

HOUSING NOW TABLES

Barrie CMA

Date Released: First Quarter 2019



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. 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)								
Fourth Quarter 2018								
Barrie CMA ¹	Annual		Monthly SAAR			Trend ²		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	691	580	106	187	253	594	546	549
Multiples	687	816	108	24	-	864	586	78
Total	1,378	1,396	214	211	253	1,458	1,132	627
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	986	177	186	41	-78.0%	691	580	-16.1%
Multiples	112	44	166	11	-93.4%	687	816	18.8%
Total	1,098	221	352	52	-85.2%	1,378	1,396	1.3%

Source: CMHC

¹ Census Metropolitan Area² 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 Barrie CMA
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2018	41	0	3	0	6	0	0	2	52
Q4 2017	186	4	78	0	66	16	2	0	352
% Change	-78.0	-100.0	-96.2	n/a	-90.9	-100.0	-100.0	n/a	-85.2
Year-to-date 2018	580	4	193	0	47	378	3	191	1,396
Year-to-date 2017	691	18	230	0	214	220	2	3	1,378
% Change	-16.1	-77.8	-16.1	n/a	-78.0	71.8	50.0	**	1.3
UNDER CONSTRUCTION									
Q4 2018	549	0	162	0	107	415	5	67	1,305
Q4 2017	628	14	297	0	145	669	2	1	1,756
% Change	-12.6	-100.0	-45.5	n/a	-26.2	-38.0	150.0	**	-25.7
COMPLETIONS									
Q4 2018	159	0	57	0	38	50	0	0	304
Q4 2017	92	12	46	0	46	34	0	0	230
% Change	72.8	-100.0	23.9	n/a	-17.4	47.1	n/a	n/a	32.2
Year-to-date 2018	657	8	292	0	124	631	6	1	1,719
Year-to-date 2017	590	12	104	0	109	446	2	34	1,297
% Change	11.4	-33.3	180.8	n/a	13.8	41.5	200.0	-97.1	32.5
COMPLETED & NOT ABSORBED									
Q4 2018	33	8	2	0	0	0	n/a	n/a	43
Q4 2017	25	0	4	0	0	0	n/a	n/a	29
% Change	32.0	n/a	-50.0	n/a	n/a	n/a	n/a	n/a	48.3
ABSORBED									
Q4 2018	159	0	56	0	38	50	n/a	n/a	303
Q4 2017	92	12	46	0	46	34	n/a	n/a	230
% Change	72.8	-100.0	21.7	n/a	-17.4	47.1	n/a	n/a	31.7
Year-to-date 2018	649	0	292	0	124	631	n/a	n/a	1,696
Year-to-date 2017	593	14	97	0	109	446	n/a	n/a	1,259
% Change	9.4	-100.0	**	n/a	13.8	41.5	n/a	n/a	34.7

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Barrie City									
Q4 2018	4	0	3	0	6	0	0	0	13
Q4 2017	32	4	66	0	66	16	2	0	186
Innisfil Town									
Q4 2018	23	0	0	0	0	0	0	2	25
Q4 2017	87	0	12	0	0	0	0	0	99
Springwater Town									
Q4 2018	14	0	0	0	0	0	0	0	14
Q4 2017	67	0	0	0	0	0	0	0	67
Barrie CMA									
Q4 2018	41	0	3	0	6	0	0	2	52
Q4 2017	186	4	78	0	66	16	2	0	352
UNDER CONSTRUCTION									
Barrie City									
Q4 2018	37	0	72	0	52	188	5	8	362
Q4 2017	65	14	66	0	135	364	2	0	646
Innisfil Town									
Q4 2018	391	0	90	0	55	227	0	59	822
Q4 2017	427	0	231	0	10	305	0	0	973
Springwater Town									
Q4 2018	121	0	0	0	0	0	0	0	121
Q4 2017	136	0	0	0	0	0	0	1	137
Barrie CMA									
Q4 2018	549	0	162	0	107	415	5	67	1,305
Q4 2017	628	14	297	0	145	669	2	1	1,756
COMPLETIONS									
Barrie City									
Q4 2018	50	0	0	0	38	16	0	0	104
Q4 2017	6	0	0	0	46	16	0	0	68
Innisfil Town									
Q4 2018	47	0	57	0	0	34	0	0	138
Q4 2017	45	12	46	0	0	18	0	0	121
Springwater Town									
Q4 2018	62	0	0	0	0	0	0	0	62
Q4 2017	41	0	0	0	0	0	0	0	41
Barrie CMA									
Q4 2018	159	0	57	0	38	50	0	0	304
Q4 2017	92	12	46	0	46	34	0	0	230

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Barrie City									
Q4 2018	2	8	1	0	0	0	n/a	n/a	11
Q4 2017	2	0	4	0	0	0	n/a	n/a	6
Innisfil Town									
Q4 2018	23	0	1	0	0	0	n/a	n/a	24
Q4 2017	15	0	0	0	0	0	n/a	n/a	15
Springwater Town									
Q4 2018	8	0	0	0	0	0	n/a	n/a	8
Q4 2017	8	0	0	0	0	0	n/a	n/a	8
Barrie CMA									
Q4 2018	33	8	2	0	0	0	n/a	n/a	43
Q4 2017	25	0	4	0	0	0	n/a	n/a	29
ABSORBED									
Barrie City									
Q4 2018	50	0	0	0	38	16	n/a	n/a	104
Q4 2017	5	0	0	0	46	16	n/a	n/a	67
Innisfil Town									
Q4 2018	47	0	56	0	0	34	n/a	n/a	137
Q4 2017	46	12	46	0	0	18	n/a	n/a	122
Springwater Town									
Q4 2018	62	0	0	0	0	0	n/a	n/a	62
Q4 2017	41	0	0	0	0	0	n/a	n/a	41
Barrie CMA									
Q4 2018	159	0	56	0	38	50	n/a	n/a	303
Q4 2017	92	12	46	0	46	34	n/a	n/a	230

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

**Table 1.3: History of Housing Starts of Barrie CMA
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2018	580	4	193	0	47	378	3	191	1,396
% Change	-16.1	-77.8	-16.1	n/a	-78.0	71.8	50.0	**	1.3
2017	691	18	230	0	214	220	2	3	1,378
% Change	0.7	80.0	20.4	n/a	**	-72.4	n/a	-40.0	-20.0
2016	686	10	191	0	34	797	0	5	1,723
% Change	-1.3	0.0	**	n/a	-57.5	**	n/a	-93.4	69.6
2015	695	10	51	0	80	104	0	76	1,016
% Change	26.4	66.7	-31.1	n/a	42.9	-66.2	n/a	-50.6	-11.5
2014	550	6	74	0	56	308	0	154	1,148
% Change	-8.6	0.0	-38.3	n/a	115.4	**	-100.0	**	28.8
2013	602	6	120	0	26	88	19	30	891
% Change	27.0	0.0	25.0	n/a	-65.3	-27.3	137.5	**	13.9
2012	474	6	96	0	75	121	8	2	782
% Change	33.9	**	65.5	n/a	**	-54.3	n/a	0.0	11.7
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Barrie City	4	32	0	6	9	130	0	18	13	186	-93.0
Innisfil Town	23	87	0	0	0	12	2	0	25	99	-74.7
Springwater Town	14	67	0	0	0	0	0	0	14	67	-79.1
Barrie CMA	41	186	0	6	9	142	2	18	52	352	-85.2

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
Barrie City	57	70	2	8	84	278	323	224	466	580	-19.7
Innisfil Town	353	437	2	12	156	164	249	0	760	613	24.0
Springwater Town	170	184	0	0	0	0	0	1	170	185	-8.1
Barrie CMA	580	691	4	20	240	442	572	225	1,396	1,378	1.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Barrie City	9	130	0	0	0	18	0	0
Innisfil Town	0	12	0	0	0	0	2	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	9	142	0	0	0	18	2	0

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
Barrie City	81	278	3	0	191	222	132	2
Innisfil Town	156	164	0	0	190	0	59	0
Springwater Town	0	0	0	0	0	0	0	1
Barrie CMA	237	442	3	0	381	222	191	3

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Barrie City	7	102	6	82	0	2	13	186
Innisfil Town	23	99	0	0	2	0	25	99
Springwater Town	14	67	0	0	0	0	14	67
Barrie CMA	44	268	6	82	2	2	52	352

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
Barrie City	137	142	194	434	135	4	466	580
Innisfil Town	470	613	231	0	59	0	760	613
Springwater Town	170	184	0	0	0	1	170	185
Barrie CMA	777	939	425	434	194	5	1,396	1,378

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Barrie City	50	6	0	0	38	46	16	16	104	68	52.9
Innisfil Town	47	45	0	12	57	46	34	18	138	121	14.0
Springwater Town	62	41	0	0	0	0	0	0	62	41	51.2
Barrie CMA	159	92	0	12	95	92	50	34	304	230	32.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barrie City	85	64	16	2	159	125	366	254	626	445	40.7
Innisfil Town	388	290	0	12	253	88	267	222	908	612	48.4
Springwater Town	184	236	0	0	0	0	1	4	185	240	-22.9
Barrie CMA	657	590	16	14	412	213	634	480	1,719	1,297	32.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Barrie City	38	46	0	0	16	16	0	0
Innisfil Town	57	46	0	0	34	18	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	95	92	0	0	50	34	0	0

**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
Barrie City	159	125	0	0	366	224	0	30
Innisfil Town	253	88	0	0	267	222	0	0
Springwater Town	0	0	0	0	0	0	1	4
Barrie CMA	412	213	0	0	633	446	1	34

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Barrie City	50	6	54	62	0	0	104	68
Innisfil Town	104	103	34	18	0	0	138	121
Springwater Town	62	41	0	0	0	0	62	41
Barrie CMA	216	150	88	80	0	0	304	230

**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
Barrie City	150	80	470	333	6	32	626	445
Innisfil Town	623	390	285	222	0	0	908	612
Springwater Town	184	236	0	0	1	4	185	240
Barrie CMA	957	706	755	555	7	36	1,719	1,297

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$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 (%)			
Barrie City													
Q4 2018	0	0.0	0	0.0	7	16.7	8	19.0	27	64.3	42	520,000	518,595
Q4 2017	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	9	13.0	10	14.5	50	72.5	69	520,000	556,449
Year-to-date 2017	7	11.9	1	1.7	12	20.3	9	15.3	30	50.8	59	530,000	500,184
Innisfil Town													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	990,000	857,522
Q4 2017	1	2.3	0	0.0	0	0.0	0	0.0	42	97.7	43	830,000	769,023
Year-to-date 2018	3	0.9	13	4.0	35	10.7	17	5.2	258	79.1	326	665,000	701,756
Year-to-date 2017	2	0.8	8	3.1	16	6.2	8	3.1	225	86.9	259	650,000	658,436
Springwater Town													
Q4 2018	1	1.9	5	9.4	0	0.0	0	0.0	47	88.7	53	835,000	891,663
Q4 2017	2	5.7	0	0.0	0	0.0	0	0.0	33	94.3	35	-	692,142
Year-to-date 2018	3	2.0	9	6.1	1	0.7	1	0.7	133	90.5	147	825,000	829,658
Year-to-date 2017	6	3.1	12	6.2	12	6.2	16	8.2	149	76.4	195	560,000	602,310
Barrie CMA													
Q4 2018	1	0.8	5	3.8	7	5.4	8	6.2	109	83.8	130	682,500	761,942
Q4 2017	3	3.7	0	0.0	0	0.0	1	1.2	78	95.1	82	807,500	761,748
Year-to-date 2018	6	1.1	22	4.1	45	8.3	28	5.2	441	81.4	542	690,000	720,860
Year-to-date 2017	15	2.9	21	4.1	40	7.8	33	6.4	404	78.8	513	635,000	632,509

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
Barrie City	518,595	-	n/a	556,449	500,184	11.2
Innisfil Town	857,522	769,023	11.5	701,756	658,436	6.6
Springwater Town	891,663	692,142	28.8	829,658	602,310	37.7
Barrie CMA	761,942	761,748	0.0	720,860	632,509	14.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Barrie

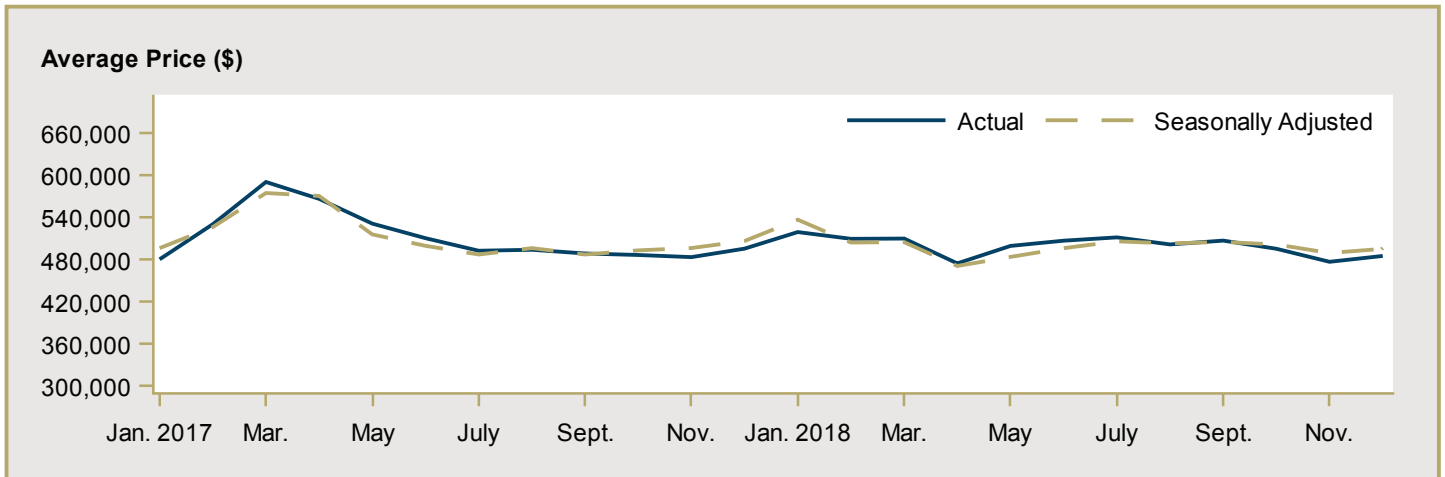


Figure 5.2: MLS® Residential Sales for Barrie

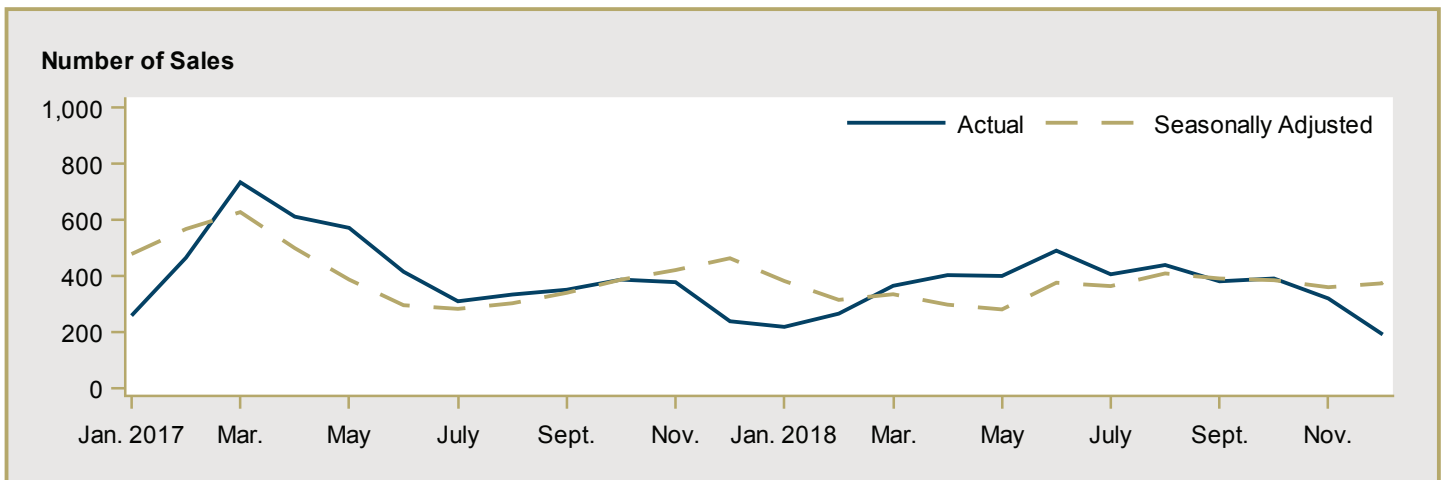
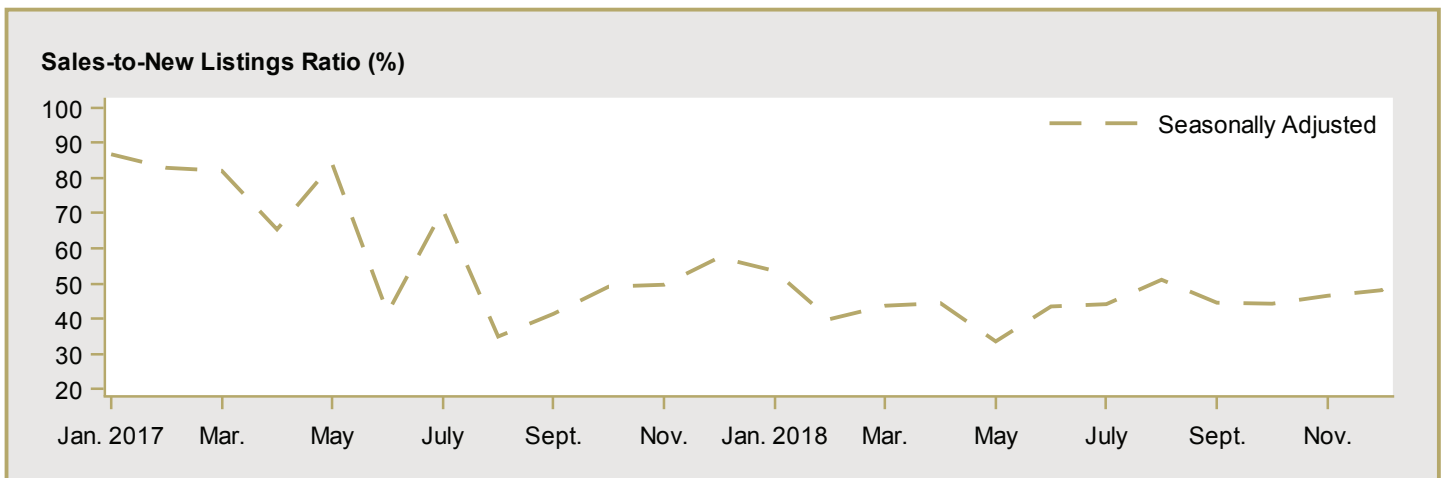


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Barrie



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

Source: CREA /Haver Analytics

Table 6: Economic Indicators
Fourth Quarter 2018

		Interest Rates			NHPI, Total, (Ontario) 2016.12 =100	CPI, 2002 =100 (Ontario)	Barrie 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	130.8	105.4	7.4	66.4	960
	February	561	3.14	4.64	101.1	131.2	107.8	7.1	67.6	973
	March	561	3.14	4.64	101.4	131.4	110.4	6.8	68.8	979
	April	561	3.14	4.64	103.0	132.0	113.2	5.8	69.8	981
	May	561	3.14	4.64	103.8	131.9	114.3	5.4	70.1	974
	June	561	3.14	4.64	103.9	132.1	115.8	5.6	71.0	953
	July	573	3.14	4.84	104.1	131.9	116.6	6.3	72.0	934
	August	573	3.14	4.84	104.2	131.8	117.3	6.6	72.6	893
	September	575	3.09	4.89	104.3	132.3	117.8	6.0	72.3	884
	October	581	3.24	4.99	104.4	132.3	118.8	4.4	71.5	895
	November	581	3.24	4.99	104.5	132.7	118.8	3.4	70.7	915
	December	581	3.24	4.99	104.5	132.0	118.1	3.4	70.2	918
2018	January	590	3.34	5.14	104.6	133.2	114.1	4.8	68.7	931
	February	590	3.34	5.14	104.3	134.0	110.3	6.9	67.8	956
	March	590	3.34	5.14	104.3	134.6	107.5	8.8	67.3	974
	April	590	3.34	5.14	104.1	134.8	108.6	8.4	67.7	983
	May	601	3.49	5.34	104.1	134.9	110.3	7.4	67.8	1,008
	June	601	3.49	5.34	104.2	135.3	111.3	6.9	67.9	1,030
	July	601	3.49	5.34	104.3	136.0	113.6	7.0	69.3	1,042
	August	601	3.49	5.34	104.4	135.9	116.4	6.7	70.6	1,044
	September	601	3.49	5.34	104.4	135.2	118.6	5.8	71.2	1,055
	October	601	3.64	5.34	104.5	135.6	119.0	5.2	70.8	1,061
	November	601	3.64	5.34	104.6	135.1	118.8	5.0	70.4	1,049
	December	601	3.64	5.34		135.0	118.0	4.8	69.7	1,027

"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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