

HOUSING NOW TABLES

Sherbrooke CMA

Date Released: First Quarter 2019



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Dear *Housing Now* Subscriber:

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

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

HOUSING NOW REPORT TABLES

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SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2018								
Sherbrooke CMA ¹	Annual		Monthly SAAR			Trend ²		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	278	297	311	235	358	285	282	298
Multiples	846	966	240	1,656	492	940	964	818
Total	1,124	1,263	551	1,891	850	1,225	1,246	1,116
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	308	298	76	77	1.3%	278	297	6.8%
Multiples	840	796	273	199	-27.1%	846	966	14.2%
Total	1,148	1,094	349	276	-20.9%	1,124	1,263	12.4%

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 Sherbrooke CMA
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2018	77	36	14	0	0	4	0	145	276
Q4 2017	76	44	25	0	0	8	0	196	349
% Change	1.3	-18.2	-44.0	n/a	n/a	-50.0	n/a	-26.0	-20.9
Year-to-date 2018	297	232	62	0	0	34	0	638	1,263
Year-to-date 2017	278	213	88	0	0	19	0	526	1,124
% Change	6.8	8.9	-29.5	n/a	n/a	78.9	n/a	21.3	12.4
UNDER CONSTRUCTION									
Q4 2018	128	48	20	0	0	30	0	298	524
Q4 2017	143	53	26	0	0	12	0	225	459
% Change	-10.5	-9.4	-23.1	n/a	n/a	150.0	n/a	32.4	14.2
COMPLETIONS									
Q4 2018	66	38	16	0	0	0	0	122	242
Q4 2017	89	46	28	0	0	8	0	52	223
% Change	-25.8	-17.4	-42.9	n/a	n/a	-100.0	n/a	134.6	8.5
Year-to-date 2018	309	240	66	0	0	11	0	588	1,214
Year-to-date 2017	292	212	107	0	0	113	2	856	1,589
% Change	5.8	13.2	-38.3	n/a	n/a	-90.3	-100.0	-31.3	-23.6
COMPLETED & NOT ABSORBED									
Q4 2018	15	81	26	0	0	13	n/a	n/a	135
Q4 2017	16	59	42	0	0	28	n/a	n/a	145
% Change	-6.3	37.3	-38.1	n/a	n/a	-53.6	n/a	n/a	-6.9
ABSORBED									
Q4 2018	65	48	24	0	0	5	n/a	n/a	142
Q4 2017	89	35	22	0	0	6	n/a	n/a	152
% Change	-27.0	37.1	9.1	n/a	n/a	-16.7	n/a	n/a	-6.6
Year-to-date 2018	310	218	82	0	0	26	n/a	n/a	636
Year-to-date 2017	297	219	90	0	0	105	n/a	n/a	711
% Change	4.4	-0.5	-8.9	n/a	n/a	-75.2	n/a	n/a	-10.5

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Old City of Sherbrooke									
Q4 2018	6	2	2	0	0	0	0	60	70
Q4 2017	10	2	0	0	0	0	0	63	75
Suburbs of the old city of Sherbrooke									
Q4 2018	31	24	12	0	0	0	0	78	145
Q4 2017	30	40	19	0	0	0	0	127	216
New City of Sherbrooke									
Q4 2018	37	26	14	0	0	0	0	138	215
Q4 2017	40	42	19	0	0	0	0	190	291
Magog									
Q4 2018	10	8	0	0	0	0	0	4	22
Q4 2017	6	0	0	0	0	0	0	0	6
Remainder of the CMA									
Q4 2018	30	2	0	0	0	4	0	3	39
Q4 2017	30	2	6	0	0	8	0	6	52
Sherbrooke CMA									
Q4 2018	77	36	14	0	0	4	0	145	276
Q4 2017	76	44	25	0	0	8	0	196	349
UNDER CONSTRUCTION									
Old City of Sherbrooke									
Q4 2018	6	2	2	0	0	0	0	194	204
Q4 2017	13	2	0	0	0	5	0	76	96
Suburbs of the old city of Sherbrooke									
Q4 2018	40	34	16	0	0	0	0	97	187
Q4 2017	45	42	18	0	0	0	0	142	247
New City of Sherbrooke									
Q4 2018	46	36	18	0	0	0	0	291	391
Q4 2017	58	44	18	0	0	5	0	218	343
Magog									
Q4 2018	16	6	0	0	0	26	0	4	52
Q4 2017	15	2	4	0	0	3	0	0	24
Remainder of the CMA									
Q4 2018	66	6	2	0	0	4	0	3	81
Q4 2017	70	7	4	0	0	4	0	7	92
Sherbrooke CMA									
Q4 2018	128	48	20	0	0	30	0	298	524
Q4 2017	143	53	26	0	0	12	0	225	459

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
Q4 2018	6	4	0	0	0	0	0	23	33
Q4 2017	8	2	3	0	0	0	0	11	24
Suburbs of the old city of Sherbrooke									
Q4 2018	15	26	10	0	0	0	0	99	150
Q4 2017	39	32	23	0	0	0	0	41	135
New City of Sherbrooke									
Q4 2018	21	30	10	0	0	0	0	122	183
Q4 2017	47	34	26	0	0	0	0	52	159
Magog									
Q4 2018	17	6	6	0	0	0	0	0	29
Q4 2017	9	0	2	0	0	0	0	0	11
Remainder of the CMA									
Q4 2018	28	2	0	0	0	0	0	0	30
Q4 2017	33	12	0	0	0	8	0	0	53
Sherbrooke CMA									
Q4 2018	66	38	16	0	0	0	0	122	242
Q4 2017	89	46	28	0	0	8	0	52	223
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q4 2018	6	7	0	0	0	9	n/a	n/a	22
Q4 2017	4	1	0	0	0	19	n/a	n/a	24
Suburbs of the old city of Sherbrooke									
Q4 2018	7	67	20	0	0	0	n/a	n/a	94
Q4 2017	12	52	36	0	0	0	n/a	n/a	100
New City of Sherbrooke									
Q4 2018	13	74	20	0	0	9	n/a	n/a	116
Q4 2017	16	53	36	0	0	19	n/a	n/a	124
Magog									
Q4 2018	2	5	6	0	0	3	n/a	n/a	16
Q4 2017	0	3	3	0	0	0	n/a	n/a	6
Remainder of the CMA									
Q4 2018	0	2	0	0	0	1	n/a	n/a	3
Q4 2017	0	3	3	0	0	9	n/a	n/a	15
Sherbrooke CMA									
Q4 2018	15	81	26	0	0	13	n/a	n/a	135
Q4 2017	16	59	42	0	0	28	n/a	n/a	145

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Old City of Sherbrooke									
Q4 2018	5	1	0	0	0	4	n/a	n/a	10
Q4 2017	7	2	3	0	0	6	n/a	n/a	18
Suburbs of the old city of Sherbrooke									
Q4 2018	16	42	19	0	0	0	n/a	n/a	77
Q4 2017	39	22	17	0	0	0	n/a	n/a	78
New City of Sherbrooke									
Q4 2018	21	43	19	0	0	4	n/a	n/a	87
Q4 2017	46	24	20	0	0	6	n/a	n/a	96
Magog									
Q4 2018	16	2	5	0	0	0	n/a	n/a	23
Q4 2017	10	0	2	0	0	0	n/a	n/a	12
Remainder of the CMA									
Q4 2018	28	3	0	0	0	1	n/a	n/a	32
Q4 2017	33	11	0	0	0	0	n/a	n/a	44
Sherbrooke CMA									
Q4 2018	65	48	24	0	0	5	n/a	n/a	142
Q4 2017	89	35	22	0	0	6	n/a	n/a	152

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

**Table 1.3: History of Housing Starts of Sherbrooke 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	297	232	62	0	0	34	0	638	1,263
% Change	6.8	8.9	-29.5	n/a	n/a	78.9	n/a	21.3	12.4
2017	278	213	88	0	0	19	0	526	1,124
% Change	0.0	1.4	-4.3	n/a	n/a	-44.1	n/a	-4.7	-6.1
2016	278	210	92	0	0	34	0	552	1,197
% Change	-8.9	22.1	-20.0	n/a	n/a	-79.9	n/a	-5.2	-12.4
2015	305	172	115	0	0	169	0	582	1,367
% Change	-17.3	14.7	-12.9	n/a	n/a	67.3	-100.0	55.6	21.2
2014	369	150	132	0	0	101	2	374	1,128
% Change	-16.5	-34.8	-3.6	n/a	n/a	32.9	n/a	-38.8	-24.6
2013	442	230	137	0	0	76	0	611	1,496
% Change	-27.5	-9.4	-43.4	n/a	n/a	33.3	-100.0	28.4	-14.1
2012	610	254	242	0	0	57	4	476	1,741
% Change	9.5	22.1	12.6	n/a	n/a	-37.4	n/a	-5.6	10.5
2011	557	208	215	0	0	91	0	504	1,575
% Change	-2.3	-8.8	27.2	n/a	n/a	-31.1	n/a	7.9	-4.9
2010	570	228	169	0	0	132	0	467	1,656
% Change	-14.7	137.5	19.0	n/a	-100.0	37.5	n/a	-5.1	4.8
2009	668	96	142	0	7	96	0	492	1,580

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Sherbrooke (West and City Centre)	0	2	2	2	0	0	6	8	8	12	-33.3
Sherbrooke (East)	0	0	0	0	0	0	2	15	2	15	-86.7
Sherbrooke (North)	6	8	0	0	0	0	54	40	60	48	25.0
Old City of Sherbrooke	6	10	2	2	0	0	62	63	70	75	-6.7
Fleurimont	9	8	4	20	4	4	0	32	17	64	-73.4
Rock Forest	7	10	10	14	0	11	38	37	55	72	-23.6
Saint-Élie-d'Orford	2	8	2	4	0	0	40	0	44	12	**
Lennoxville, Deauville, Ascot, Bromptonville	13	4	8	2	4	4	4	58	29	68	-57.4
Suburbs of the old city of Sherbrooke	31	30	24	40	8	19	82	127	145	216	-32.9
New City of Sherbrooke	37	40	26	42	8	19	144	190	215	291	-26.1
Magog	10	6	8	0	0	0	4	0	22	6	**
Remainder of the CMA	30	30	2	2	0	0	7	20	39	52	-25.0
Sherbrooke CMA	77	76	36	44	8	19	155	210	276	349	-20.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Sherbrooke (West and City Centre)	1	7	2	4	0	0	63	30	66	41	61.0
Sherbrooke (East)	10	2	0	2	0	0	89	34	99	38	160.5
Sherbrooke (North)	19	17	8	0	0	3	155	73	182	93	95.7
Old City of Sherbrooke	30	26	10	6	0	3	307	137	347	172	101.7
Fleurimont	22	22	28	42	4	4	134	56	188	124	51.6
Rock Forest	26	26	118	86	16	58	131	104	291	274	6.2
Saint-Élie-d'Orford	24	31	36	28	0	0	40	0	100	59	69.5
Lennoxville, Deauville, Ascot, Bromptonville	38	28	22	32	12	11	35	214	107	285	-62.5
Suburbs of the old city of Sherbrooke	110	107	204	188	32	73	340	374	686	742	-7.5
New City of Sherbrooke	140	133	214	194	32	76	647	511	1033	914	13.0
Magog	34	27	14	2	4	0	39	19	91	48	89.6
Remainder of the CMA	123	118	4	17	0	0	12	27	139	162	-14.2
Sherbrooke CMA	297	278	232	213	36	76	698	557	1,263	1,124	12.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	0	6	8
Sherbrooke (East)	0	0	0	0	2	0	0	15
Sherbrooke (North)	0	0	0	0	0	0	54	40
Old City of Sherbrooke	0	0	0	0	2	0	60	63
Fleurimont	4	4	0	0	0	0	0	32
Rock Forest	0	11	0	0	4	0	34	37
Saint-Élie-d'Orford	0	0	0	0	0	0	40	0
Lennoxville, Deauville, Ascot, Bromptonville	4	4	0	0	0	0	4	58
Suburbs of the old city of Sherbrooke	8	19	0	0	4	0	78	127
New City of Sherbrooke	8	19	0	0	6	0	138	190
Magog	0	0	0	0	0	0	4	0
Remainder of the CMA	0	0	0	0	4	14	3	6
Sherbrooke CMA	8	19	0	0	10	14	145	196

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	63	28
Sherbrooke (East)	0	0	0	0	2	0	87	34
Sherbrooke (North)	0	3	0	0	0	4	155	69
Old City of Sherbrooke	0	3	0	0	2	6	305	131
Fleurimont	4	4	0	0	0	2	134	54
Rock Forest	16	58	0	0	12	0	119	104
Saint-Élie-d'Orford	0	0	0	0	0	0	40	0
Lennoxville, Deauville, Ascot, Bromptonville	12	11	0	0	8	0	27	214
Suburbs of the old city of Sherbrooke	32	73	0	0	20	2	320	372
New City of Sherbrooke	32	76	0	0	22	8	625	503
Magog	4	0	0	0	32	3	7	16
Remainder of the CMA	0	0	0	0	6	20	6	7
Sherbrooke CMA	36	76	0	0	60	31	638	526

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	2	4	0	0	6	8	8	12
Sherbrooke (East)	2	0	0	0	0	15	2	15
Sherbrooke (North)	6	8	0	0	54	40	60	48
Old City of Sherbrooke	10	12	0	0	60	63	70	75
Fleurimont	17	32	0	0	0	32	17	64
Rock Forest	21	35	0	0	34	37	55	72
Saint-Élie-d'Orford	4	12	0	0	40	0	44	12
Lennoxville, Deauville, Ascot, Bromptonville	25	10	0	0	4	58	29	68
Suburbs of the old city of Sherbrooke	67	89	0	0	78	127	145	216
New City of Sherbrooke	77	101	0	0	138	190	215	291
Magog	18	6	0	0	4	0	22	6
Remainder of the CMA	32	38	4	8	3	6	39	52
Sherbrooke CMA	127	145	4	8	145	196	276	349

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
Sherbrooke (West and City Centre)	3	13	0	0	63	28	66	41
Sherbrooke (East)	12	4	0	0	87	34	99	38
Sherbrooke (North)	27	20	0	4	155	69	182	93
Old City of Sherbrooke	42	37	0	4	305	131	347	172
Fleurimont	54	70	0	0	134	54	188	124
Rock Forest	172	170	0	0	119	104	291	274
Saint-Élie-d'Orford	60	59	0	0	40	0	100	59
Lennoxville, Deauville, Ascot, Bromptonville	80	71	0	0	27	214	107	285
Suburbs of the old city of Sherbrooke	366	370	0	0	320	372	686	742
New City of Sherbrooke	408	407	0	4	625	503	1033	914
Magog	54	29	30	3	7	16	91	48
Remainder of the CMA	129	143	4	12	6	7	139	162
Sherbrooke CMA	591	579	34	19	638	526	1,263	1,124

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Sherbrooke (West and City Centre)	0	2	0	2	0	0	9	11	9	15	-40.0
Sherbrooke (East)	1	1	0	0	0	0	0	0	1	1	0.0
Sherbrooke (North)	5	5	4	0	0	3	14	0	23	8	187.5
Old City of Sherbrooke	6	8	4	2	0	3	23	11	33	24	37.5
Fleurimont	0	6	0	10	0	0	90	7	90	23	**
Rock Forest	4	10	20	12	0	19	4	10	28	51	-45.1
Saint-Élie-d'Orford	5	11	4	4	0	0	0	0	9	15	-40.0
Lennoxville, Deauville, Ascot, Bromptonville	6	12	2	6	4	0	11	28	23	46	-50.0
Suburbs of the old city of Sherbrooke	15	39	26	32	4	19	105	45	150	135	11.1
New City of Sherbrooke	21	47	30	34	4	22	128	56	183	159	15.1
Magog	17	9	6	0	4	0	2	2	29	11	163.6
Remainder of the CMA	28	33	2	12	0	0	0	8	30	53	-43.4
Sherbrooke CMA	66	89	38	46	8	22	130	66	242	223	8.5

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
Sherbrooke (West and City Centre)	4	7	2	2	0	0	41	128	47	137	-65.7
Sherbrooke (East)	11	3	2	2	0	0	56	54	69	59	16.9
Sherbrooke (North)	22	17	8	2	0	6	93	181	123	206	-40.3
Old City of Sherbrooke	37	27	12	6	0	6	190	363	239	402	-40.5
Fleurimont	21	26	38	32	4	8	178	143	241	209	15.3
Rock Forest	25	35	116	80	19	70	124	279	284	464	-38.8
Saint-Élie-d'Orford	35	29	36	24	0	0	0	0	71	53	34.0
Lennoxville, Deauville, Ascot, Bromptonville	34	31	20	44	19	8	89	156	162	239	-32.2
Suburbs of the old city of Sherbrooke	115	121	210	180	42	86	391	578	758	965	-21.5
New City of Sherbrooke	152	148	222	186	42	92	581	941	997	1367	-27.1
Magog	33	36	10	6	8	4	12	17	63	63	0.0
Remainder of the CMA	124	108	8	22	0	3	22	26	154	159	-3.1
Sherbrooke CMA	309	292	240	214	50	99	615	984	1,214	1,589	-23.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	0	9	11
Sherbrooke (East)	0	0	0	0	0	0	0	0
Sherbrooke (North)	0	3	0	0	0	0	14	0
Old City of Sherbrooke	0	3	0	0	0	0	23	11
Fleurimont	0	0	0	0	0	2	90	5
Rock Forest	0	19	0	0	0	2	4	8
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	4	0	0	0	6	0	5	28
Suburbs of the old city of Sherbrooke	4	19	0	0	6	4	99	41
New City of Sherbrooke	4	22	0	0	6	4	122	52
Magog	4	0	0	0	2	2	0	0
Remainder of the CMA	0	0	0	0	0	8	0	0
Sherbrooke CMA	8	22	0	0	8	14	122	52

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	41	119
Sherbrooke (East)	0	0	0	0	0	0	56	54
Sherbrooke (North)	0	6	0	0	0	105	93	76
Old City of Sherbrooke	0	6	0	0	0	107	190	249
Fleurimont	4	8	0	0	0	2	178	141
Rock Forest	19	70	0	0	4	2	120	277
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	19	8	0	0	8	0	81	156
Suburbs of the old city of Sherbrooke	42	86	0	0	12	4	379	574
New City of Sherbrooke	42	92	0	0	12	111	569	823
Magog	8	4	0	0	9	2	3	15
Remainder of the CMA	0	3	0	0	6	8	16	18
Sherbrooke CMA	50	99	0	0	27	121	588	856

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	0	4	0	0	9	11	9	15
Sherbrooke (East)	1	1	0	0	0	0	1	1
Sherbrooke (North)	9	8	0	0	14	0	23	8
Old City of Sherbrooke	10	13	0	0	23	11	33	24
Fleurimont	0	18	0	0	90	5	90	23
Rock Forest	24	43	0	0	4	8	28	51
Saint-Élie-d'Orford	9	15	0	0	0	0	9	15
Lennoxville, Deauville, Ascot, Bromptonville	18	18	0	0	5	28	23	46
Suburbs of the old city of Sherbrooke	51	94	0	0	99	41	150	135
New City of Sherbrooke	61	107	0	0	122	52	183	159
Magog	29	11	0	0	0	0	29	11
Remainder of the CMA	30	45	0	8	0	0	30	53
Sherbrooke CMA	120	163	0	8	122	52	242	223

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
Sherbrooke (West and City Centre)	6	11	0	0	41	119	47	137
Sherbrooke (East)	13	3	0	0	56	56	69	59
Sherbrooke (North)	30	25	0	105	93	76	123	206
Old City of Sherbrooke	49	39	0	105	190	251	239	402
Fleurimont	63	68	0	0	178	141	241	209
Rock Forest	164	187	0	0	120	277	284	464
Saint-Élie-d'Orford	71	53	0	0	0	0	71	53
Lennoxville, Deauville, Ascot, Bromptonville	81	83	0	0	81	156	162	239
Suburbs of the old city of Sherbrooke	379	391	0	0	379	574	758	965
New City of Sherbrooke	428	430	0	105	569	825	997	1367
Magog	53	48	7	0	3	15	63	63
Remainder of the CMA	134	133	4	8	16	18	154	159
Sherbrooke CMA	615	611	11	113	588	858	1,214	1,589

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q4 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q4 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	1	11.1	1	11.1	2	22.2	1	11.1	4	44.4	9	-	-
Year-to-date 2017	0	0.0	0	0.0	3	37.5	2	25.0	3	37.5	8	-	-
Suburbs of the old city of Sherbrooke													
Q4 2018	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Q4 2017	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	-	-
Year-to-date 2018	1	2.9	3	8.6	11	31.4	9	25.7	11	31.4	35	-	-
Year-to-date 2017	0	0.0	5	12.5	12	30.0	9	22.5	14	35.0	40	-	-
New City of Sherbrooke													
Q4 2018	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
Q4 2017	0	0.0	2	22.2	3	33.3	1	11.1	3	33.3	9	-	-
Year-to-date 2018	2	4.5	4	9.1	13	29.5	10	22.7	15	34.1	44	-	-
Year-to-date 2017	0	0.0	5	10.4	15	31.3	11	22.9	17	35.4	48	-	-
Magog													
Q4 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q4 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	5	62.5	0	0.0	0	0.0	2	25.0	1	12.5	8	-	-
Year-to-date 2017	0	0.0	2	15.4	4	30.8	4	30.8	3	23.1	13	-	-
Remainder of the CMA													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	3	33.3	3	33.3	1	11.1	2	22.2	9	-	-
Sherbrooke CMA													
Q4 2018	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0	4	-	-
Q4 2017	0	0.0	2	20.0	4	40.0	1	10.0	3	30.0	10	-	312,142
Year-to-date 2018	7	13.5	4	7.7	13	25.0	12	23.1	16	30.8	52	315,000	316,523
Year-to-date 2017	0	0.0	10	14.3	22	31.4	16	22.9	22	31.4	70	-	341,964

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
Old City of Sherbrooke	-	-	n/a	-	-	n/a
Suburbs of the old city of Sherbrooke	-	-	n/a	-	-	n/a
New City of Sherbrooke	-	-	n/a	-	-	n/a
Magog	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Sherbrooke CMA	-	312,142	n/a	316,523	341,964	-7.4

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Sherbrooke

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q4 2018	306	466	973	242,808	9.5	256,101	8.9
Q4 2017	280	528	1,108	277,237	11.9	254,528	10.6
% Change	9.3	-11.7	-12.2	-12.4	n/a	0.6	n/a
YTD 2018	1,395	2,169	1,036	256,119	8.9	n/a	n/a
YTD 2017	1,354	2,273	1,198	254,518	10.6	n/a	n/a
% Change	3.0	-4.6	-13.5	0.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2018	66	97	243	197,421	11.0	181,623	12.2
Q4 2017	57	116	303	190,736	15.9	181,855	16.5
% Change	15.8	-16.4	-19.7	3.5	n/a	-0.1	n/a
YTD 2018	278	455	283	181,623	12.2	n/a	n/a
YTD 2017	238	510	326	181,817	16.5	n/a	n/a
% Change	16.8	-10.8	-13.2	-0.1	n/a	n/a	n/a
PLEX*							
Q4 2018	51	97	211	258,719	12.4	243,993	13.6
Q4 2017	39	87	194	246,733	14.9	239,611	14.3
% Change	30.8	11.5	8.8	4.9	n/a	1.8	n/a
YTD 2018	183	378	208	243,993	13.6	n/a	n/a
YTD 2017	158	336	188	239,611	14.3	n/a	n/a
% Change	15.8	12.5	10.7	1.8	n/a	n/a	n/a
TOTAL							
Q4 2018	428	666	1,447	237,242	10.1	243,720	9.9
Q4 2017	379	735	1,622	261,417	12.8	242,605	11.8
% Change	12.9	-9.4	-10.8	-9.2	n/a	0.5	n/a
YTD 2018	1,868	3,033	1,547	243,637	9.9	n/a	n/a
YTD 2017	1,758	3,139	1,730	240,642	11.8	n/a	n/a
% Change	6.3	-3.4	-10.6	1.2	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter 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
Fourth Quarter 2018

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Sherbrooke 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	100.1	126.2	106.5	5.3	61.7	792
	February	561	3.14	4.64	100.3	126.6	105.8	5.4	61.3	789
	March	561	3.14	4.64	100.2	126.7	106.1	5.9	61.8	788
	April	561	3.14	4.64	100.3	127.0	106.3	5.9	61.8	792
	May	561	3.14	4.64	100.4	127.1	106.4	5.9	61.8	793
	June	561	3.14	4.64	100.5	126.7	105.5	5.6	61.0	793
	July	573	3.14	4.84	100.7	126.7	105.2	5.5	60.8	799
	August	573	3.14	4.84	100.7	126.7	106.3	5.0	61.0	802
	September	575	3.09	4.89	100.8	127.1	106.2	5.0	60.9	809
	October	581	3.24	4.99	101.0	127.2	106.4	5.4	61.3	815
	November	581	3.24	4.99	101.1	127.7	107.3	5.7	61.9	825
	December	581	3.24	4.99	101.1	127.5	108.8	6.0	62.9	834
2018	January	590	3.34	5.14	101.4	127.8	109.7	5.8	63.2	847
	February	590	3.34	5.14	101.8	128.5	109.4	5.8	63.1	856
	March	590	3.34	5.14	101.8	128.7	109.7	5.7	63.1	858
	April	590	3.34	5.14	101.9	129.2	110.7	5.5	63.6	852
	May	601	3.49	5.34	101.9	129.3	112.0	5.0	63.9	843
	June	601	3.49	5.34	102.6	129.2	113.1	4.7	64.3	839
	July	601	3.49	5.34	102.7	129.7	113.8	4.4	64.3	838
	August	601	3.49	5.34	103.0	129.5	113.4	4.5	64.1	850
	September	601	3.49	5.34	103.1	129.3	113.1	4.3	63.8	848
	October	601	3.64	5.34	103.2	129.4	111.6	4.8	63.1	847
	November	601	3.64	5.34	103.5	128.9	108.6	5.4	61.7	837
	December	601	3.64	5.34		128.9	106.2	5.5	60.4	834

"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.

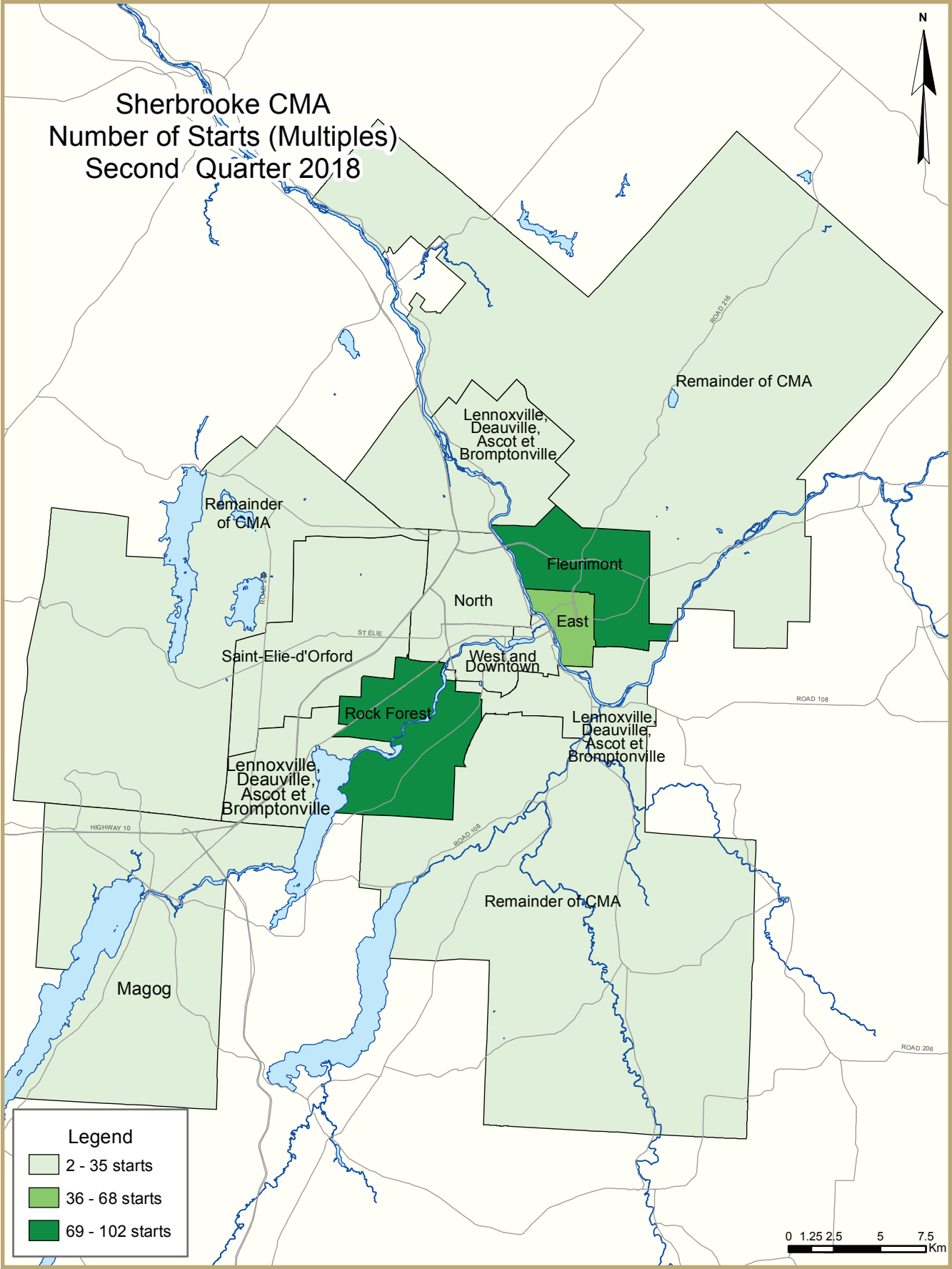
Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

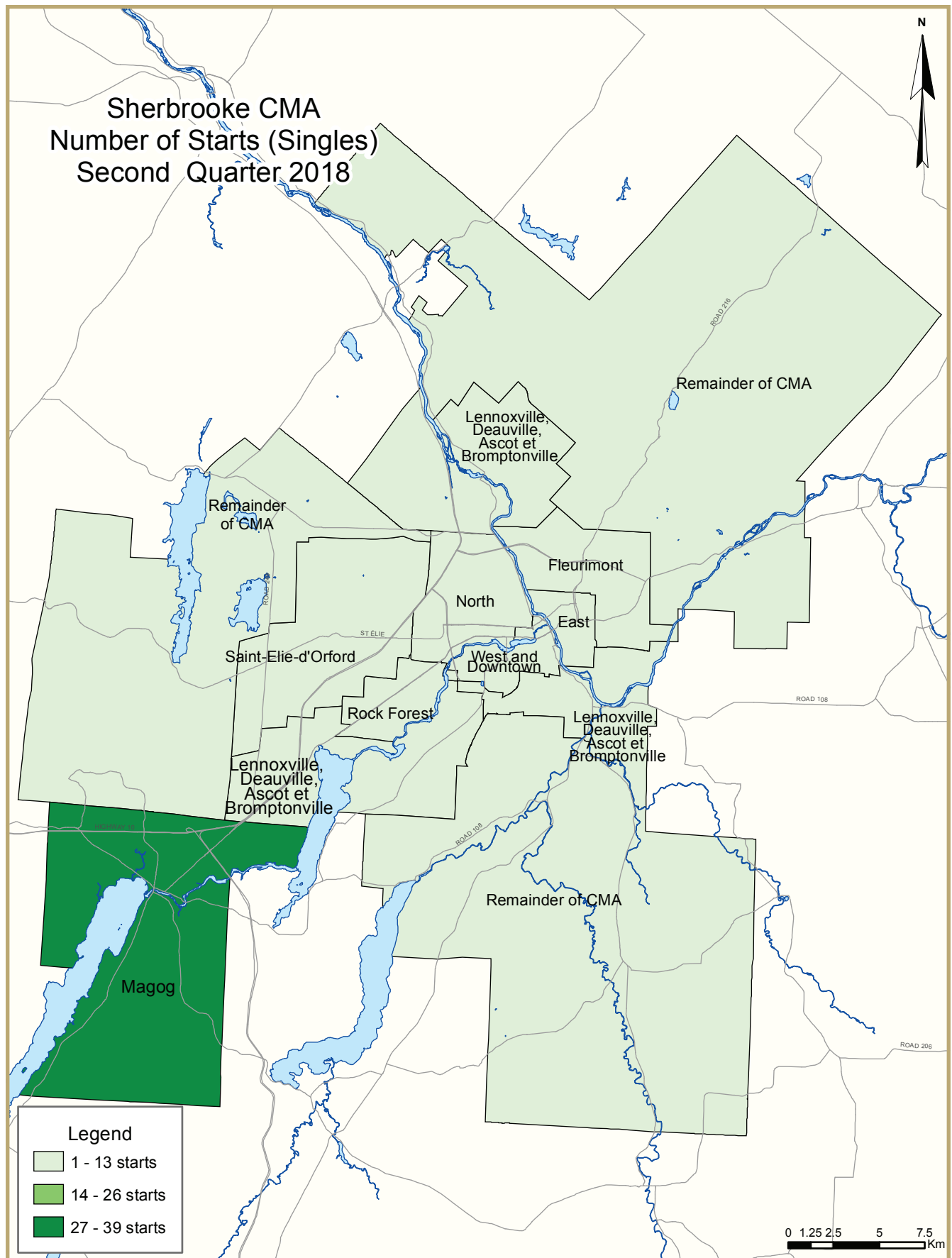
GEOGRAPHICAL TERMS

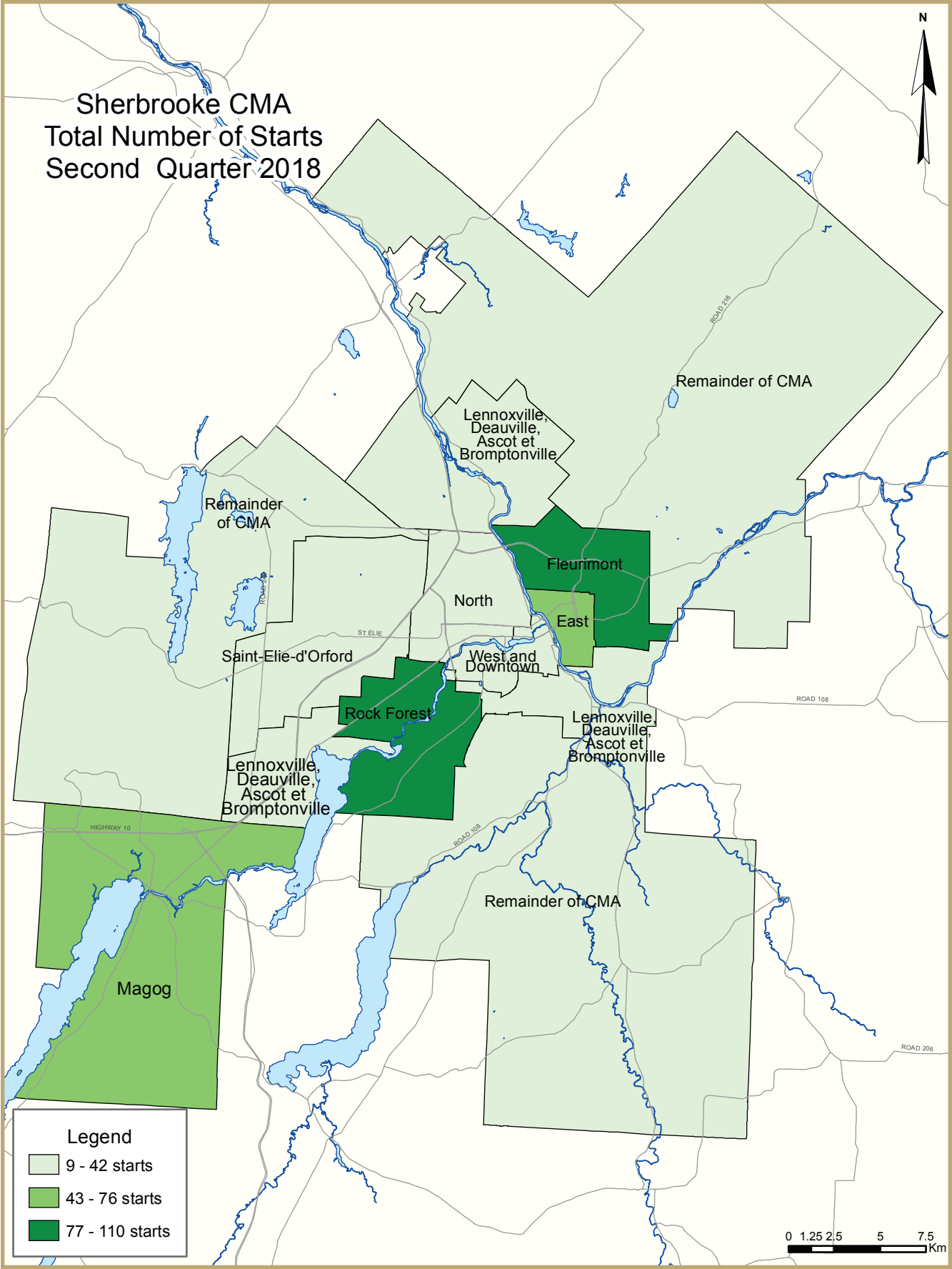
A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous 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.

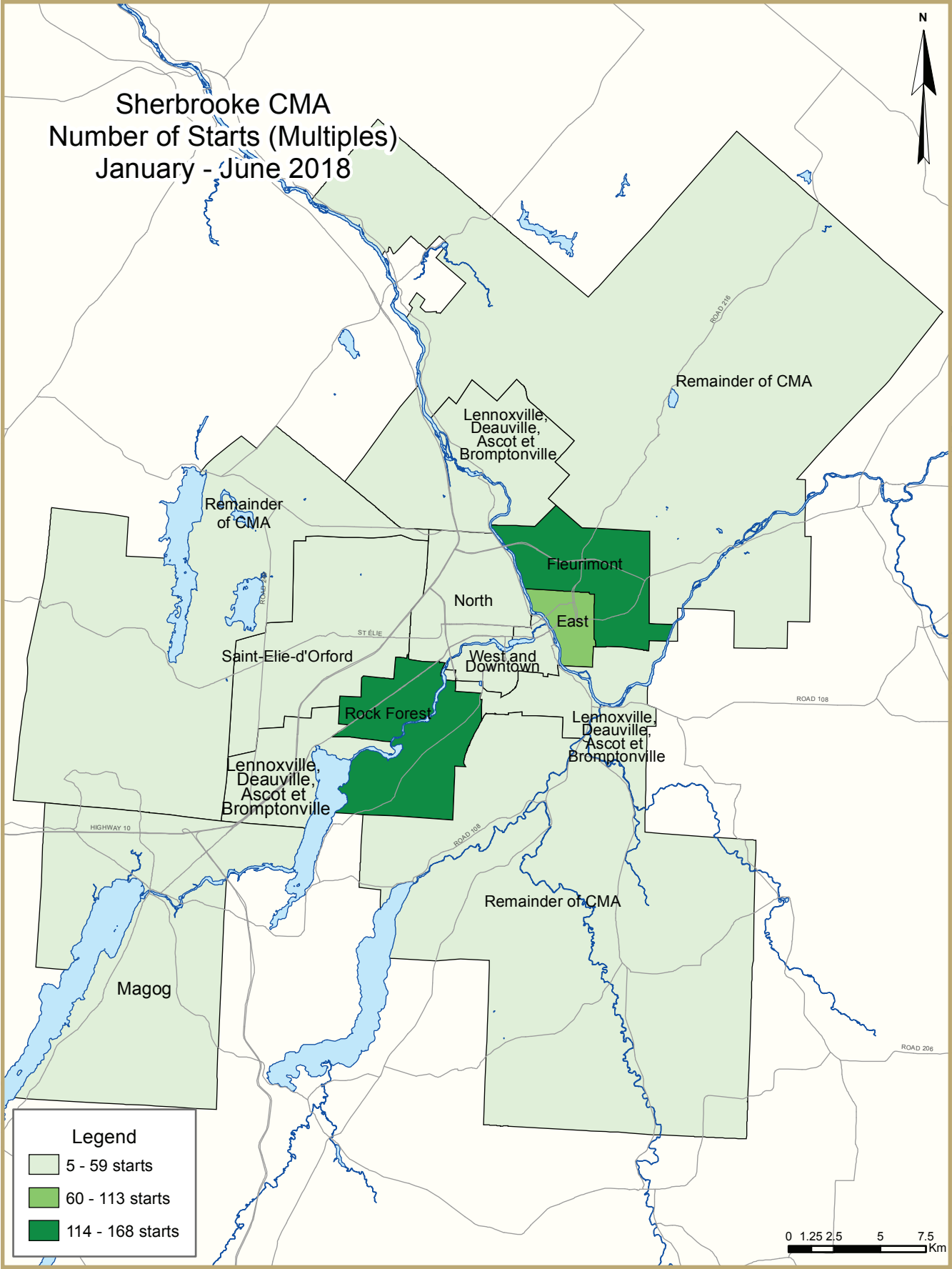
A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

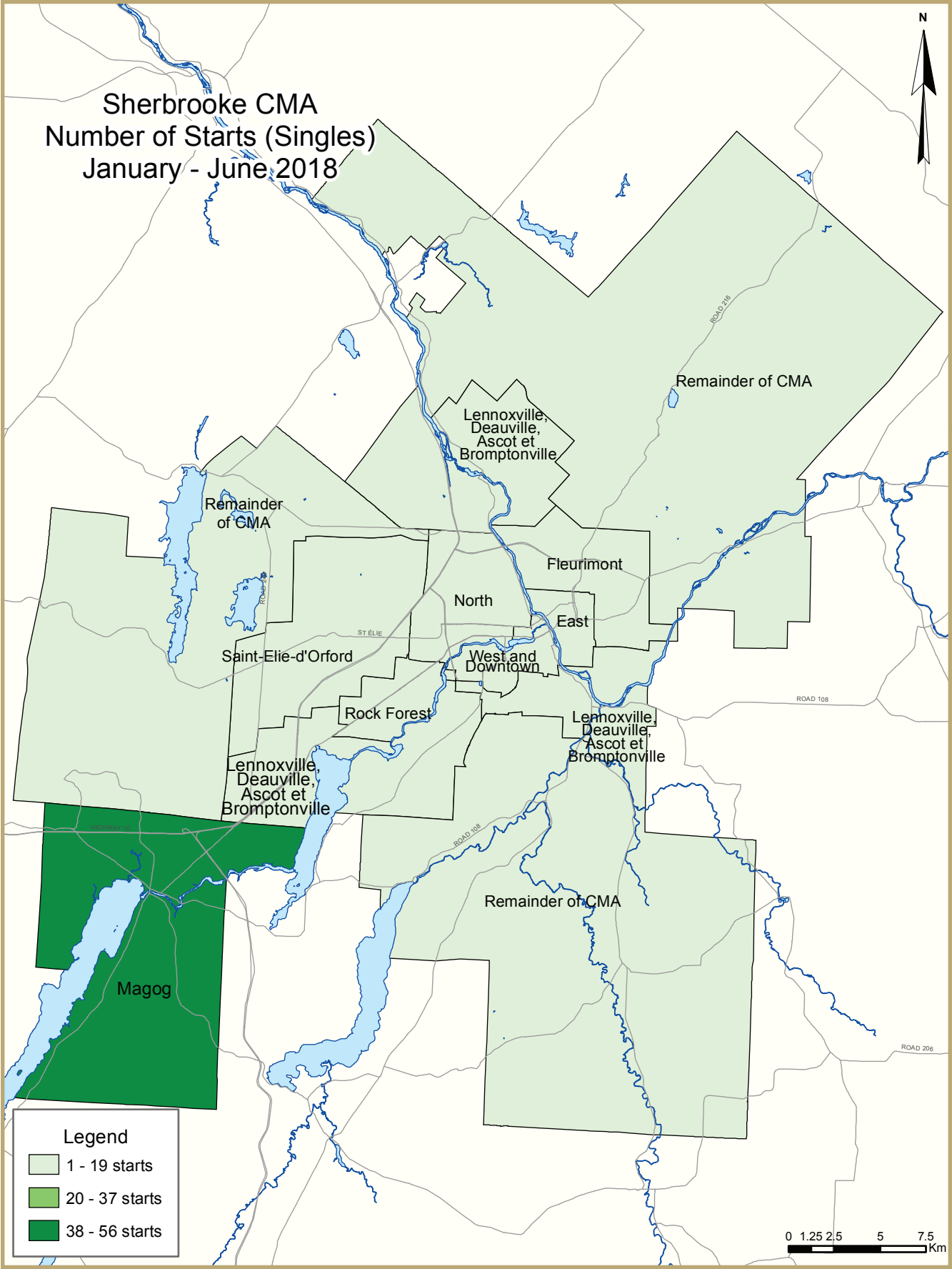
2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

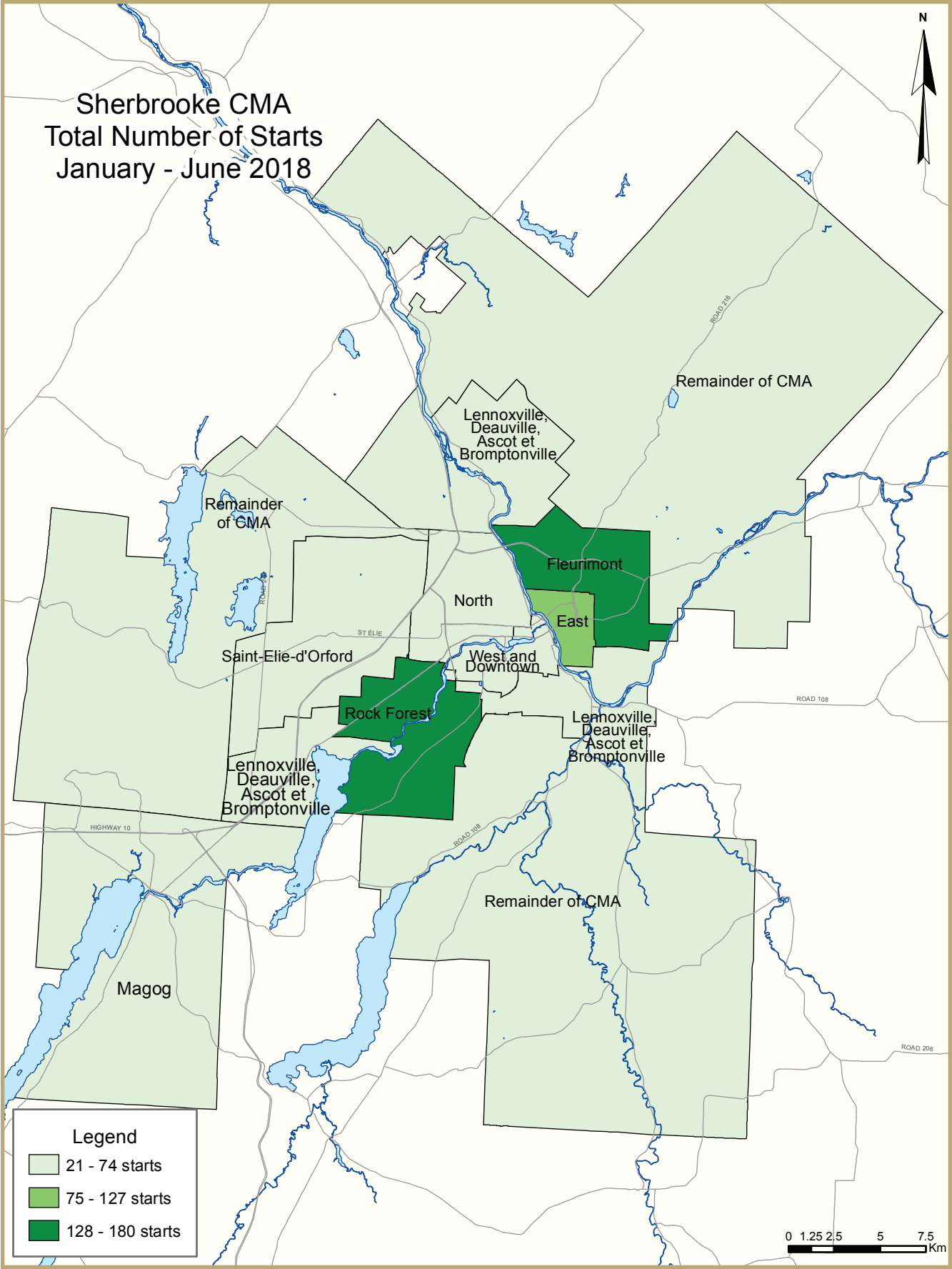












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- 1.1 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:

- 1.2 Housing Activity Summary by Submarket
- 1.3 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 I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2018								
Sherbrooke CMA ¹	Annual		Monthly SAAR			Trend ²		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	278	297	311	235	358	285	282	298
Multiples	846	966	240	1,656	492	940	964	818
Total	1,124	1,263	551	1,891	850	1,225	1,246	1,116
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	308	298	76	77	1.3%	278	297	6.8%
Multiples	840	796	273	199	-27.1%	846	966	14.2%
Total	1,148	1,094	349	276	-20.9%	1,124	1,263	12.4%

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 Sherbrooke CMA
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2018	77	36	14	0	0	4	0	145	276
Q4 2017	76	44	25	0	0	8	0	196	349
% Change	1.3	-18.2	-44.0	n/a	n/a	-50.0	n/a	-26.0	-20.9
Year-to-date 2018	297	232	62	0	0	34	0	638	1,263
Year-to-date 2017	278	213	88	0	0	19	0	526	1,124
% Change	6.8	8.9	-29.5	n/a	n/a	78.9	n/a	21.3	12.4
UNDER CONSTRUCTION									
Q4 2018	128	48	20	0	0	30	0	298	524
Q4 2017	143	53	26	0	0	12	0	225	459
% Change	-10.5	-9.4	-23.1	n/a	n/a	150.0	n/a	32.4	14.2
COMPLETIONS									
Q4 2018	66	38	16	0	0	0	0	122	242
Q4 2017	89	46	28	0	0	8	0	52	223
% Change	-25.8	-17.4	-42.9	n/a	n/a	-100.0	n/a	134.6	8.5
Year-to-date 2018	309	240	66	0	0	11	0	588	1,214
Year-to-date 2017	292	212	107	0	0	113	2	856	1,589
% Change	5.8	13.2	-38.3	n/a	n/a	-90.3	-100.0	-31.3	-23.6
COMPLETED & NOT ABSORBED									
Q4 2018	15	81	26	0	0	13	n/a	n/a	135
Q4 2017	16	59	42	0	0	28	n/a	n/a	145
% Change	-6.3	37.3	-38.1	n/a	n/a	-53.6	n/a	n/a	-6.9
ABSORBED									
Q4 2018	65	48	24	0	0	5	n/a	n/a	142
Q4 2017	89	35	22	0	0	6	n/a	n/a	152
% Change	-27.0	37.1	9.1	n/a	n/a	-16.7	n/a	n/a	-6.6
Year-to-date 2018	310	218	82	0	0	26	n/a	n/a	636
Year-to-date 2017	297	219	90	0	0	105	n/a	n/a	711
% Change	4.4	-0.5	-8.9	n/a	n/a	-75.2	n/a	n/a	-10.5

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*	
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Old City of Sherbrooke										
Q4 2018	6	2	2	0	0	0	0	60	70	
Q4 2017	10	2	0	0	0	0	0	63	75	
Suburbs of the old city of Sherbrooke										
Q4 2018	31	24	12	0	0	0	0	78	145	
Q4 2017	30	40	19	0	0	0	0	127	216	
New City of Sherbrooke										
Q4 2018	37	26	14	0	0	0	0	138	215	
Q4 2017	40	42	19	0	0	0	0	190	291	
Magog										
Q4 2018	10	8	0	0	0	0	0	4	22	
Q4 2017	6	0	0	0	0	0	0	0	6	
Remainder of the CMA										
Q4 2018	30	2	0	0	0	4	0	3	39	
Q4 2017	30	2	6	0	0	8	0	6	52	
Sherbrooke CMA										
Q4 2018	77	36	14	0	0	4	0	145	276	
Q4 2017	76	44	25	0	0	8	0	196	349	
UNDER CONSTRUCTION										
Old City of Sherbrooke										
Q4 2018	6	2	2	0	0	0	0	194	204	
Q4 2017	13	2	0	0	0	5	0	76	96	
Suburbs of the old city of Sherbrooke										
Q4 2018	40	34	16	0	0	0	0	97	187	
Q4 2017	45	42	18	0	0	0	0	142	247	
New City of Sherbrooke										
Q4 2018	46	36	18	0	0	0	0	291	391	
Q4 2017	58	44	18	0	0	5	0	218	343	
Magog										
Q4 2018	16	6	0	0	0	26	0	4	52	
Q4 2017	15	2	4	0	0	3	0	0	24	
Remainder of the CMA										
Q4 2018	66	6	2	0	0	4	0	3	81	
Q4 2017	70	7	4	0	0	4	0	7	92	
Sherbrooke CMA										
Q4 2018	128	48	20	0	0	30	0	298	524	
Q4 2017	143	53	26	0	0	12	0	225	459	

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Old City of Sherbrooke									
Q4 2018	6	4	0	0	0	0	0	23	33
Q4 2017	8	2	3	0	0	0	0	11	24
Suburbs of the old city of Sherbrooke									
Q4 2018	15	26	10	0	0	0	0	99	150
Q4 2017	39	32	23	0	0	0	0	41	135
New City of Sherbrooke									
Q4 2018	21	30	10	0	0	0	0	122	183
Q4 2017	47	34	26	0	0	0	0	52	159
Magog									
Q4 2018	17	6	6	0	0	0	0	0	29
Q4 2017	9	0	2	0	0	0	0	0	11
Remainder of the CMA									
Q4 2018	28	2	0	0	0	0	0	0	30
Q4 2017	33	12	0	0	0	8	0	0	53
Sherbrooke CMA									
Q4 2018	66	38	16	0	0	0	0	122	242
Q4 2017	89	46	28	0	0	8	0	52	223
COMPLETED & NOT ABSORBED									
Old City of Sherbrooke									
Q4 2018	6	7	0	0	0	9	n/a	n/a	22
Q4 2017	4	1	0	0	0	19	n/a	n/a	24
Suburbs of the old city of Sherbrooke									
Q4 2018	7	67	20	0	0	0	n/a	n/a	94
Q4 2017	12	52	36	0	0	0	n/a	n/a	100
New City of Sherbrooke									
Q4 2018	13	74	20	0	0	9	n/a	n/a	116
Q4 2017	16	53	36	0	0	19	n/a	n/a	124
Magog									
Q4 2018	2	5	6	0	0	3	n/a	n/a	16
Q4 2017	0	3	3	0	0	0	n/a	n/a	6
Remainder of the CMA									
Q4 2018	0	2	0	0	0	1	n/a	n/a	3
Q4 2017	0	3	3	0	0	9	n/a	n/a	15
Sherbrooke CMA									
Q4 2018	15	81	26	0	0	13	n/a	n/a	135
Q4 2017	16	59	42	0	0	28	n/a	n/a	145

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Old City of Sherbrooke									
Q4 2018	5	1	0	0	0	4	n/a	n/a	10
Q4 2017	7	2	3	0	0	6	n/a	n/a	18
Suburbs of the old city of Sherbrooke									
Q4 2018	16	42	19	0	0	0	n/a	n/a	77
Q4 2017	39	22	17	0	0	0	n/a	n/a	78
New City of Sherbrooke									
Q4 2018	21	43	19	0	0	4	n/a	n/a	87
Q4 2017	46	24	20	0	0	6	n/a	n/a	96
Magog									
Q4 2018	16	2	5	0	0	0	n/a	n/a	23
Q4 2017	10	0	2	0	0	0	n/a	n/a	12
Remainder of the CMA									
Q4 2018	28	3	0	0	0	1	n/a	n/a	32
Q4 2017	33	11	0	0	0	0	n/a	n/a	44
Sherbrooke CMA									
Q4 2018	65	48	24	0	0	5	n/a	n/a	142
Q4 2017	89	35	22	0	0	6	n/a	n/a	152

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

**Table 1.3: History of Housing Starts of Sherbrooke 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	297	232	62	0	0	34	0	638	1,263
% Change	6.8	8.9	-29.5	n/a	n/a	78.9	n/a	21.3	12.4
2017	278	213	88	0	0	19	0	526	1,124
% Change	0.0	1.4	-4.3	n/a	n/a	-44.1	n/a	-4.7	-6.1
2016	278	210	92	0	0	34	0	552	1,197
% Change	-8.9	22.1	-20.0	n/a	n/a	-79.9	n/a	-5.2	-12.4
2015	305	172	115	0	0	169	0	582	1,367
% Change	-17.3	14.7	-12.9	n/a	n/a	67.3	-100.0	55.6	21.2
2014	369	150	132	0	0	101	2	374	1,128
% Change	-16.5	-34.8	-3.6	n/a	n/a	32.9	n/a	-38.8	-24.6
2013	442	230	137	0	0	76	0	611	1,496
% Change	-27.5	-9.4	-43.4	n/a	n/a	33.3	-100.0	28.4	-14.1
2012	610	254	242	0	0	57	4	476	1,741
% Change	9.5	22.1	12.6	n/a	n/a	-37.4	n/a	-5.6	10.5
2011	557	208	215	0	0	91	0	504	1,575
% Change	-2.3	-8.8	27.2	n/a	n/a	-31.1	n/a	7.9	-4.9
2010	570	228	169	0	0	132	0	467	1,656
% Change	-14.7	137.5	19.0	n/a	-100.0	37.5	n/a	-5.1	4.8
2009	668	96	142	0	7	96	0	492	1,580

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Sherbrooke (West and City Centre)	0	2	2	2	0	0	6	8	8	12	-33.3
Sherbrooke (East)	0	0	0	0	0	0	2	15	2	15	-86.7
Sherbrooke (North)	6	8	0	0	0	0	54	40	60	48	25.0
Old City of Sherbrooke	6	10	2	2	0	0	62	63	70	75	-6.7
Fleurimont	9	8	4	20	4	4	0	32	17	64	-73.4
Rock Forest	7	10	10	14	0	11	38	37	55	72	-23.6
Saint-Élie-d'Orford	2	8	2	4	0	0	40	0	44	12	**
Lennoxville, Deauville, Ascot, Bromptonville	13	4	8	2	4	4	4	58	29	68	-57.4
Suburbs of the old city of Sherbrooke	31	30	24	40	8	19	82	127	145	216	-32.9
New City of Sherbrooke	37	40	26	42	8	19	144	190	215	291	-26.1
Magog	10	6	8	0	0	0	4	0	22	6	**
Remainder of the CMA	30	30	2	2	0	0	7	20	39	52	-25.0
Sherbrooke CMA	77	76	36	44	8	19	155	210	276	349	-20.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Sherbrooke (West and City Centre)	1	7	2	4	0	0	63	30	66	41	61.0
Sherbrooke (East)	10	2	0	2	0	0	89	34	99	38	160.5
Sherbrooke (North)	19	17	8	0	0	3	155	73	182	93	95.7
Old City of Sherbrooke	30	26	10	6	0	3	307	137	347	172	101.7
Fleurimont	22	22	28	42	4	4	134	56	188	124	51.6
Rock Forest	26	26	118	86	16	58	131	104	291	274	6.2
Saint-Élie-d'Orford	24	31	36	28	0	0	40	0	100	59	69.5
Lennoxville, Deauville, Ascot, Bromptonville	38	28	22	32	12	11	35	214	107	285	-62.5
Suburbs of the old city of Sherbrooke	110	107	204	188	32	73	340	374	686	742	-7.5
New City of Sherbrooke	140	133	214	194	32	76	647	511	1033	914	13.0
Magog	34	27	14	2	4	0	39	19	91	48	89.6
Remainder of the CMA	123	118	4	17	0	0	12	27	139	162	-14.2
Sherbrooke CMA	297	278	232	213	36	76	698	557	1,263	1,124	12.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	0	6	8
Sherbrooke (East)	0	0	0	0	2	0	0	15
Sherbrooke (North)	0	0	0	0	0	0	54	40
Old City of Sherbrooke	0	0	0	0	2	0	60	63
Fleurimont	4	4	0	0	0	0	0	32
Rock Forest	0	11	0	0	4	0	34	37
Saint-Élie-d'Orford	0	0	0	0	0	0	40	0
Lennoxville, Deauville, Ascot, Bromptonville	4	4	0	0	0	0	4	58
Suburbs of the old city of Sherbrooke	8	19	0	0	4	0	78	127
New City of Sherbrooke	8	19	0	0	6	0	138	190
Magog	0	0	0	0	0	0	4	0
Remainder of the CMA	0	0	0	0	4	14	3	6
Sherbrooke CMA	8	19	0	0	10	14	145	196

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	63	28
Sherbrooke (East)	0	0	0	0	2	0	87	34
Sherbrooke (North)	0	3	0	0	0	4	155	69
Old City of Sherbrooke	0	3	0	0	2	6	305	131
Fleurimont	4	4	0	0	0	2	134	54
Rock Forest	16	58	0	0	12	0	119	104
Saint-Élie-d'Orford	0	0	0	0	0	0	40	0
Lennoxville, Deauville, Ascot, Bromptonville	12	11	0	0	8	0	27	214
Suburbs of the old city of Sherbrooke	32	73	0	0	20	2	320	372
New City of Sherbrooke	32	76	0	0	22	8	625	503
Magog	4	0	0	0	32	3	7	16
Remainder of the CMA	0	0	0	0	6	20	6	7
Sherbrooke CMA	36	76	0	0	60	31	638	526

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	2	4	0	0	6	8	8	12
Sherbrooke (East)	2	0	0	0	0	15	2	15
Sherbrooke (North)	6	8	0	0	54	40	60	48
Old City of Sherbrooke	10	12	0	0	60	63	70	75
Fleurimont	17	32	0	0	0	32	17	64
Rock Forest	21	35	0	0	34	37	55	72
Saint-Élie-d'Orford	4	12	0	0	40	0	44	12
Lennoxville, Deauville, Ascot, Bromptonville	25	10	0	0	4	58	29	68
Suburbs of the old city of Sherbrooke	67	89	0	0	78	127	145	216
New City of Sherbrooke	77	101	0	0	138	190	215	291
Magog	18	6	0	0	4	0	22	6
Remainder of the CMA	32	38	4	8	3	6	39	52
Sherbrooke CMA	127	145	4	8	145	196	276	349

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
Sherbrooke (West and City Centre)	3	13	0	0	63	28	66	41
Sherbrooke (East)	12	4	0	0	87	34	99	38
Sherbrooke (North)	27	20	0	4	155	69	182	93
Old City of Sherbrooke	42	37	0	4	305	131	347	172
Fleurimont	54	70	0	0	134	54	188	124
Rock Forest	172	170	0	0	119	104	291	274
Saint-Élie-d'Orford	60	59	0	0	40	0	100	59
Lennoxville, Deauville, Ascot, Bromptonville	80	71	0	0	27	214	107	285
Suburbs of the old city of Sherbrooke	366	370	0	0	320	372	686	742
New City of Sherbrooke	408	407	0	4	625	503	1033	914
Magog	54	29	30	3	7	16	91	48
Remainder of the CMA	129	143	4	12	6	7	139	162
Sherbrooke CMA	591	579	34	19	638	526	1,263	1,124

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Sherbrooke (West and City Centre)	0	2	0	2	0	0	9	11	9	15	-40.0
Sherbrooke (East)	1	1	0	0	0	0	0	0	1	1	0.0
Sherbrooke (North)	5	5	4	0	0	3	14	0	23	8	187.5
Old City of Sherbrooke	6	8	4	2	0	3	23	11	33	24	37.5
Fleurimont	0	6	0	10	0	0	90	7	90	23	**
Rock Forest	4	10	20	12	0	19	4	10	28	51	-45.1
Saint-Élie-d'Orford	5	11	4	4	0	0	0	0	9	15	-40.0
Lennoxville, Deauville, Ascot, Bromptonville	6	12	2	6	4	0	11	28	23	46	-50.0
Suburbs of the old city of Sherbrooke	15	39	26	32	4	19	105	45	150	135	11.1
New City of Sherbrooke	21	47	30	34	4	22	128	56	183	159	15.1
Magog	17	9	6	0	4	0	2	2	29	11	163.6
Remainder of the CMA	28	33	2	12	0	0	0	8	30	53	-43.4
Sherbrooke CMA	66	89	38	46	8	22	130	66	242	223	8.5

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
Sherbrooke (West and City Centre)	4	7	2	2	0	0	41	128	47	137	-65.7
Sherbrooke (East)	11	3	2	2	0	0	56	54	69	59	16.9
Sherbrooke (North)	22	17	8	2	0	6	93	181	123	206	-40.3
Old City of Sherbrooke	37	27	12	6	0	6	190	363	239	402	-40.5
Fleurimont	21	26	38	32	4	8	178	143	241	209	15.3
Rock Forest	25	35	116	80	19	70	124	279	284	464	-38.8
Saint-Élie-d'Orford	35	29	36	24	0	0	0	0	71	53	34.0
Lennoxville, Deauville, Ascot, Bromptonville	34	31	20	44	19	8	89	156	162	239	-32.2
Suburbs of the old city of Sherbrooke	115	121	210	180	42	86	391	578	758	965	-21.5
New City of Sherbrooke	152	148	222	186	42	92	581	941	997	1367	-27.1
Magog	33	36	10	6	8	4	12	17	63	63	0.0
Remainder of the CMA	124	108	8	22	0	3	22	26	154	159	-3.1
Sherbrooke CMA	309	292	240	214	50	99	615	984	1,214	1,589	-23.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	0	0	0	0	0	0	9	11
Sherbrooke (East)	0	0	0	0	0	0	0	0
Sherbrooke (North)	0	3	0	0	0	0	14	0
Old City of Sherbrooke	0	3	0	0	0	0	23	11
Fleurimont	0	0	0	0	0	2	90	5
Rock Forest	0	19	0	0	0	2	4	8
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	4	0	0	0	6	0	5	28
Suburbs of the old city of Sherbrooke	4	19	0	0	6	4	99	41
New City of Sherbrooke	4	22	0	0	6	4	122	52
Magog	4	0	0	0	2	2	0	0
Remainder of the CMA	0	0	0	0	0	8	0	0
Sherbrooke CMA	8	22	0	0	8	14	122	52

**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
Sherbrooke (West and City Centre)	0	0	0	0	0	2	41	119
Sherbrooke (East)	0	0	0	0	0	0	56	54
Sherbrooke (North)	0	6	0	0	0	105	93	76
Old City of Sherbrooke	0	6	0	0	0	107	190	249
Fleurimont	4	8	0	0	0	2	178	141
Rock Forest	19	70	0	0	4	2	120	277
Saint-Élie-d'Orford	0	0	0	0	0	0	0	0
Lennoxville, Deauville, Ascot, Bromptonville	19	8	0	0	8	0	81	156
Suburbs of the old city of Sherbrooke	42	86	0	0	12	4	379	574
New City of Sherbrooke	42	92	0	0	12	111	569	823
Magog	8	4	0	0	9	2	3	15
Remainder of the CMA	0	3	0	0	6	8	16	18
Sherbrooke CMA	50	99	0	0	27	121	588	856

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Sherbrooke (West and City Centre)	0	4	0	0	9	11	9	15
Sherbrooke (East)	1	1	0	0	0	0	1	1
Sherbrooke (North)	9	8	0	0	14	0	23	8
Old City of Sherbrooke	10	13	0	0	23	11	33	24
Fleurimont	0	18	0	0	90	5	90	23
Rock Forest	24	43	0	0	4	8	28	51
Saint-Élie-d'Orford	9	15	0	0	0	0	9	15
Lennoxville, Deauville, Ascot, Bromptonville	18	18	0	0	5	28	23	46
Suburbs of the old city of Sherbrooke	51	94	0	0	99	41	150	135
New City of Sherbrooke	61	107	0	0	122	52	183	159
Magog	29	11	0	0	0	0	29	11
Remainder of the CMA	30	45	0	8	0	0	30	53
Sherbrooke CMA	120	163	0	8	122	52	242	223

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
Sherbrooke (West and City Centre)	6	11	0	0	41	119	47	137
Sherbrooke (East)	13	3	0	0	56	56	69	59
Sherbrooke (North)	30	25	0	105	93	76	123	206
Old City of Sherbrooke	49	39	0	105	190	251	239	402
Fleurimont	63	68	0	0	178	141	241	209
Rock Forest	164	187	0	0	120	277	284	464
Saint-Élie-d'Orford	71	53	0	0	0	0	71	53
Lennoxville, Deauville, Ascot, Bromptonville	81	83	0	0	81	156	162	239
Suburbs of the old city of Sherbrooke	379	391	0	0	379	574	758	965
New City of Sherbrooke	428	430	0	105	569	825	997	1367
Magog	53	48	7	0	3	15	63	63
Remainder of the CMA	134	133	4	8	16	18	154	159
Sherbrooke CMA	615	611	11	113	588	858	1,214	1,589

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Old City of Sherbrooke													
Q4 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q4 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	1	11.1	1	11.1	2	22.2	1	11.1	4	44.4	9	-	-
Year-to-date 2017	0	0.0	0	0.0	3	37.5	2	25.0	3	37.5	8	-	-
Suburbs of the old city of Sherbrooke													
Q4 2018	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Q4 2017	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	-	-
Year-to-date 2018	1	2.9	3	8.6	11	31.4	9	25.7	11	31.4	35	-	-
Year-to-date 2017	0	0.0	5	12.5	12	30.0	9	22.5	14	35.0	40	-	-
New City of Sherbrooke													
Q4 2018	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
Q4 2017	0	0.0	2	22.2	3	33.3	1	11.1	3	33.3	9	-	-
Year-to-date 2018	2	4.5	4	9.1	13	29.5	10	22.7	15	34.1	44	-	-
Year-to-date 2017	0	0.0	5	10.4	15	31.3	11	22.9	17	35.4	48	-	-
Magog													
Q4 2018	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Q4 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	5	62.5	0	0.0	0	0.0	2	25.0	1	12.5	8	-	-
Year-to-date 2017	0	0.0	2	15.4	4	30.8	4	30.8	3	23.1	13	-	-
Remainder of the CMA													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	3	33.3	3	33.3	1	11.1	2	22.2	9	-	-
Sherbrooke CMA													
Q4 2018	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0	4	-	-
Q4 2017	0	0.0	2	20.0	4	40.0	1	10.0	3	30.0	10	-	312,142
Year-to-date 2018	7	13.5	4	7.7	13	25.0	12	23.1	16	30.8	52	315,000	316,523
Year-to-date 2017	0	0.0	10	14.3	22	31.4	16	22.9	22	31.4	70	-	341,964

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
Old City of Sherbrooke	-	-	n/a	-	-	n/a
Suburbs of the old city of Sherbrooke	-	-	n/a	-	-	n/a
New City of Sherbrooke	-	-	n/a	-	-	n/a
Magog	-	-	n/a	-	-	n/a
Remainder of the CMA	-	-	n/a	-	-	n/a
Sherbrooke CMA	-	312,142	n/a	316,523	341,964	-7.4

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Sherbrooke

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q4 2018	306	466	973	242,808	9.5	256,101	8.9
Q4 2017	280	528	1,108	277,237	11.9	254,528	10.6
% Change	9.3	-11.7	-12.2	-12.4	n/a	0.6	n/a
YTD 2018	1,395	2,169	1,036	256,119	8.9	n/a	n/a
YTD 2017	1,354	2,273	1,198	254,518	10.6	n/a	n/a
% Change	3.0	-4.6	-13.5	0.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2018	66	97	243	197,421	11.0	181,623	12.2
Q4 2017	57	116	303	190,736	15.9	181,855	16.5
% Change	15.8	-16.4	-19.7	3.5	n/a	-0.1	n/a
YTD 2018	278	455	283	181,623	12.2	n/a	n/a
YTD 2017	238	510	326	181,817	16.5	n/a	n/a
% Change	16.8	-10.8	-13.2	-0.1	n/a	n/a	n/a
PLEX*							
Q4 2018	51	97	211	258,719	12.4	243,993	13.6
Q4 2017	39	87	194	246,733	14.9	239,611	14.3
% Change	30.8	11.5	8.8	4.9	n/a	1.8	n/a
YTD 2018	183	378	208	243,993	13.6	n/a	n/a
YTD 2017	158	336	188	239,611	14.3	n/a	n/a
% Change	15.8	12.5	10.7	1.8	n/a	n/a	n/a
TOTAL							
Q4 2018	428	666	1,447	237,242	10.1	243,720	9.9
Q4 2017	379	735	1,622	261,417	12.8	242,605	11.8
% Change	12.9	-9.4	-10.8	-9.2	n/a	0.5	n/a
YTD 2018	1,868	3,033	1,547	243,637	9.9	n/a	n/a
YTD 2017	1,758	3,139	1,730	240,642	11.8	n/a	n/a
% Change	6.3	-3.4	-10.6	1.2	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter 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
Fourth Quarter 2018

		Interest Rates			NHPI, Total, (Quebec) 2016.12 =100	CPI (Quebec) 2002 =100	Sherbrooke 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	100.1	126.2	106.5	5.3	61.7	792
	February	561	3.14	4.64	100.3	126.6	105.8	5.4	61.3	789
	March	561	3.14	4.64	100.2	126.7	106.1	5.9	61.8	788
	April	561	3.14	4.64	100.3	127.0	106.3	5.9	61.8	792
	May	561	3.14	4.64	100.4	127.1	106.4	5.9	61.8	793
	June	561	3.14	4.64	100.5	126.7	105.5	5.6	61.0	793
	July	573	3.14	4.84	100.7	126.7	105.2	5.5	60.8	799
	August	573	3.14	4.84	100.7	126.7	106.3	5.0	61.0	802
	September	575	3.09	4.89	100.8	127.1	106.2	5.0	60.9	809
	October	581	3.24	4.99	101.0	127.2	106.4	5.4	61.3	815
	November	581	3.24	4.99	101.1	127.7	107.3	5.7	61.9	825
	December	581	3.24	4.99	101.1	127.5	108.8	6.0	62.9	834
2018	January	590	3.34	5.14	101.4	127.8	109.7	5.8	63.2	847
	February	590	3.34	5.14	101.8	128.5	109.4	5.8	63.1	856
	March	590	3.34	5.14	101.8	128.7	109.7	5.7	63.1	858
	April	590	3.34	5.14	101.9	129.2	110.7	5.5	63.6	852
	May	601	3.49	5.34	101.9	129.3	112.0	5.0	63.9	843
	June	601	3.49	5.34	102.6	129.2	113.1	4.7	64.3	839
	July	601	3.49	5.34	102.7	129.7	113.8	4.4	64.3	838
	August	601	3.49	5.34	103.0	129.5	113.4	4.5	64.1	850
	September	601	3.49	5.34	103.1	129.3	113.1	4.3	63.8	848
	October	601	3.64	5.34	103.2	129.4	111.6	4.8	63.1	847
	November	601	3.64	5.34	103.5	128.9	108.6	5.4	61.7	837
	December	601	3.64	5.34		128.9	106.2	5.5	60.4	834

"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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