

# HOUSING NOW TABLES

## Windsor 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).

# 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 I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2018								
Windsor 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	760	583	582	638	686	591	599	622
Multiples	427	369	336	984	96	414	506	476
Total	1,187	952	918	1,622	782	1,005	1,105	1,098
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	609	619	132	144	9.1%	760	583	-23.3%
Multiples	447	469	152	118	-22.4%	427	369	-13.6%
Total	1,056	1,088	284	262	-7.7%	1,187	952	-19.8%

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 Windsor 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	144	20	25	0	0	69	0	4	262
Q4 2017	132	44	66	0	0	4	0	38	284
% Change	9.1	-54.5	-62.1	n/a	n/a	**	n/a	-89.5	-7.7
Year-to-date 2018	583	90	139	0	28	99	0	13	952
Year-to-date 2017	760	178	188	0	0	6	0	55	1,187
% Change	-23.3	-49.4	-26.1	n/a	n/a	**	n/a	-76.4	-19.8
UNDER CONSTRUCTION									
Q4 2018	361	74	52	0	28	95	0	10	620
Q4 2017	413	132	105	0	0	12	0	44	706
% Change	-12.6	-43.9	-50.5	n/a	n/a	**	n/a	-77.3	-12.2
COMPLETIONS									
Q4 2018	156	36	79	0	0	0	0	52	323
Q4 2017	197	32	52	0	0	0	0	24	305
% Change	-20.8	12.5	51.9	n/a	n/a	n/a	n/a	116.7	5.9
Year-to-date 2018	625	146	191	0	0	6	4	57	1,029
Year-to-date 2017	768	144	251	0	0	109	2	40	1,314
% Change	-18.6	1.4	-23.9	n/a	n/a	-94.5	100.0	42.5	-21.7
COMPLETED & NOT ABSORBED									
Q4 2018	150	48	39	0	0	0	n/a	n/a	237
Q4 2017	120	34	51	0	0	0	n/a	n/a	205
% Change	25.0	41.2	-23.5	n/a	n/a	n/a	n/a	n/a	15.6
ABSORBED									
Q4 2018	126	24	69	0	0	0	n/a	n/a	219
Q4 2017	191	49	60	0	0	0	n/a	n/a	300
% Change	-34.0	-51.0	15.0	n/a	n/a	n/a	n/a	n/a	-27.0
Year-to-date 2018	595	132	203	0	0	6	n/a	n/a	936
Year-to-date 2017	790	161	239	0	4	109	n/a	n/a	1,303
% Change	-24.7	-18.0	-15.1	n/a	-100.0	-94.5	n/a	n/a	-28.2

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									
Windsor City									
Q4 2018	41	6	22	0	0	2	0	4	75
Q4 2017	22	14	58	0	0	4	0	6	104
LaSalle Town									
Q4 2018	31	4	0	0	0	67	0	0	102
Q4 2017	32	12	0	0	0	0	0	0	44
Lakeshore Town									
Q4 2018	33	0	3	0	0	0	0	0	36
Q4 2017	53	4	8	0	0	0	0	0	65
Amherstburg Town									
Q4 2018	32	10	0	0	0	0	0	0	42
Q4 2017	16	14	0	0	0	0	0	32	62
Tecumseh Town									
Q4 2018	7	0	0	0	0	0	0	0	7
Q4 2017	9	0	0	0	0	0	0	0	9
Windsor CMA									
Q4 2018	144	20	25	0	0	69	0	4	262
Q4 2017	132	44	66	0	0	4	0	38	284
UNDER CONSTRUCTION									
Windsor City									
Q4 2018	95	16	46	0	28	2	0	10	197
Q4 2017	90	44	85	0	0	6	0	0	225
LaSalle Town									
Q4 2018	81	24	0	0	0	93	0	0	198
Q4 2017	115	34	12	0	0	0	0	0	161
Lakeshore Town									
Q4 2018	114	0	3	0	0	0	0	0	117
Q4 2017	153	8	8	0	0	0	0	0	169
Amherstburg Town									
Q4 2018	50	32	3	0	0	0	0	0	85
Q4 2017	33	38	0	0	0	6	0	32	109
Tecumseh Town									
Q4 2018	21	2	0	0	0	0	0	0	23
Q4 2017	22	8	0	0	0	0	0	12	42
Windsor CMA									
Q4 2018	361	74	52	0	28	95	0	10	620
Q4 2017	413	132	105	0	0	12	0	44	706

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									
Windsor City									
Q4 2018	33	6	73	0	0	0	0	8	120
Q4 2017	44	8	27	0	0	0	0	24	103
LaSalle Town									
Q4 2018	22	6	3	0	0	0	0	0	31
Q4 2017	37	16	9	0	0	0	0	0	62
Lakeshore Town									
Q4 2018	73	0	0	0	0	0	0	0	73
Q4 2017	86	6	0	0	0	0	0	0	92
Amherstburg Town									
Q4 2018	23	24	3	0	0	0	0	32	82
Q4 2017	15	2	3	0	0	0	0	0	20
Tecumseh Town									
Q4 2018	5	0	0	0	0	0	0	12	17
Q4 2017	15	0	13	0	0	0	0	0	28
Windsor CMA									
Q4 2018	156	36	79	0	0	0	0	52	323
Q4 2017	197	32	52	0	0	0	0	24	305
COMPLETED & NOT ABSORBED									
Windsor City									
Q4 2018	30	10	36	0	0	0	n/a	n/a	76
Q4 2017	25	21	38	0	0	0	n/a	n/a	84
LaSalle Town									
Q4 2018	27	4	1	0	0	0	n/a	n/a	32
Q4 2017	22	12	6	0	0	0	n/a	n/a	40
Lakeshore Town									
Q4 2018	68	4	0	0	0	0	n/a	n/a	72
Q4 2017	50	0	0	0	0	0	n/a	n/a	50
Amherstburg Town									
Q4 2018	23	30	2	0	0	0	n/a	n/a	55
Q4 2017	16	1	3	0	0	0	n/a	n/a	20
Tecumseh Town									
Q4 2018	2	0	0	0	0	0	n/a	n/a	2
Q4 2017	7	0	4	0	0	0	n/a	n/a	11
Windsor CMA									
Q4 2018	150	48	39	0	0	0	n/a	n/a	237
Q4 2017	120	34	51	0	0	0	n/a	n/a	205

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									
Windsor City									
Q4 2018	31	8	66	0	0	0	n/a	n/a	105
Q4 2017	53	3	38	0	0	0	n/a	n/a	94
LaSalle Town									
Q4 2018	24	8	2	0	0	0	n/a	n/a	34
Q4 2017	45	24	4	0	0	0	n/a	n/a	73
Lakeshore Town									
Q4 2018	45	0	0	0	0	0	n/a	n/a	45
Q4 2017	72	10	0	0	0	0	n/a	n/a	82
Amherstburg Town									
Q4 2018	22	8	1	0	0	0	n/a	n/a	31
Q4 2017	10	12	0	0	0	0	n/a	n/a	22
Tecumseh Town									
Q4 2018	4	0	0	0	0	0	n/a	n/a	4
Q4 2017	11	0	18	0	0	0	n/a	n/a	29
Windsor CMA									
Q4 2018	126	24	69	0	0	0	n/a	n/a	219
Q4 2017	191	49	60	0	0	0	n/a	n/a	300

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



**Table 1.3: History of Housing Starts of Windsor 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	583	90	139	0	28	99	0	13	952
% Change	-23.3	-49.4	-26.1	n/a	n/a	**	n/a	-76.4	-19.8
2017	760	178	188	0	0	6	0	55	1,187
% Change	-5.5	-3.3	-6.0	n/a	-100.0	-89.3	n/a	**	-6.2
2016	804	184	200	0	7	56	0	15	1,266
% Change	13.4	80.4	60.0	n/a	133.3	-13.8	n/a	150.0	25.3
2015	709	102	125	0	3	65	0	6	1,010
% Change	25.3	21.4	45.3	n/a	-90.3	170.8	-100.0	-33.3	25.3
2014	566	84	86	0	31	24	6	9	806
% Change	5.8	90.9	45.8	n/a	-50.0	n/a	n/a	12.5	13.8
2013	535	44	59	0	62	0	0	8	708
% Change	0.4	-21.4	103.4	-100.0	-31.1	n/a	-100.0	100.0	-1.3
2012	533	56	29	2	90	0	3	4	717
% Change	15.1	75.0	-48.2	-33.3	-3.2	n/a	-95.3	-50.0	-0.3
2011	463	32	56	3	93	0	64	8	719
% Change	0.7	33.3	166.7	n/a	47.6	n/a	**	-80.0	16.5
2010	460	24	21	0	63	0	9	40	617
% Change	51.8	71.4	-25.0	n/a	50.0	n/a	n/a	**	57.8
2009	303	14	28	0	42	0	0	4	391

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
Windsor City	41	22	6	14	22	58	6	10	75	104	-27.9
LaSalle Town	31	32	4	12	0	0	67	0	102	44	131.8
Lakeshore Town	33	53	0	4	3	8	0	0	36	65	-44.6
Amherstburg Town	32	16	10	14	0	0	0	32	42	62	-32.3
Tecumseh Town	7	9	0	0	0	0	0	0	7	9	-22.2
<b>Windsor CMA</b>	<b>144</b>	<b>132</b>	<b>20</b>	<b>44</b>	<b>25</b>	<b>66</b>	<b>73</b>	<b>42</b>	<b>262</b>	<b>284</b>	<b>-7.7</b>

**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
Windsor City	125	177	24	62	155	129	19	12	323	380	-15.0
LaSalle Town	99	172	24	52	3	25	93	5	219	254	-13.8
Lakeshore Town	225	295	0	20	3	16	0	0	228	331	-31.1
Amherstburg Town	112	74	42	38	6	11	0	32	160	155	3.2
Tecumseh Town	22	42	0	6	0	7	0	12	22	67	-67.2
<b>Windsor CMA</b>	<b>583</b>	<b>760</b>	<b>90</b>	<b>178</b>	<b>167</b>	<b>188</b>	<b>112</b>	<b>61</b>	<b>952</b>	<b>1,187</b>	<b>-19.8</b>

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
Windsor City	22	58	0	0	2	4	4	6
LaSalle Town	0	0	0	0	67	0	0	0
Lakeshore Town	3	8	0	0	0	0	0	0
Amherstburg Town	0	0	0	0	0	0	0	32
Tecumseh Town	0	0	0	0	0	0	0	0
<b>Windsor CMA</b>	<b>25</b>	<b>66</b>	<b>0</b>	<b>0</b>	<b>69</b>	<b>4</b>	<b>4</b>	<b>38</b>

**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
Windsor City	155	129	0	0	6	6	13	6
LaSalle Town	3	25	0	0	93	0	0	5
Lakeshore Town	3	16	0	0	0	0	0	0
Amherstburg Town	6	11	0	0	0	0	0	32
Tecumseh Town	0	7	0	0	0	0	0	12
<b>Windsor CMA</b>	<b>167</b>	<b>188</b>	<b>0</b>	<b>0</b>	<b>99</b>	<b>6</b>	<b>13</b>	<b>55</b>

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
Windsor City	69	94	2	4	4	6	75	104
LaSalle Town	35	44	67	0	0	0	102	44
Lakeshore Town	36	65	0	0	0	0	36	65
Amherstburg Town	42	30	0	0	0	32	42	62
Tecumseh Town	7	9	0	0	0	0	7	9
<b>Windsor CMA</b>	<b>189</b>	<b>242</b>	<b>69</b>	<b>4</b>	<b>4</b>	<b>38</b>	<b>262</b>	<b>284</b>

**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
Windsor City	276	368	34	6	13	6	323	380
LaSalle Town	126	249	93	0	0	5	219	254
Lakeshore Town	228	331	0	0	0	0	228	331
Amherstburg Town	160	123	0	0	0	32	160	155
Tecumseh Town	22	55	0	0	0	12	22	67
<b>Windsor CMA</b>	<b>812</b>	<b>1,126</b>	<b>127</b>	<b>6</b>	<b>13</b>	<b>55</b>	<b>952</b>	<b>1,187</b>

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
Windsor City	33	44	6	8	73	27	8	24	120	103	16.5
LaSalle Town	22	37	6	16	3	9	0	0	31	62	-50.0
Lakeshore Town	73	86	0	6	0	0	0	0	73	92	-20.7
Amherstburg Town	23	15	24	2	3	3	32	0	82	20	**
Tecumseh Town	5	15	0	0	0	13	12	0	17	28	-39.3
<b>Windsor CMA</b>	<b>156</b>	<b>197</b>	<b>36</b>	<b>32</b>	<b>79</b>	<b>52</b>	<b>52</b>	<b>24</b>	<b>323</b>	<b>305</b>	<b>5.9</b>

**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
Windsor City	120	231	52	44	166	162	13	84	351	521	-32.6
LaSalle Town	132	156	34	64	15	25	0	6	181	251	-27.9
Lakeshore Town	264	265	8	14	8	8	0	0	280	287	-2.4
Amherstburg Town	86	71	46	18	6	17	38	0	176	106	66.0
Tecumseh Town	23	45	6	6	0	39	12	59	41	149	-72.5
<b>Windsor CMA</b>	<b>625</b>	<b>768</b>	<b>146</b>	<b>146</b>	<b>195</b>	<b>251</b>	<b>63</b>	<b>149</b>	<b>1,029</b>	<b>1,314</b>	<b>-21.7</b>

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
Windsor City	73	27	0	0	0	0	8	24
LaSalle Town	3	9	0	0	0	0	0	0
Lakeshore Town	0	0	0	0	0	0	0	0
Amherstburg Town	3	3	0	0	0	0	32	0
Tecumseh Town	0	13	0	0	0	0	12	0
<b>Windsor CMA</b>	<b>79</b>	<b>52</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>24</b>

**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
Windsor City	166	162	0	0	0	50	13	34
LaSalle Town	15	25	0	0	0	0	0	6
Lakeshore Town	4	8	4	0	0	0	0	0
Amherstburg Town	6	17	0	0	6	0	32	0
Tecumseh Town	0	39	0	0	0	59	12	0
<b>Windsor CMA</b>	<b>191</b>	<b>251</b>	<b>4</b>	<b>0</b>	<b>6</b>	<b>109</b>	<b>57</b>	<b>40</b>

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
Windsor City	112	79	0	0	8	24	120	103
LaSalle Town	31	62	0	0	0	0	31	62
Lakeshore Town	73	92	0	0	0	0	73	92
Amherstburg Town	50	20	0	0	32	0	82	20
Tecumseh Town	5	28	0	0	12	0	17	28
<b>Windsor CMA</b>	<b>271</b>	<b>281</b>	<b>0</b>	<b>0</b>	<b>52</b>	<b>24</b>	<b>323</b>	<b>305</b>

**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
Windsor City	338	435	0	50	13	36	351	521
LaSalle Town	181	245	0	0	0	6	181	251
Lakeshore Town	276	287	0	0	4	0	280	287
Amherstburg Town	138	106	6	0	32	0	176	106
Tecumseh Town	29	90	0	59	12	0	41	149
<b>Windsor CMA</b>	<b>962</b>	<b>1,163</b>	<b>6</b>	<b>109</b>	<b>61</b>	<b>42</b>	<b>1,029</b>	<b>1,314</b>

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 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Windsor City													
Q4 2018	0	0.0	0	0.0	6	19.4	7	22.6	18	58.1	31	545,000	538,605
Q4 2017	1	1.9	1	1.9	17	32.1	22	41.5	12	22.6	53	440,000	447,986
Year-to-date 2018	1	0.9	1	0.9	21	18.3	37	32.2	55	47.8	115	520,000	531,455
Year-to-date 2017	5	2.1	18	7.6	83	34.9	96	40.3	36	15.1	238	420,000	426,843
LaSalle Town													
Q4 2018	0	0.0	0	0.0	1	4.2	5	20.8	18	75.0	24	645,000	637,323
Q4 2017	0	0.0	0	0.0	5	11.1	22	48.9	18	40.0	45	470,000	522,875
Year-to-date 2018	0	0.0	4	3.1	7	5.5	20	15.7	96	75.6	127	600,000	614,741
Year-to-date 2017	0	0.0	2	1.2	42	25.6	45	27.4	75	45.7	164	490,000	538,780
Lakeshore Town													
Q4 2018	0	0.0	2	4.4	9	20.0	14	31.1	20	44.4	45	500,000	510,042
Q4 2017	0	0.0	2	2.8	13	18.1	32	44.4	25	34.7	72	490,000	482,674
Year-to-date 2018	1	0.4	4	1.6	48	19.5	104	42.3	89	36.2	246	475,000	509,446
Year-to-date 2017	3	1.2	7	2.7	71	27.5	113	43.8	64	24.8	258	440,000	458,259
Amherstburg Town													
Q4 2018	1	4.5	0	0.0	12	54.5	5	22.7	4	18.2	22	-	391,563
Q4 2017	0	0.0	0	0.0	6	60.0	4	40.0	0	0.0	10	-	-
Year-to-date 2018	1	1.3	7	8.9	43	54.4	19	24.1	9	11.4	79	-	376,726
Year-to-date 2017	5	7.0	18	25.4	27	38.0	14	19.7	7	9.9	71	-	404,342
Tecumseh Town													
Q4 2018	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	497,254
Q4 2017	1	9.1	0	0.0	0	0.0	6	54.5	4	36.4	11	-	533,233
Year-to-date 2018	1	3.6	0	0.0	1	3.6	12	42.9	14	50.0	28	-	559,322
Year-to-date 2017	1	1.8	1	1.8	3	5.3	22	38.6	30	52.6	57	-	562,296
Windsor CMA													
Q4 2018	1	0.8	2	1.6	29	23.0	32	25.4	62	49.2	126	500,000	526,199
Q4 2017	2	1.0	3	1.6	41	21.5	86	45.0	59	30.9	191	460,000	478,491
Year-to-date 2018	4	0.7	16	2.7	120	20.2	192	32.3	263	44.2	595	490,000	523,665
Year-to-date 2017	14	1.8	46	5.8	226	28.7	290	36.8	212	26.9	788	437,500	464,981

Source: CMHC (Market Absorption Survey)

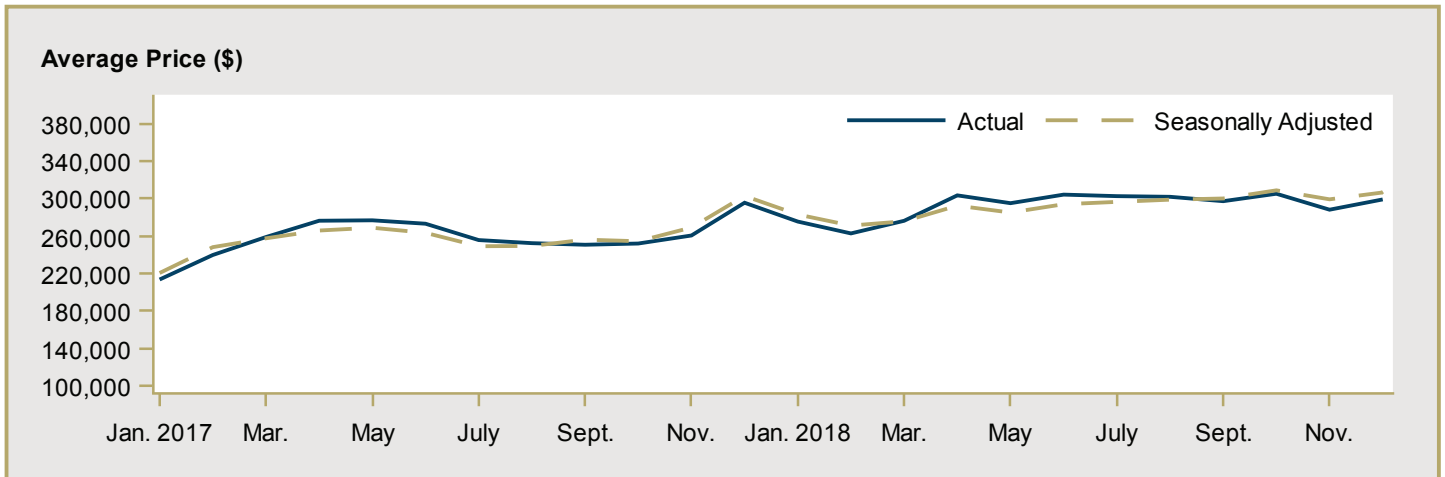


**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Fourth Quarter 2018**

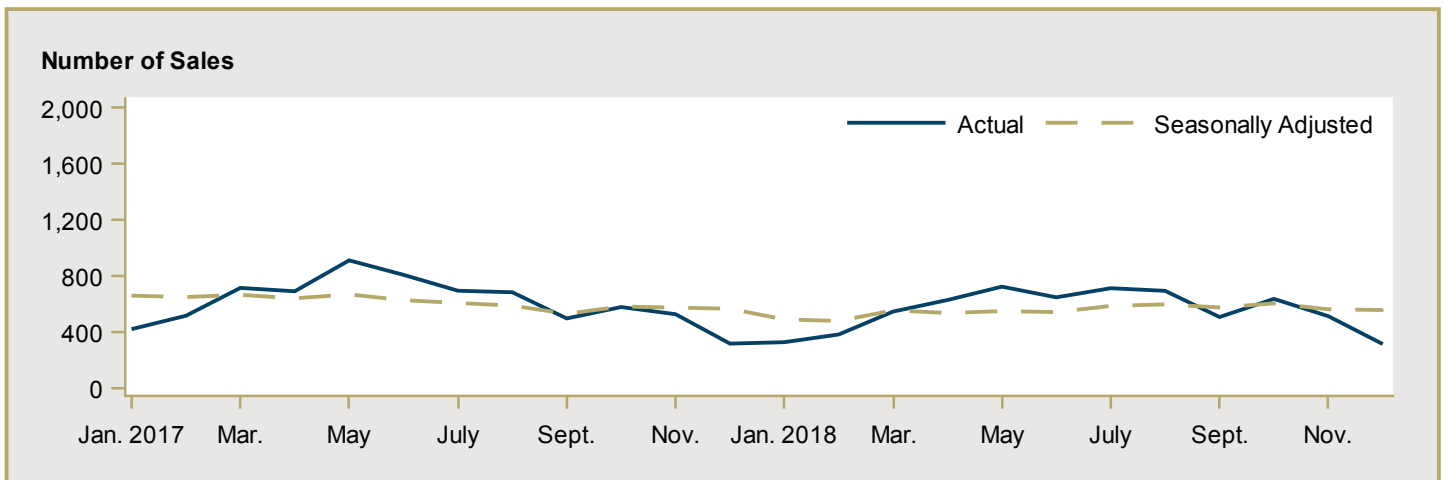
Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
Windsor City	538,605	447,986	20.2	531,455	426,843	24.5
LaSalle Town	637,323	522,875	21.9	614,741	538,780	14.1
Lakeshore Town	510,042	482,674	5.7	509,446	458,259	11.2
Amherstburg Town	391,563	-	n/a	376,726	404,342	-6.8
Tecumseh Town	497,254	533,233	-6.7	559,322	562,296	-0.5
<b>Windsor CMA</b>	<b>526,199</b>	<b>478,491</b>	<b>10.0</b>	<b>523,665</b>	<b>464,981</b>	<b>12.6</b>

Source: CMHC (Market Absorption Survey)

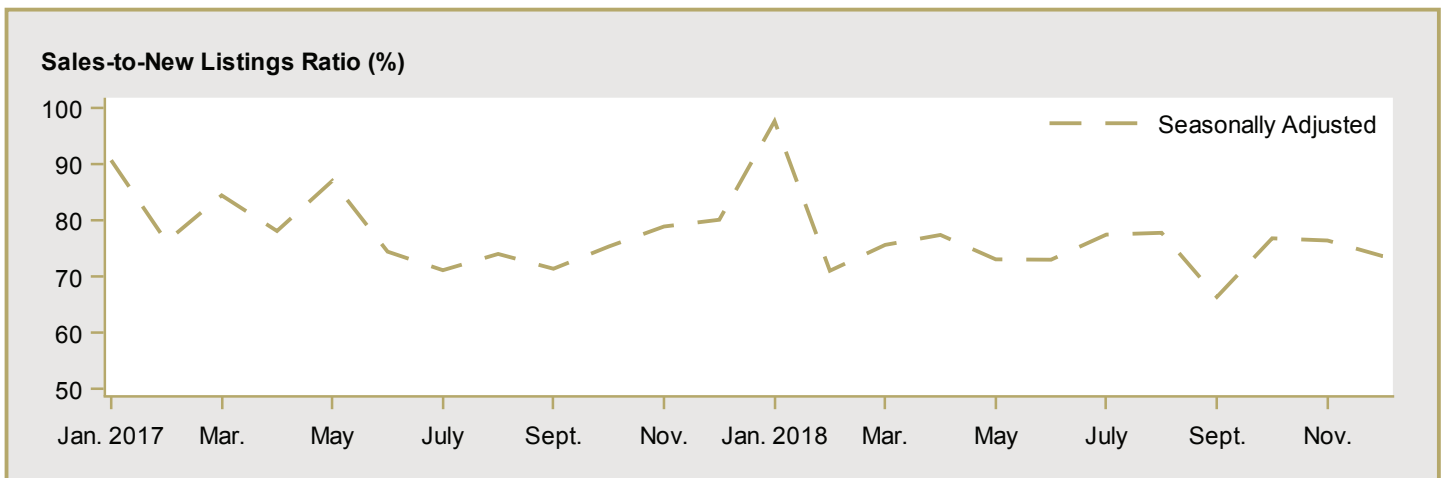
**Figure 5.1: MLS® Residential Average Price for Windsor**



**Figure 5.2: MLS® Residential Sales for Windsor**



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



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, Windsor CMA 2016.12 =100	CPI, 2002 =100 (Ontario)	Windsor 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	100.7	130.8	162.0	5.4	60.4	889
	February	561	3.14	4.64	101.2	131.2	161.2	5.2	60.0	892
	March	561	3.14	4.64	101.6	131.4	161.3	5.4	60.1	897
	April	561	3.14	4.64	101.6	132.0	160.2	5.2	59.5	893
	May	561	3.14	4.64	101.5	131.9	160.0	5.2	59.4	895
	June	561	3.14	4.64	101.5	132.1	160.5	5.4	59.6	893
	July	573	3.14	4.84	101.5	131.9	160.5	6.1	60.0	887
	August	573	3.14	4.84	101.8	131.8	163.7	6.1	61.1	884
	September	575	3.09	4.89	101.8	132.3	164.7	5.7	61.1	887
	October	581	3.24	4.99	101.8	132.3	162.1	6.8	60.8	897
	November	581	3.24	4.99	102.2	132.7	162.9	6.2	60.6	900
	December	581	3.24	4.99	102.4	132.0	163.9	6.0	60.8	905
2018	January	590	3.34	5.14	102.6	133.2	167.6	4.6	61.1	907
	February	590	3.34	5.14	102.8	134.0	165.5	4.9	60.4	915
	March	590	3.34	5.14	103.2	134.6	165.0	5.2	60.4	923
	April	590	3.34	5.14	104.2	134.8	164.8	5.5	60.5	937
	May	601	3.49	5.34	104.5	134.9	165.0	5.9	60.6	958
	June	601	3.49	5.34	104.5	135.3	163.2	5.8	59.8	976
	July	601	3.49	5.34	104.6	136.0	162.2	6.0	59.5	989
	August	601	3.49	5.34	104.6	135.9	160.7	6.6	59.3	991
	September	601	3.49	5.34	104.7	135.2	161.1	7.3	59.7	980
	October	601	3.64	5.34	105.6	135.6	161.4	6.9	59.5	967
	November	601	3.64	5.34	105.6	135.1	164.6	6.0	60.1	950
	December	601	3.64	5.34		135.0	167.0	5.4	60.4	943

"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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