

# HOUSING NOW TABLES

## Montréal CMA

Date Released: December 2018



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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).

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

## Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

## 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) November 2018		
Montreal CMA <sup>1</sup>	October 2018	November 2018
Trend <sup>2</sup>	23,900	25,359
SAAR	33,431	29,134
	November 2017	November 2018
Actual		
November - Single-Detached	238	247
November - Multiples	1,921	2,199
November - Total	2,159	2,446
January to November - Single-Detached	2,539	2,384
January to November - Multiples	18,834	19,710
January to November - Total	21,373	22,094

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 Montréal CMA**  
**November 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2018	247	70	116	0	5	642	4	1,362	2,446
November 2017	238	54	114	0	7	1,124	0	622	2,159
% Change	3.8	29.6	1.8	n/a	-28.6	-42.9	n/a	119.0	13.3
Year-to-date 2018	2,384	766	1,170	0	149	7,617	9	9,919	22,094
Year-to-date 2017	2,539	756	921	0	281	8,219	32	8,274	21,373
% Change	-6.1	1.3	27.0	n/a	-47.0	-7.3	-71.9	19.9	3.4
UNDER CONSTRUCTION									
November 2018	1,125	362	768	0	188	10,487	6	13,054	26,312
November 2017	1,115	376	643	0	283	10,256	3	8,858	21,995
% Change	0.9	-3.7	19.4	n/a	-33.6	2.3	100.0	47.4	19.6
COMPLETIONS									
November 2018	224	46	75	0	39	880	3	669	1,936
November 2017	259	60	56	0	28	759	2	777	1,941
% Change	-13.5	-23.3	33.9	n/a	39.3	15.9	50.0	-13.9	-0.3
Year-to-date 2018	2,314	758	1,048	0	269	6,712	33	7,649	19,034
Year-to-date 2017	2,413	740	859	0	387	6,257	52	7,882	18,611
% Change	-4.1	2.4	22.0	n/a	-30.5	7.3	-36.5	-3.0	2.3
COMPLETED & NOT ABSORBED									
November 2018	200	125	174	0	46	1,406	n/a	n/a	1,951
November 2017	242	162	228	0	83	1,661	n/a	n/a	2,376
% Change	-17.4	-22.8	-23.7	n/a	-44.6	-15.4	n/a	n/a	-17.9
ABSORBED									
November 2018	246	60	86	0	35	1,002	n/a	n/a	1,429
November 2017	256	53	56	0	27	706	n/a	n/a	1,098
% Change	-3.9	13.2	53.6	n/a	29.6	41.9	n/a	n/a	30.1
Year-to-date 2018	2,362	808	1,099	0	304	6,820	n/a	n/a	11,393
Year-to-date 2017	2,451	741	838	0	406	6,650	n/a	n/a	11,086
% Change	-3.6	9.0	31.1	n/a	-25.1	2.6	n/a	n/a	2.8

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

**Table 1.2: Housing Activity Summary by Submarket**  
**November 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
November 2018	12	6	31	0	0	399	4	452	904
November 2017	20	14	9	0	4	738	0	319	1,104
Laval									
November 2018	10	2	0	0	0	6	0	31	49
November 2017	8	2	0	0	0	58	0	29	97
North Shore									
November 2018	104	20	36	0	0	107	0	456	723
November 2017	113	10	72	0	0	217	0	153	565
South Shore									
November 2018	80	38	38	0	0	109	0	375	640
November 2017	65	22	9	0	3	105	0	99	303
Vaudreuil-Soulanges									
November 2018	41	4	11	0	5	21	0	48	130
November 2017	32	6	24	0	0	6	0	22	90
Montréal CMA									
November 2018	247	70	116	0	5	642	4	1,362	2,446
November 2017	238	54	114	0	7	1,124	0	622	2,159
UNDER CONSTRUCTION									
Island of Montréal									
November 2018	138	44	243	0	82	7,791	4	5,272	13,816
November 2017	105	66	112	0	156	6,569	0	3,940	11,409
Laval									
November 2018	66	6	8	0	0	817	0	1,442	2,339
November 2017	68	10	36	0	0	1,304	0	568	1,986
North Shore									
November 2018	412	64	236	0	0	898	0	2,278	3,888
November 2017	425	52	227	0	11	845	0	1,177	2,737
South Shore									
November 2018	361	224	178	0	93	799	2	3,955	5,612
November 2017	367	206	149	0	108	1,388	3	3,043	5,264
Vaudreuil-Soulanges									
November 2018	148	24	103	0	13	182	0	107	657
November 2017	150	42	119	0	8	150	0	130	599
Montréal CMA									
November 2018	1,125	362	768	0	188	10,487	6	13,054	26,312
November 2017	1,115	376	643	0	283	10,256	3	8,858	21,995

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

**Table 1.2: Housing Activity Summary by Submarket**  
**November 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
November 2018	14	6	6	0	30	720	0	82	858
November 2017	16	6	0	0	8	614	0	364	1,008
Laval									
November 2018	15	2	0	0	0	25	0	0	42
November 2017	17	0	14	0	0	0	0	3	34
North Shore									
November 2018	102	12	34	0	0	16	3	334	501
November 2017	109	16	32	0	0	115	0	168	440
South Shore									
November 2018	70	20	25	0	9	83	0	231	438
November 2017	87	34	3	0	16	18	2	242	402
Vaudreuil-Soulanges									
November 2018	23	6	10	0	0	36	0	22	97
November 2017	30	4	7	0	4	12	0	0	57
Montréal CMA									
November 2018	224	46	75	0	39	880	3	669	1,936
November 2017	259	60	56	0	28	759	2	777	1,941
COMPLETED & NOT ABSORBED									
Island of Montréal									
November 2018	2	3	7	0	13	176	n/a	n/a	201
November 2017	16	11	15	0	14	481	n/a	n/a	537
Laval									
November 2018	26	11	16	0	0	505	n/a	n/a	558
November 2017	29	14	25	0	1	297	n/a	n/a	366
North Shore									
November 2018	106	61	117	0	17	316	n/a	n/a	617
November 2017	122	70	131	0	43	596	n/a	n/a	962
South Shore									
November 2018	47	43	18	0	14	353	n/a	n/a	475
November 2017	47	58	24	0	13	207	n/a	n/a	349
Vaudreuil-Soulanges									
November 2018	19	7	16	0	2	56	n/a	n/a	100
November 2017	28	9	33	0	12	80	n/a	n/a	162
Montréal CMA									
November 2018	200	125	174	0	46	1,406	n/a	n/a	1,951
November 2017	242	162	228	0	83	1,661	n/a	n/a	2,376

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



**Table 1.2: Housing Activity Summary by Submarket**  
**November 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
<b>ABSORBED</b>									
<b>Island of Montréal</b>									
November 2018	15	7	10	0	24	702	n/a	n/a	758
November 2017	13	3	0	0	5	574	n/a	n/a	595
<b>Laval</b>									
November 2018	23	2	4	0	0	26	n/a	n/a	55
November 2017	14	1	12	0	1	56	n/a	n/a	84
<b>North Shore</b>									
November 2018	109	14	30	0	0	155	n/a	n/a	308
November 2017	110	12	29	0	3	41	n/a	n/a	195
<b>South Shore</b>									
November 2018	69	26	23	0	11	73	n/a	n/a	202
November 2017	86	33	10	0	14	30	n/a	n/a	173
<b>Vaudreuil-Soulanges</b>									
November 2018	30	11	19	0	0	46	n/a	n/a	106
November 2017	33	4	5	0	4	5	n/a	n/a	51
<b>Montréal CMA</b>									
November 2018	246	60	86	0	35	1,002	n/a	n/a	1,429
November 2017	256	53	56	0	27	706	n/a	n/a	1,098

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

**Table 1.3: History of Housing Starts of Montréal CMA  
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,771	812	1,057	0	299	9,164	32	10,270	24,756
% Change	10.9	-1.5	27.0	n/a	-22.5	43.7	23.1	53.8	38.8
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**November 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Zone 1	0	0	0	0	0	0	23	3	23	3	**
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	1	0	0	0	0	0	0	86	1	86	-98.8
Zone 4	1	6	0	6	0	0	0	0	1	12	-91.7
Zone 5	0	1	0	0	15	0	0	8	15	9	66.7
Zone 6	0	1	0	0	7	4	361	0	368	5	**
Zone 7	0	0	0	4	0	0	88	12	88	16	**
Zone 8	0	0	0	2	0	0	4	0	4	2	100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	2	0	0	0	0	0	0	0	2	0	n/a
Zone 11	0	0	0	0	0	0	11	39	11	39	-71.8
Zone 12	4	1	4	0	0	0	0	3	8	4	100.0
Zone 13	1	0	0	0	0	0	34	4	35	4	**
Zone 14	1	0	0	0	0	0	136	35	137	35	**
Zone 15	0	5	0	0	0	0	0	0	0	5	-100.0
Zone 16	0	0	0	0	0	0	0	182	0	182	-100.0
Zone 17	1	0	0	0	0	0	59	476	60	476	-87.4
Zone 18	0	0	0	0	0	0	30	7	30	7	**
Zone 19.1	0	0	0	2	0	0	19	0	19	2	**
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	1	2	0	0	9	0	90	204	100	206	-51.5
Zone 22	0	4	0	0	0	7	0	0	0	11	-100.0
Zone 23	3	1	2	2	0	0	31	79	36	82	-56.1
Zone 24	4	2	0	0	0	0	6	4	10	6	66.7
Zone 25	3	5	0	0	0	0	0	4	3	9	-66.7
Zone 26	14	21	4	4	10	8	12	41	40	74	-45.9
Zone 27	23	8	8	4	12	12	104	5	147	29	**
Zone 28	11	10	2	0	3	34	128	73	144	117	23.1
Zone 29	26	31	6	2	7	8	71	150	110	191	-42.4
Zone 30	5	12	0	0	0	0	190	55	195	67	191.0
Zone 31	25	31	0	0	0	4	62	52	87	87	0.0
Zone 32	8	10	2	0	6	3	204	75	220	88	150.0
Zone 33	10	9	2	4	0	3	5	0	17	16	6.3
Zone 34	7	17	8	0	8	0	80	17	103	34	**
Zone 35	25	17	6	10	4	0	51	38	86	65	32.3
Zone 36	6	6	2	4	0	3	80	28	88	41	114.6
Zone 37	8	5	12	4	7	3	54	21	81	33	145.5
Zone 38	16	1	6	0	3	0	20	25	45	26	73.1
Zone 39	41	32	4	6	13	24	72	28	130	90	44.4
<b>Montréal CMA</b>	<b>247</b>	<b>238</b>	<b>70</b>	<b>54</b>	<b>104</b>	<b>113</b>	<b>2,025</b>	<b>1,754</b>	<b>2,446</b>	<b>2,159</b>	<b>13.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - November 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
Zone 1	9	1	2	6	0	0	375	781	386	788	-51.0
Zone 2	1	0	4	0	0	0	7	0	12	0	n/a
Zone 3	1	2	0	0	0	0	280	460	281	462	-39.2
Zone 4	20	17	2	6	0	0	24	3	46	26	76.9
Zone 5	1	1	0	0	40	24	58	67	99	92	7.6
Zone 6	1	3	8	0	39	25	501	541	549	569	-3.5
Zone 7	28	9	12	16	5	0	230	373	275	398	-30.9
Zone 8	2	3	2	6	3	0	17	4	24	13	84.6
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	6	7	10	4	17	15	155	104	188	130	44.6
Zone 11	0	0	0	0	18	4	29	309	47	313	-85.0
Zone 12	27	22	20	22	20	14	99	220	166	278	-40.3
Zone 13	4	0	2	0	0	9	421	411	427	420	1.7
Zone 14	15	14	0	16	72	37	380	175	467	242	93.0
Zone 15	2	8	0	0	0	10	34	154	36	172	-79.1
Zone 16	0	3	0	0	8	6	415	487	423	496	-14.7
Zone 17	1	0	0	0	5	30	3,683	2,562	3,689	2,592	42.3
Zone 18	4	1	0	0	0	0	219	150	223	151	47.7
Zone 19.1	3	1	2	2	0	0	36	122	41	125	-67.2
Zone 19.2	2	0	0	0	0	9	0	279	2	288	-99.3
Zone 20	0	0	0	0	0	0	3	85	3	85	-96.5
Zone 21	35	19	2	2	73	13	303	288	413	322	28.3
Zone 22	8	19	0	2	7	29	118	530	133	580	-77.1
Zone 23	41	43	6	4	0	21	1,140	1,256	1,187	1,324	-10.3
Zone 24	50	52	8	8	32	28	241	172	331	260	27.3
Zone 25	38	53	10	32	28	30	99	38	175	153	14.4
Zone 26	161	151	64	32	28	28	140	188	393	399	-1.5
Zone 27	219	228	64	46	121	121	606	624	1,010	1,019	-0.9
Zone 28	130	133	20	4	96	91	776	369	1,022	597	71.2
Zone 29	282	290	38	58	125	115	1,076	1,244	1,521	1,707	-10.9
Zone 30	73	99	8	10	36	22	407	215	524	346	51.4
Zone 31	196	208	18	26	11	9	454	424	679	667	1.8
Zone 32	63	88	60	28	64	71	1,574	1,373	1,761	1,560	12.9
Zone 33	71	90	64	14	3	6	165	377	303	487	-37.8
Zone 34	90	103	28	6	33	50	514	207	665	366	81.7
Zone 35	245	280	124	164	38	23	457	623	864	1,090	-20.7
Zone 36	101	128	37	66	46	96	1,267	685	1,451	975	48.8
Zone 37	56	48	84	86	118	69	573	614	831	817	1.7
Zone 38	93	84	18	36	31	14	187	153	329	287	14.6
Zone 39	305	331	54	54	130	165	553	227	1,042	777	34.1
<b>Montréal CMA</b>	<b>2,384</b>	<b>2,539</b>	<b>771</b>	<b>756</b>	<b>1,247</b>	<b>1,184</b>	<b>17,692</b>	<b>16,894</b>	<b>22,094</b>	<b>21,373</b>	<b>3.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**November 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Zone 1	0	0	0	0	0	3	23	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	86
Zone 4	0	0	0	0	0	0	0	0
Zone 5	15	0	0	0	0	4	0	4
Zone 6	7	4	0	0	162	0	199	0
Zone 7	0	0	0	0	78	0	10	12
Zone 8	0	0	0	0	0	0	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	11	36	0	3
Zone 12	0	0	0	0	0	0	0	3
Zone 13	0	0	0	0	34	4	0	0
Zone 14	0	0	0	0	0	35	136	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	182	0	0
Zone 17	0	0	0	0	14	476	45	0
Zone 18	0	0	0	0	26	0	4	7
Zone 19.1	0	0	0	0	11	0	8	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	5	0	4	0	67	0	23	204
Zone 22	0	7	0	0	0	0	0	0
Zone 23	0	0	0	0	0	54	31	25
Zone 24	0	0	0	0	6	0	0	4
Zone 25	0	0	0	0	0	4	0	0
Zone 26	10	8	0	0	12	21	0	20
Zone 27	12	12	0	0	26	4	78	1
Zone 28	3	34	0	0	32	65	96	8
Zone 29	7	8	0	0	21	97	50	53
Zone 30	0	0	0	0	4	36	186	19
Zone 31	0	4	0	0	16	0	46	52
Zone 32	6	3	0	0	4	12	200	63
Zone 33	0	3	0	0	0	0	5	0
Zone 34	8	0	0	0	26	15	54	2
Zone 35	4	0	0	0	2	16	49	22
Zone 36	0	3	0	0	75	28	5	0
Zone 37	7	3	0	0	4	18	50	3
Zone 38	3	0	0	0	8	16	12	9
Zone 39	13	24	0	0	24	6	48	22
<b>Montréal CMA</b>	<b>100</b>	<b>113</b>	<b>4</b>	<b>0</b>	<b>663</b>	<b>1,132</b>	<b>1,362</b>	<b>622</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - November 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
Zone 1	0	0	0	0	5	227	370	506
Zone 2	0	0	0	0	0	0	7	0
Zone 3	0	0	0	0	267	0	13	460
Zone 4	0	0	0	0	24	0	0	3
Zone 5	40	24	0	0	51	63	7	4
Zone 6	39	25	0	0	288	184	213	357
Zone 7	5	0	0	0	162	243	68	112
Zone 8	3	0	0	0	0	0	17	4
Zone 9	0	0	0	0	75	0	1	0
Zone 10	17	15	0	0	8	38	147	66
Zone 11	18	4	0	0	21	177	8	40
Zone 12	20	14	0	0	84	127	15	24
Zone 13	0	9	0	0	399	176	22	235
Zone 14	72	37	0	0	146	175	234	0
Zone 15	0	10	0	0	34	0	0	154
Zone 16	8	6	0	0	169	464	246	23
Zone 17	5	30	0	0	2,875	2,008	808	484
Zone 18	0	0	0	0	177	50	42	46
Zone 19.1	0	0	0	0	28	94	8	28
Zone 19.2	0	9	0	0	0	279	0	0
Zone 20	0	0	0	0	0	85	3	0
Zone 21	69	13	4	0	280	52	23	236
Zone 22	7	29	0	0	50	215	68	315
Zone 23	0	21	0	0	160	863	980	393
Zone 24	32	28	0	0	200	147	41	25
Zone 25	28	30	0	0	44	26	55	12
Zone 26	28	28	0	0	93	127	47	61
Zone 27	121	121	0	0	98	166	508	458
Zone 28	96	91	0	0	367	211	409	158
Zone 29	125	115	0	0	186	433	890	811
Zone 30	36	22	0	0	105	95	302	120
Zone 31	11	9	0	0	33	22	421	402
Zone 32	64	68	0	3	297	389	1,277	984
Zone 33	3	6	0	0	16	63	149	314
Zone 34	33	46	0	4	80	127	434	80
Zone 35	38	19	0	4	137	120	320	503
Zone 36	46	96	0	0	283	443	984	242
Zone 37	118	55	0	14	93	209	480	405
Zone 38	31	7	0	7	56	46	131	107
Zone 39	130	165	0	0	302	125	171	102
<b>Montréal CMA</b>	<b>1,243</b>	<b>1,152</b>	<b>4</b>	<b>32</b>	<b>7,693</b>	<b>8,269</b>	<b>9,919</b>	<b>8,274</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**November 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Zone 1	0	0	0	3	23	0	23	3
Zone 2	2	0	0	0	0	0	2	0
Zone 3	1	0	0	0	0	86	1	86
Zone 4	1	12	0	0	0	0	1	12
Zone 5	15	1	0	4	0	4	15	9
Zone 6	7	1	162	4	199	0	368	5
Zone 7	0	4	78	0	10	12	88	16
Zone 8	0	2	0	0	4	0	4	2
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	0	0	0	0	0	2	0
Zone 11	0	0	11	36	0	3	11	39
Zone 12	8	1	0	0	0	3	8	4
Zone 13	3	0	32	4	0	0	35	4
Zone 14	1	0	0	35	136	0	137	35
Zone 15	0	5	0	0	0	0	0	5
Zone 16	0	2	0	180	0	0	0	182
Zone 17	1	0	14	476	45	0	60	476
Zone 18	2	0	24	0	4	7	30	7
Zone 19.1	0	2	11	0	8	0	19	2
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	6	2	67	0	27	204	100	206
Zone 22	0	11	0	0	0	0	0	11
Zone 23	5	3	0	54	31	25	36	82
Zone 24	4	2	6	0	0	4	10	6
Zone 25	3	5	0	4	0	0	3	9
Zone 26	28	33	12	21	0	20	40	74
Zone 27	43	24	26	4	78	1	147	29
Zone 28	16	50	32	59	96	8	144	117
Zone 29	39	41	21	97	50	53	110	191
Zone 30	9	12	0	36	186	19	195	67
Zone 31	25	35	16	0	46	52	87	87
Zone 32	16	13	4	12	200	63	220	88
Zone 33	12	16	0	0	5	0	17	16
Zone 34	23	17	26	15	54	2	103	34
Zone 35	37	27	0	16	49	22	86	65
Zone 36	8	13	75	28	5	0	88	41
Zone 37	27	9	4	21	50	3	81	33
Zone 38	33	1	0	16	12	9	45	26
Zone 39	56	62	26	6	48	22	130	90
<b>Montréal CMA</b>	<b>433</b>	<b>406</b>	<b>647</b>	<b>1,131</b>	<b>1,366</b>	<b>622</b>	<b>2,446</b>	<b>2,159</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - November 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	13	9	3	225	370	506	386	788
Zone 2	5	0	0	0	7	0	12	0
Zone 3	1	2	267	0	13	460	281	462
Zone 4	22	23	24	0	0	3	46	26
Zone 5	31	19	61	69	7	4	99	92
Zone 6	50	12	286	200	213	357	549	569
Zone 7	45	25	162	243	68	112	275	398
Zone 8	7	9	0	0	17	4	24	13
Zone 9	0	0	75	0	1	0	76	0
Zone 10	33	11	8	53	147	66	188	130
Zone 11	2	0	37	181	8	40	47	313
Zone 12	54	46	97	139	15	24	166	278
Zone 13	12	0	393	185	22	235	427	420
Zone 14	87	60	146	182	234	0	467	242
Zone 15	2	18	34	0	0	154	36	172
Zone 16	0	5	177	468	246	23	423	496
Zone 17	8	0	2,873	2,038	808	484	3,689	2,592
Zone 18	8	1	173	50	42	46	223	151
Zone 19.1	5	3	28	94	8	28	41	125
Zone 19.2	2	0	0	288	0	0	2	288
Zone 20	0	0	0	85	3	0	3	85
Zone 21	97	21	289	65	27	236	413	322
Zone 22	15	50	50	215	68	315	133	580
Zone 23	47	70	160	861	980	393	1,187	1,324
Zone 24	90	90	200	145	41	25	331	260
Zone 25	76	115	44	26	55	12	175	153
Zone 26	255	215	91	123	47	61	393	399
Zone 27	404	395	98	166	508	458	1,010	1,019
Zone 28	250	236	363	203	409	158	1,022	597
Zone 29	452	451	179	445	890	811	1,521	1,707
Zone 30	129	123	93	103	302	120	524	346
Zone 31	227	243	31	22	421	402	679	667
Zone 32	172	180	312	393	1,277	987	1,761	1,560
Zone 33	138	110	16	63	149	314	303	487
Zone 34	130	126	101	156	434	84	665	366
Zone 35	417	458	127	125	320	507	864	1,090
Zone 36	181	292	285	441	985	242	1,451	975
Zone 37	222	153	129	245	480	419	831	817
Zone 38	156	122	42	51	131	114	329	287
Zone 39	475	523	312	152	175	102	1,042	777
<b>Montréal CMA</b>	<b>4,320</b>	<b>4,216</b>	<b>7,766</b>	<b>8,500</b>	<b>9,928</b>	<b>8,306</b>	<b>22,094</b>	<b>21,373</b>

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**November 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	20	0	20	0	n/a
Zone 4	2	1	0	0	0	0	0	0	2	1	100.0
Zone 5	1	0	0	0	0	0	0	24	1	24	-95.8
Zone 6	0	1	2	0	0	0	0	12	2	13	-84.6
Zone 7	5	0	2	2	0	0	18	408	25	410	-93.9
Zone 8	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	0	0	0	0	0	0	0	0	n/a
Zone 11	0	0	0	0	0	0	48	8	48	8	**
Zone 12	0	4	2	4	0	0	24	3	26	11	136.4
Zone 13	0	0	0	0	0	0	62	0	62	0	n/a
Zone 14	2	3	0	0	6	0	88	0	96	3	**
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	4	0	38	0	42	-100.0
Zone 17	0	0	0	0	30	0	540	280	570	280	103.6
Zone 18	1	1	0	0	0	0	2	95	3	96	-96.9
Zone 19.1	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	3	3	0	0	0	4	0	36	3	43	-93.0
Zone 22	0	2	0	0	0	0	0	71	0	73	-100.0
Zone 23	2	5	0	0	0	0	25	0	27	5	**
Zone 24	6	5	2	0	0	4	0	0	8	9	-11.1
Zone 25	7	7	0	0	0	10	0	3	7	20	-65.0
Zone 26	13	18	0	4	12	6	23	15	48	43	11.6
Zone 27	23	18	4	4	8	5	16	31	51	58	-12.1
Zone 28	11	12	0	0	7	8	51	0	69	20	**
Zone 29	18	27	4	2	0	11	242	213	264	253	4.3
Zone 30	12	13	2	2	8	0	10	11	32	26	23.1
Zone 31	25	21	2	4	0	0	10	15	37	40	-7.5
Zone 32	3	5	6	4	8	0	108	39	125	48	160.4
Zone 33	8	8	2	0	0	0	0	9	10	17	-41.2
Zone 34	13	13	0	4	0	0	23	5	36	22	63.6
Zone 35	23	26	6	8	0	0	36	4	65	38	71.1
Zone 36	10	16	2	8	0	0	95	11	107	35	**
Zone 37	4	6	2	8	20	15	34	192	60	221	-72.9
Zone 38	9	13	2	4	4	4	20	0	35	21	66.7
Zone 39	23	30	6	4	10	11	58	12	97	57	70.2
<b>Montréal CMA</b>	<b>224</b>	<b>259</b>	<b>46</b>	<b>62</b>	<b>113</b>	<b>82</b>	<b>1,553</b>	<b>1,538</b>	<b>1,936</b>	<b>1,941</b>	<b>-0.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - November 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
Zone 1	2	3	4	0	0	0	43	193	49	196	-75.0
Zone 2	0	0	2	0	0	0	0	3	2	3	-33.3
Zone 3	2	2	0	0	0	0	401	270	403	272	48.2
Zone 4	21	28	8	0	0	0	3	6	32	34	-5.9
Zone 5	1	3	0	0	24	0	61	46	86	49	75.5
Zone 6	1	1	2	0	43	65	200	317	246	383	-35.8
Zone 7	17	7	12	30	0	12	305	834	334	883	-62.2
Zone 8	3	2	4	4	0	0	38	47	45	53	-15.1
Zone 9	0	0	0	0	0	0	1	0	1	0	n/a
Zone 10	6	2	4	2	15	4	78	38	103	46	123.9
Zone 11	0	0	0	0	4	0	208	110	212	110	92.7
Zone 12	22	25	28	24	21	3	246	116	317	168	88.7
Zone 13	2	0	0	0	5	14	448	171	455	185	145.9
Zone 14	11	13	14	0	59	48	240	160	324	221	46.6
Zone 15	7	7	0	0	5	0	0	131	12	138	-91.3
Zone 16	1	3	0	0	6	4	131	70	138	77	79.2
Zone 17	0	0	0	0	30	7	2,707	2,948	2,737	2,955	-7.4
Zone 18	4	1	0	0	0	0	131	222	135	223	-39.5
Zone 19.1	2	1	4	0	0	0	104	30	110	31	**
Zone 19.2	0	0	0	0	5	9	0	194	5	203	-97.5
Zone 20	0	0	0	0	0	0	102	17	102	17	**
Zone 21	21	23	2	2	9	37	387	131	419	193	117.1
Zone 22	9	15	2	0	50	41	458	95	519	151	**
Zone 23	41	43	6	4	18	24	888	504	953	575	65.7
Zone 24	50	58	8	4	24	52	201	557	283	671	-57.8
Zone 25	38	53	10	40	32	31	91	90	171	214	-20.1
Zone 26	167	121	58	52	40	41	203	512	468	726	-35.5
Zone 27	215	214	54	40	102	111	539	388	910	753	20.8
Zone 28	149	122	18	6	86	42	496	607	749	777	-3.6
Zone 29	278	288	42	70	110	135	851	781	1,281	1,274	0.5
Zone 30	74	101	4	10	59	34	179	144	316	289	9.3
Zone 31	186	188	20	26	25	23	391	554	622	791	-21.4
Zone 32	57	93	58	50	89	91	1,179	592	1,383	826	67.4
Zone 33	74	89	22	12	18	15	447	98	561	214	162.1
Zone 34	111	81	8	6	27	59	306	229	452	375	20.5
Zone 35	227	279	146	134	29	36	512	304	914	753	21.4
Zone 36	117	111	56	54	79	52	845	1,067	1,097	1,284	-14.6
Zone 37	51	57	88	98	101	62	642	394	882	611	44.4
Zone 38	71	97	18	38	33	23	185	89	307	247	24.3
Zone 39	280	285	64	42	138	183	417	1,130	899	1,640	-45.2
<b>Montréal CMA</b>	<b>2,318</b>	<b>2,416</b>	<b>766</b>	<b>748</b>	<b>1,286</b>	<b>1,258</b>	<b>14,664</b>	<b>14,189</b>	<b>19,034</b>	<b>18,611</b>	<b>2.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	20	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	8	0	16
Zone 6	0	0	0	0	0	12	0	0
Zone 7	0	0	0	0	0	71	18	337
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	48	0	0	8
Zone 12	0	0	0	0	24	0	0	3
Zone 13	0	0	0	0	4	0	58	0
Zone 14	6	0	0	0	88	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	4	0	0	0	38	0	0
Zone 17	30	0	0	0	534	280	6	0
Zone 18	0	0	0	0	2	95	0	0
Zone 19.1	0	0	0	0	0	3	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	0	4	0	0	0	36	0	0
Zone 22	0	0	0	0	0	71	0	0
Zone 23	0	0	0	0	25	0	0	0
Zone 24	0	4	0	0	0	0	0	0
Zone 25	0	10	0	0	0	0	0	3
Zone 26	12	6	0	0	10	9	13	6
Zone 27	8	5	0	0	0	16	16	15
Zone 28	4	8	3	0	0	0	51	0
Zone 29	0	11	0	0	8	92	234	121
Zone 30	8	0	0	0	0	0	10	11
Zone 31	0	0	0	0	0	0	10	15
Zone 32	8	0	0	0	0	8	108	31
Zone 33	0	0	0	0	0	6	0	3
Zone 34	0	0	0	0	13	0	10	5
Zone 35	0	0	0	0	15	4	21	0
Zone 36	0	0	0	0	33	0	62	11
Zone 37	20	15	0	0	22	0	12	192
Zone 38	4	4	0	0	2	0	18	0
Zone 39	10	11	0	0	36	12	22	0
<b>Montréal CMA</b>	<b>110</b>	<b>82</b>	<b>3</b>	<b>0</b>	<b>884</b>	<b>761</b>	<b>669</b>	<b>777</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - November 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
Zone 1	0	0	0	0	3	192	40	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	219	89	182	181
Zone 4	0	0	0	0	0	6	3	0
Zone 5	24	0	0	0	51	14	10	32
Zone 6	43	65	0	0	149	170	51	147
Zone 7	0	12	0	0	164	224	123	603
Zone 8	0	0	0	0	12	20	26	27
Zone 9	0	0	0	0	0	0	1	0
Zone 10	15	4	0	0	12	0	66	38
Zone 11	4	0	0	0	193	71	15	39
Zone 12	21	3	0	0	109	52	44	64
Zone 13	5	14	0	0	66	136	382	35
Zone 14	59	48	0	0	194	160	46	0
Zone 15	5	0	0	0	0	0	0	131
Zone 16	6	4	0	0	100	45	31	25
Zone 17	30	7	0	0	1,941	1,900	680	1,034
Zone 18	0	0	0	0	42	148	35	74
Zone 19.1	0	0	0	0	85	21	19	9
Zone 19.2	5	9	0	0	0	194	0	0
Zone 20	0	0	0	0	99	0	3	17
Zone 21	9	37	0	0	52	131	335	0
Zone 22	50	41	0	0	159	95	299	0
Zone 23	18	24	0	0	602	309	286	195
Zone 24	24	52	0	0	145	453	56	104
Zone 25	32	31	0	0	60	17	31	73
Zone 26	37	41	3	0	122	117	81	395
Zone 27	99	111	3	0	185	114	354	274
Zone 28	83	42	3	0	210	184	286	423
Zone 29	98	135	12	0	129	374	722	407
Zone 30	59	34	0	0	41	31	138	113
Zone 31	25	23	0	0	74	99	317	455
Zone 32	89	84	0	7	242	160	937	432
Zone 33	18	8	0	7	51	40	396	58
Zone 34	27	53	0	6	94	84	212	145
Zone 35	29	26	0	10	157	126	355	178
Zone 36	79	52	0	0	536	239	309	828
Zone 37	101	58	0	4	177	48	465	346
Zone 38	33	16	0	7	46	12	139	77
Zone 39	138	183	0	0	243	211	174	919
<b>Montréal CMA</b>	<b>1,265</b>	<b>1,217</b>	<b>21</b>	<b>41</b>	<b>6,764</b>	<b>6,286</b>	<b>7,649</b>	<b>7,882</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**November 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	20	0	0	0	20	0
Zone 4	2	1	0	0	0	0	2	1
Zone 5	1	0	0	8	0	16	1	24
Zone 6	2	1	0	12	0	0	2	13
Zone 7	7	2	0	71	18	337	25	410
Zone 8	0	1	0	0	0	0	0	1
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	48	0	0	8	48	8
Zone 12	2	8	24	0	0	3	26	11
Zone 13	0	0	4	0	58	0	62	0
Zone 14	8	3	88	0	0	0	96	3
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	42	0	0	0	42
Zone 17	0	0	564	280	6	0	570	280
Zone 18	1	1	2	95	0	0	3	96
Zone 19.1	0	0	0	3	0	0	0	3
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	3	0	40	0	0	3	43
Zone 22	0	2	0	71	0	0	0	73
Zone 23	2	5	25	0	0	0	27	5
Zone 24	8	9	0	0	0	0	8	9
Zone 25	7	17	0	0	0	3	7	20
Zone 26	27	28	8	9	13	6	48	43
Zone 27	35	27	0	16	16	15	51	58
Zone 28	15	20	0	0	54	0	69	20
Zone 29	22	42	8	90	234	121	264	253
Zone 30	22	15	0	0	10	11	32	26
Zone 31	27	25	0	0	10	15	37	40
Zone 32	17	9	0	8	108	31	125	48
Zone 33	10	8	0	6	0	3	10	17
Zone 34	13	15	13	0	10	7	36	22
Zone 35	29	34	15	4	21	0	65	38
Zone 36	12	24	33	0	62	11	107	35
Zone 37	17	17	31	12	12	192	60	221
Zone 38	17	17	0	4	18	0	35	21
Zone 39	39	41	36	16	22	0	97	57
<b>Montréal CMA</b>	<b>345</b>	<b>375</b>	<b>919</b>	<b>787</b>	<b>672</b>	<b>779</b>	<b>1,936</b>	<b>1,941</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - November 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	6	3	3	192	40	1	49	196
Zone 2	2	0	0	0	0	3	2	3
Zone 3	2	2	219	89	182	181	403	272
Zone 4	29	28	0	6	3	0	32	34
Zone 5	19	3	57	14	10	32	86	49
Zone 6	12	1	183	235	51	147	246	383
Zone 7	31	39	162	234	123	603	334	883
Zone 8	7	6	12	20	26	27	45	53
Zone 9	0	0	0	0	1	0	1	0
Zone 10	10	8	27	0	66	38	103	46
Zone 11	0	0	197	71	15	39	212	110
Zone 12	59	52	121	52	44	64	317	168
Zone 13	2	4	71	146	382	35	455	185
Zone 14	84	45	194	176	46	0	324	221
Zone 15	12	7	0	0	0	131	12	138
Zone 16	1	3	106	49	31	25	138	77
Zone 17	0	7	1,971	1,900	680	1,034	2,737	2,955
Zone 18	4	1	42	148	35	74	135	223
Zone 19.1	6	1	85	21	19	9	110	31
Zone 19.2	0	0	5	203	0	0	5	203
Zone 20	0	0	99	0	3	17	102	17
Zone 21	23	43	61	150	335	0	419	193
Zone 22	61	40	159	111	299	0	519	151
Zone 23	67	63	600	317	286	195	953	575
Zone 24	82	116	145	451	56	104	283	671
Zone 25	80	124	60	17	31	73	171	214
Zone 26	264	210	118	117	86	399	468	726
Zone 27	367	364	185	114	358	275	910	753
Zone 28	257	176	202	178	290	423	749	777
Zone 29	417	470	130	397	734	407	1,281	1,274
Zone 30	133	122	45	54	138	113	316	289
Zone 31	234	235	70	99	318	457	622	791
Zone 32	181	212	265	173	937	441	1,383	826
Zone 33	105	101	60	48	396	65	561	214
Zone 34	121	117	119	105	212	153	452	375
Zone 35	393	435	166	130	355	188	914	753
Zone 36	249	210	538	246	310	828	1,097	1,284
Zone 37	192	191	225	70	465	350	882	611
Zone 38	128	139	38	24	141	84	307	247
Zone 39	480	434	241	287	178	919	899	1,640
<b>Montréal CMA</b>	<b>4,120</b>	<b>4,012</b>	<b>6,981</b>	<b>6,644</b>	<b>7,682</b>	<b>7,934</b>	<b>19,034</b>	<b>18,611</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**November 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
November 2018	0	0.0	2	18.2	0	0.0	4	36.4	5	45.5	11	-	597,200
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2018	2	2.1	10	10.4	18	18.8	28	29.2	38	39.6	96	-	529,707
Year-to-date 2017	4	4.3	4	4.3	22	23.7	10	10.8	53	57.0	93	-	663,558
Laval													
November 2018	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	-	-
November 2017	0	0.0	2	25.0	0	0.0	1	12.5	5	62.5	8	-	-
Year-to-date 2018	0	0.0	8	14.0	12	21.1	13	22.8	24	42.1	57	-	712,090
Year-to-date 2017	2	2.7	6	8.1	17	23.0	17	23.0	32	43.2	74	-	733,233
North Shore													
November 2018	6	10.3	27	46.6	14	24.1	3	5.2	8	13.8	58	-	-
November 2017	15	23.1	24	36.9	13	20.0	9	13.8	4	6.2	65	-	427,832
Year-to-date 2018	126	17.1	300	40.6	193	26.1	68	9.2	52	7.0	739	422,500	363,571
Year-to-date 2017	201	27.8	266	36.8	163	22.5	69	9.5	24	3.3	723	310,000	366,328
South Shore													
November 2018	1	3.1	8	25.0	6	18.8	3	9.4	14	43.8	32	-	-
November 2017	6	12.5	10	20.8	12	25.0	6	12.5	14	29.2	48	-	-
Year-to-date 2018	30	7.7	90	23.1	112	28.8	57	14.7	100	25.7	389	-	571,403
Year-to-date 2017	61	12.2	124	24.8	137	27.5	77	15.4	100	20.0	499	-	478,268
Vaudreuil-Soulanges													
November 2018	1	4.5	7	31.8	9	40.9	4	18.2	1	4.5	22	-	-
November 2017	3	13.6	6	27.3	7	31.8	2	9.1	4	18.2	22	-	550,931
Year-to-date 2018	23	12.1	61	32.1	57	30.0	32	16.8	17	8.9	190	-	377,210
Year-to-date 2017	37	18.4	91	45.3	46	22.9	16	8.0	11	5.5	201	-	371,159
Montréal CMA													
November 2018	8	6.2	44	33.8	30	23.1	17	13.1	31	23.8	130	430,000	502,077
November 2017	24	16.0	42	28.0	32	21.3	18	12.0	34	22.7	150	420,000	505,757
Year-to-date 2018	181	12.3	469	31.9	392	26.6	198	13.5	231	15.7	1,471	420,000	463,590
Year-to-date 2017	305	19.2	491	30.9	385	24.2	189	11.9	220	13.8	1,590	400,000	445,524

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2018	Nov 2017	% Change	YTD 2018	YTD 2017	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	-	663,558	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	597,200	-	n/a	597,200	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	484,712	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	712,090	733,233	-2.9
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	405,065	385,549	5.1
Zone 27	-	424,123	n/a	396,284	397,605	-0.3
Zone 28	-	-	n/a	-	482,921	n/a
Zone 29	-	432,777	n/a	319,036	305,653	4.4
Zone 30	-	-	n/a	-	271,044	n/a
Zone 31	-	-	n/a	325,305	312,766	4.0
Zone 32	-	-	n/a	-	520,302	n/a
Zone 33	-	-	n/a	-	335,306	n/a
Zone 34	-	-	n/a	473,608	494,818	-4.3
Zone 35	-	-	n/a	287,725	434,403	-33.8
Zone 36	-	-	n/a	781,965	711,306	9.9
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	385,061	n/a
Zone 39	-	550,931	n/a	377,210	371,159	1.6
<b>Montréal CMA</b>	<b>502,077</b>	<b>505,757</b>	<b>-0.7</b>	<b>463,590</b>	<b>445,524</b>	<b>4.1</b>

Source: CMHC (Market Absorption Survey)



**Table 5: Centris® Residential Activity<sup>1</sup> for Montreal**

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio <sup>2</sup>	Last Twelve Months <sup>3</sup>	
						Average Price <sup>2</sup> (\$)	Active Listings to Sales Ratio <sup>2</sup>
<b>SINGLE FAMILY*</b>							
November 2018	1,930	2,520	10,638	420,411	5.5	396,727	5.4
November 2017	1,868	2,658	12,283	406,704	6.6	380,036	6.3
% Change	3.3	-5.2	-13.4	3.4	n/a	4.4	n/a
YTD 2018	24,311	34,482	11,562	397,822	5.2	n/a	n/a
YTD 2017	24,128	35,822	13,461	380,270	6.1	n/a	n/a
% Change	0.8	-3.7	-14.1	4.6	n/a	n/a	n/a
<b>CONDOMINIUMS*</b>							
November 2018	1,256	1,682	7,938	307,326	6.3	304,583	6.8
November 2017	1,141	1,910	10,897	302,717	9.6	292,989	10.0
% Change	10.1	-11.9	-27.2	1.5	n/a	4.0	n/a
YTD 2018	15,452	22,732	9,262	303,571	6.6	n/a	n/a
YTD 2017	13,486	25,365	11,853	293,306	9.7	n/a	n/a
% Change	14.6	-10.4	-21.9	3.5	n/a	n/a	n/a
<b>PLEX*</b>							
November 2018	436	649	2,430	543,817	5.6	534,923	6.2
November 2017	410	567	2,400	534,599	5.9	502,203	6.9
% Change	6.3	14.5	1.3	1.7	n/a	6.5	n/a
YTD 2018	4,141	6,750	2,340	535,988	6.2	n/a	n/a
YTD 2017	3,989	6,449	2,484	503,988	6.9	n/a	n/a
% Change	3.8	4.7	-5.8	6.3	n/a	n/a	n/a
<b>TOTAL</b>							
November 2018	3,630	4,859	21,089	397,254	5.8	383,414	6.0
November 2017	3,421	5,144	25,673	381,995	7.5	363,431	7.6
% Change	6.1	-5.5	-17.9	4.0	n/a	5.5	n/a
YTD 2018	43,957	64,088	23,252	384,118	5.8	n/a	n/a
YTD 2017	41,640	67,778	27,892	363,925	7.4	n/a	n/a
% Change	5.6	-5.4	-16.6	5.5	n/a	n/a	n/a

<sup>1</sup> Source: QFREB by the Centris® system

The Centris® system contains all the listings of Québec real estate brokers.

<sup>2</sup> Calculations: CMHC.<sup>3</sup> Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

\* Refer to Centris® for the definitions.

\*\* Observed change greater than 100%.

**Table 6: Economic Indicators**  
**November 2018**

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal 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	100.2	126.2	2,123	6.7	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,126	6.8	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,126	6.7	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,125	6.8	66.8	892
	May	561	3.14	4.64	100.6	127.6	2,134	6.6	66.9	890
	June	561	3.14	4.64	100.6	127.2	2,147	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,158	6.4	67.3	901
	September	575	3.09	4.89	101.1	127.6	2,153	6.4	67.2	905
	October	581	3.24	4.99	101.3	127.7	2,154	6.6	67.3	904
	November	581	3.24	4.99	101.3	128.1	2,161	6.4	67.3	900
	December	581	3.24	4.99	101.3	127.9	2,173	6.0	67.4	898
2018	January	590	3.34	5.14	101.8	128.2	2,184	5.8	67.5	904
	February	590	3.34	5.14	102.4	128.9	2,190	6.0	67.7	908
	March	590	3.34	5.14	102.4	129.1	2,193	6.1	67.9	908
	April	590	3.34	5.14	102.4	129.4	2,187	6.1	67.6	906
	May	601	3.49	5.34	102.5	129.6	2,187	6.0	67.5	905
	June	601	3.49	5.34	103.5	129.5	2,188	6.0	67.4	910
	July	601	3.49	5.34	103.6	130.1	2,189	6.1	67.4	912
	August	601	3.49	5.34	104.0	130.0	2,187	6.0	67.2	923
	September	601	3.49	5.34	104.1	129.9	2,180	6.1	66.9	926
	October	601	3.64	5.34	104.3	130.0	2,181	5.9	66.8	928
	November	601	3.64	5.34		129.5	2,199	5.9	67.2	924
	December									

"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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