

HOUSING NOW TABLES

London 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								
London CMA ¹	Annual		Monthly SAAR			Trend ²		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	1,840	1,415	1,081	1,390	1,421	1,265	1,248	1,307
Multiples	2,127	1,264	1,512	1,368	396	1,706	1,848	954
Total	3,967	2,679	2,593	2,758	1,817	2,971	3,096	2,261
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	1,329	1,270	457	315	-31.1%	1,840	1,415	-23.1%
Multiples	816	1,092	572	273	-52.3%	2,127	1,264	-40.6%
Total	2,145	2,362	1,029	588	-42.9%	3,967	2,679	-32.5%

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 I.1: Housing Activity Summary of London CMA
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									
Q4 2018	308	4	28	7	154	0	56	31	588
Q4 2017	454	10	55	3	107	130	6	264	1,029
% Change	-32.2	-60.0	-49.1	133.3	43.9	-100.0	**	-88.3	-42.9
Year-to-date 2018	1,394	30	39	21	545	222	56	372	2,679
Year-to-date 2017	1,790	24	93	49	604	554	65	788	3,967
% Change	-22.1	25.0	-58.1	-57.1	-9.8	-59.9	-13.8	-52.8	-32.5
UNDER CONSTRUCTION									
Q4 2018	692	20	62	17	626	784	38	614	2,853
Q4 2017	893	10	67	32	537	959	62	1,348	3,908
% Change	-22.5	100.0	-7.5	-46.9	16.6	-18.2	-38.7	-54.5	-27.0
COMPLETIONS									
Q4 2018	417	6	4	8	146	5	44	238	868
Q4 2017	468	4	15	17	72	0	49	2	627
% Change	-10.9	50.0	-73.3	-52.9	102.8	n/a	-10.2	**	38.4
Year-to-date 2018	1,581	20	44	38	392	343	156	1,139	3,713
Year-to-date 2017	1,423	32	51	35	230	31	140	415	2,357
% Change	11.1	-37.5	-13.7	8.6	70.4	**	11.4	174.5	57.5
COMPLETED & NOT ABSORBED									
Q4 2018	352	3	14	7	84	0	n/a	n/a	460
Q4 2017	219	3	16	8	53	10	n/a	n/a	309
% Change	60.7	0.0	-12.5	-12.5	58.5	-100.0	n/a	n/a	48.9
ABSORBED									
Q4 2018	337	6	0	8	146	5	n/a	n/a	502
Q4 2017	419	6	14	13	77	4	n/a	n/a	533
% Change	-19.6	0.0	-100.0	-38.5	89.6	25.0	n/a	n/a	-5.8
Year-to-date 2018	1,441	20	46	38	361	353	n/a	n/a	2,259
Year-to-date 2017	1,400	28	56	35	272	71	n/a	n/a	1,862
% Change	2.9	-28.6	-17.9	8.6	32.7	**	n/a	n/a	21.3

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									
London City									
Q4 2018	174	0	24	1	154	0	56	3	412
Q4 2017	275	2	43	0	107	130	0	186	743
St. Thomas City									
Q4 2018	40	4	4	2	0	0	0	28	78
Q4 2017	37	4	12	0	0	0	6	26	85
Central Elgin									
Q4 2018	19	0	0	0	0	0	0	0	19
Q4 2017	32	0	0	0	0	0	0	0	32
Middlesex Centre									
Q4 2018	17	0	0	2	0	0	0	0	19
Q4 2017	29	0	0	1	0	0	0	0	30
Southwold TP									
Q4 2018	17	0	0	0	0	0	0	0	17
Q4 2017	18	0	0	0	0	0	0	0	18
Strathroy-Caradoc TP									
Q4 2018	34	0	0	0	0	0	0	0	34
Q4 2017	39	2	0	0	0	0	0	52	93
Thames Centre									
Q4 2018	6	0	0	2	0	0	0	0	8
Q4 2017	19	2	0	2	0	0	0	0	23
Adelaide-Metcalf TP									
Q4 2018	1	0	0	0	0	0	0	0	1
Q4 2017	5	0	0	0	0	0	0	0	5
London CMA									
Q4 2018	308	4	28	7	154	0	56	31	588
Q4 2017	454	10	55	3	107	130	6	264	1,029

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	
UNDER CONSTRUCTION									
London City									
Q4 2018	417	0	52	3	626	784	38	516	2,436
Q4 2017	570	0	47	4	537	923	32	1,239	3,352
St. Thomas City									
Q4 2018	68	18	10	2	0	0	0	46	144
Q4 2017	70	4	20	0	0	36	6	26	162
Central Elgin									
Q4 2018	52	0	0	4	0	0	0	0	56
Q4 2017	54	0	0	4	0	0	0	0	58
Middlesex Centre									
Q4 2018	40	0	0	4	0	0	0	0	44
Q4 2017	67	0	0	16	0	0	0	0	83
Southwold TP									
Q4 2018	21	0	0	0	0	0	0	0	21
Q4 2017	17	0	0	0	0	0	0	0	17
Strathroy-Caradoc TP									
Q4 2018	69	0	0	0	0	0	0	52	121
Q4 2017	73	2	0	0	0	0	24	83	182
Thames Centre									
Q4 2018	20	2	0	4	0	0	0	0	26
Q4 2017	37	4	0	8	0	0	0	0	49
Adelaide-Metcalf TP									
Q4 2018	5	0	0	0	0	0	0	0	5
Q4 2017	5	0	0	0	0	0	0	0	5
London CMA									
Q4 2018	692	20	62	17	626	784	38	614	2,853
Q4 2017	893	10	67	32	537	959	62	1,348	3,908

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									
London City									
Q4 2018	271	0	4	2	143	5	44	238	707
Q4 2017	304	2	4	8	72	0	23	0	413
St. Thomas City									
Q4 2018	46	6	0	0	0	0	0	0	52
Q4 2017	35	2	11	0	0	0	0	2	50
Central Elgin									
Q4 2018	26	0	0	0	0	0	0	0	26
Q4 2017	23	0	0	1	0	0	0	0	24
Middlesex Centre									
Q4 2018	22	0	0	5	3	0	0	0	30
Q4 2017	27	0	0	1	0	0	0	0	28
Southwold TP									
Q4 2018	10	0	0	0	0	0	0	0	10
Q4 2017	5	0	0	0	0	0	0	0	5
Strathroy-Caradoc TP									
Q4 2018	36	0	0	0	0	0	0	0	36
Q4 2017	59	0	0	0	0	0	26	0	85
Thames Centre									
Q4 2018	6	0	0	1	0	0	0	0	7
Q4 2017	12	0	0	7	0	0	0	0	19
Adelaide-Metcalf TP									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	3	0	0	0	0	0	0	0	3
London CMA									
Q4 2018	417	6	4	8	146	5	44	238	868
Q4 2017	468	4	15	17	72	0	49	2	627

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	
COMPLETED & NOT ABSORBED									
London City									
Q4 2018	270	1	12	3	81	0	n/a	n/a	367
Q4 2017	164	1	5	3	53	10	n/a	n/a	236
St. Thomas City									
Q4 2018	26	2	2	0	0	0	n/a	n/a	30
Q4 2017	19	2	11	0	0	0	n/a	n/a	32
Central Elgin									
Q4 2018	20	0	0	1	0	0	n/a	n/a	21
Q4 2017	14	0	0	2	0	0	n/a	n/a	16
Middlesex Centre									
Q4 2018	10	0	0	1	3	0	n/a	n/a	14
Q4 2017	7	0	0	0	0	0	n/a	n/a	7
Southwold TP									
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
Strathroy-Caradoc TP									
Q4 2018	19	0	0	0	0	0	n/a	n/a	19
Q4 2017	10	0	0	0	0	0	n/a	n/a	10
Thames Centre									
Q4 2018	5	0	0	2	0	0	n/a	n/a	7
Q4 2017	5	0	0	3	0	0	n/a	n/a	8
Adelaide-Metcalf TP									
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
London CMA									
Q4 2018	352	3	14	7	84	0	n/a	n/a	460
Q4 2017	219	3	16	8	53	10	n/a	n/a	309

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									
London City									
Q4 2018	188	0	0	0	146	5	n/a	n/a	339
Q4 2017	260	2	10	8	77	4	n/a	n/a	361
St. Thomas City									
Q4 2018	40	6	0	0	0	0	n/a	n/a	46
Q4 2017	30	4	4	0	0	0	n/a	n/a	38
Central Elgin									
Q4 2018	34	0	0	0	0	0	n/a	n/a	34
Q4 2017	24	0	0	0	0	0	n/a	n/a	24
Middlesex Centre									
Q4 2018	23	0	0	5	0	0	n/a	n/a	28
Q4 2017	29	0	0	1	0	0	n/a	n/a	30
Southwold TP									
Q4 2018	10	0	0	0	0	0	n/a	n/a	10
Q4 2017	5	0	0	0	0	0	n/a	n/a	5
Strathroy-Caradoc TP									
Q4 2018	35	0	0	0	0	0	n/a	n/a	35
Q4 2017	59	0	0	0	0	0	n/a	n/a	59
Thames Centre									
Q4 2018	7	0	0	3	0	0	n/a	n/a	10
Q4 2017	9	0	0	4	0	0	n/a	n/a	13
Adelaide-Metcalf TP									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	3	0	0	0	0	0	n/a	n/a	3
London CMA									
Q4 2018	337	6	0	8	146	5	n/a	n/a	502
Q4 2017	419	6	14	13	77	4	n/a	n/a	533

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

**Table 1.3: History of Housing Starts of London 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	1,394	30	39	21	545	222	56	372	2,679
% Change	-22.1	25.0	-58.1	-57.1	-9.8	-59.9	-13.8	-52.8	-32.5
2017	1,790	24	93	49	604	554	65	788	3,967
% Change	27.6	-40.0	45.3	133.3	127.1	27.4	-21.7	-1.0	27.3
2016	1,403	40	64	21	266	435	83	796	3,116
% Change	38.2	90.5	-26.4	-32.3	3.9	108.1	-16.2	106.2	48.1
2015	1,015	21	87	31	256	209	99	386	2,104
% Change	-0.9	-4.5	**	-65.9	-14.4	-19.3	62.3	80.4	6.1
2014	1,024	22	13	91	299	259	61	214	1,983
% Change	-4.1	0.0	-38.1	7.1	14.6	-24.9	n/a	-40.7	-8.3
2013	1,068	22	21	85	261	345	0	361	2,163
% Change	-4.8	-42.1	61.5	-22.7	85.1	-23.7	-100.0	7.1	-3.4
2012	1,122	38	13	110	141	452	27	337	2,240
% Change	3.6	**	-45.8	18.3	12.8	62.0	-3.6	**	28.1
2011	1,083	12	24	93	125	279	28	104	1,748
% Change	-18.9	-40.0	**	-26.2	-19.4	**	**	-74.3	-15.9
2010	1,335	20	3	126	155	28	7	405	2,079
% Change	40.5	100.0	-70.0	22.3	9.9	-84.6	-69.6	-45.9	-4.1
2009	950	10	10	103	141	182	23	749	2,168

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
London City	175	275	0	2	210	150	27	316	412	743	-44.5
St. Thomas City	42	37	4	6	4	16	28	26	78	85	-8.2
Central Elgin	19	32	0	0	0	0	0	0	19	32	-40.6
Middlesex Centre	19	30	0	0	0	0	0	0	19	30	-36.7
Southwold TP	17	18	0	0	0	0	0	0	17	18	-5.6
Strathroy-Caradoc TP	34	39	0	2	0	0	0	52	34	93	-63.4
Thames Centre	8	21	0	2	0	0	0	0	8	23	-65.2
Adelaide-Metcalf TP	1	5	0	0	0	0	0	0	1	5	-80.0
London CMA	315	457	4	12	214	166	55	394	588	1,029	-42.9

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
London City	798	1,137	2	2	601	683	566	1,227	1,967	3,049	-35.5
St. Thomas City	175	149	26	16	10	39	52	32	263	236	11.4
Central Elgin	101	108	0	0	0	0	0	0	101	108	-6.5
Middlesex Centre	85	137	0	0	3	0	0	0	88	137	-35.8
Southwold TP	38	36	0	0	0	0	0	0	38	36	5.6
Strathroy-Caradoc TP	162	185	2	2	0	37	0	83	164	307	-46.6
Thames Centre	54	81	2	6	0	0	0	0	56	87	-35.6
Adelaide-Metcalf TP	2	7	0	0	0	0	0	0	2	7	-71.4
London CMA	1,415	1,840	32	26	614	759	618	1,342	2,679	3,967	-32.5

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
London City	154	150	56	0	24	130	3	186
St. Thomas City	4	12	0	4	0	0	28	26
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	0	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	0	0	0	0	52
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalf TP	0	0	0	0	0	0	0	0
London CMA	158	162	56	4	24	130	31	264

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
London City	545	662	56	21	242	554	324	673
St. Thomas City	10	35	0	4	4	0	48	32
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	3	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	37	0	0	0	83
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalf TP	0	0	0	0	0	0	0	0
London CMA	558	697	56	62	246	554	372	788

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
London City	198	320	155	237	59	186	412	743
St. Thomas City	48	53	2	0	28	32	78	85
Central Elgin	19	32	0	0	0	0	19	32
Middlesex Centre	17	29	2	1	0	0	19	30
Southwold TP	17	18	0	0	0	0	17	18
Strathroy-Caradoc TP	34	41	0	0	0	52	34	93
Thames Centre	6	21	2	2	0	0	8	23
Adelaide-Metcalf TP	1	5	0	0	0	0	1	5
London CMA	340	519	161	240	87	270	588	1,029

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
London City	824	1,190	763	1,164	380	695	1,967	3,049
St. Thomas City	209	198	6	0	48	38	263	236
Central Elgin	101	102	0	6	0	0	101	108
Middlesex Centre	79	118	9	19	0	0	88	137
Southwold TP	38	36	0	0	0	0	38	36
Strathroy-Caradoc TP	164	187	0	0	0	120	164	307
Thames Centre	46	69	10	18	0	0	56	87
Adelaide-Metcalf TP	2	7	0	0	0	0	2	7
London CMA	1,463	1,907	788	1,207	428	853	2,679	3,967

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
London City	276	312	2	2	186	99	243	0	707	413	71.2
St. Thomas City	46	35	6	2	0	11	0	2	52	50	4.0
Central Elgin	26	24	0	0	0	0	0	0	26	24	8.3
Middlesex Centre	27	28	0	0	3	0	0	0	30	28	7.1
Southwold TP	10	5	0	0	0	0	0	0	10	5	100.0
Strathroy-Caradoc TP	36	59	0	0	0	26	0	0	36	85	-57.6
Thames Centre	7	19	0	0	0	0	0	0	7	19	-63.2
Adelaide-Metcalf TP	0	3	0	0	0	0	0	0	0	3	-100.0
London CMA	428	485	8	4	189	136	243	2	868	627	38.4

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
London City	951	931	2	2	527	323	1382	405	2862	1661	72.3
St. Thomas City	174	107	16	22	24	29	69	12	283	170	66.5
Central Elgin	103	96	0	0	0	0	0	0	103	96	7.3
Middlesex Centre	124	88	0	0	3	3	0	0	127	91	39.6
Southwold TP	33	25	0	0	0	0	0	0	33	25	32.0
Strathroy-Caradoc TP	165	157	4	4	24	58	31	31	224	250	-10.4
Thames Centre	75	53	4	8	0	0	0	0	79	61	29.5
Adelaide-Metcalf TP	2	3	0	0	0	0	0	0	2	3	-33.3
London CMA	1,627	1,460	26	36	578	413	1,482	448	3,713	2,357	57.5

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
London City	145	76	41	23	5	0	238	0
St. Thomas City	0	11	0	0	0	0	0	2
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	3	0	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	0	26	0	0	0	0
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalf TP	0	0	0	0	0	0	0	0
London CMA	148	87	41	49	5	0	238	2

**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
London City	411	257	116	66	339	31	1,043	374
St. Thomas City	20	19	4	10	4	2	65	10
Central Elgin	0	0	0	0	0	0	0	0
Middlesex Centre	3	3	0	0	0	0	0	0
Southwold TP	0	0	0	0	0	0	0	0
Strathroy-Caradoc TP	0	0	24	58	0	0	31	31
Thames Centre	0	0	0	0	0	0	0	0
Adelaide-Metcalf TP	0	0	0	0	0	0	0	0
London CMA	434	279	144	134	343	33	1,139	415

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
London City	275	310	150	80	282	23	707	413
St. Thomas City	52	48	0	0	0	2	52	50
Central Elgin	26	23	0	1	0	0	26	24
Middlesex Centre	22	27	8	1	0	0	30	28
Southwold TP	10	5	0	0	0	0	10	5
Strathroy-Caradoc TP	36	59	0	0	0	26	36	85
Thames Centre	6	12	1	7	0	0	7	19
Adelaide-Metcalf TP	0	3	0	0	0	0	0	3
London CMA	427	487	159	89	282	51	868	627

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
London City	962	949	735	270	1,165	442	2,862	1,661
St. Thomas City	208	150	4	0	71	20	283	170
Central Elgin	103	90	0	6	0	0	103	96
Middlesex Centre	107	81	20	10	0	0	127	91
Southwold TP	33	25	0	0	0	0	33	25
Strathroy-Caradoc TP	165	157	0	0	59	93	224	250
Thames Centre	65	51	14	10	0	0	79	61
Adelaide-Metcalf TP	2	3	0	0	0	0	2	3
London CMA	1,645	1,506	773	296	1,295	555	3,713	2,357

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 (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
London City													
Q4 2018	0	0.0	0	0.0	1	0.5	42	22.8	141	76.6	184	650,000	659,345
Q4 2017	3	1.1	5	1.9	7	2.7	84	32.1	163	62.2	262	550,000	594,462
Year-to-date 2018	0	0.0	12	1.5	18	2.2	194	23.9	588	72.4	812	600,000	629,224
Year-to-date 2017	6	0.7	78	8.7	65	7.3	318	35.6	427	47.8	894	500,000	536,395
St. Thomas City													
Q4 2018	0	0.0	0	0.0	2	5.1	21	53.8	16	41.0	39	475,000	497,876
Q4 2017	2	6.7	6	20.0	6	20.0	5	16.7	11	36.7	30	400,000	420,861
Year-to-date 2018	2	1.2	4	2.4	14	8.5	78	47.3	67	40.6	165	485,000	481,716
Year-to-date 2017	38	38.8	23	23.5	18	18.4	7	7.1	12	12.2	98	327,500	336,125
Central Elgin													
Q4 2018	0	0.0	1	3.7	2	7.4	10	37.0	14	51.9	27	515,000	532,238
Q4 2017	6	28.6	3	14.3	2	9.5	6	28.6	4	19.0	21	-	391,686
Year-to-date 2018	7	8.2	6	7.1	10	11.8	37	43.5	25	29.4	85	515,000	452,788
Year-to-date 2017	21	24.1	22	25.3	16	18.4	17	19.5	11	12.6	87	400,000	373,851
Middlesex Centre													
Q4 2018	0	0.0	0	0.0	0	0.0	3	15.0	17	85.0	20	615,000	604,416
Q4 2017	0	0.0	1	5.6	3	16.7	8	44.4	6	33.3	18	-	465,700
Year-to-date 2018	1	1.1	0	0.0	1	1.1	30	31.9	62	66.0	94	542,500	553,335
Year-to-date 2017	10	13.9	4	5.6	11	15.3	32	44.4	15	20.8	72	200,000	416,130
Southwold TP													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	587,500
Q4 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	3	13.6	2	9.1	17	77.3	22	-	528,889
Year-to-date 2017	0	0.0	1	4.5	2	9.1	11	50.0	8	36.4	22	-	-
Strathroy-Caradoc TP													
Q4 2018	0	0.0	1	3.6	0	0.0	15	53.6	12	42.9	28	480,000	482,358
Q4 2017	5	9.1	6	10.9	13	23.6	26	47.3	5	9.1	55	405,000	407,071
Year-to-date 2018	2	1.5	6	4.5	25	18.7	63	47.0	38	28.4	134	450,000	460,960
Year-to-date 2017	29	20.3	11	7.7	36	25.2	62	43.4	5	3.5	143	385,000	381,352
Thames Centre													
Q4 2018	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	523,200
Q4 2017	0	0.0	2	15.4	1	7.7	9	69.2	1	7.7	13	-	440,063
Year-to-date 2018	1	1.5	3	4.4	6	8.8	26	38.2	32	47.1	68	442,500	496,343
Year-to-date 2017	1	1.9	13	24.1	11	20.4	24	44.4	5	9.3	54	-	465,599
Adelaide-Metcalf TP													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
London CMA													
Q4 2018	0	0.0	2	0.6	5	1.6	93	29.9	211	67.8	311	575,000	603,078
Q4 2017	17	4.2	23	5.7	32	7.9	141	34.9	191	47.3	404	490,000	534,520
Year-to-date 2018	13	0.9	31	2.2	77	5.6	430	31.2	829	60.1	1,380	540,000	571,421
Year-to-date 2017	106	7.7	152	11.1	159	11.6	471	34.4	483	35.2	1,371	455,000	485,801

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
London City	659,345	594,462	10.9	629,224	536,395	17.3
St. Thomas City	497,876	420,861	18.3	481,716	336,125	43.3
Central Elgin	532,238	391,686	35.9	452,788	373,851	21.1
Middlesex Centre	604,416	465,700	29.8	553,335	416,130	33.0
Southwold TP	587,500	-	n/a	528,889	-	n/a
Strathroy-Caradoc TP	482,358	407,071	18.5	460,960	381,352	20.9
Thames Centre	523,200	440,063	18.9	496,343	465,599	6.6
Adelaide-Metcalf TP	-	-	n/a	-	-	n/a
London CMA	603,078	534,520	12.8	571,421	485,801	17.6

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for London

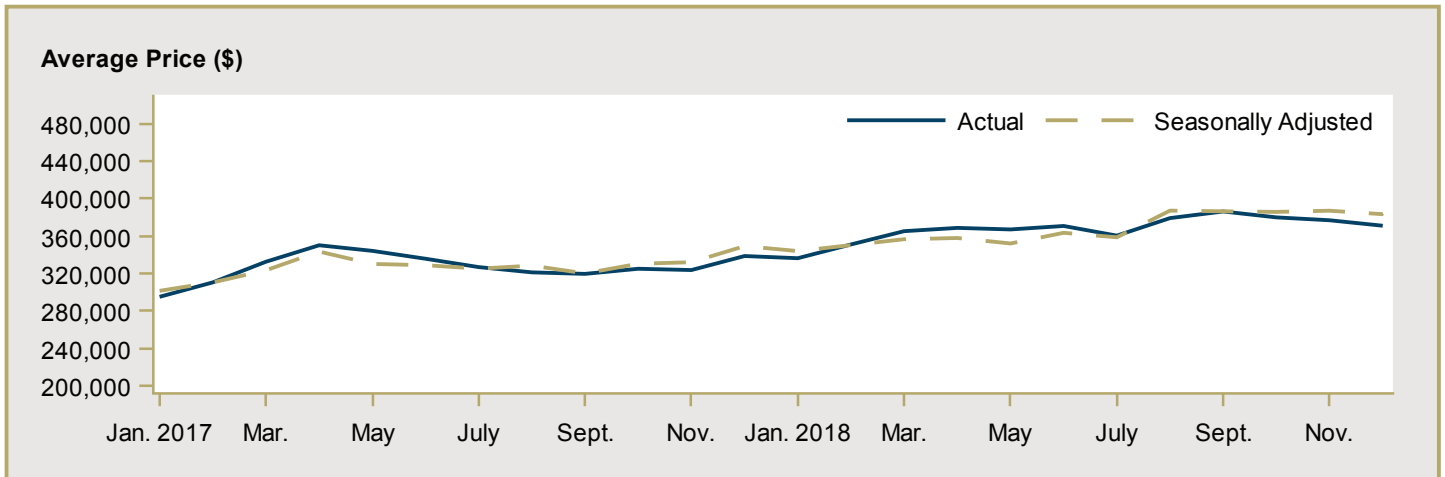


Figure 5.2: MLS® Residential Sales for London

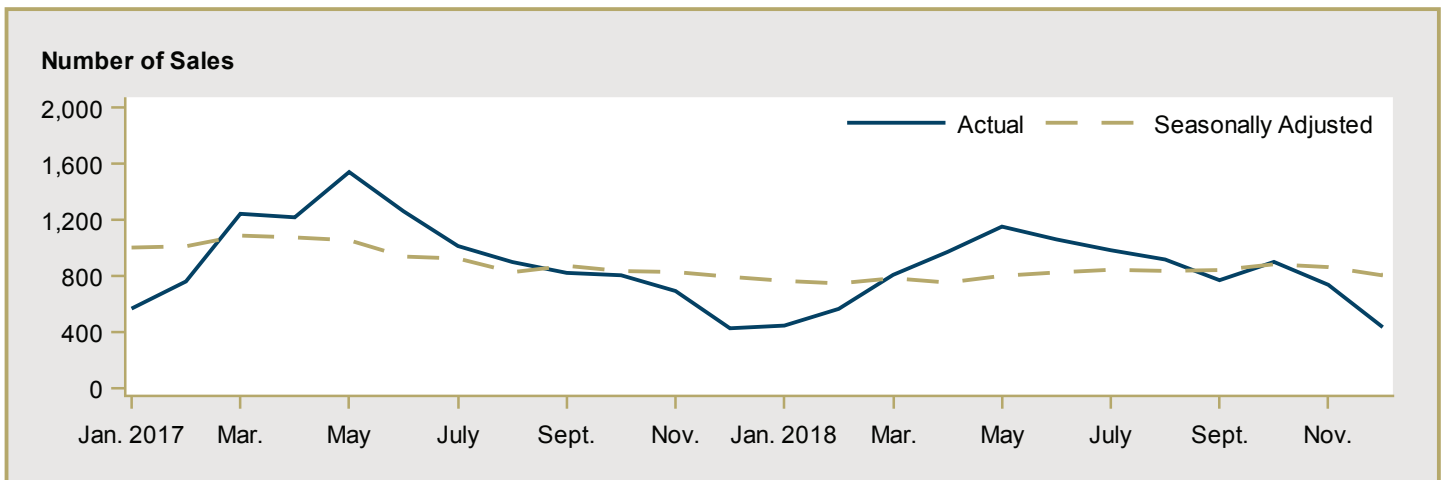
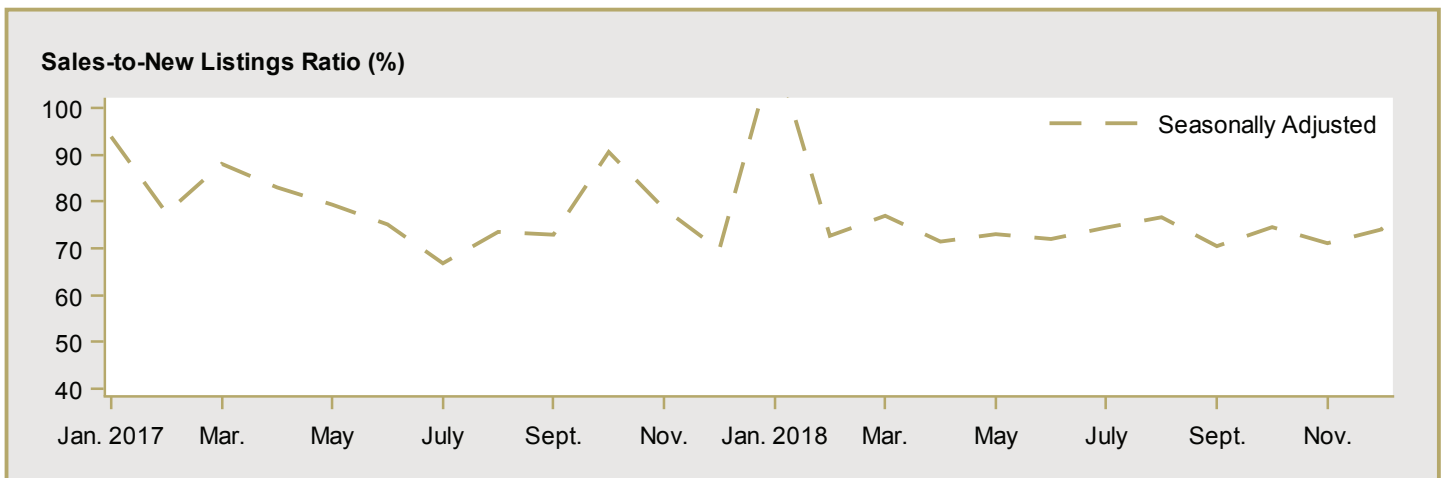


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for London



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, London CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	London 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	100.9	130.8	241.5	6.9	60.5	869
	February	561	3.14	4.64	101.0	131.2	245.0	6.2	60.9	851
	March	561	3.14	4.64	101.2	131.4	249.5	6.0	61.8	860
	April	561	3.14	4.64	103.2	132.0	251.1	5.7	62.0	860
	May	561	3.14	4.64	104.7	131.9	250.7	6.1	62.1	880
	June	561	3.14	4.64	104.6	132.1	248.8	5.9	61.4	880
	July	573	3.14	4.84	105.5	131.9	247.4	5.6	60.8	878
	August	573	3.14	4.84	106.6	131.8	243.2	5.4	59.5	877
	September	575	3.09	4.89	106.8	132.3	241.5	5.4	59.0	871
	October	581	3.24	4.99	106.8	132.3	240.7	6.1	59.2	865
	November	581	3.24	4.99	107.2	132.7	244.0	6.1	59.9	867
	December	581	3.24	4.99	107.3	132.0	244.4	6.2	60.0	873
2018	January	590	3.34	5.14	107.8	133.2	244.3	6.5	60.1	886
	February	590	3.34	5.14	108.2	134.0	246.2	6.7	60.6	897
	March	590	3.34	5.14	109.0	134.6	248.3	6.3	60.8	905
	April	590	3.34	5.14	109.2	134.8	252.1	5.7	61.2	911
	May	601	3.49	5.34	109.5	134.9	253.5	5.3	61.2	908
	June	601	3.49	5.34	109.6	135.3	254.7	5.5	61.5	913
	July	601	3.49	5.34	110.1	136.0	255.4	5.4	61.5	913
	August	601	3.49	5.34	110.4	135.9	256.0	5.2	61.4	918
	September	601	3.49	5.34	110.9	135.2	256.6	5.2	61.4	926
	October	601	3.64	5.34	111.0	135.6	256.3	4.9	61.1	941
	November	601	3.64	5.34	111.1	135.1	253.4	4.8	60.3	945
	December	601	3.64	5.34		135.0	252.2	5.0	60.0	931

"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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