

# HOUSING NOW TABLES

## Greater Sudbury 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](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)								
Fourth Quarter 2018								
Greater Sudbury CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	130	136	178	108	117	132	143	137
Multiples	65	53	-	24	48	86	74	60
Total	195	189	178	132	165	218	217	197
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	120	126	33	36	9.1%	130	136	4.6%
Multiples	96	24	14	6	-57.1%	65	53	-18.5%
Total	216	150	47	42	-10.6%	195	189	-3.1%

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

**Table 1.1: Housing Activity Summary of Greater Sudbury 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	36	6	0	0	0	0	0	0	42
Q4 2017	33	8	0	0	0	0	2	4	47
% Change	9.1	-25.0	n/a	n/a	n/a	n/a	-100.0	-100.0	-10.6
Year-to-date 2018	136	29	6	0	0	0	15	3	189
Year-to-date 2017	130	12	4	0	0	0	29	20	195
% Change	4.6	141.7	50.0	n/a	n/a	n/a	-48.3	-85.0	-3.1
UNDER CONSTRUCTION									
Q4 2018	77	18	6	0	0	0	10	75	186
Q4 2017	66	18	4	0	0	0	6	81	175
% Change	16.7	0.0	50.0	n/a	n/a	n/a	66.7	-7.4	6.3
COMPLETIONS									
Q4 2018	49	12	0	0	0	0	10	3	74
Q4 2017	51	4	0	0	29	0	19	26	129
% Change	-3.9	200.0	n/a	n/a	-100.0	n/a	-47.4	-88.5	-42.6
Year-to-date 2018	123	28	0	0	0	0	17	9	177
Year-to-date 2017	153	10	0	0	38	0	52	72	325
% Change	-19.6	180.0	n/a	n/a	-100.0	n/a	-67.3	-87.5	-45.5
COMPLETED & NOT ABSORBED									
Q4 2018	11	5	0	0	0	0	n/a	n/a	16
Q4 2017	20	4	0	0	5	0	n/a	n/a	29
% Change	-45.0	25.0	n/a	n/a	-100.0	n/a	n/a	n/a	-44.8
ABSORBED									
Q4 2018	52	8	0	0	0	0	n/a	n/a	60
Q4 2017	43	2	0	0	24	0	n/a	n/a	69
% Change	20.9	**	n/a	n/a	-100.0	n/a	n/a	n/a	-13.0
Year-to-date 2018	132	27	0	0	5	0	n/a	n/a	164
Year-to-date 2017	151	12	0	0	33	0	n/a	n/a	196
% Change	-12.6	125.0	n/a	n/a	-84.8	n/a	n/a	n/a	-16.3

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									
Greater Sudbury CMA									
Q4 2018	36	6	0	0	0	0	0	0	42
Q4 2017	33	8	0	0	0	0	2	4	47
North Bay									
Q4 2018	12	0	0	0	0	0	0	0	12
Q4 2017	24	0	0	0	0	0	0	0	40
Sault Ste. Marie									
Q4 2018	3	0	0	0	0	0	0	8	11
Q4 2017	17	0	0	0	0	0	0	0	17
Timmins									
Q4 2018	2	2	0	0	0	0	0	0	4
Q4 2017	3	0	0	0	0	0	0	0	3
Elliot Lake									
Q4 2018	3	0	0	0	0	0	0	0	3
Q4 2017	2	0	0	0	0	0	0	0	2
Temiskaming Shores									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q4 2018	8	4	0	0	0	0	0	0	12
Q4 2017	12	4	0	0	0	0	0	0	16
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q4 2018	77	18	6	0	0	0	10	75	186
Q4 2017	66	18	4	0	0	0	6	81	175
North Bay									
Q4 2018	93	2	0	0	0	0	0	64	175
Q4 2017	90	6	0	0	0	0	0	9	129
Sault Ste. Marie									
Q4 2018	22	0	10	0	2	0	0	8	42
Q4 2017	40	4	6	0	0	0	0	0	50
Timmins									
Q4 2018	3	0	0	0	0	0	0	24	27
Q4 2017	3	0	3	0	0	0	0	0	6
Elliot Lake									
Q4 2018	2	0	0	0	0	0	0	0	2
Q4 2017	3	0	0	0	0	0	0	0	3
Temiskaming Shores									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q4 2018	6	2	0	0	12	0	0	0	20
Q4 2017	12	10	0	0	12	0	0	0	34

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									
Greater Sudbury CMA									
Q4 2018	49	12	0	0	0	0	10	3	74
Q4 2017	51	4	0	0	29	0	19	26	129
North Bay									
Q4 2018	5	0	0	0	0	0	0	0	5
Q4 2017	7	0	0	0	0	0	6	0	13
Sault Ste. Marie									
Q4 2018	7	0	3	0	0	0	3	0	13
Q4 2017	11	0	0	0	0	0	2	0	13
Timmins									
Q4 2018	5	4	0	0	0	0	0	0	9
Q4 2017	6	0	0	0	0	0	0	18	24
Elliot Lake									
Q4 2018	1	0	0	0	0	0	0	0	1
Q4 2017	2	0	0	0	0	0	0	0	2
Temiskaming Shores									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	0	0	0	0	0	0	0	0	0
West Nipissing									
Q4 2018	8	4	0	0	0	0	0	0	12
Q4 2017	8	4	0	0	0	0	0	0	12
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q4 2018	11	5	0	0	0	0	n/a	n/a	16
Q4 2017	20	4	0	0	5	0	n/a	n/a	29
North Bay									
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
Sault Ste. Marie									
Q4 2018	4	0	2	0	0	0	n/a	n/a	6
Q4 2017	3	1	0	0	0	0	n/a	n/a	4
Timmins									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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									
Greater Sudbury CMA									
Q4 2018	52	8	0	0	0	0	n/a	n/a	60
Q4 2017	43	2	0	0	24	0	n/a	n/a	69
North Bay									
Q4 2018	5	0	0	0	0	0	n/a	n/a	5
Q4 2017	8	0	0	0	0	0	n/a	n/a	8
Sault Ste. Marie									
Q4 2018	6	0	4	0	0	0	n/a	n/a	10
Q4 2017	11	2	3	0	0	0	n/a	n/a	16
Timmins									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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



**Table 1.3: History of Housing Starts**  
**Greater Sudbury 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	136	29	6	0	0	0	15	3	189
% Change	4.6	141.7	50.0	n/a	n/a	n/a	-48.3	-85.0	-3.1
2017	130	12	4	0	0	0	29	20	195
% Change	-17.7	0.0	n/a	n/a	-100.0	n/a	-17.1	-71.4	-32.5
2016	158	12	0	0	14	0	35	70	289
% Change	3.9	-57.1	-100.0	n/a	-56.3	n/a	**	**	17.0
2015	152	28	8	0	32	0	6	21	247
% Change	-11.6	-12.5	14.3	n/a	n/a	n/a	-83.8	-8.7	-8.9
2014	172	32	7	0	0	0	37	23	271
% Change	-17.3	14.3	75.0	n/a	n/a	n/a	**	-87.5	-37.1
2013	208	28	4	0	0	0	7	184	431
% Change	-29.3	-41.7	n/a	n/a	-100.0	-100.0	-50.0	38.3	-19.6
2012	294	48	0	0	15	32	14	133	536
% Change	-8.4	20.0	n/a	n/a	-25.0	**	-58.8	-18.4	-9.9
2011	321	40	0	0	20	8	34	163	595
% Change	-13.0	**	n/a	n/a	n/a	-46.7	36.0	0.6	3.5
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450

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
<b>Greater Sudbury CMA</b>	36	33	6	10	0	0	0	4	42	47	-10.6
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	6	7	0	4	0	0	0	0	6	11	-45.5
Onaping Falls Town	1	0	0	0	0	0	0	0	1	0	n/a
Rayside-Balfour Town	3	7	0	2	0	0	0	0	3	9	-66.7
Sudbury City	14	17	6	4	0	0	0	0	20	21	-4.8
Valley East Town	4	2	0	0	0	0	0	4	4	6	-33.3
Walden Town	7	0	0	0	0	0	0	0	7	0	n/a
North Bay	12	24	0	0	0	16	0	0	12	40	-70.0
Sault Ste. Marie	3	17	0	0	0	0	8	0	11	17	-35.3
Timmins	2	3	2	0	0	0	0	0	4	3	33.3
Elliot Lake	3	2	0	0	0	0	0	0	3	2	50.0
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	8	12	4	4	0	0	0	0	12	16	-25.0

**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
<b>Greater Sudbury CMA</b>	136	130	32	18	16	27	5	20	189	195	-3.1
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	20	12	0	4	4	0	0	0	24	16	50.0
Onaping Falls Town	3	6	0	0	0	0	0	0	3	6	-50.0
Rayside-Balfour Town	16	18	4	4	4	4	0	0	24	26	-7.7
Sudbury City	58	65	24	6	4	19	5	8	91	98	-7.1
Valley East Town	22	23	4	4	4	4	0	12	30	43	-30.2
Walden Town	16	6	0	0	0	0	0	0	16	6	166.7
North Bay	61	71	0	4	0	24	55	0	116	99	17.2
Sault Ste. Marie	30	50	2	6	13	6	8	0	53	62	-14.5
Timmins	11	14	4	2	0	3	24	8	39	27	44.4
Elliot Lake	3	6	0	0	0	0	0	0	3	6	-50.0
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	17	29	6	12	0	12	0	0	23	53	-56.6

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
<b>Greater Sudbury CMA</b>	0	0	0	0	0	0	0	4
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	8	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	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
<b>Greater Sudbury CMA</b>	4	4	12	23	2	0	3	20
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	4	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	4	0	0	4	0	0	0	0
Sudbury City	0	4	4	15	2	0	3	8
Valley East Town	0	0	4	4	0	0	0	12
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	55	0
Sault Ste. Marie	13	6	0	0	0	0	8	0
Timmins	0	3	0	0	0	0	24	8
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	12	0	0	0	0	0	0

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
<b>Greater Sudbury CMA</b>	42	41	0	0	0	6	42	47
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	6	9	0	0	0	2	6	11
Onaping Falls Town	1	0	0	0	0	0	1	0
Rayside-Balfour Town	3	9	0	0	0	0	3	9
Sudbury City	20	21	0	0	0	0	20	21
Valley East Town	4	2	0	0	0	4	4	6
Walden Town	7	0	0	0	0	0	7	0
North Bay	12	24	0	0	0	0	12	40
Sault Ste. Marie	3	17	0	0	8	0	11	17
Timmins	4	3	0	0	0	0	4	3
Elliot Lake	3	2	0	0	0	0	3	2
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	12	16	0	0	0	0	12	16

**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
<b>Greater Sudbury CMA</b>	171	146	0	0	18	49	189	195
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	20	14	0	0	4	2	24	16
Onaping Falls Town	3	6	0	0	0	0	3	6
Rayside-Balfour Town	24	22	0	0	0	4	24	26
Sudbury City	82	75	0	0	9	23	91	98
Valley East Town	25	23	0	0	5	20	30	43
Walden Town	16	6	0	0	0	0	16	6
North Bay	61	75	0	0	55	0	116	99
Sault Ste. Marie	43	62	2	0	8	0	53	62
Timmins	15	19	0	0	24	8	39	27
Elliot Lake	3	6	0	0	0	0	3	6
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	23	41	0	12	0	0	23	53

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
<b>Greater Sudbury CMA</b>	49	51	14	8	8	44	3	26	74	129	-42.6
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	4	5	2	2	0	0	0	0	6	7	-14.3
Onaping Falls Town	2	3	0	0	0	0	0	0	2	3	-33.3
Rayside-Balfour Town	8	5	4	0	0	0	0	0	12	5	140.0
Sudbury City	23	23	4	2	0	44	3	24	30	93	-67.7
Valley East Town	5	13	4	4	8	0	0	2	17	19	-10.5
Walden Town	7	2	0	0	0	0	0	0	7	2	**
North Bay	5	7	0	2	0	4	0	0	5	13	-61.5
Sault Ste. Marie	7	11	0	2	6	0	0	0	13	13	0.0
Timmins	5	6	4	0	0	0	0	18	9	24	-62.5
Elliot Lake	1	2	0	0	0	0	0	0	1	2	-50.0
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	8	8	4	4	0	0	0	0	12	12	0.0

**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
<b>Greater Sudbury CMA</b>	123	153	33	20	12	80	9	72	177	325	-45.5
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	11	9	4	2	0	3	0	0	15	14	7.1
Onaping Falls Town	4	6	0	0	0	0	0	0	4	6	-33.3
Rayside-Balfour Town	20	18	8	4	0	4	0	0	28	26	7.7
Sudbury City	61	77	16	8	4	61	5	27	86	173	-50.3
Valley East Town	17	35	5	6	8	12	4	22	34	75	-54.7
Walden Town	10	8	0	0	0	0	0	23	10	31	-67.7
North Bay	56	41	4	8	8	4	0	0	68	53	28.3
Sault Ste. Marie	48	43	4	8	9	14	0	103	61	168	-63.7
Timmins	11	16	4	2	3	0	0	18	18	36	-50.0
Elliot Lake	4	3	0	0	0	0	0	0	4	3	33.3
Temiskaming Shores	0	0	0	0	0	0	0	0	0	0	n/a
West Nipissing	23	23	14	4	0	0	0	0	37	27	37.0

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
<b>Greater Sudbury CMA</b>	0	29	8	15	0	0	3	26
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	29	0	15	0	0	3	24
Valley East Town	0	0	8	0	0	0	0	2
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	4	0	0	0	0
Sault Ste. Marie	3	0	3	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	18
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	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
<b>Greater Sudbury CMA</b>	0	38	12	42	0	0	9	72
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	3	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	0	0
Sudbury City	0	38	4	23	0	0	5	27
Valley East Town	0	0	8	12	0	0	4	22
Walden Town	0	0	0	0	0	0	0	23
North Bay	0	0	0	4	0	0	0	0
Sault Ste. Marie	6	0	3	14	0	0	0	103
Timmins	3	0	0	0	0	0	0	18
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

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
<b>Greater Sudbury CMA</b>	61	55	0	29	13	45	74	129
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	6	7	0	0	0	0	6	7
Onaping Falls Town	2	3	0	0	0	0	2	3
Rayside-Balfour Town	12	5	0	0	0	0	12	5
Sudbury City	27	25	0	29	3	39	30	93
Valley East Town	7	13	0	0	10	6	17	19
Walden Town	7	2	0	0	0	0	7	2
North Bay	5	7	0	0	0	6	5	13
Sault Ste. Marie	10	11	0	0	3	2	13	13
Timmins	9	6	0	0	0	18	9	24
Elliot Lake	1	2	0	0	0	0	1	2
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	12	12	0	0	0	0	12	12

**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
<b>Greater Sudbury CMA</b>	151	163	0	38	26	124	177	325
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	13	11	0	0	2	3	15	14
Onaping Falls Town	4	6	0	0	0	0	4	6
Rayside-Balfour Town	28	20	0	0	0	6	28	26
Sudbury City	77	83	0	38	9	52	86	173
Valley East Town	19	35	0	0	15	40	34	75
Walden Town	10	8	0	0	0	23	10	31
North Bay	58	45	0	0	2	8	68	53
Sault Ste. Marie	58	49	0	0	3	119	61	168
Timmins	18	18	0	0	0	18	18	36
Elliot Lake	4	3	0	0	0	0	4	3
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	37	27	0	0	0	0	37	27

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 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q4 2018	0	0.0	1	5.0	3	15.0	7	35.0	9	45.0	20	-	482,000
Q4 2017	0	0.0	0	0.0	0	0.0	4	20.0	16	80.0	20	-	600,992
Year-to-date 2018	0	0.0	3	5.0	10	16.7	13	21.7	34	56.7	60	-	500,252
Year-to-date 2017	0	0.0	3	3.7	14	17.3	11	13.6	53	65.4	81	505,000	524,800
North Bay													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	12.5	4	50.0	1	12.5	0	0.0	2	25.0	8	-	-
Sault Ste. Marie													
Q4 2018	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
Q4 2017	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2018	1	7.1	0	0.0	5	35.7	2	14.3	6	42.9	14	-	447,450
Year-to-date 2017	5	62.5	0	0.0	1	12.5	1	12.5	1	12.5	8	-	-

Source: CMHC (Market Absorption Survey)

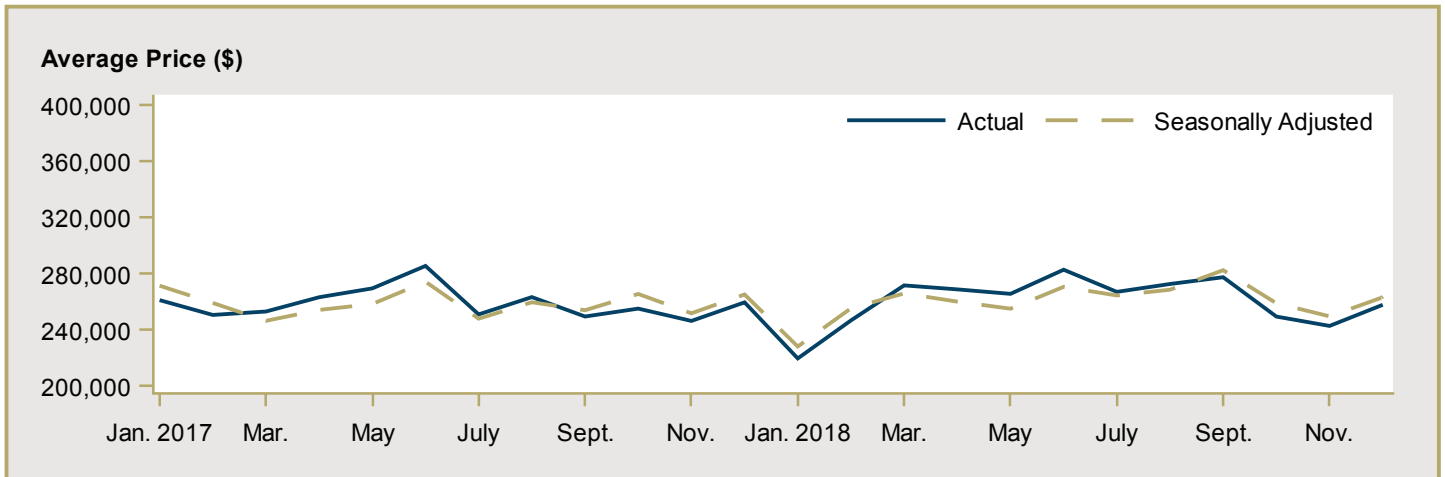


**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Fourth Quarter 2018**

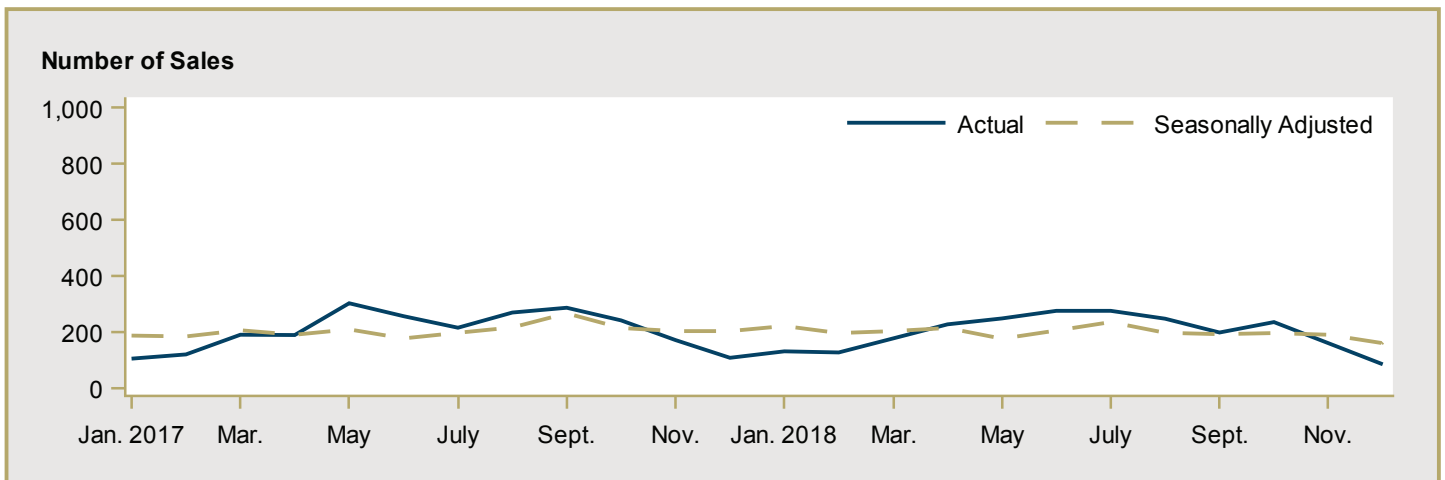
Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
Greater Sudbury CMA	482,000	600,992	-19.8	500,252	524,800	-4.7
North Bay	-	-	n/a	-	-	n/a
Sault Ste. Marie	-	-	n/a	447,450	-	n/a

Source: CMHC (Market Absorption Survey)

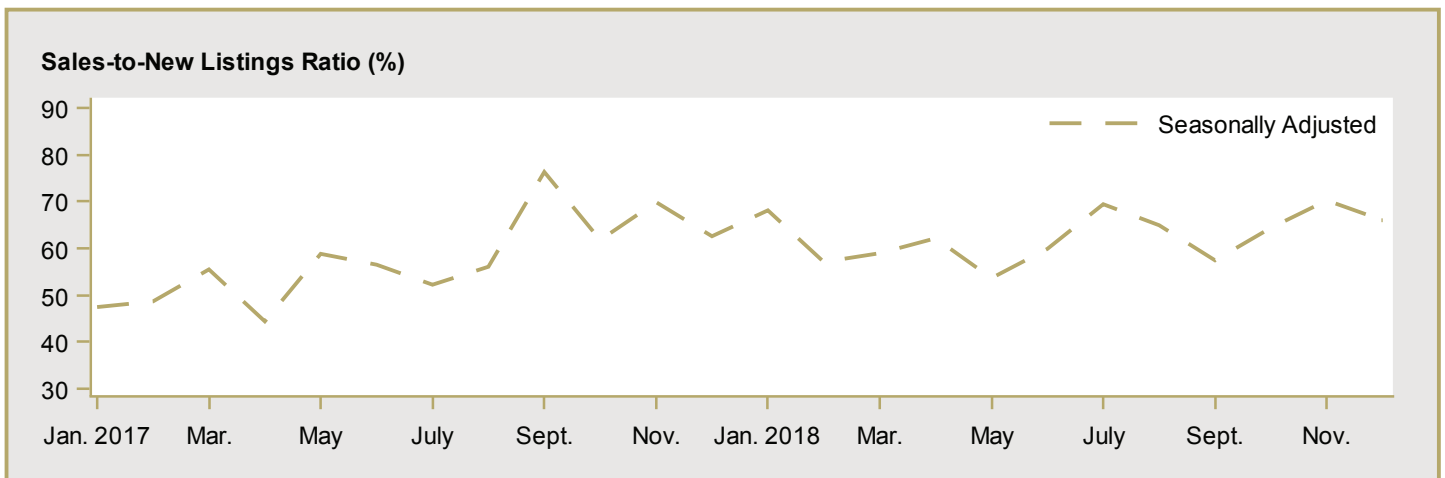
**Figure 5.1a: MLS® Residential Average Price for Greater Sudbury**



**Figure 5.2a: MLS® Residential Sales for Greater Sudbury**



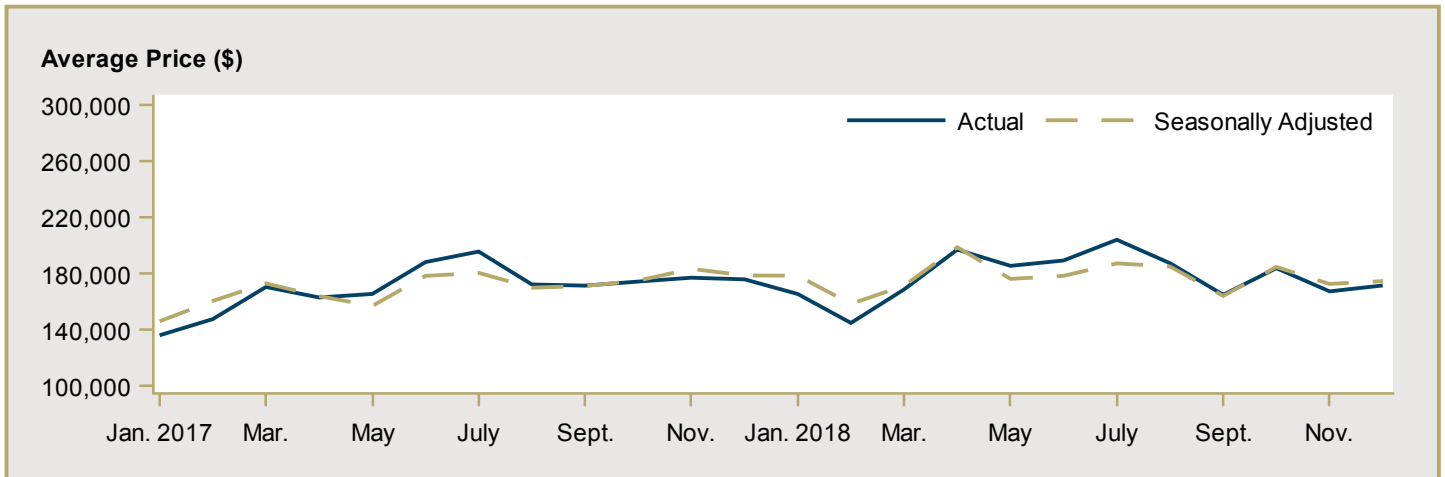
**Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Greater Sudbury**



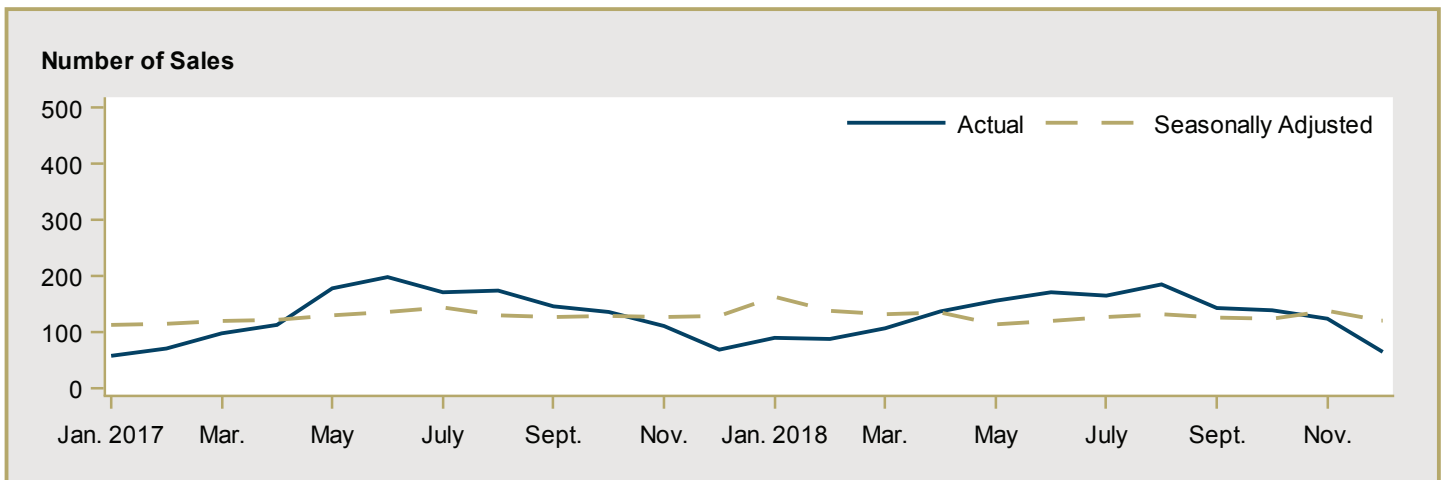
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Source: CREA /Haver Analytics

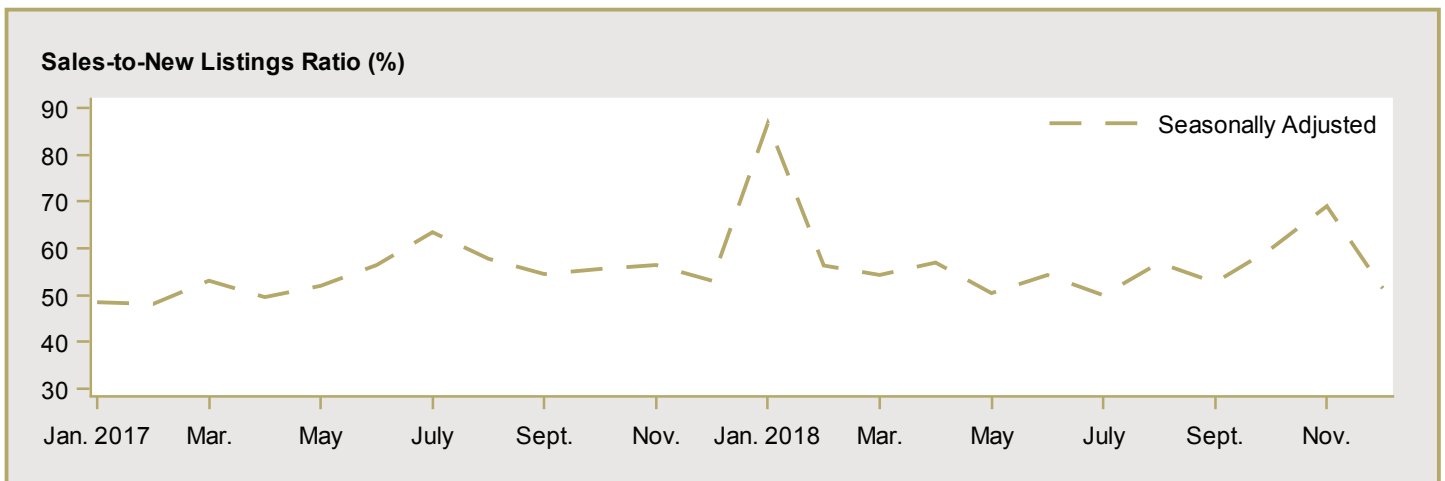
**Figure 5.1b: MLS® Residential Average Price for Sault Ste. Marie**



**Figure 5.2b: MLS® Residential Sales for Sault Ste. Marie**



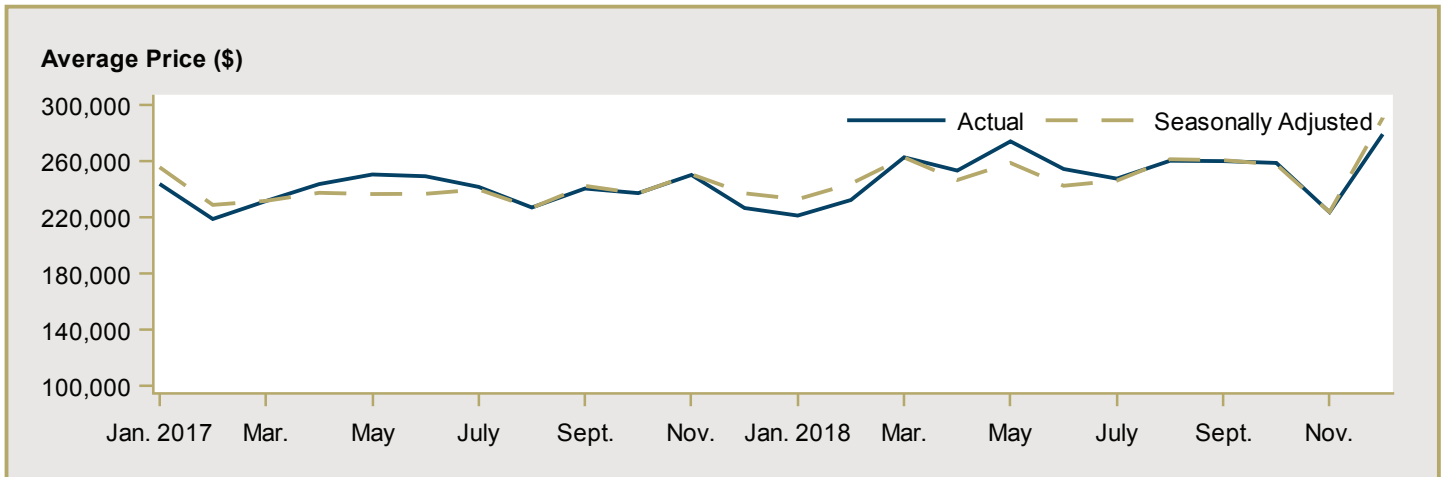
**Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Sault Ste. Marie**



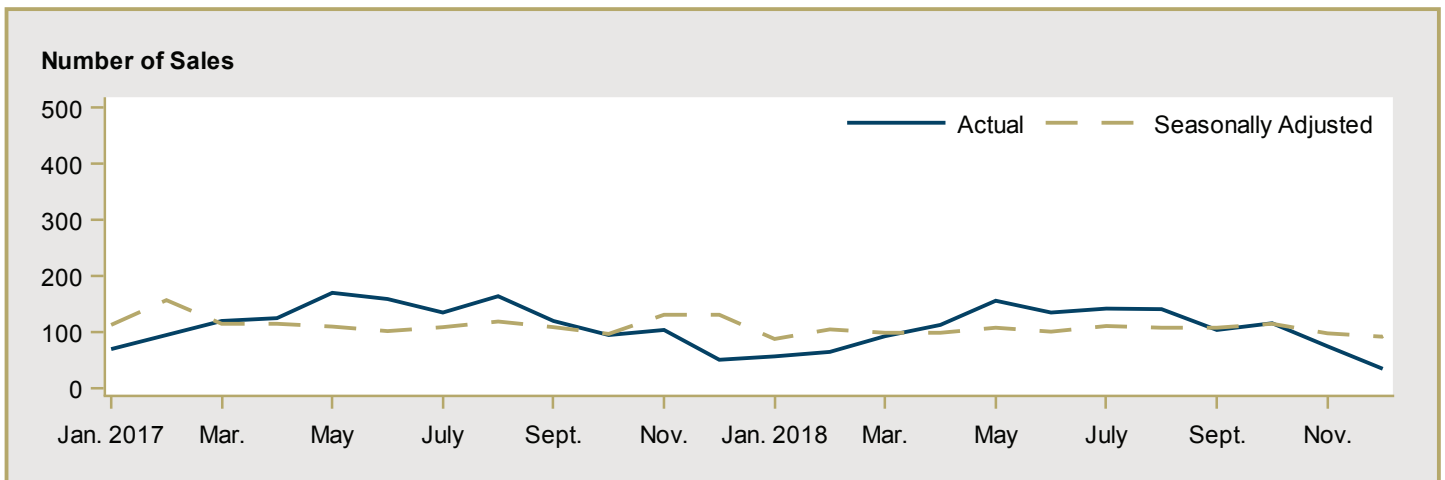
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA /Haver Analytics

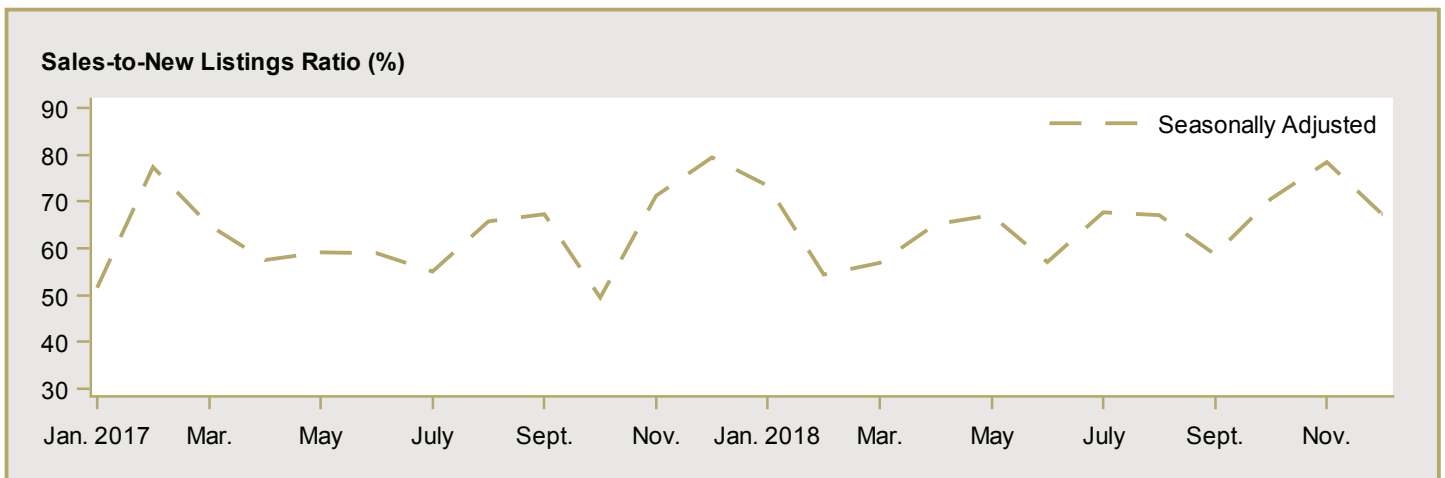
**Figure 5.1c: MLS® Residential Average Price for North Bay**



**Figure 5.2c: MLS® Residential Sales for North Bay**



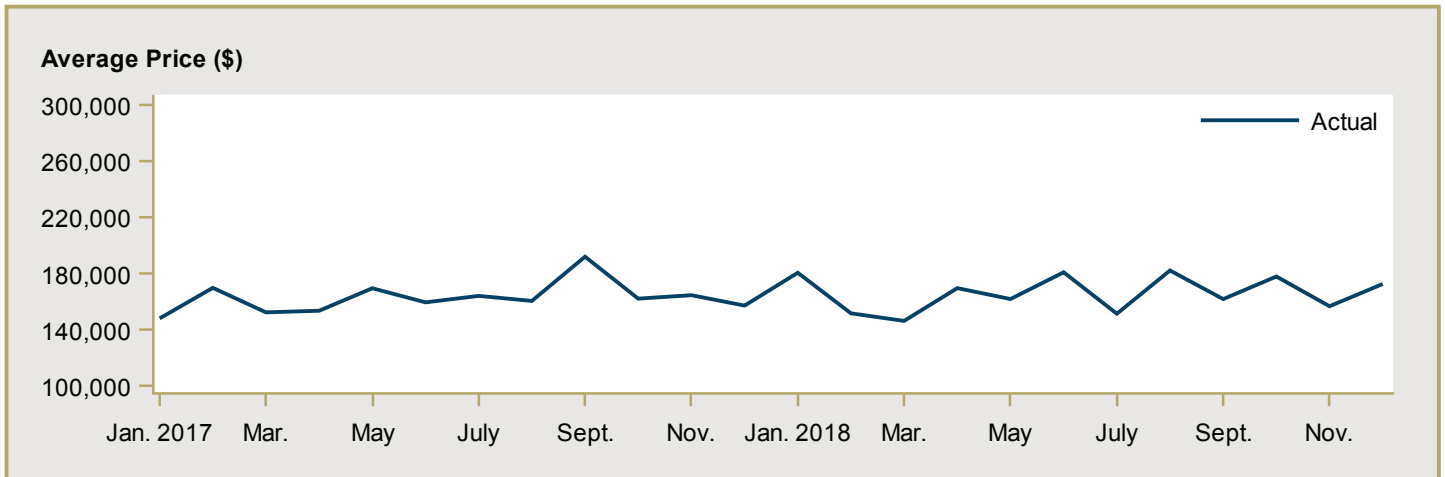
**Figure 5.3c: MLS® Residential Sales- to- New Listings Ratio for North Bay**



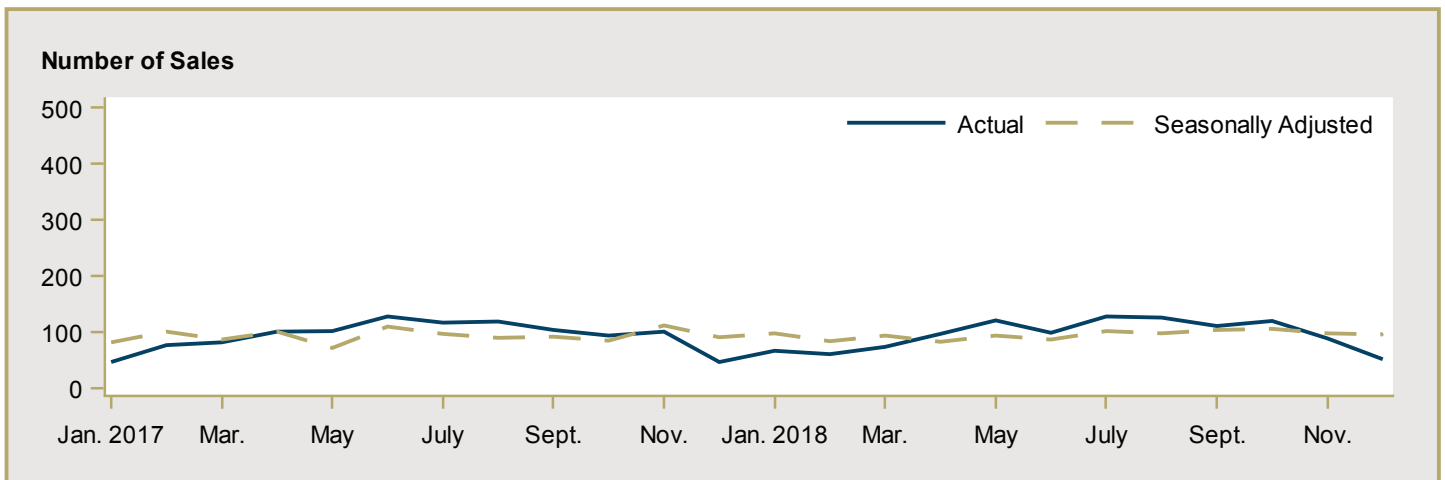
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA /Haver Analytics

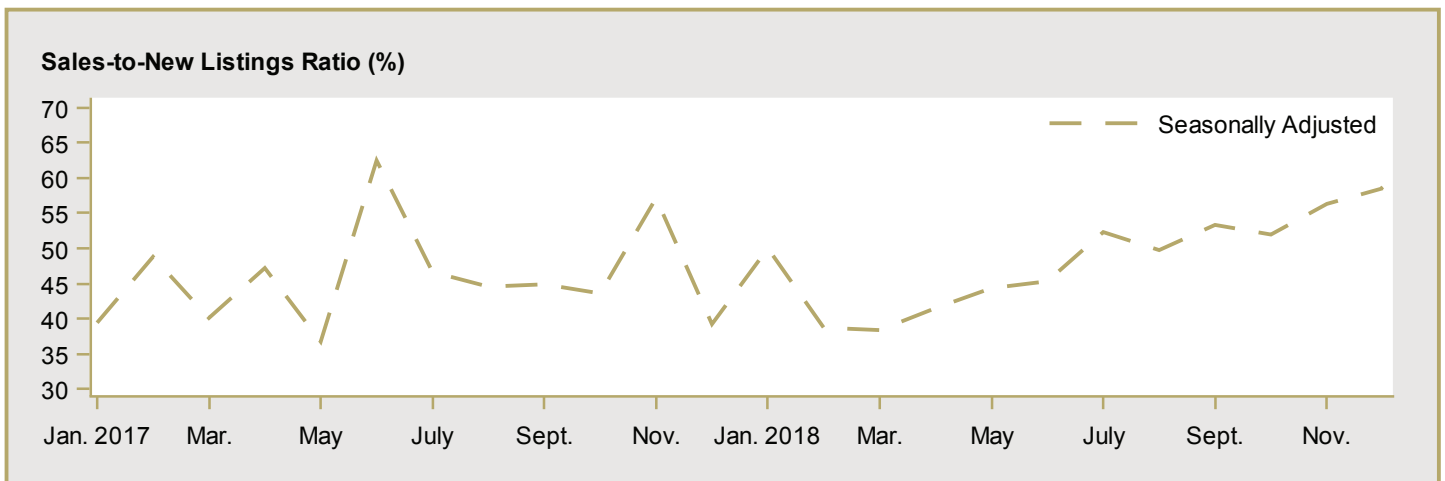
**Figure 5.1d: MLS® Residential Average Price for Timmins**



**Figure 5.2d: MLS® Residential Sales for Timmins**



**Figure 5.3d: MLS® Residential Sales-to- New Listings Ratio for Timmins**



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

Source: CREA /Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

**Table 6: Economic Indicators**  
**Fourth Quarter 2018**

		Interest Rates			NHPI, Total Greater Sudbury 2016.12 =100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	99.20	130.80	81.8	7.8	63.2	942
	February	561	3.14	4.64	99.40	131.20	81.7	7.7	63.1	940
	March	561	3.14	4.64	99.60	131.40	81.1	7.3	62.4	947
	April	561	3.14	4.64	99.60	132.00	80.5	6.7	61.4	951
	May	561	3.14	4.64	99.60	131.90	80.2	6.5	61.2	951
	June	561	3.14	4.64	99.60	132.10	81.0	6.6	61.8	951
	July	573	3.14	4.84	99.60	131.90	81.5	6.7	62.2	947
	August	573	3.14	4.84	99.60	131.80	81.4	6.3	61.9	951
	September	575	3.09	4.89	99.60	132.30	81.4	6.0	61.6	951
	October	581	3.24	4.99	99.80	132.30	81.6	6.1	61.9	959
	November	581	3.24	4.99	99.80	132.70	81.8	6.4	62.1	950
	December	581	3.24	4.99	99.80	132.00	80.9	6.8	61.7	954
2018	January	590	3.34	5.14	99.80	133.20	80.2	6.8	61.1	966
	February	590	3.34	5.14	99.80	134.00	79.6	6.7	60.6	992
	March	590	3.34	5.14	100.00	134.60	80.1	6.8	61.0	1,002
	April	590	3.34	5.14	100.00	134.80	80.2	7.2	61.3	1,006
	May	601	3.49	5.34	100.20	134.90	80.3	7.0	61.3	1,008
	June	601	3.49	5.34	100.60	135.30	80.5	6.8	61.4	1,026
	July	601	3.49	5.34	100.60	136.00	80.4	6.6	61.2	1,036
	August	601	3.49	5.34	100.90	135.90	80.4	6.7	61.2	1,037
	September	601	3.49	5.34	100.90	135.20	80.9	6.4	61.3	1,026
	October	601	3.64	5.34	100.90	135.60	81.7	6.0	61.7	1,023
	November	601	3.64	5.34	100.90	135.10	82.5	6.3	62.3	1,033
	December	601	3.64	5.34		135.00	82.9	6.3	62.8	1,046

"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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