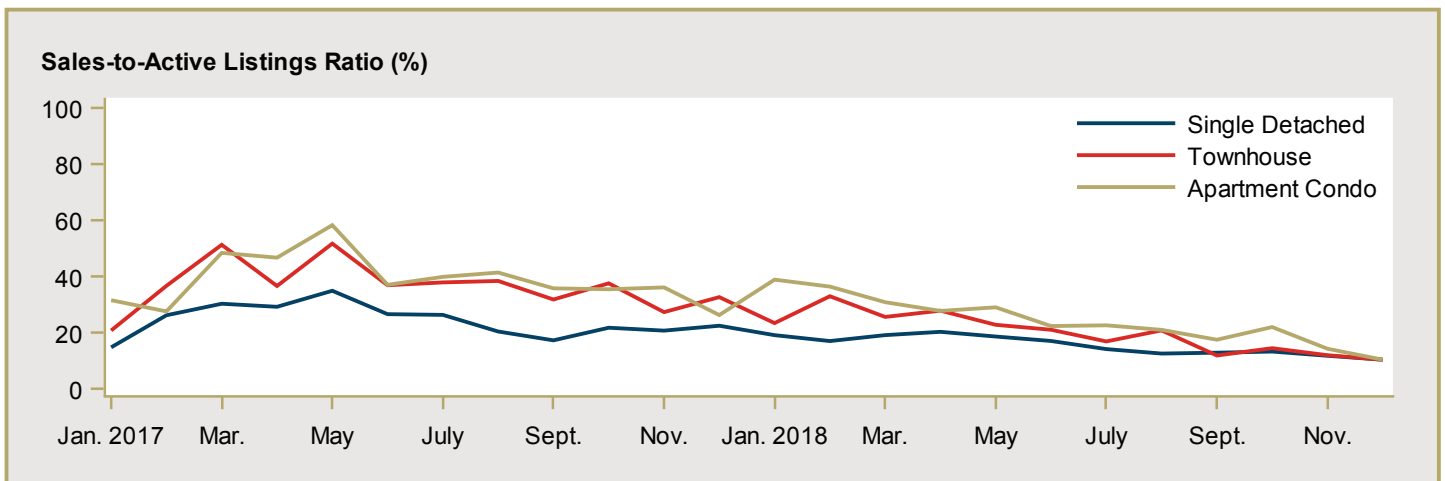
**Figure 5.1: MLS® Residential Average Price for Kelowna**



**Figure 5.2: MLS® Residential Sales for Kelowna**



**Figure 5.3: MLS® Residential Sales-to-Active Listings Ratio for Kelowna**



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

Source: Okanagan Mainline Real Estate Board (OMREB)

Note: Based on boundaries of the OMREB - Central Okanagan.

**Table 6: Economic Indicators**  
**December 2018**

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Kelowna 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	99.9	123.5	95.7	7.6	65.9	921
	February	561	3.14	4.64	100.0	123.6	95.9	6.6	65.2	925
	March	561	3.14	4.64	100.5	124.2	97.1	5.9	65.4	927
	April	561	3.14	4.64	101.5	124.4	98.2	4.7	65.1	925
	May	561	3.14	4.64	103.4	125.0	100.2	4.4	66.1	919
	June	561	3.14	4.64	104.7	125.2	100.7	4.1	66.1	919
	July	573	3.14	4.84	106.5	125.6	100.8	4.4	66.2	925
	August	573	3.14	4.84	106.6	125.9	101.6	5.0	67.1	932
	September	575	3.09	4.89	107.3	125.7	101.7	5.7	67.4	937
	October	581	3.24	4.99	107.6	125.6	102.3	6.1	68.0	945
	November	581	3.24	4.99	107.6	125.9	101.9	6.2	67.7	958
	December	581	3.24	4.99	107.8	125.2	101.5	6.2	67.3	962
2018	January	590	3.34	5.14	107.8	126.1	100.2	6.5	66.7	962
	February	590	3.34	5.14	107.8	127.0	100.5	5.8	66.2	962
	March	590	3.34	5.14	107.9	127.4	101.5	5.2	66.4	970
	April	590	3.34	5.14	107.9	127.7	103.7	4.8	67.3	979
	May	601	3.49	5.34	107.9	128.4	104.6	5.0	68.0	982
	June	601	3.49	5.34	108.0	128.6	104.0	5.6	67.9	984
	July	601	3.49	5.34	107.9	129.7	103.5	5.7	67.5	983
	August	601	3.49	5.34	107.8	129.6	102.1	6.0	66.7	984
	September	601	3.49	5.34	108.0	128.9	101.9	5.7	66.2	980
	October	601	3.64	5.34	108.0	129.4	100.4	5.0	64.7	975
	November	601	3.64	5.34	107.8	128.9	100.7	3.9	64.1	966
	December	601	3.64	5.34		129.0	101.9	3.3	64.3	965

"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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