

HOUSING NOW TABLES

Kingston 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								
Kingston CMA ¹	Annual		Monthly SAAR			Trend ²		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	315	321	303	336	286	305	310	301
Multiples	377	589	300	336	2,556	568	584	650
Total	692	910	603	672	2,842	873	894	951
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	295	285	80	82	2.5%	315	321	1.9%
Multiples	236	1,064	42	266	533.3%	377	589	56.2%
Total	531	1,349	122	348	185.2%	692	910	31.5%

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Kingston 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	82	8	42	0	0	10	0	206	348
Q4 2017	80	8	33	0	0	0	0	1	122
% Change	2.5	0.0	27.3	n/a	n/a	n/a	n/a	**	185.2
Year-to-date 2018	321	46	156	0	0	10	0	377	910
Year-to-date 2017	315	24	114	0	0	0	0	239	692
% Change	1.9	91.7	36.8	n/a	n/a	n/a	n/a	57.7	31.5
UNDER CONSTRUCTION									
Q4 2018	236	22	109	0	0	32	0	513	912
Q4 2017	188	12	57	0	0	0	0	388	645
% Change	25.5	83.3	91.2	n/a	n/a	n/a	n/a	32.2	41.4
COMPLETIONS									
Q4 2018	70	4	9	0	0	0	1	1	85
Q4 2017	80	4	25	0	0	0	2	14	125
% Change	-12.5	0.0	-64.0	n/a	n/a	n/a	-50.0	-92.9	-32.0
Year-to-date 2018	267	36	107	0	0	31	2	198	641
Year-to-date 2017	266	10	119	0	0	0	2	36	433
% Change	0.4	**	-10.1	n/a	n/a	n/a	0.0	**	48.0
COMPLETED & NOT ABSORBED									
Q4 2018	5	0	10	0	0	0	n/a	n/a	15
Q4 2017	13	2	16	0	0	0	n/a	n/a	31
% Change	-61.5	-100.0	-37.5	n/a	n/a	n/a	n/a	n/a	-51.6
ABSORBED									
Q4 2018	67	5	5	0	0	0	n/a	n/a	77
Q4 2017	74	2	18	0	0	0	n/a	n/a	94
% Change	-9.5	150.0	-72.2	n/a	n/a	n/a	n/a	n/a	-18.1
Year-to-date 2018	275	34	113	0	0	31	n/a	n/a	453
Year-to-date 2017	276	11	116	0	0	10	n/a	n/a	413
% Change	-0.4	**	-2.6	n/a	n/a	**	n/a	n/a	9.7

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Frontenac Islands Township									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	1	0	0	0	0	0	0	0	1
Kingston City									
Q4 2018	56	2	39	0	0	10	0	206	313
Q4 2017	55	8	30	0	0	0	0	1	94
Loyalist Township									
Q4 2018	7	6	3	0	0	0	0	0	16
Q4 2017	11	0	3	0	0	0	0	0	14
South Frontenac Township									
Q4 2018	19	0	0	0	0	0	0	0	19
Q4 2017	13	0	0	0	0	0	0	0	13
Kingston CMA									
Q4 2018	82	8	42	0	0	10	0	206	348
Q4 2017	80	8	33	0	0	0	0	1	122
UNDER CONSTRUCTION									
Frontenac Islands Township									
Q4 2018	2	0	0	0	0	0	0	0	2
Q4 2017	2	0	0	0	0	0	0	0	2
Kingston City									
Q4 2018	124	10	85	0	0	32	0	513	764
Q4 2017	93	10	38	0	0	0	0	388	529
Loyalist Township									
Q4 2018	25	12	24	0	0	0	0	0	61
Q4 2017	27	2	19	0	0	0	0	0	48
South Frontenac Township									
Q4 2018	85	0	0	0	0	0	0	0	85
Q4 2017	66	0	0	0	0	0	0	0	66
Kingston CMA									
Q4 2018	236	22	109	0	0	32	0	513	912
Q4 2017	188	12	57	0	0	0	0	388	645

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Frontenac Islands Township									
Q4 2018	2	0	0	0	0	0	0	0	2
Q4 2017	0	0	0	0	0	0	0	5	5
Kingston City									
Q4 2018	23	2	9	0	0	0	0	0	34
Q4 2017	58	2	15	0	0	0	2	9	86
Loyalist Township									
Q4 2018	14	2	0	0	0	0	1	1	18
Q4 2017	10	2	10	0	0	0	0	0	22
South Frontenac Township									
Q4 2018	31	0	0	0	0	0	0	0	31
Q4 2017	12	0	0	0	0	0	0	0	12
Kingston CMA									
Q4 2018	70	4	9	0	0	0	1	1	85
Q4 2017	80	4	25	0	0	0	2	14	125
COMPLETED & NOT ABSORBED									
Frontenac Islands Township									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q4 2018	2	0	10	0	0	0	n/a	n/a	12
Q4 2017	11	0	9	0	0	0	n/a	n/a	20
Loyalist Township									
Q4 2018	3	0	0	0	0	0	n/a	n/a	3
Q4 2017	2	2	7	0	0	0	n/a	n/a	11
South Frontenac Township									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Kingston CMA									
Q4 2018	5	0	10	0	0	0	n/a	n/a	15
Q4 2017	13	2	16	0	0	0	n/a	n/a	31

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

**Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Frontenac Islands Township									
Q4 2018	2	0	0	0	0	0	n/a	n/a	2
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Kingston City									
Q4 2018	22	3	5	0	0	0	n/a	n/a	30
Q4 2017	54	2	11	0	0	0	n/a	n/a	67
Loyalist Township									
Q4 2018	12	2	0	0	0	0	n/a	n/a	14
Q4 2017	8	0	7	0	0	0	n/a	n/a	15
South Frontenac Township									
Q4 2018	31	0	0	0	0	0	n/a	n/a	31
Q4 2017	12	0	0	0	0	0	n/a	n/a	12
Kingston CMA									
Q4 2018	67	5	5	0	0	0	n/a	n/a	77
Q4 2017	74	2	18	0	0	0	n/a	n/a	94

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

**Table 1.3: History of Housing Starts of Kingston 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	321	46	156	0	0	10	0	377	910
% Change	1.9	91.7	36.8	n/a	n/a	n/a	n/a	57.7	31.5
2017	315	24	114	0	0	0	0	239	692
% Change	5.0	**	22.6	n/a	n/a	n/a	n/a	**	68.0
2016	300	4	93	0	0	0	0	15	412
% Change	9.1	-66.7	106.7	n/a	n/a	-100.0	-100.0	-94.5	-37.1
2015	275	12	45	0	0	41	10	272	655
% Change	-18.6	-53.8	-54.1	n/a	n/a	n/a	150.0	32.0	-2.5
2014	338	26	98	0	0	0	4	206	672
% Change	4.0	**	-4.9	n/a	n/a	-100.0	n/a	-32.5	-21.5
2013	325	8	103	0	0	115	0	305	856
% Change	-27.6	-33.3	13.2	n/a	n/a	n/a	n/a	-11.3	-4.5
2012	449	12	91	0	0	0	0	344	896
% Change	-3.9	-45.5	37.9	n/a	n/a	n/a	-100.0	-12.7	-6.6
2011	467	22	66	0	0	0	6	394	959
% Change	-10.5	-8.3	187.0	n/a	n/a	n/a	-40.0	**	46.9
2010	522	24	23	0	0	0	10	70	653
% Change	20.8	20.0	-28.1	n/a	-100.0	n/a	150.0	-68.8	-8.9
2009	432	20	32	0	5	0	4	224	717

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
Frontenac Islands Township	0	1	0	0	0	0	0	0	0	1	-100.0
Kingston City	56	55	2	8	39	30	216	1	313	94	**
Loyalist Township	7	11	6	0	3	3	0	0	16	14	14.3
South Frontenac Township	19	13	0	0	0	0	0	0	19	13	46.2
Kingston CMA	82	80	8	8	42	33	216	1	348	122	185.2

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
Frontenac Islands Township	5	2	0	0	0	0	0	5	5	7	-28.6
Kingston City	202	213	24	18	125	72	386	234	737	537	37.2
Loyalist Township	45	39	22	6	31	42	1	0	99	87	13.8
South Frontenac Township	69	61	0	0	0	0	0	0	69	61	13.1
Kingston CMA	321	315	46	24	156	114	387	239	910	692	31.5

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
Frontenac Islands Township	0	0	0	0	0	0	0	0
Kingston City	39	30	0	0	10	0	206	1
Loyalist Township	3	3	0	0	0	0	0	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	42	33	0	0	10	0	206	1

**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
Frontenac Islands Township	0	0	0	0	0	0	0	5
Kingston City	125	72	0	0	10	0	376	234
Loyalist Township	31	42	0	0	0	0	1	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	156	114	0	0	10	0	377	239

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Frontenac Islands Township	0	1	0	0	0	0	0	1
Kingston City	97	93	10	0	206	1	313	94
Loyalist Township	16	14	0	0	0	0	16	14
South Frontenac Township	19	13	0	0	0	0	19	13
Kingston CMA	132	121	10	0	206	1	348	122

**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
Frontenac Islands Township	5	2	0	0	0	5	5	7
Kingston City	351	303	10	0	376	234	737	537
Loyalist Township	98	87	0	0	1	0	99	87
South Frontenac Township	69	61	0	0	0	0	69	61
Kingston CMA	523	453	10	0	377	239	910	692

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
Frontenac Islands Township	2	0	0	0	0	0	0	5	2	5	-60.0
Kingston City	23	58	2	4	9	15	0	9	34	86	-60.5
Loyalist Township	15	10	2	2	0	10	1	0	18	22	-18.2
South Frontenac Township	31	12	0	0	0	0	0	0	31	12	158.3
Kingston CMA	71	80	4	6	9	25	1	14	85	125	-32.0

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
Frontenac Islands Township	5	7	0	0	0	0	0	5	5	12	-58.3
Kingston City	171	189	24	8	78	76	228	30	501	303	65.3
Loyalist Township	44	33	12	4	29	43	1	1	86	81	6.2
South Frontenac Township	49	37	0	0	0	0	0	0	49	37	32.4
Kingston CMA	269	266	36	12	107	119	229	36	641	433	48.0

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
Frontenac Islands Township	0	0	0	0	0	0	0	5
Kingston City	9	15	0	0	0	0	0	9
Loyalist Township	0	10	0	0	0	0	1	0
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	9	25	0	0	0	0	1	14

**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
Frontenac Islands Township	0	0	0	0	0	0	0	5
Kingston City	78	76	0	0	31	0	197	30
Loyalist Township	29	43	0	0	0	0	1	1
South Frontenac Township	0	0	0	0	0	0	0	0
Kingston CMA	107	119	0	0	31	0	198	36

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Frontenac Islands Township	2	0	0	0	0	5	2	5
Kingston City	34	75	0	0	0	11	34	86
Loyalist Township	16	22	0	0	2	0	18	22
South Frontenac Township	31	12	0	0	0	0	31	12
Kingston CMA	83	109	0	0	2	16	85	125

**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
Frontenac Islands Township	5	7	0	0	0	5	5	12
Kingston City	272	271	31	0	198	32	501	303
Loyalist Township	84	80	0	0	2	1	86	81
South Frontenac Township	49	37	0	0	0	0	49	37
Kingston CMA	410	395	31	0	200	38	641	433

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Frontenac Islands Township													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 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	-	-
Kingston City													
Q4 2018	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	-	538,368
Q4 2017	0	0.0	0	0.0	2	5.1	7	17.9	30	76.9	39	-	-
Year-to-date 2018	0	0.0	0	0.0	3	2.2	26	18.8	109	79.0	138	-	493,099
Year-to-date 2017	0	0.0	2	1.4	21	14.2	40	27.0	85	57.4	148	-	437,648
Loyalist Township													
Q4 2018	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
Q4 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2018	1	3.6	0	0.0	0	0.0	8	28.6	19	67.9	28	-	565,423
Year-to-date 2017	0	0.0	2	10.5	6	31.6	6	31.6	5	26.3	19	-	-
South Frontenac Township													
Q4 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Q4 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	5	62.5	1	12.5	2	25.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	-
Kingston CMA													
Q4 2018	0	0.0	0	0.0	3	12.5	4	16.7	17	70.8	24	535,000	530,001
Q4 2017	0	0.0	0	0.0	2	4.7	8	18.6	33	76.7	43	447,500	441,214
Year-to-date 2018	1	0.6	0	0.0	8	4.6	35	20.1	130	74.7	174	460,000	474,398
Year-to-date 2017	0	0.0	4	2.3	27	15.8	49	28.7	91	53.2	171	420,000	416,028

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
Frontenac Islands Township	-	-	n/a	-	-	n/a
Kingston City	538,368	-	n/a	493,099	437,648	12.7
Loyalist Township	-	-	n/a	565,423	-	n/a
South Frontenac Township	-	-	n/a	-	-	n/a
Kingston CMA	530,001	441,214	20.1	474,398	416,028	14.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Kingston

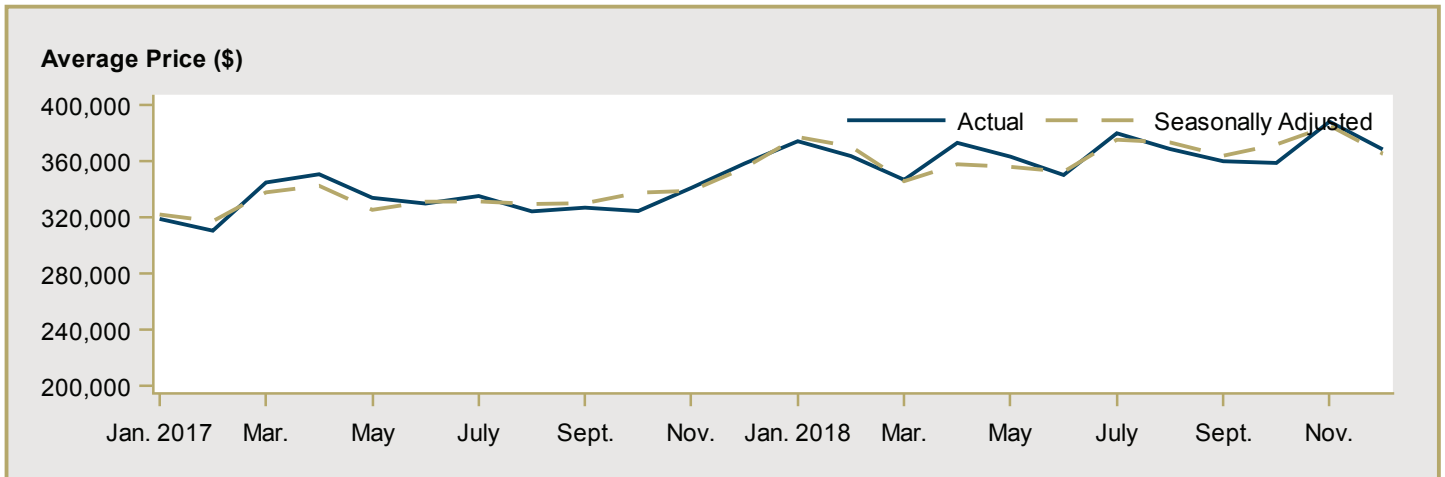


Figure 5.2: MLS® Residential Sales for Kingston

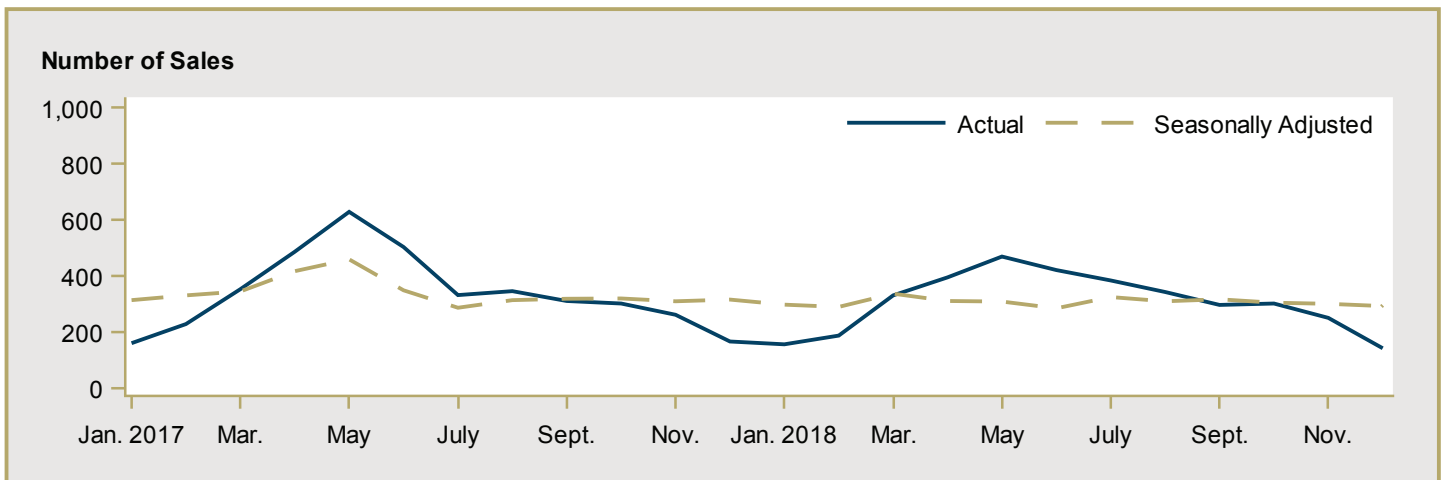
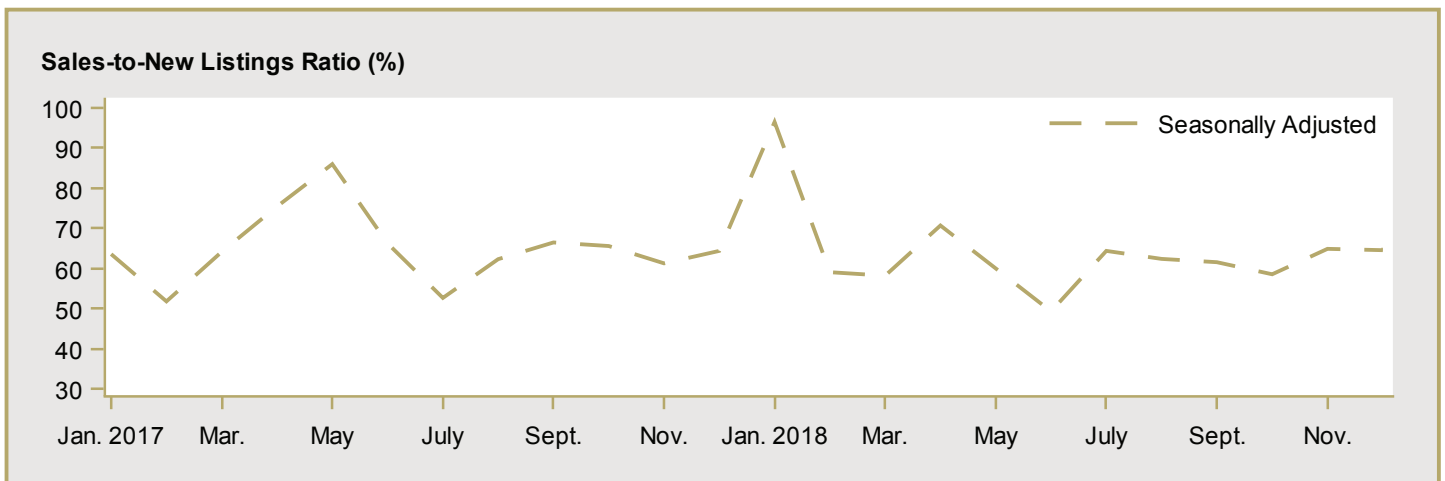


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Kingston



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, 2016.12 =100 (Ont.)	CPI, 2002 =100 (Ont.)	Kingston 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	100.30	130.80	83.9	5.8	63.6	949
	February	561	3.14	4.64	101.10	131.20	84.6	6.2	64.2	943
	March	561	3.14	4.64	101.40	131.40	85.5	6.0	64.8	942
	April	561	3.14	4.64	103.00	132.00	87.0	5.7	65.6	938
	May	561	3.14	4.64	103.80	131.90	87.6	5.5	65.8	927
	June	561	3.14	4.64	103.90	132.10	87.3	5.4	65.5	921
	July	573	3.14	4.84	104.10	131.90	87.2	5.5	65.3	919
	August	573	3.14	4.84	104.20	131.80	86.8	5.3	64.8	933
	September	575	3.09	4.89	104.30	132.30	87.4	5.4	65.3	946
	October	581	3.24	4.99	104.40	132.30	87.4	5.6	65.3	962
	November	581	3.24	4.99	104.50	132.70	88.3	5.7	66.0	970
	December	581	3.24	4.99	104.50	132.00	89.0	5.5	66.3	971
2018	January	590	3.34	5.14	104.60	133.20	88.2	5.6	65.7	967
	February	590	3.34	5.14	104.30	134.00	87.4	5.4	64.9	966
	March	590	3.34	5.14	104.30	134.60	86.5	5.4	64.1	970
	April	590	3.34	5.14	104.10	134.80	87.7	4.9	64.6	977
	May	601	3.49	5.34	104.10	134.90	87.3	5.2	64.4	981
	June	601	3.49	5.34	104.20	135.30	86.6	5.6	64.1	978
	July	601	3.49	5.34	104.30	136.00	86.1	5.9	63.8	974
	August	601	3.49	5.34	104.40	135.90	86.2	6.0	63.8	973
	September	601	3.49	5.34	104.40	135.20	87.3	5.5	64.2	968
	October	601	3.64	5.34	104.50	135.60	86.9	5.4	63.7	961
	November	601	3.64	5.34	104.60	135.10	86.9	5.5	63.8	952
	December	601	3.64	5.34		135.00	85.8	5.9	63.2	955

"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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