

HOUSING NOW TABLES

Montréal CMA

Date Released: January 2019



SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

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	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
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
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 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)		
December 2018		
Montreal CMA ¹	November 2018	December 2018
Trend ²	25,330	25,774
SAAR	29,057	35,033
	December 2017	December 2018
Actual		
December - Single-Detached	232	165
December - Multiples	3,151	2,741
December - Total	3,383	2,906
January to December - Single-Detached	2,771	2,549
January to December - Multiples	21,985	22,451
January to December - Total	24,756	25,000

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2018	165	58	109	0	3	1,111	0	1,452	2,906
December 2017	232	56	136	0	18	945	0	1,996	3,383
% Change	-28.9	3.6	-19.9	n/a	-83.3	17.6	n/a	-27.3	-14.1
Year-to-date 2018	2,549	824	1,279	0	152	8,728	9	11,371	25,000
Year-to-date 2017	2,771	812	1,057	0	299	9,164	32	10,270	24,756
% Change	-8.0	1.5	21.0	n/a	-49.2	-4.8	-71.9	10.7	1.0
UNDER CONSTRUCTION									
December 2018	1,057	376	748	0	173	10,603	6	13,314	26,607
December 2017	1,080	350	720	0	278	10,989	1	9,561	23,440
% Change	-2.1	7.4	3.9	n/a	-37.8	-3.5	**	39.3	13.5
COMPLETIONS									
December 2018	230	40	127	0	11	967	11	1,230	2,616
December 2017	265	80	61	0	29	237	2	1,273	1,947
% Change	-13.2	-50.0	108.2	n/a	-62.1	**	**	-3.4	34.4
Year-to-date 2018	2,544	798	1,175	0	280	7,679	44	8,879	21,650
Year-to-date 2017	2,678	820	920	0	416	6,494	54	9,155	20,558
% Change	-5.0	-2.7	27.7	n/a	-32.7	18.2	-18.5	-3.0	5.3
COMPLETED & NOT ABSORBED									
December 2018	214	130	202	0	46	1,360	n/a	n/a	1,952
December 2017	247	177	225	0	81	1,626	n/a	n/a	2,356
% Change	-13.4	-26.6	-10.2	n/a	-43.2	-16.4	n/a	n/a	-17.1
ABSORBED									
December 2018	216	35	97	0	11	895	n/a	n/a	1,254
December 2017	260	65	64	0	31	272	n/a	n/a	692
% Change	-16.9	-46.2	51.6	n/a	-64.5	**	n/a	n/a	81.2
Year-to-date 2018	2,578	843	1,196	0	315	7,715	n/a	n/a	12,647
Year-to-date 2017	2,711	806	902	0	437	6,922	n/a	n/a	11,778
% Change	-4.9	4.6	32.6	n/a	-27.9	11.5	n/a	n/a	7.4

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

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Island of Montréal									
December 2018	17	4	42	0	3	692	0	107	873
December 2017	23	6	25	0	3	364	0	1,177	1,598
Laval									
December 2018	8	4	0	0	0	88	0	565	665
December 2017	15	0	4	0	0	226	0	39	284
North Shore									
December 2018	61	16	40	0	0	101	0	388	606
December 2017	109	14	38	0	4	197	0	237	599
South Shore									
December 2018	50	34	14	0	0	136	0	380	614
December 2017	62	32	46	0	11	115	0	542	808
Vaudreuil-Soulanges									
December 2018	29	0	13	0	0	94	0	12	148
December 2017	23	4	23	0	0	43	0	1	94
Montréal CMA									
December 2018	165	58	109	0	3	1,111	0	1,452	2,906
December 2017	232	56	136	0	18	945	0	1,996	3,383
UNDER CONSTRUCTION									
Island of Montréal									
December 2018	130	42	257	0	80	7,830	4	4,995	13,588
December 2017	101	64	137	0	152	6,934	0	4,906	12,755
Laval									
December 2018	59	8	8	0	0	857	0	1,776	2,708
December 2017	66	6	24	0	0	1,530	0	433	2,059
North Shore									
December 2018	379	66	227	0	0	821	0	2,400	3,893
December 2017	432	46	245	0	15	1,004	0	1,330	3,072
South Shore									
December 2018	338	240	157	0	80	825	2	4,036	5,678
December 2017	354	200	188	0	111	1,348	1	2,803	5,005
Vaudreuil-Soulanges									
December 2018	151	20	99	0	13	270	0	107	740
December 2017	127	34	126	0	0	173	0	89	549
Montréal CMA									
December 2018	1,057	376	748	0	173	10,603	6	13,314	26,607
December 2017	1,080	350	720	0	278	10,989	1	9,561	23,440

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

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Island of Montréal									
December 2018	26	4	28	0	4	649	0	391	1,102
December 2017	25	8	0	0	7	28	0	178	246
Laval									
December 2018	15	2	0	0	0	48	0	231	296
December 2017	17	4	16	0	0	0	0	174	211
North Shore									
December 2018	93	14	49	0	0	175	0	279	610
December 2017	104	18	22	0	0	38	0	86	268
South Shore									
December 2018	71	16	33	0	7	95	11	317	550
December 2017	75	38	7	0	14	151	2	793	1,080
Vaudreuil-Soulanges									
December 2018	25	4	17	0	0	0	0	12	58
December 2017	44	12	16	0	8	20	0	42	142
Montréal CMA									
December 2018	230	40	127	0	11	967	11	1,230	2,616
December 2017	265	80	61	0	29	237	2	1,273	1,947
COMPLETED & NOT ABSORBED									
Island of Montréal									
December 2018	2	3	14	0	14	182	n/a	n/a	215
December 2017	17	13	15	0	13	440	n/a	n/a	498
Laval									
December 2018	29	10	14	0	0	424	n/a	n/a	477
December 2017	30	16	27	0	1	271	n/a	n/a	345
North Shore									
December 2018	115	65	140	0	16	378	n/a	n/a	714
December 2017	124	72	127	0	40	561	n/a	n/a	924
South Shore									
December 2018	48	45	26	0	14	336	n/a	n/a	469
December 2017	47	59	18	0	13	265	n/a	n/a	402
Vaudreuil-Soulanges									
December 2018	20	7	8	0	2	40	n/a	n/a	77
December 2017	29	17	38	0	14	89	n/a	n/a	187
Montréal CMA									
December 2018	214	130	202	0	46	1,360	n/a	n/a	1,952
December 2017	247	177	225	0	81	1,626	n/a	n/a	2,356

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

Table 1.2: Housing Activity Summary by Submarket
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
December 2018	26	4	19	0	3	643	n/a	n/a	695
December 2017	24	6	0	0	8	69	n/a	n/a	107
Laval									
December 2018	12	3	2	0	0	11	n/a	n/a	28
December 2017	16	2	14	0	0	26	n/a	n/a	58
North Shore									
December 2018	84	10	26	0	1	113	n/a	n/a	234
December 2017	102	16	26	0	3	73	n/a	n/a	220
South Shore									
December 2018	70	14	25	0	7	112	n/a	n/a	228
December 2017	75	37	13	0	14	93	n/a	n/a	232
Vaudreuil-Soulanges									
December 2018	24	4	25	0	0	16	n/a	n/a	69
December 2017	43	4	11	0	6	11	n/a	n/a	75
Montréal CMA									
December 2018	216	35	97	0	11	895	n/a	n/a	1,254
December 2017	260	65	64	0	31	272	n/a	n/a	692

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

**Table 1.3: History of Housing Starts of Montréal 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	2,549	824	1,279	0	152	8,728	9	11,371	25,000
% Change	-8.0	1.5	21.0	n/a	-49.2	-4.8	-71.9	10.7	1.0
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Zone 1	0	1	0	0	0	0	3	0	3	1	200.0
Zone 2	1	0	0	0	0	0	0	0	1	0	n/a
Zone 3	0	0	0	0	0	0	106	2	106	2	**
Zone 4	1	3	0	2	5	0	0	0	6	5	20.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	6	0	0	0	6	0	n/a
Zone 7	1	3	0	0	0	0	48	55	49	58	-15.5
Zone 8	0	0	0	0	0	0	0	22	0	22	-100.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	3	1	0	0	0	0	0	0	3	1	200.0
Zone 11	0	0	0	0	0	0	64	0	64	0	n/a
Zone 12	3	0	0	4	6	0	13	0	22	4	**
Zone 13	1	0	0	0	0	0	191	157	192	157	22.3
Zone 14	0	0	0	0	9	0	0	0	9	0	n/a
Zone 15	1	1	0	0	0	0	0	0	1	1	0.0
Zone 16	0	2	0	0	0	0	15	12	15	14	7.1
Zone 17	0	0	0	0	0	3	257	1,046	257	1,049	-75.5
Zone 18	1	0	0	0	0	0	37	3	38	3	**
Zone 19.1	0	0	0	0	0	0	19	12	19	12	58.3
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	8	0	8	0	n/a
Zone 21	4	10	0	0	17	0	48	124	69	134	-48.5
Zone 22	1	2	4	0	0	21	0	112	5	135	-96.3
Zone 23	2	6	0	0	0	0	462	247	464	253	83.4
Zone 24	3	4	0	0	0	0	6	18	9	22	-59.1
Zone 25	3	5	4	0	0	4	185	0	192	9	**
Zone 26	9	17	2	2	5	11	1	25	17	55	-69.1
Zone 27	9	19	8	4	5	0	19	57	41	80	-48.8
Zone 28	9	20	4	0	6	7	226	95	245	122	100.8
Zone 29	20	28	2	2	24	8	32	139	78	177	-55.9
Zone 30	4	11	0	0	0	4	84	32	88	47	87.2
Zone 31	10	14	0	6	0	0	127	98	137	118	16.1
Zone 32	3	5	8	8	0	11	106	48	117	72	62.5
Zone 33	9	4	2	2	0	0	221	96	232	102	127.5
Zone 34	4	14	2	0	4	0	7	126	17	140	-87.9
Zone 35	17	17	2	8	4	4	62	280	85	309	-72.5
Zone 36	10	9	4	4	0	16	90	30	104	59	76.3
Zone 37	3	6	10	8	4	6	32	74	49	94	-47.9
Zone 38	4	7	6	2	0	16	0	7	10	32	-68.8
Zone 39	29	23	0	4	11	23	108	44	148	94	57.4
Montréal CMA	165	232	58	56	106	134	2,577	2,961	2,906	3,383	-14.1

Source: CMHC (Starts and Completions Survey)

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
Zone 1	9	2	2	6	0	0	378	781	389	789	-50.7
Zone 2	2	0	4	0	0	0	7	0	13	0	n/a
Zone 3	1	2	0	0	0	0	386	462	387	464	-16.6
Zone 4	21	20	2	8	5	0	24	3	52	31	67.7
Zone 5	1	1	0	0	40	24	58	67	99	92	7.6
Zone 6	1	3	8	0	45	25	501	541	555	569	-2.5
Zone 7	29	12	12	16	5	0	278	428	324	456	-28.9
Zone 8	2	3	2	6	3	0	17	26	24	35	-31.4
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	9	8	10	4	17	15	155	104	191	131	45.8
Zone 11	0	0	0	0	18	4	93	309	111	313	-64.5
Zone 12	30	22	20	26	26	14	112	220	188	282	-33.3
Zone 13	5	0	2	0	0	9	612	568	619	577	7.3
Zone 14	15	14	0	16	81	37	380	175	476	242	96.7
Zone 15	3	9	0	0	0	10	34	154	37	173	-78.6
Zone 16	0	5	0	0	8	6	430	499	438	510	-14.1
Zone 17	1	0	0	0	5	33	3,940	3,608	3,946	3,641	8.4
Zone 18	5	1	0	0	0	0	256	153	261	154	69.5
Zone 19.1	3	1	2	2	0	0	55	134	60	137	-56.2
Zone 19.2	2	0	0	0	0	9	0	279	2	288	-99.3
Zone 20	0	0	0	0	0	0	11	85	11	85	-87.1
Zone 21	39	29	2	2	90	13	351	412	482	456	5.7
Zone 22	9	21	4	2	7	50	118	642	138	715	-80.7
Zone 23	43	49	6	4	0	21	1,602	1,503	1,651	1,577	4.7
Zone 24	53	56	8	8	32	28	247	190	340	282	20.6
Zone 25	41	58	14	32	28	34	284	38	367	162	126.5
Zone 26	170	168	66	34	33	39	141	213	410	454	-9.7
Zone 27	228	247	72	50	126	121	625	681	1,051	1,099	-4.4
Zone 28	139	153	24	4	102	98	1,002	464	1,267	719	76.2
Zone 29	302	318	40	60	149	123	1,108	1,383	1,599	1,884	-15.1
Zone 30	77	110	8	10	36	26	491	247	612	393	55.7
Zone 31	206	222	18	32	11	9	581	522	816	785	3.9
Zone 32	66	93	68	36	64	82	1,680	1,421	1,878	1,632	15.1
Zone 33	80	94	66	16	3	6	386	473	535	589	-9.2
Zone 34	94	117	30	6	37	50	521	333	682	506	34.8
Zone 35	262	297	126	172	42	27	519	903	949	1,399	-32.2
Zone 36	111	137	41	70	46	112	1,357	715	1,555	1,034	50.4
Zone 37	59	54	94	94	122	75	605	688	880	911	-3.4
Zone 38	97	91	24	38	31	30	187	160	339	319	6.3
Zone 39	334	354	54	58	141	188	661	271	1,190	871	36.6
Montréal CMA	2,549	2,771	829	812	1,353	1,318	20,269	19,855	25,000	24,756	1.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Zone 1	0	0	0	0	3	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	106	2	0	0
Zone 4	5	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	6	0	0	0	0	0	0	0
Zone 7	0	0	0	0	48	34	0	21
Zone 8	0	0	0	0	0	0	0	22
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	64	0	0	0
Zone 12	6	0	0	0	0	0	13	0
Zone 13	0	0	0	0	162	76	29	81
Zone 14	9	0	0	0	0	0	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	0	15	12
Zone 17	0	3	0	0	240	120	17	926
Zone 18	0	0	0	0	23	0	14	3
Zone 19.1	0	0	0	0	0	12	11	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	8	0
Zone 21	17	0	0	0	48	124	0	0
Zone 22	0	21	0	0	0	0	0	112
Zone 23	0	0	0	0	68	217	394	30
Zone 24	0	0	0	0	6	9	0	9
Zone 25	0	4	0	0	14	0	171	0
Zone 26	5	11	0	0	0	18	1	7
Zone 27	5	0	0	0	15	16	4	41
Zone 28	6	7	0	0	33	32	193	63
Zone 29	24	8	0	0	0	87	32	52
Zone 30	0	4	0	0	0	26	84	6
Zone 31	0	0	0	0	53	30	74	68
Zone 32	0	11	0	0	42	6	64	42
Zone 33	0	0	0	0	0	0	221	96
Zone 34	4	0	0	0	0	53	7	73
Zone 35	4	4	0	0	2	20	60	260
Zone 36	0	16	0	0	90	29	0	1
Zone 37	4	6	0	0	4	4	28	70
Zone 38	0	16	0	0	0	7	0	0
Zone 39	11	23	0	0	96	43	12	1
Montréal CMA	106	134	0	0	1,117	965	1,452	1,996

Source: CMHC (Starts and Completions Survey)

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
Zone 1	0	0	0	0	8	227	370	506
Zone 2	0	0	0	0	0	0	7	0
Zone 3	0	0	0	0	373	2	13	460
Zone 4	5	0	0	0	24	0	0	3
Zone 5	40	24	0	0	51	63	7	4
Zone 6	45	25	0	0	288	184	213	357
Zone 7	5	0	0	0	210	277	68	133
Zone 8	3	0	0	0	0	0	17	26
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	85	177	8	40
Zone 12	26	14	0	0	84	127	28	24
Zone 13	0	9	0	0	561	252	51	316
Zone 14	81	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	261	35
Zone 17	5	33	0	0	3,115	2,128	825	1,410
Zone 18	0	0	0	0	200	50	56	49
Zone 19.1	0	0	0	0	28	106	19	28
Zone 19.2	0	9	0	0	0	279	0	0
Zone 20	0	0	0	0	0	85	11	0
Zone 21	86	13	4	0	328	176	23	236
Zone 22	7	50	0	0	50	215	68	427
Zone 23	0	21	0	0	228	1,080	1,374	423
Zone 24	32	28	0	0	206	156	41	34
Zone 25	28	34	0	0	58	26	226	12
Zone 26	33	39	0	0	93	145	48	68
Zone 27	126	121	0	0	113	182	512	499
Zone 28	102	98	0	0	400	243	602	221
Zone 29	149	123	0	0	186	520	922	863
Zone 30	36	26	0	0	105	121	386	126
Zone 31	11	9	0	0	86	52	495	470
Zone 32	64	79	0	3	339	395	1,341	1,026
Zone 33	3	6	0	0	16	63	370	410
Zone 34	37	46	0	4	80	180	441	153
Zone 35	42	23	0	4	139	140	380	763
Zone 36	46	112	0	0	373	472	984	243
Zone 37	122	61	0	14	97	213	508	475
Zone 38	31	23	0	7	56	53	131	107
Zone 39	141	188	0	0	398	168	183	103
Montréal CMA	1,349	1,286	4	32	8,810	9,234	11,371	10,270

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Zone 1	0	1	3	0	0	0	3	1
Zone 2	1	0	0	0	0	0	1	0
Zone 3	0	2	106	0	0	0	106	2
Zone 4	6	5	0	0	0	0	6	5
Zone 5	0	0	0	0	0	0	0	0
Zone 6	6	0	0	0	0	0	6	0
Zone 7	1	5	48	32	0	21	49	58
Zone 8	0	0	0	0	0	22	0	22
Zone 9	0	0	0	0	0	0	0	0
Zone 10	3	1	0	0	0	0	3	1
Zone 11	2	0	62	0	0	0	64	0
Zone 12	6	4	3	0	13	0	22	4
Zone 13	1	0	162	76	29	81	192	157
Zone 14	9	0	0	0	0	0	9	0
Zone 15	1	1	0	0	0	0	1	1
Zone 16	0	2	0	0	15	12	15	14
Zone 17	0	0	240	123	17	926	257	1,049
Zone 18	1	0	23	0	14	3	38	3
Zone 19.1	0	0	0	12	11	0	19	12
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	8	0	8	0
Zone 21	21	10	48	124	0	0	69	134
Zone 22	5	23	0	0	0	112	5	135
Zone 23	2	6	68	217	394	30	464	253
Zone 24	3	4	6	9	0	9	9	22
Zone 25	7	9	14	0	171	0	192	9
Zone 26	16	30	0	18	1	7	17	55
Zone 27	22	23	15	16	4	41	41	80
Zone 28	19	37	33	22	193	63	245	122
Zone 29	46	38	0	87	32	52	78	177
Zone 30	4	13	0	28	84	6	88	47
Zone 31	10	20	53	30	74	68	137	118
Zone 32	11	18	42	12	64	42	117	72
Zone 33	11	6	0	0	221	96	232	102
Zone 34	10	14	0	53	7	73	17	140
Zone 35	25	29	0	20	60	260	85	309
Zone 36	14	29	90	29	0	1	104	59
Zone 37	17	17	4	7	28	70	49	94
Zone 38	10	27	0	5	0	0	10	32
Zone 39	42	50	94	43	12	1	148	94
Montréal CMA	332	424	1,114	963	1,452	1,996	2,906	3,383

Source: CMHC (Starts and Completions Survey)

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
Zone 1	13	10	6	225	370	506	389	789
Zone 2	6	0	0	0	7	0	13	0
Zone 3	1	4	373	0	13	460	387	464
Zone 4	28	28	24	0	0	3	52	31
Zone 5	31	19	61	69	7	4	99	92
Zone 6	56	12	286	200	213	357	555	569
Zone 7	46	30	210	275	68	133	324	456
Zone 8	7	9	0	0	17	26	24	35
Zone 9	0	0	75	0	1	0	76	0
Zone 10	36	12	8	53	147	66	191	131
Zone 11	4	0	99	181	8	40	111	313
Zone 12	60	50	100	139	28	24	188	282
Zone 13	13	0	555	261	51	316	619	577
Zone 14	96	60	146	182	234	0	476	242
Zone 15	3	19	34	0	0	154	37	173
Zone 16	0	7	177	468	261	35	438	510
Zone 17	8	0	3,113	2,161	825	1,410	3,946	3,641
Zone 18	9	1	196	50	56	49	261	154
Zone 19.1	5	3	28	106	19	28	60	137
Zone 19.2	2	0	0	288	0	0	2	288
Zone 20	0	0	0	85	11	0	11	85
Zone 21	118	31	337	189	27	236	482	456
Zone 22	20	73	50	215	68	427	138	715
Zone 23	49	76	228	1,078	1,374	423	1,651	1,577
Zone 24	93	94	206	154	41	34	340	282
Zone 25	83	124	58	26	226	12	367	162
Zone 26	271	245	91	141	48	68	410	454
Zone 27	426	418	113	182	512	499	1,051	1,099
Zone 28	269	273	396	225	602	221	1,267	719
Zone 29	498	489	179	532	922	863	1,599	1,884
Zone 30	133	136	93	131	386	126	612	393
Zone 31	237	263	84	52	495	470	816	785
Zone 32	183	198	354	405	1,341	1,029	1,878	1,632
Zone 33	149	116	16	63	370	410	535	589
Zone 34	140	140	101	209	441	157	682	506
Zone 35	442	487	127	145	380	767	949	1,399
Zone 36	195	321	375	470	985	243	1,555	1,034
Zone 37	239	170	133	252	508	489	880	911
Zone 38	166	149	42	56	131	114	339	319
Zone 39	517	573	406	195	187	103	1,190	871
Montréal CMA	4,652	4,640	8,880	9,463	11,380	10,302	25,000	24,756

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Zone 1	4	1	0	2	0	0	4	2	8	5	60.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	0	0	0	0	n/a
Zone 4	4	0	0	2	0	0	0	0	4	2	100.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	1	0	0	0	0	0	0	0	1	0	n/a
Zone 7	9	0	2	4	5	0	32	4	48	8	**
Zone 8	0	0	0	0	0	0	10	0	10	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 11	0	0	0	0	0	0	0	0	0	0	n/a
Zone 12	0	5	0	0	0	0	0	80	0	85	-100.0
Zone 13	0	0	0	0	0	0	66	0	66	0	n/a
Zone 14	1	4	2	0	12	7	40	16	55	27	103.7
Zone 15	0	1	0	0	0	0	154	0	154	1	**
Zone 16	0	1	0	0	4	0	175	8	179	9	**
Zone 17	0	0	0	0	0	0	454	0	454	0	n/a
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	6	0	6	-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	7	0	0	0	0	61	0	64	7	**
Zone 22	4	5	0	0	7	0	48	90	59	95	-37.9
Zone 23	4	6	0	0	0	0	260	168	264	174	51.7
Zone 24	8	4	2	4	0	6	1	0	11	14	-21.4
Zone 25	3	7	0	0	0	10	18	6	21	23	-8.7
Zone 26	12	19	0	2	3	0	9	6	24	27	-11.1
Zone 27	18	19	4	0	7	4	187	15	216	38	**
Zone 28	10	11	4	0	18	14	16	15	48	40	20.0
Zone 29	26	22	2	10	13	4	163	58	204	94	117.0
Zone 30	9	7	2	0	0	0	41	18	52	25	108.0
Zone 31	18	26	2	6	6	0	40	12	66	44	50.0
Zone 32	8	6	0	2	12	8	44	323	64	339	-81.1
Zone 33	7	7	2	8	0	0	2	16	11	31	-64.5
Zone 34	8	13	2	2	8	6	25	39	43	60	-28.3
Zone 35	21	26	6	10	6	0	207	35	240	71	**
Zone 36	16	9	0	10	8	4	70	107	94	130	-27.7
Zone 37	3	7	8	4	8	3	54	379	73	393	-81.4
Zone 38	9	7	2	4	0	0	14	45	25	56	-55.4
Zone 39	25	44	4	12	17	24	12	62	58	142	-59.2
Montréal CMA	231	265	44	82	134	90	2,207	1,510	2,616	1,947	34.4

Source: CMHC (Starts and Completions Survey)

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
Zone 1	6	4	4	2	0	0	47	195	57	201	-71.6
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	25	28	8	2	0	0	3	6	36	36	0.0
Zone 5	1	3	0	0	24	0	61	46	86	49	75.5
Zone 6	2	1	2	0	43	65	200	317	247	383	-35.5
Zone 7	26	7	14	34	5	12	337	838	382	891	-57.1
Zone 8	3	2	4	4	0	0	48	47	55	53	3.8
Zone 9	0	0	0	0	0	0	1	0	1	0	n/a
Zone 10	6	3	4	2	15	4	78	38	103	47	119.1
Zone 11	0	0	0	0	4	0	208	110	212	110	92.7
Zone 12	22	30	28	24	21	3	246	196	317	253	25.3
Zone 13	2	0	0	0	5	14	514	171	521	185	181.6
Zone 14	12	17	16	0	71	55	280	176	379	248	52.8
Zone 15	7	8	0	0	5	0	154	131	166	139	19.4
Zone 16	1	4	0	0	10	4	306	78	317	86	**
Zone 17	0	0	0	0	30	7	3,161	2,948	3,191	2,955	8.0
Zone 18	4	1	0	0	0	0	131	222	135	223	-39.5
Zone 19.1	2	1	4	0	0	0	104	36	110	37	197.3
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	24	30	2	2	9	37	448	131	483	200	141.5
Zone 22	13	20	2	0	57	41	506	185	578	246	135.0
Zone 23	45	49	6	4	18	24	1,148	672	1,217	749	62.5
Zone 24	58	62	10	8	24	58	202	557	294	685	-57.1
Zone 25	41	60	10	40	32	41	109	96	192	237	-19.0
Zone 26	179	140	58	54	43	41	212	518	492	753	-34.7
Zone 27	233	233	58	40	109	115	726	403	1,126	791	42.4
Zone 28	159	133	22	6	104	56	512	622	797	817	-2.4
Zone 29	304	310	44	80	123	139	1,014	839	1,485	1,368	8.6
Zone 30	83	108	6	10	59	34	220	162	368	314	17.2
Zone 31	204	214	22	32	31	23	431	566	688	835	-17.6
Zone 32	65	99	58	52	101	99	1,223	915	1,447	1,165	24.2
Zone 33	81	96	24	20	18	15	449	114	572	245	133.5
Zone 34	119	94	10	8	35	65	331	268	495	435	13.8
Zone 35	248	305	152	144	35	36	719	339	1,154	824	40.0
Zone 36	133	120	56	64	87	56	915	1,174	1,191	1,414	-15.8
Zone 37	54	64	96	102	109	65	696	773	955	1,004	-4.9
Zone 38	80	104	20	42	33	23	199	134	332	303	9.6
Zone 39	305	329	68	54	155	207	429	1,192	957	1,782	-46.3
Montréal CMA	2,549	2,681	810	830	1,420	1,348	16,871	15,699	21,650	20,558	5.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Zone 1	0	0	0	0	0	2	4	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	5	0	0	0	32	4	0	0
Zone 8	0	0	0	0	0	0	10	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	0	0	0	0
Zone 12	0	0	0	0	0	0	0	80
Zone 13	0	0	0	0	24	0	42	0
Zone 14	12	7	0	0	40	16	0	0
Zone 15	0	0	0	0	0	0	154	0
Zone 16	4	0	0	0	175	0	0	8
Zone 17	0	0	0	0	273	0	181	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	6	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	0	0	0	61	0	0	0
Zone 22	7	0	0	0	48	0	0	90
Zone 23	0	0	0	0	48	0	212	168
Zone 24	0	6	0	0	0	0	1	0
Zone 25	0	10	0	0	0	0	18	6
Zone 26	3	0	0	0	8	0	1	6
Zone 27	7	4	0	0	40	6	147	9
Zone 28	18	14	0	0	0	12	16	3
Zone 29	13	4	0	0	113	20	50	38
Zone 30	0	0	0	0	16	0	25	18
Zone 31	6	0	0	0	0	0	40	12
Zone 32	6	8	6	0	3	9	41	314
Zone 33	0	0	0	0	0	16	2	0
Zone 34	8	6	0	0	7	21	18	18
Zone 35	6	0	0	0	2	16	205	19
Zone 36	8	4	0	0	67	41	3	66
Zone 37	8	3	0	0	18	48	36	331
Zone 38	0	0	0	0	2	0	12	45
Zone 39	17	24	0	0	0	20	12	42
Montréal CMA	128	90	6	0	977	237	1,230	1,273

Source: CMHC (Starts and Completions Survey)

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
Zone 1	0	0	0	0	3	194	44	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	5	12	0	0	196	228	123	603
Zone 8	0	0	0	0	12	20	36	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	144
Zone 13	5	14	0	0	90	136	424	35
Zone 14	71	55	0	0	234	176	46	0
Zone 15	5	0	0	0	0	0	154	131
Zone 16	10	4	0	0	275	45	31	33
Zone 17	30	7	0	0	2,214	1,900	861	1,034
Zone 18	0	0	0	0	42	148	35	74
Zone 19.1	0	0	0	0	85	27	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	113	131	335	0
Zone 22	57	41	0	0	207	95	299	90
Zone 23	18	24	0	0	650	309	498	363
Zone 24	24	58	0	0	145	453	57	104
Zone 25	32	41	0	0	60	17	49	79
Zone 26	40	41	3	0	130	117	82	401
Zone 27	106	115	3	0	225	120	501	283
Zone 28	101	56	3	0	210	196	302	426
Zone 29	111	139	12	0	242	394	772	445
Zone 30	59	34	0	0	57	31	163	131
Zone 31	31	23	0	0	74	99	357	467
Zone 32	95	92	6	7	245	169	978	746
Zone 33	18	8	0	7	51	56	398	58
Zone 34	35	59	0	6	101	105	230	163
Zone 35	35	26	0	10	159	142	560	197
Zone 36	87	56	0	0	603	280	312	894
Zone 37	109	61	0	4	195	96	501	677
Zone 38	33	16	0	7	48	12	151	122
Zone 39	155	207	0	0	243	231	186	961
Montréal CMA	1,393	1,307	27	41	7,741	6,523	8,879	9,155

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Zone 1	4	3	0	2	4	0	8	5
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	0	0
Zone 4	4	2	0	0	0	0	4	2
Zone 5	0	0	0	0	0	0	0	0
Zone 6	1	0	0	0	0	0	1	0
Zone 7	16	4	32	4	0	0	48	8
Zone 8	0	0	0	0	10	0	10	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	0	0	0	0	0	0	0
Zone 12	0	5	0	0	0	80	0	85
Zone 13	2	0	22	0	42	0	66	0
Zone 14	15	4	40	23	0	0	55	27
Zone 15	0	1	0	0	154	0	154	1
Zone 16	2	1	177	0	0	8	179	9
Zone 17	0	0	273	0	181	0	454	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	6	0	0	0	6
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	3	7	61	0	0	0	64	7
Zone 22	11	5	48	0	0	90	59	95
Zone 23	4	6	48	0	212	168	264	174
Zone 24	10	14	0	0	1	0	11	14
Zone 25	3	17	0	0	18	6	21	23
Zone 26	17	21	6	0	1	6	24	27
Zone 27	29	23	40	6	147	9	216	38
Zone 28	32	25	0	12	16	3	48	40
Zone 29	41	36	113	20	50	38	204	94
Zone 30	11	7	16	0	25	18	52	25
Zone 31	26	32	0	0	40	12	66	44
Zone 32	11	8	6	17	47	314	64	339
Zone 33	9	15	0	16	2	0	11	31
Zone 34	14	15	11	27	18	18	43	60
Zone 35	35	36	0	16	205	19	240	71
Zone 36	23	23	67	41	4	66	94	130
Zone 37	15	14	18	48	40	331	73	393
Zone 38	13	9	0	0	12	47	25	56
Zone 39	46	72	0	28	12	42	58	142
Montréal CMA	397	406	978	266	1,241	1,275	2,616	1,947

Source: CMHC (Starts and Completions Survey)

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
Zone 1	10	6	3	194	44	1	57	201
Zone 2	2	0	0	0	0	3	2	3
Zone 3	2	2	219	89	182	181	403	272
Zone 4	33	30	0	6	3	0	36	36
Zone 5	19	3	57	14	10	32	86	49
Zone 6	13	1	183	235	51	147	247	383
Zone 7	47	43	194	238	123	603	382	891
Zone 8	7	6	12	20	36	27	55	53
Zone 9	0	0	0	0	1	0	1	0
Zone 10	10	9	27	0	66	38	103	47
Zone 11	0	0	197	71	15	39	212	110
Zone 12	59	57	121	52	44	144	317	253
Zone 13	4	4	93	146	424	35	521	185
Zone 14	99	49	234	199	46	0	379	248
Zone 15	12	8	0	0	154	131	166	139
Zone 16	3	4	283	49	31	33	317	86
Zone 17	0	7	2,244	1,900	861	1,034	3,191	2,955
Zone 18	4	1	42	148	35	74	135	223
Zone 19.1	6	1	85	27	19	9	110	37
Zone 19.2	0	0	5	203	0	0	5	203
Zone 20	0	0	99	0	3	17	102	17
Zone 21	26	50	122	150	335	0	483	200
Zone 22	72	45	207	111	299	90	578	246
Zone 23	71	69	648	317	498	363	1,217	749
Zone 24	92	130	145	451	57	104	294	685
Zone 25	83	141	60	17	49	79	192	237
Zone 26	281	231	124	117	87	405	492	753
Zone 27	396	387	225	120	505	284	1,126	791
Zone 28	289	201	202	190	306	426	797	817
Zone 29	458	506	243	417	784	445	1,485	1,368
Zone 30	144	129	61	54	163	131	368	314
Zone 31	260	267	70	99	358	469	688	835
Zone 32	192	220	271	190	984	755	1,447	1,165
Zone 33	114	116	60	64	398	65	572	245
Zone 34	135	132	130	132	230	171	495	435
Zone 35	428	471	166	146	560	207	1,154	824
Zone 36	272	233	605	287	314	894	1,191	1,414
Zone 37	207	205	243	118	505	681	955	1,004
Zone 38	141	148	38	24	153	131	332	303
Zone 39	526	506	241	315	190	961	957	1,782
Montréal CMA	4,517	4,418	7,959	6,910	8,923	9,209	21,650	20,558

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2018	0	0.0	1	4.5	2	9.1	6	27.3	13	59.1	22	-	617,589
December 2017	0	0.0	1	6.3	1	6.3	4	25.0	10	62.5	16	-	1,216,162
Year-to-date 2018	2	1.7	11	9.3	20	16.9	34	28.8	51	43.2	118	-	579,379
Year-to-date 2017	4	3.7	5	4.6	23	21.1	14	12.8	63	57.8	109	-	821,445
Laval													
December 2018	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
December 2017	0	0.0	1	14.3	0	0.0	2	28.6	4	57.1	7	-	-
Year-to-date 2018	0	0.0	8	13.6	12	20.3	14	23.7	25	42.4	59	-	712,090
Year-to-date 2017	2	2.5	7	8.6	17	21.0	19	23.5	36	44.4	81	-	733,233
North Shore													
December 2018	9	18.8	14	29.2	11	22.9	10	20.8	4	8.3	48	-	366,776
December 2017	8	12.3	28	43.1	19	29.2	6	9.2	4	6.2	65	-	441,826
Year-to-date 2018	135	17.2	314	39.9	204	25.9	78	9.9	56	7.1	787	422,500	363,766
Year-to-date 2017	209	26.5	294	37.3	182	23.1	75	9.5	28	3.6	788	310,000	372,972
South Shore													
December 2018	3	9.7	4	12.9	2	6.5	5	16.1	17	54.8	31	-	1,254,319
December 2017	4	10.8	6	16.2	12	32.4	4	10.8	11	29.7	37	-	-
Year-to-date 2018	33	7.9	94	22.4	114	27.1	62	14.8	117	27.9	420	-	638,355
Year-to-date 2017	65	12.1	130	24.3	149	27.8	81	15.1	111	20.7	536	-	478,268
Vaudreuil-Soulanges													
December 2018	1	6.7	8	53.3	5	33.3	0	0.0	1	6.7	15	-	392,002
December 2017	2	8.7	17	73.9	3	13.0	1	4.3	0	0.0	23	-	-
Year-to-date 2018	24	11.7	69	33.7	62	30.2	32	15.6	18	8.8	205	-	379,872
Year-to-date 2017	39	17.4	108	48.2	49	21.9	17	7.6	11	4.9	224	-	371,159
Montréal CMA													
December 2018	13	11.0	27	22.9	20	16.9	22	18.6	36	30.5	118	477,500	581,129
December 2017	14	9.5	53	35.8	35	23.6	17	11.5	29	19.6	148	417,500	532,898
Year-to-date 2018	194	12.2	496	31.2	412	25.9	220	13.8	267	16.8	1,589	420,000	472,318
Year-to-date 2017	319	18.4	544	31.3	420	24.2	206	11.9	249	14.3	1,738	400,000	452,964

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec 2018	Dec 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	698,625	-	n/a	698,625	663,558	5.3
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	581,572	-	n/a	586,381	-	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	-	1,216,162	n/a	-	1,216,162	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	425,424	418,756	1.6	398,570	399,604	-0.3
Zone 28	-	525,525	n/a	-	495,094	n/a
Zone 29	249,482	385,491	-35.3	315,515	309,855	1.8
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	1,254,319	-	n/a	889,318	711,306	25.0
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	-	n/a	-	385,061	n/a
Zone 39	392,002	-	n/a	379,872	371,159	2.3
Montréal CMA	581,129	532,898	9.1	472,318	452,964	4.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Twelve Months ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
December 2018	1,491	1,680	9,611	404,556	6.4	398,234	5.3
December 2017	1,441	1,713	11,180	377,947	7.8	380,142	6.2
% Change	3.5	-1.9	-14.0	7.0	n/a	4.8	n/a
YTD 2018	25,777	36,115	11,396	398,217	5.3	n/a	n/a
YTD 2017	25,569	37,535	13,271	380,139	6.2	n/a	n/a
% Change	0.8	-3.8	-14.1	4.8	n/a	n/a	n/a
CONDOMINIUMS*							
December 2018	993	1,141	7,158	320,376	7.2	304,596	6.6
December 2017	973	1,249	9,832	320,638	10.1	295,143	9.7
% Change	2.1	-8.6	-27.2	-0.1	n/a	3.2	n/a
YTD 2018	16,443	23,871	9,087	304,596	6.6	n/a	n/a
YTD 2017	14,459	26,614	11,685	295,139	9.7	n/a	n/a
% Change	13.7	-10.3	-22.2	3.2	n/a	n/a	n/a
PLEX*							
December 2018	336	364	2,129	566,050	6.3	538,240	6.2
December 2017	339	341	2,074	521,858	6.1	505,384	6.8
% Change	-0.9	6.7	2.7	8.5	n/a	6.5	n/a
YTD 2018	4,475	7,108	2,321	538,238	6.2	n/a	n/a
YTD 2017	4,328	6,790	2,450	505,388	6.8	n/a	n/a
% Change	3.4	4.7	-5.3	6.5	n/a	n/a	n/a
TOTAL							
December 2018	2,825	3,188	18,970	394,002	6.7	384,754	5.9
December 2017	2,755	3,312	23,171	372,187	8.4	364,438	7.4
% Change	2.5	-3.7	-18.1	5.9	n/a	5.6	n/a
YTD 2018	46,753	67,218	22,890	384,160	5.9	n/a	n/a
YTD 2017	44,395	71,090	27,498	363,925	7.4	n/a	n/a
% Change	5.3	-5.4	-16.8	5.6	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system

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

² Calculations: CMHC.³ 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
December 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	104.7	129.5	2,199	5.9	67.2	924
	December	601	3.64	5.34		129.7	2,203	5.9	67.3	934

"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.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#), [Instagram](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

©2019 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it.

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

cmhc.ca/hmportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at cmhc.ca/housingmarketinformation

Housing Observer

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions, trends and much more!

Subscribe today to stay in the know!

www.cmhc.ca/observer

