

# HOUSING NOW TABLES

## Victoria 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](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 1: Housing Starts (SAAR and Trend)		
November 2018		
Victoria CMA <sup>1</sup>	October 2018	November 2018
Trend <sup>2</sup>	4,473	4,431
SAAR	2,722	2,959
	November 2017	November 2018
Actual		
November - Single-Detached	69	55
November - Multiples	112	187
November - Total	181	242
January to November - Single-Detached	826	775
January to November - Multiples	2,832	2,723
January to November - Total	3,658	3,498

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 I.1: Housing Activity Summary of Victoria 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	54	4	0	0	53	61	1	69	242
November 2017	65	10	0	4	40	21	27	14	181
% Change	-16.9	-60.0	n/a	-100.0	32.5	190.5	-96.3	**	33.7
Year-to-date 2018	707	64	0	27	291	563	50	1,796	3,498
Year-to-date 2017	784	74	0	26	289	975	96	1,414	3,658
% Change	-9.8	-13.5	n/a	3.8	0.7	-42.3	-47.9	27.0	-4.4
UNDER CONSTRUCTION									
November 2018	725	52	0	32	297	1,610	38	2,647	5,401
November 2017	652	78	0	13	247	1,306	67	1,760	4,123
% Change	11.2	-33.3	n/a	146.2	20.2	23.3	-43.3	50.4	31.0
COMPLETIONS									
November 2018	43	6	0	1	24	0	5	13	92
November 2017	82	4	0	0	48	63	8	30	235
% Change	-47.6	50.0	n/a	n/a	-50.0	-100.0	-37.5	-56.7	-60.9
Year-to-date 2018	601	87	0	10	250	353	77	890	2,268
Year-to-date 2017	774	74	0	12	187	445	78	805	2,375
% Change	-22.4	17.6	n/a	-16.7	33.7	-20.7	-1.3	10.6	-4.5
COMPLETED & NOT ABSORBED									
November 2018	48	11	0	0	21	15	n/a	n/a	95
November 2017	40	5	0	0	1	15	n/a	n/a	61
% Change	20.0	120.0	n/a	n/a	**	0.0	n/a	n/a	55.7
ABSORBED									
November 2018	50	6	0	1	20	1	n/a	n/a	78
November 2017	83	4	0	0	51	63	n/a	n/a	201
% Change	-39.8	50.0	n/a	n/a	-60.8	-98.4	n/a	n/a	-61.2
Year-to-date 2018	598	79	0	10	236	356	n/a	n/a	1,279
Year-to-date 2017	754	70	0	13	197	454	n/a	n/a	1,488
% Change	-20.7	12.9	n/a	-23.1	19.8	-21.6	n/a	n/a	-14.0

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Victoria City									
November 2018	5	0	0	0	0	0	0	4	9
November 2017	3	0	0	0	16	21	0	0	40
Oak Bay									
November 2018	4	0	0	0	0	0	0	0	4
November 2017	1	0	0	0	0	0	0	0	1
Esquimalt									
November 2018	0	2	0	0	0	0	0	0	2
November 2017	1	0	0	0	2	0	0	0	3
Saanich									
November 2018	5	0	0	0	4	61	0	3	73
November 2017	10	0	0	0	0	0	0	5	15
Central Saanich									
November 2018	2	0	0	0	4	0	0	40	46
November 2017	0	2	0	0	0	0	0	1	3
North Saanich									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	6	0	0	0	0	0	0	0	6
Sidney									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	1	2	0	0	3	0	0	0	6
View Royal									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	1	0	0	0	0	0	0	0	1
Reg. Dist. Area H									
November 2018	2	0	0	0	0	0	1	0	3
November 2017	6	0	0	3	0	0	0	0	9
Highlands									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	1	0	0	0	0	0	0	0	1
Langford									
November 2018	28	0	0	0	35	0	0	21	84
November 2017	21	2	0	0	17	0	0	5	45
Colwood									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	4	0	0	1	2	0	0	0	7
Metchosin									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	1	0	0	0	0	0	0	1	2
Sooke									
November 2018	3	2	0	0	10	0	0	1	16
November 2017	9	4	0	0	0	0	0	2	15
First Nations									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	0	0	0	0	0	0	27	0	27
Victoria CMA									
November 2018	54	4	0	0	53	61	1	69	242
November 2017	65	10	0	4	40	21	27	14	181

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Victoria City									
November 2018	27	2	0	0	3	831	4	380	1,247
November 2017	31	6	0	2	7	814	0	654	1,514
Oak Bay									
November 2018	47	0	0	0	0	43	0	0	90
November 2017	47	2	0	0	0	0	0	0	49
Esquimalt									
November 2018	7	4	0	0	2	30	0	1	44
November 2017	8	0	0	0	14	30	0	0	52
Saanich									
November 2018	109	2	0	0	6	371	0	374	862
November 2017	122	2	0	0	4	190	0	305	623
Central Saanich									
November 2018	31	2	0	0	10	72	0	50	165
November 2017	15	4	0	0	0	0	0	5	24
North Saanich									
November 2018	58	0	0	0	0	54	1	7	120
November 2017	62	2	0	0	3	36	0	11	114
Sidney									
November 2018	18	10	0	0	34	60	0	59	181
November 2017	19	4	0	1	12	31	0	85	152
View Royal									
November 2018	34	0	0	0	22	37	9	276	378
November 2017	8	26	0	0	0	0	0	181	215
Reg. Dist. Area H									
November 2018	31	2	0	3	0	0	2	6	44
November 2017	30	0	0	3	0	0	0	1	34
Highlands									
November 2018	13	0	0	0	0	0	0	0	13
November 2017	9	0	0	0	0	0	0	0	9
Langford									
November 2018	217	10	0	19	156	89	2	1,274	1,767
November 2017	167	12	0	2	143	168	1	408	901
Colwood									
November 2018	51	4	0	10	35	20	0	142	262
November 2017	70	0	0	5	56	33	0	96	260
Metchosin									
November 2018	10	0	0	0	0	0	0	2	12
November 2017	11	0	0	0	0	0	0	2	13
Sooke									
November 2018	72	16	0	0	29	3	1	76	197
November 2017	53	20	0	0	8	4	1	12	98
First Nations									
November 2018	0	0	0	0	0	0	19	0	19
November 2017	0	0	0	0	0	0	65	0	65
Victoria CMA									
November 2018	725	52	0	32	297	1,610	38	2,647	5,401
November 2017	652	78	0	13	247	1,306	67	1,760	4,123

**Table 1.2: Housing Activity Summary by Submarket**  
**November 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	
COMPLETIONS									
Victoria City									
November 2018	0	0	0	0	4	0	0	0	4
November 2017	5	2	0	0	16	57	0	3	83
Oak Bay									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	6	0	0	0	0	0	0	0	6
Esquimalt									
November 2018	2	0	0	0	0	0	0	0	2
November 2017	2	0	0	0	0	0	0	0	2
Saanich									
November 2018	11	0	0	0	0	0	0	4	15
November 2017	12	0	0	0	0	0	0	6	18
Central Saanich									
November 2018	1	0	0	0	0	0	0	0	1
November 2017	2	2	0	0	0	0	0	1	5
North Saanich									
November 2018	2	0	0	0	0	0	1	0	3
November 2017	9	0	0	0	0	0	0	3	12
Sidney									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	4	0	0	0	0	0	0	1	5
View Royal									
November 2018	4	0	0	0	0	0	0	0	4
November 2017	1	0	0	0	0	0	0	0	1
Reg. Dist. Area H									
November 2018	2	0	0	0	0	0	0	0	2
November 2017	9	0	0	0	0	0	0	1	10
Highlands									
November 2018	0	0	0	0	0	0	1	0	1
November 2017	0	0	0	0	0	0	0	0	0
Langford									
November 2018	4	2	0	0	20	0	0	2	28
November 2017	20	0	0	0	24	6	0	11	61
Colwood									
November 2018	0	0	0	1	0	0	0	0	1
November 2017	1	0	0	0	0	0	0	0	1
Metchosin									
November 2018	0	0	0	0	0	0	0	0	0
November 2017	1	0	0	0	0	0	0	0	1
Sooke									
November 2018	14	4	0	0	0	0	2	7	27
November 2017	10	0	0	0	8	0	0	4	22
First Nations									
November 2018	0	0	0	0	0	0	1	0	1
November 2017	0	0	0	0	0	0	8	0	8
Victoria CMA									
November 2018	43	6	0	1	24	0	5	13	92
November 2017	82	4	0	0	48	63	8	30	235



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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Victoria City									
November 2018	3	1	0	0	2	10	n/a	n/a	16
November 2017	2	2	0	0	0	5	n/a	n/a	9
Oak Bay									
November 2018	3	2	0	0	0	0	n/a	n/a	5
November 2017	2	0	0	0	0	0	n/a	n/a	2
Esquimalt									
November 2018	0	0	0	0	1	0	n/a	n/a	1
November 2017	1	0	0	0	0	0	n/a	n/a	1
Saanich									
November 2018	8	0	0	0	3	0	n/a	n/a	11
November 2017	6	0	0	0	0	0	n/a	n/a	6
Central Saanich									
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
North Saanich									
November 2018	4	0	0	0	0	0	n/a	n/a	4
November 2017	2	0	0	0	0	0	n/a	n/a	2
Sidney									
November 2018	1	2	0	0	2	4	n/a	n/a	9
November 2017	3	1	0	0	0	7	n/a	n/a	11
View Royal									
November 2018	2	0	0	0	0	0	n/a	n/a	2
November 2017	0	0	0	0	0	0	n/a	n/a	0
Reg. Dist. Area H									
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
Highlands									
November 2018	1	0	0	0	0	0	n/a	n/a	1
November 2017	2	0	0	0	0	0	n/a	n/a	2
Langford									
November 2018	14	3	0	0	12	0	n/a	n/a	29
November 2017	17	2	0	0	1	0	n/a	n/a	20
Colwood									
November 2018	9	0	0	0	0	0	n/a	n/a	9
November 2017	4	0	0	0	0	0	n/a	n/a	4
Metchosin									
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
Sooke									
November 2018	3	3	0	0	1	1	n/a	n/a	8
November 2017	1	0	0	0	0	3	n/a	n/a	4
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
Victoria CMA									
November 2018	48	11	0	0	21	15	n/a	n/a	95
November 2017	40	5	0	0	1	15	n/a	n/a	61

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Victoria City									
November 2018	0	0	0	0	2	1	n/a	n/a	3
November 2017	4	0	0	0	20	57	n/a	n/a	81
Oak Bay									
November 2018	4	0	0	0	0	0	n/a	n/a	4
November 2017	6	0	0	0	0	0	n/a	n/a	6
Esquimalt									
November 2018	2	0	0	0	1	0	n/a	n/a	3
November 2017	2	0	0	0	0	0	n/a	n/a	2
Saanich									
November 2018	12	0	0	0	0	0	n/a	n/a	12
November 2017	13	0	0	0	0	0	n/a	n/a	13
Central Saanich									
November 2018	1	0	0	0	0	0	n/a	n/a	1
November 2017	3	2	0	0	0	0	n/a	n/a	5
North Saanich									
November 2018	2	0	0	0	0	0	n/a	n/a	2
November 2017	9	0	0	0	0	0	n/a	n/a	9
Sidney									
November 2018	0	2	0	0	0	0	n/a	n/a	2
November 2017	4	2	0	0	0	0	n/a	n/a	6
View Royal									
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
Reg. Dist. Area H									
November 2018	2	0	0	0	0	0	n/a	n/a	2
November 2017	9	0	0	0	0	0	n/a	n/a	9
Highlands									
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
Langford									
November 2018	7	1	0	0	15	0	n/a	n/a	23
November 2017	21	0	0	0	23	6	n/a	n/a	50
Colwood									
November 2018	6	0	0	1	0	0	n/a	n/a	7
November 2017	1	0	0	0	0	0	n/a	n/a	1
Metchosin									
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
Sooke									
November 2018	11	3	0	0	2	0	n/a	n/a	16
November 2017	9	0	0	0	8	0	n/a	n/a	17
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
Victoria CMA									
November 2018	50	6	0	1	20	1	n/a	n/a	78
November 2017	83	4	0	0	51	63	n/a	n/a	201

**Table 1.3: History of Housing Starts of Victoria 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	852	80	0	27	314	1,011	97	1,481	3,862
% Change	-3.0	-16.7	n/a	170.0	85.8	48.5	102.1	40.9	31.7
2016	878	96	0	10	169	681	48	1,051	2,933
% Change	31.2	57.4	n/a	100.0	26.1	64.9	**	47.4	46.1
2015	669	61	0	5	134	413	13	713	2,008
% Change	33.3	13.0	n/a	-66.7	3.9	50.7	-61.8	132.2	52.7
2014	502	54	0	15	129	274	34	307	1,315
% Change	3.9	8.0	n/a	15.4	59.3	-61.5	47.8	-5.2	-22.0
2013	483	50	0	13	81	711	23	324	1,685
% Change	-9.7	-37.5	-100.0	**	-25.7	16.9	15.0	-4.7	-0.9
2012	535	80	7	1	109	608	20	340	1,700
% Change	-7.4	25.0	n/a	-92.9	-43.8	19.4	-51.2	40.5	3.5
2011	578	64	0	14	194	509	41	242	1,642
% Change	-28.8	-28.9	n/a	27.3	4.3	-36.5	-66.9	157.4	-22.5
2010	812	90	0	11	186	801	124	94	2,118
% Change	27.9	42.9	n/a	37.5	84.2	**	40.9	n/a	104.8
2009	635	63	0	8	101	139	88	0	1,034
% Change	-3.9	-13.7	n/a	0.0	-44.8	-85.0	69.2	n/a	-45.7
2008	661	73	0	8	183	928	52	0	1,905

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
Victoria City	5	3	0	0	0	16	4	21	9	40	-77.5
Oak Bay	4	1	0	0	0	0	0	0	4	1	**
Esquimalt	0	1	2	2	0	0	0	0	2	3	-33.3
Saanich	5	10	0	0	4	0	64	5	73	15	**
Central Saanich	2	0	4	2	0	0	40	1	46	3	**
North Saanich	3	6	0	0	0	0	0	0	3	6	-50.0
Sidney	0	1	0	2	0	3	0	0	0	6	-100.0
View Royal	0	1	0	0	0	0	0	0	0	1	-100.0
Reg. Dist. Area H	3	9	0	0	0	0	0	0	3	9	-66.7
Highlands	0	1	0	0	0	0	0	0	0	1	-100.0
Langford	28	21	0	10	35	9	21	5	84	45	86.7
Colwood	1	5	0	2	0	0	0	0	1	7	-85.7
Metchosin	1	1	0	0	0	0	0	1	1	2	-50.0
Sooke	3	9	6	4	6	0	1	2	16	15	6.7
First Nations	0	0	0	0	0	27	0	0	0	27	-100.0
<b>Victoria CMA</b>	<b>55</b>	<b>69</b>	<b>12</b>	<b>22</b>	<b>45</b>	<b>55</b>	<b>130</b>	<b>35</b>	<b>242</b>	<b>181</b>	<b>33.7</b>

**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
Victoria City	31	29	2	10	0	19	301	881	334	939	-64.4
Oak Bay	37	39	0	2	0	0	43	0	80	41	95.1
Esquimalt	6	12	4	2	0	12	1	30	11	56	-80.4
Saanich	87	115	2	6	17	0	349	492	455	613	-25.8
Central Saanich	26	13	6	10	6	0	120	7	158	30	**
North Saanich	64	79	0	0	0	0	24	51	88	130	-32.3
Sidney	17	27	12	10	20	6	25	112	74	155	-52.3
View Royal	36	20	0	20	31	0	92	181	159	221	-28.1
Reg. Dist. Area H	41	34	0	0	0	0	7	2	48	36	33.3
Highlands	13	8	0	0	0	0	0	0	13	8	62.5
Langford	245	233	26	46	153	145	1,209	503	1,633	927	76.2
Colwood	55	103	10	12	20	35	102	96	187	246	-24.0
Metchosin	8	11	0	0	0	0	2	2	10	13	-23.1
Sooke	89	92	34	28	21	0	84	32	228	152	50.0
First Nations	20	11	0	0	0	80	0	0	20	91	-78.0
<b>Victoria CMA</b>	<b>775</b>	<b>826</b>	<b>96</b>	<b>146</b>	<b>268</b>	<b>297</b>	<b>2,359</b>	<b>2,389</b>	<b>3,498</b>	<b>3,658</b>	<b>-4.4</b>

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
Victoria City	0	16	0	0	0	21	4	0
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	4	0	0	0	61	0	3	5
Central Saanich	0	0	0	0	0	0	40	1
North Saanich	0	0	0	0	0	0	0	0
Sidney	0	3	0	0	0	0	0	0
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	0
Highlands	0	0	0	0	0	0	0	0
Langford	35	9	0	0	0	0	21	5
Colwood	0	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	1
Sooke	6	0	0	0	0	0	1	2
First Nations	0	0	0	27	0	0	0	0
<b>Victoria CMA</b>	<b>45</b>	<b>28</b>	<b>0</b>	<b>27</b>	<b>61</b>	<b>21</b>	<b>69</b>	<b>14</b>

**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
Victoria City	0	19	0	0	144	624	157	257
Oak Bay	0	0	0	0	43	0	0	0
Esquimalt	0	12	0	0	0	30	1	0
Saanich	17	0	0	0	227	190	122	302
Central Saanich	6	0	0	0	72	0	48	7
North Saanich	0	0	0	0	18	36	6	15
Sidney	20	6	0	0	22	25	3	87
View Royal	22	0	9	0	0	0	92	181
Reg. Dist. Area H	0	0	0	0	0	0	7	2
Highlands	0	0	0	0	0	0	0	0
Langford	153	145	0	0	14	66	1,195	437
Colwood	20	35	0	0	20	0	82	96
Metchosin	0	0	0	0	0	0	2	2
Sooke	21	0	0	0	3	4	81	28
First Nations	0	0	0	80	0	0	0	0
<b>Victoria CMA</b>	<b>259</b>	<b>217</b>	<b>9</b>	<b>80</b>	<b>562</b>	<b>975</b>	<b>1,796</b>	<b>1,414</b>

**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
Victoria City	5	3	0	37	4	0	9	40
Oak Bay	4	1	0	0	0	0	4	1
Esquimalt	2	1	0	2	0	0	2	3
Saanich	5	10	65	0	3	5	73	15
Central Saanich	2	2	4	0	40	1	46	3
North Saanich	3	6	0	0	0	0	3	6
Sidney	0	3	0	3	0	0	0	6
View Royal	0	1	0	0	0	0	0	1
Reg. Dist. Area H	2	6	0	3	1	0	3	9
Highlands	0	1	0	0	0	0	0	1
Langford	28	23	35	17	21	5	84	45
Colwood	1	4	0	3	0	0	1	7
Metchosin	1	1	0	0	0	1	1	2
Sooke	5	13	10	0	1	2	16	15
First Nations	0	0	0	0	0	27	0	27
<b>Victoria CMA</b>	<b>58</b>	<b>75</b>	<b>114</b>	<b>65</b>	<b>70</b>	<b>41</b>	<b>242</b>	<b>181</b>

**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
Victoria City	28	33	144	649	162	257	334	939
Oak Bay	37	41	43	0	0	0	80	41
Esquimalt	10	12	0	44	1	0	11	56
Saanich	87	117	246	194	122	302	455	613
Central Saanich	27	23	82	0	49	7	158	30
North Saanich	62	74	18	40	8	16	88	130
Sidney	29	30	42	38	3	87	74	155
View Royal	36	32	22	8	101	181	159	221
Reg. Dist. Area H	33	29	3	3	12	4	48	36
Highlands	12	8	0	0	1	0	13	8
Langford	239	243	196	246	1,198	438	1,633	927
Colwood	50	98	55	52	82	96	187	246
Metchosin	8	11	0	0	2	2	10	13
Sooke	113	107	30	16	85	29	228	152
First Nations	0	0	0	0	20	91	20	91
<b>Victoria CMA</b>	<b>771</b>	<b>858</b>	<b>881</b>	<b>1,290</b>	<b>1,846</b>	<b>1,510</b>	<b>3,498</b>	<b>3,658</b>

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
Victoria City	0	5	4	2	0	16	0	60	4	83	-95.2
Oak Bay	3	6	0	0	0	0	0	0	3	6	-50.0
Esquimalt	2	2	0	0	0	0	0	0	2	2	0.0
Saanich	11	12	0	0	0	0	4	6	15	18	-16.7
Central Saanich	1	2	0	2	0	0	0	1	1	5	-80.0
North Saanich	3	9	0	0	0	0	0	3	3	12	-75.0
Sidney	0	4	0	0	0	0	0	1	0	5	-100.0
View Royal	4	1	0	0	0	0	0	0	4	1	**
Reg. Dist. Area H	2	9	0	0	0	0	0	1	2	10	-80.0
Highlands	1	0	0	0	0	0	0	0	1	0	n/a
Langford	4	20	8	0	14	24	2	17	28	61	-54.1
Colwood	1	1	0	0	0	0	0	0	1	1	0.0
Metchosin	0	1	0	0	0	0	0	0	0	1	-100.0
Sooke	16	10	4	8	0	0	7	4	27	22	22.7
First Nations	1	0	0	0	0	8	0	0	1	8	-87.5
<b>Victoria CMA</b>	<b>49</b>	<b>82</b>	<b>16</b>	<b>12</b>	<b>14</b>	<b>48</b>	<b>13</b>	<b>93</b>	<b>92</b>	<b>235</b>	<b>-60.9</b>

**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
Victoria City	28	32	10	18	0	21	587	496	625	567	10.2
Oak Bay	32	32	2	0	0	0	0	0	34	32	6.3
Esquimalt	8	9	0	2	12	4	0	1	20	16	25.0
Saanich	93	106	4	0	13	22	95	329	205	457	-55.1
Central Saanich	9	15	4	6	0	0	3	58	16	79	-79.7
North Saanich	61	50	2	0	3	0	10	11	76	61	24.6
Sidney	15	32	14	18	3	0	23	15	55	65	-15.4
View Royal	24	22	16	10	0	3	13	0	53	35	51.4
Reg. Dist. Area H	42	22	0	0	0	0	3	2	45	24	87.5
Highlands	10	29	0	0	0	0	0	0	10	29	-65.5
Langford	160	244	40	26	128	114	417	303	745	687	8.4
Colwood	65	95	12	0	31	0	69	0	177	95	86.3
Metchosin	9	6	0	0	0	0	2	0	11	6	83.3
Sooke	67	97	43	26	0	3	21	35	131	161	-18.6
First Nations	11	13	0	0	54	48	0	0	65	61	6.6
<b>Victoria CMA</b>	<b>634</b>	<b>804</b>	<b>147</b>	<b>106</b>	<b>244</b>	<b>215</b>	<b>1,243</b>	<b>1,250</b>	<b>2,268</b>	<b>2,375</b>	<b>-4.5</b>

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
Victoria City	0	16	0	0	0	57	0	3
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	0	0	0	0	0	0	0	0
Saanich	0	0	0	0	0	0	4	6
Central Saanich	0	0	0	0	0	0	0	1
North Saanich	0	0	0	0	0	0	0	3
Sidney	0	0	0	0	0	0	0	1
View Royal	0	0	0	0	0	0	0	0
Reg. Dist. Area H	0	0	0	0	0	0	0	1
Highlands	0	0	0	0	0	0	0	0
Langford	14	24	0	0	0	6	2	11
Colwood	0	0	0	0	0	0	0	0
Metchosin	0	0	0	0	0	0	0	0
Sooke	0	0	0	0	0	0	7	4
First Nations	0	0	0	8	0	0	0	0
<b>Victoria CMA</b>	<b>14</b>	<b>40</b>	<b>0</b>	<b>8</b>	<b>0</b>	<b>63</b>	<b>13</b>	<b>30</b>

**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
Victoria City	0	21	0	0	157	234	430	262
Oak Bay	0	0	0	0	0	0	0	0
Esquimalt	12	4	0	0	0	0	0	1
Saanich	13	14	0	8	46	191	49	138
Central Saanich	0	0	0	0	0	0	3	58
North Saanich	3	0	0	0	0	0	10	11
Sidney	3	0	0	0	20	11	3	4
View Royal	0	3	0	0	0	0	13	0
Reg. Dist. Area H	0	0	0	0	0	0	3	2
Highlands	0	0	0	0	0	0	0	0
Langford	128	110	0	4	93	6	324	297
Colwood	31	0	0	0	33	0	36	0
Metchosin	0	0	0	0	0	0	2	0
Sooke	0	3	0	0	4	3	17	32
First Nations	0	0	54	48	0	0	0	0
<b>Victoria CMA</b>	<b>190</b>	<b>155</b>	<b>54</b>	<b>60</b>	<b>353</b>	<b>445</b>	<b>890</b>	<b>805</b>

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
Victoria City	0	7	4	73	0	3	4	83
Oak Bay	3	6	0	0	0	0	3	6
Esquimalt	2	2	0	0	0	0	2	2
Saanich	11	12	0	0	4	6	15	18
Central Saanich	1	4	0	0	0	1	1	5
North Saanich	2	9	0	0	1	3	3	12
Sidney	0	4	0	0	0	1	0	5
View Royal	4	1	0	0	0	0	4	1
Reg. Dist. Area H	2	9	0	0	0	1	2	10
Highlands	0	0	0	0	1	0	1	0
Langford	6	20	20	30	2	11	28	61
Colwood	0	1	1	0	0	0	1	1
Metchosin	0	1	0	0	0	0	0	1
Sooke	18	10	0	8	9	4	27	22
First Nations	0	0	0	0	1	8	1	8
<b>Victoria CMA</b>	<b>49</b>	<b>86</b>	<b>25</b>	<b>111</b>	<b>18</b>	<b>38</b>	<b>92</b>	<b>235</b>

**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
Victoria City	34	42	161	263	430	262	625	567
Oak Bay	34	32	0	0	0	0	34	32
Esquimalt	8	8	12	7	0	1	20	16
Saanich	93	106	63	205	49	146	205	457
Central Saanich	12	21	0	0	4	58	16	79
North Saanich	62	40	3	8	11	13	76	61
Sidney	22	50	30	11	3	4	55	65
View Royal	40	28	0	7	13	0	53	35
Reg. Dist. Area H	36	20	3	0	6	4	45	24
Highlands	9	29	0	0	1	0	10	29
Langford	170	270	249	116	326	301	745	687
Colwood	61	93	80	2	36	0	177	95
Metchosin	9	6	0	0	2	0	11	6
Sooke	98	103	12	25	21	33	131	161
First Nations	0	0	0	0	65	61	65	61
<b>Victoria CMA</b>	<b>688</b>	<b>848</b>	<b>613</b>	<b>644</b>	<b>967</b>	<b>883</b>	<b>2,268</b>	<b>2,375</b>

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 (\$)
	< \$400,000		\$400,000 - \$549,999		\$550,000 - \$699,999		\$700,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Victoria City													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2017	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	-	944,675
Year-to-date 2018	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	-	1,412,938
Year-to-date 2017	0	0.0	0	0.0	0	0.0	13	43.3	17	56.7	30	-	1,237,154
Oak Bay													
November 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	1,881,850
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	2,348,167
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	-	2,168,176
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	-	2,313,414
Esquimalt													
November 2018	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
November 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	7	77.8	2	22.2	9	-	-
Year-to-date 2017	0	0.0	1	12.5	3	37.5	4	50.0	0	0.0	8	-	-
Saanich													
November 2018	0	0.0	0	0.0	0	0.0	5	41.7	7	58.3	12	1,137,500	1,646,500
November 2017	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	1,200,000	1,433,600
Year-to-date 2018	0	0.0	0	0.0	0	0.0	12	13.2	79	86.8	91	1,500,000	1,720,119
Year-to-date 2017	0	0.0	0	0.0	2	1.9	30	29.1	71	68.9	103	1,300,000	1,438,314
Central Saanich													
November 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
November 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	-	-
Year-to-date 2017	0	0.0	0	0.0	1	6.3	5	31.3	10	62.5	16	-	1,297,475
North Saanich													
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	8	88.9	1	11.1	9	-	1,023,256
Year-to-date 2018	0	0.0	0	0.0	0	0.0	23	39.0	36	61.0	59	1,250,000	1,384,020
Year-to-date 2017	0	0.0	8	17.0	3	6.4	25	53.2	11	23.4	47	510,000	979,516
Sidney													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	1,147,250
Year-to-date 2018	0	0.0	0	0.0	0	0.0	11	64.7	6	35.3	17	-	1,091,559
Year-to-date 2017	1	3.3	0	0.0	12	40.0	12	40.0	5	16.7	30	-	973,064
View Royal													
November 2018	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
November 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	1	4.3	7	30.4	15	65.2	23	-	1,069,117
Year-to-date 2017	1	4.5	1	4.5	16	72.7	4	18.2	0	0.0	22	-	629,494
Reg. Dist. Area H													
November 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
November 2017	1	11.1	1	11.1	4	44.4	2	22.2	1	11.1	9	-	720,722
Year-to-date 2018	7	17.9	3	7.7	7	17.9	7	17.9	15	38.5	39	450,000	810,110
Year-to-date 2017	2	10.0	3	15.0	5	25.0	7	35.0	3	15.0	20	-	720,722

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$400,000		\$400,000 - \$549,999		\$550,000 - \$699,999		\$700,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Highlands													
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	0.0	0	0.0	1	10.0	8	80.0	1	10.0	10	-	-
Year-to-date 2017	0	0.0	1	3.4	1	3.4	27	93.1	0	0.0	29	-	810,836
Langford													
November 2018	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	-	909,671
November 2017	0	0.0	1	4.8	4	19.0	10	47.6	6	28.6	21	900,000	1,191,837
Year-to-date 2018	1	0.6	1	0.6	37	22.8	106	65.4	17	10.5	162	790,000	863,539
Year-to-date 2017	1	0.4	16	6.8	76	32.3	111	47.2	31	13.2	235	750,000	839,048
Colwood													
November 2018	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	-	-
November 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	7	11.1	39	61.9	17	27.0	63	720,000	927,908
Year-to-date 2017	0	0.0	1	1.1	60	65.2	18	19.6	13	14.1	92	650,000	757,776
Metchosin													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 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	0	0.0	5	55.6	4	44.4	9	-	-
Year-to-date 2017	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Sooke													
November 2018	1	9.1	1	9.1	5	45.5	4	36.4	0	0.0	11	685,000	635,358
November 2017	3	33.3	3	33.3	3	33.3	0	0.0	0	0.0	9	-	501,529
Year-to-date 2018	18	29.5	6	9.8	18	29.5	16	26.2	3	4.9	61	692,500	599,489
Year-to-date 2017	8	8.2	48	49.0	33	33.7	5	5.1	4	4.1	98	565,000	588,481
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	-	-
Victoria CMA													
November 2018	1	2.0	1	2.0	6	11.8	25	49.0	18	35.3	51	920,000	1,143,401
November 2017	4	4.8	6	7.2	11	13.3	35	42.2	27	32.5	83	900,000	1,143,881
Year-to-date 2018	26	4.3	10	1.6	71	11.7	251	41.3	250	41.1	608	930,000	1,138,450
Year-to-date 2017	13	1.7	79	10.3	214	27.9	263	34.3	198	25.8	767	800,000	968,027

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
Victoria City	-	944,675	n/a	1,412,938	1,237,154	14.2
Oak Bay	1,881,850	2,348,167	-19.9	2,168,176	2,313,414	-6.3
Esquimalt	-	-	n/a	-	-	n/a
Saanich	1,646,500	1,433,600	14.9	1,720,119	1,438,314	19.6
Central Saanich	-	-	n/a	-	1,297,475	n/a
North Saanich	-	1,023,256	n/a	1,384,020	979,516	41.3
Sidney	-	1,147,250	n/a	1,091,559	973,064	12.2
View Royal	-	-	n/a	1,069,117	629,494	69.8
Reg. Dist. Area H	-	720,722	n/a	810,110	720,722	12.4
Highlands	-	-	n/a	-	810,836	n/a
Langford	909,671	1,191,837	-23.7	863,539	839,048	2.9
Colwood	-	-	n/a	927,908	757,776	22.5
Metchosin	-	-	n/a	-	-	n/a
Sooke	635,358	501,529	26.7	599,489	588,481	1.9
First Nations	-	-	n/a	-	-	n/a
<b>Victoria CMA</b>	<b>1,143,401</b>	<b>1,143,881</b>	<b>0.0</b>	<b>1,138,450</b>	<b>968,027</b>	<b>17.6</b>

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Victoria

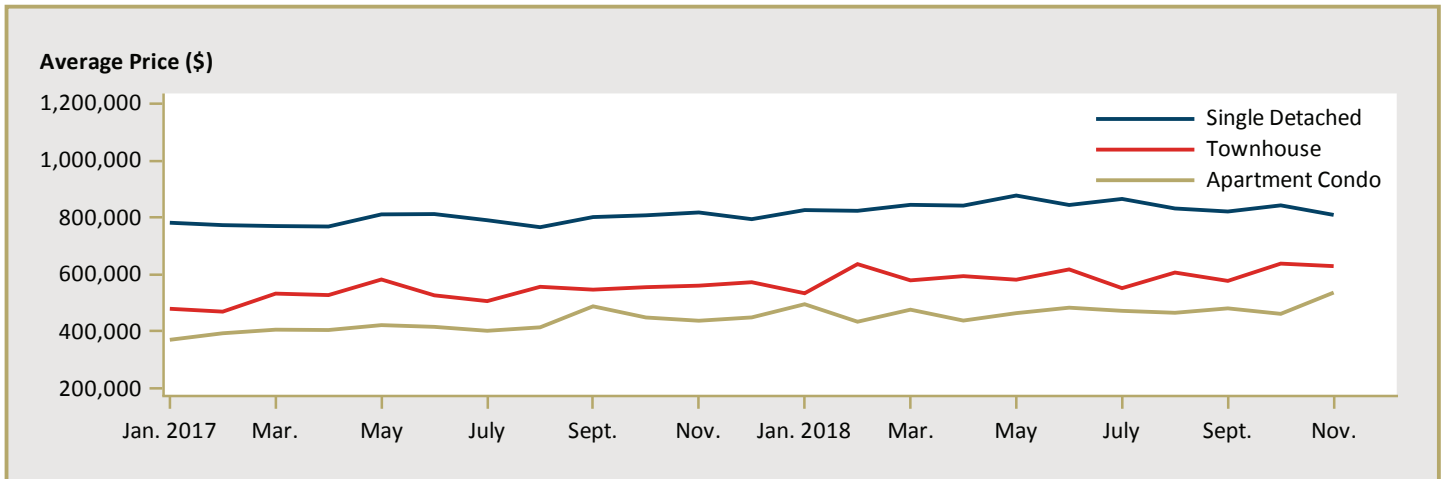


Figure 5.2: MLS® Residential Sales for Victoria

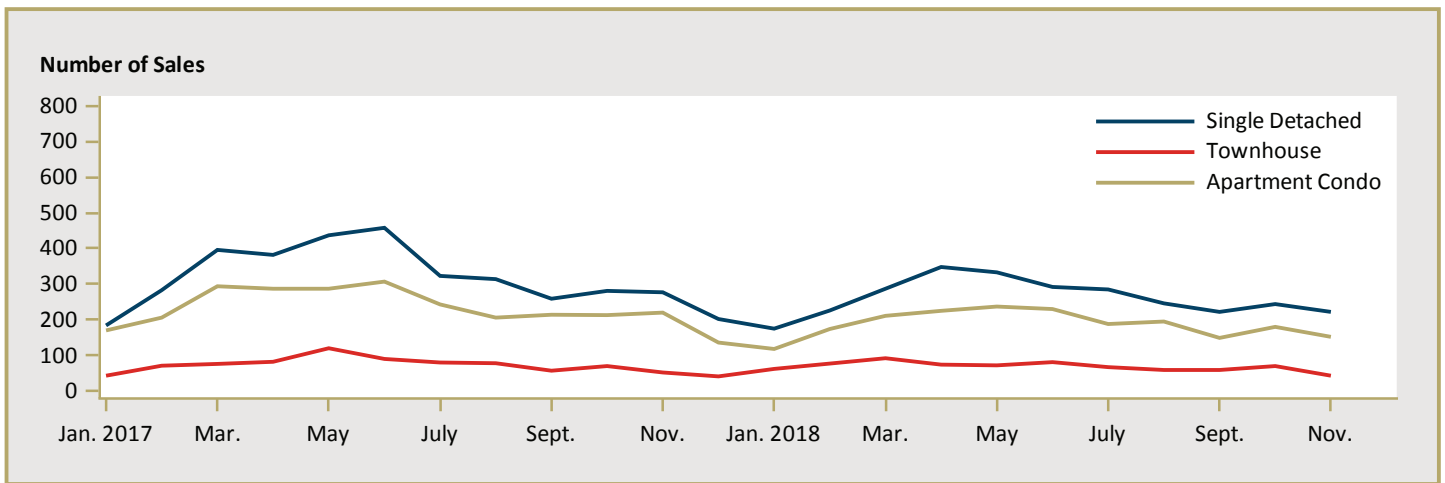
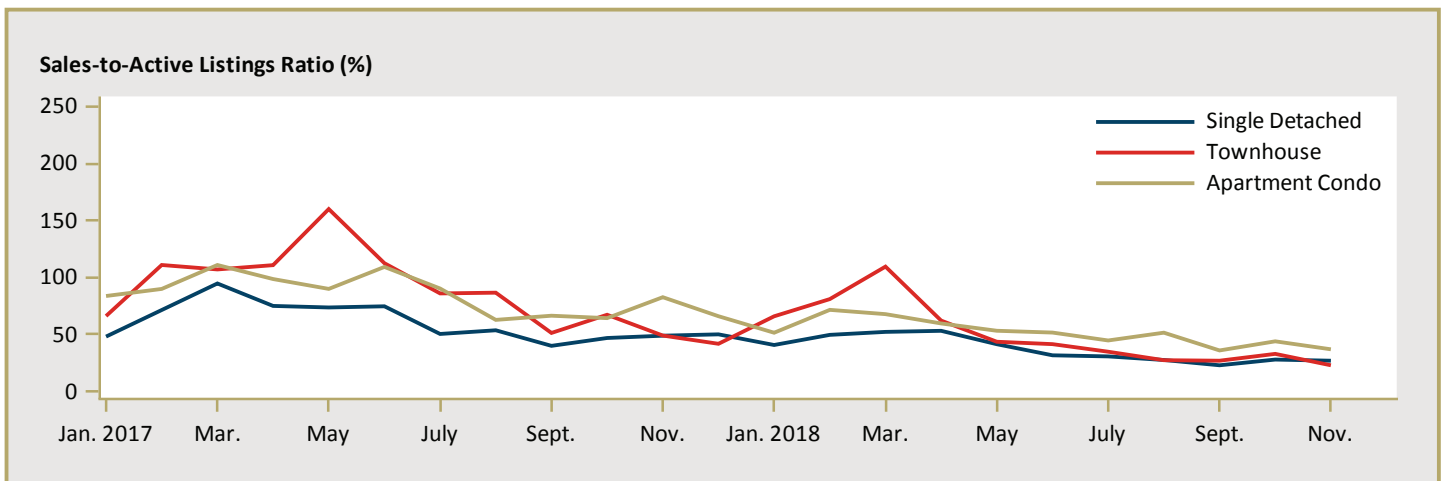


Figure 5.3: MLS® Residential Sales-to-Active Listings Ratio for Victoria



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

Source: Victoria Real Estate Board (VREB)

Note: Based on boundaries of the VREB; does not include waterfront, acreage, duplexes, manufactured homes.

**Table 6: Economic Indicators**  
**November 2018**

		Interest Rates			NHPI, Total, Victoria CMA 2016.12 =100	CPI, 2002 =100	Victoria 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	100.4	121.6	188	4.6	63.7	897
	February	561	3.14	4.64	101.4	121.9	189	4.3	63.9	899
	March	561	3.14	4.64	101.4	122.6	191	3.7	64.0	902
	April	561	3.14	4.64	101.4	122.7	192	3.6	64.4	903
	May	561	3.14	4.64	101.4	123.4	192	3.8	64.2	910
	June	561	3.14	4.64	101.4	123.5	191	4.0	64.2	919
	July	573	3.14	4.84	101.4	123.9	190	4.5	64.0	932
	August	573	3.14	4.84	101.4	124.0	192	4.5	64.5	927
	September	575	3.09	4.89	101.4	123.6	193	4.4	64.8	928
	October	581	3.24	4.99	101.6	123.3	195	3.7	64.8	929
	November	581	3.24	4.99	101.6	123.4	194	3.3	64.3	944
	December	581	3.24	4.99	101.6	122.6	193	3.5	64.0	957
2018	January	590	3.34	5.14	101.6	123.4	193	3.9	64.2	964
	February	590	3.34	5.14	101.6	124.5	192	4.4	64.3	965
	March	590	3.34	5.14	102.8	124.9	194	4.5	64.9	965
	April	590	3.34	5.14	102.8	125.2	196	4.2	65.1	962
	May	601	3.49	5.34	102.8	126.0	199	3.9	66.0	957
	June	601	3.49	5.34	102.8	126.1	199	4.2	66.1	949
	July	601	3.49	5.34	102.8	127.1	200	4.2	66.3	940
	August	601	3.49	5.34	102.8	127.1	197	4.3	65.4	951
	September	601	3.49	5.34	102.7	126.6	197	3.9	64.9	960
	October	601	3.64	5.34	102.7	127.0	195	3.9	64.2	962
	November	601	3.64	5.34		126.5	194	3.8	63.7	961
	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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