

H

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Canada Mortgage and Housing Corporation
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Winnipeg Starts Lag in May

New housing starts in the Winnipeg Census Metropolitan Area (CMA) showed a significant decline last month in comparison to the same month one year earlier. There were 167 housing starts in the Winnipeg CMA during May 2005, 29 per cent less than were recorded in May 2004. Thanks to a strong multi-family market, year-to-date total starts, at 794 units, are still running 10 per cent ahead of this time last year.

After picking up in April, single-family starts slowed in May as only 119 homes were started last month in comparison with 203 homes in May of last year for a year-over-year drop of 41 per cent. This represented the largest year-over-year drop for any month since February of 2000. This could be the first indication of slow-down in single-family construction which may be caused by a number of factors including a re-allocation of labour to homes already under construction. The number of homes under construction at the beginning of the month was at a 15 year high, and the number of homes completed during the month hit 226 units, the second highest number in a single month since May of 1995. Moreover, discussions with certain industry players indicate that the major factor affecting starts is the shortage of available lots serviced and ready for construction in key parts of the city. With most major subdivisions in the city close to being sold out, the selection of lots is very low. Developers are facing critical timelines to bring smaller pockets of land on stream to be available this construction season, and land in new major subdivisions will not be available until next

year at the earliest. This shortage is especially severe in the south end of the city where single-family starts year-to-date are down 28 per cent compared to the same period last year.

Given the high number of completions, single-family absorptions were also high in May 2005, totaling 184 units. Although this is down five per cent from May 2004, it is well above the 12-month average, which, at 150 units per month, is at its highest point since 1991. At the end of May the total supply of single-family homes under construction and completed and unoccupied stood at 1,023 units, up three per cent from the end of May 2004. At the current 12-month rate of absorption, this represents just under seven months of supply.

Multiple-family starts continue to gain ground as the foundation was laid for another project last month, a 48 unit apartment building, the first of many anticipated new condominium projects slated for Winnipeg's historic Exchange District. Year-to-date multiple-family starts are now more than triple what they were at the end of May 2004. Several projects

WINNIPEG
MAY 2005
IN THIS ISSUE:

ANALYSIS
1 **Winnipeg Starts Lag in May**

STATISTICAL TABLES
2 **Starts**
Starts Activity by Area

3 **Completions**
Housing Completions by Area

4 **Housing Activity Summary**
Winnipeg CMA

currently pre-selling in the city are advertising anticipated construction for 2005 and some of these have already started site preparations. As a result, multi-family starts this year are expected to continue to outperform the results of last year.

There were 99 multiple-family units completed during the month of May 2005, bringing the number of units completed year-to-date to 414, more than one and one half times the number completed by this time last year. In the condominium market there were 47 units absorbed this past month, more than twice as many as in May of last year. At the current 12-month rate of absorption, the entire supply of condominium units including units complete and unoccupied and under construction will be absorbed in seven months. On the rental side, there were 51 apartment completions last month and units in the rental market are being absorbed very quickly. As of the end of May there were only 17 complete and unoccupied units remaining in the inventory.

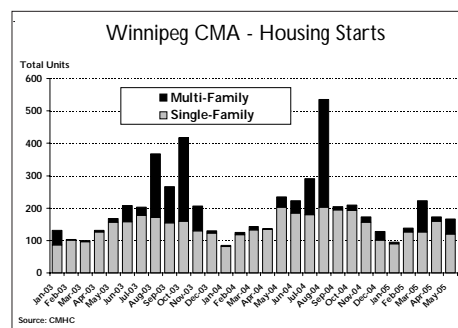


Table 1A
STARTS ACTIVITY BY AREA
Winnipeg CMA - May 2005

Area	Single		Multiple			Total		%Chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/2004
BROKENHEAD	0	7	0	0	0	0	7	**
EAST ST. PAUL R.M.	4	7	0	0	0	4	7	-42.86
HEADINGLEY R.M.	1	5	0	0	0	1	5	-80.00
RITCHOT R.M.	1	6	0	0	0	1	6	-83.33
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	3	9	0	0	0	3	9	-66.67
ST. FRANCOIS XAVIER R.M.	2	2	0	0	0	2	2	0.00
SPRINGFIELD R.M.	5	1	0	0	0	5	1	**
TACHE R.M.	0	9	0	0	0	0	9	**
WEST ST. PAUL R.M.	0	0	0	0	0	0	0	**
WINNIPEG CITY	103	157	0	0	48	151	189	-20.11
TOTAL	119	203	0	0	48	167	235	-28.94

Table 1B
STARTS ACTIVITY BY AREA
Winnipeg CMA - Year to Date 2005

Area	Single		Multiple			Total		%Chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/2004
BROKENHEAD	0	11	0	0	0	0	11	**
EAST ST. PAUL R.M.	21	26	0	0	0	21	26	-19.23
HEADINGLEY R.M.	7	10	0	0	0	7	10	-30.00
RITCHOT R.M.	7	8	0	0	0	7	8	-12.50
ROSSER R.M.	0	2	0	0	0	0	2	**
ST. CLEMENTS R.M.	12	15	0	0	0	12	15	-20.00
ST. FRANCOIS XAVIER R.M.	5	3	0	0	0	5	3	66.67
SPRINGFIELD R.M.	30	20	0	0	0	30	20	50.00
TACHE R.M.	13	19	0	0	0	13	19	-31.58
WEST ST. PAUL R.M.	5	5	0	0	0	5	5	0.00
WINNIPEG CITY	521	552	2	17	154	694	605	14.71
TOTAL	621	671	2	17	154	794	724	9.67

** Indicates a greater than 100 per cent change

HOUSING NOW provides an overview of a survey conducted monthly by CMHC.
These surveys deal with Housing Starts, Completions and Absorptions for all CMA's across Canada.

For more information please contact Dianne Himbeault at (204) 983-5648

Table 2A
HOUSING COMPLETIONS BY AREA
Winnipeg CMA - May 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
BROKENHEAD	3	1	0	0	0	3	1	**
EAST ST. PAUL R.M.	9	7	0	0	0	9	7	28.57
HEADINGLEY R.M.	2	2	0	0	0	2	2	0.00
RITCHOT R.M.	6	2	0	0	0	6	2	**
ROSSER R.M.	0	1	0	0	0	0	1	**
ST. CLEMENTS R.M.	3	3	0	0	0	3	3	0.00
ST. FRANCOIS XAVIER R.M.	1	3	0	0	0	1	3	-66.67
SPRINGFIELD R.M.	8	5	0	0	0	8	5	60.00
TACHE R.M.	0	1	0	0	0	0	5	**
WEST ST. PAUL R.M.	1	1	0	0	0	1	1	0.00
WINNIPEG CITY	193	185	0	0	99	292	206	41.75
TOTAL	226	211	0	0	99	325	236	37.71

Table 2B
HOUSING COMPLETIONS BY AREA
Winnipeg CMA - Year to Date 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
BROKENHEAD	9	7	0	0	0	9	7	28.57
EAST ST. PAUL R.M.	25	15	0	0	0	25	15	66.67
HEADINGLEY R.M.	8	10	0	0	0	8	10	-20.00
RITCHOT R.M.	16	5	2	0	0	18	5	**
ROSSER R.M.	0	3	0	0	0	0	3	**
ST. CLEMENTS R.M.	18	16	0	0	32	50	16	**
ST. FRANCOIS XAVIER R.M.	5	4	0	0	0	5	4	25.00
SPRINGFIELD R.M.	33	14	0	0	0	33	14	**
TACHE R.M.	4	16	0	0	0	4	20	-80.00
WEST ST. PAUL R.M.	7	3	0	0	0	7	3	**
WINNIPEG CITY	444	361	8	17	355	824	510	61.57
TOTAL	569	454	10	17	387	983	607	61.94

** Indicates a greater than 100 per cent change

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Table 3
HOUSING ACTIVITY SUMMARY
 Winnipeg CMA

Activity	Ownership					Rental				Grand Total
	Freehold		Condominium			Private		Assisted		
	Single ¹	Semi ¹	Row	Row	Apt	Row	Apt	Row	Apt	
Starts										
Current Month	119	0	0	0	48	0	0	0	0	167
Previous Year	203	2	0	6	24	0	0	0	0	235
Year-To-Date 2005	621	2	0	17	48	0	106	0	0	794
Year-To-Date 2004	671	20	0	9	24	0	0	0	0	724
Under Construction										
2005	833	4	0	29	96	0	249	0	0	1211
2004	878	36	0	14	310	0	234	0	0	1472
Completions										
Current Month	226	0	0	0	48	0	51	0	0	325
Previous Year	211	0	0	0	21	4	0	0	0	236
Year-To-Date 2005	569	10	0	17	133	0	254	0	0	983
Year-To-Date 2004	454	2	0	9	21	4	117	0	0	607
Completed & Not Absorbed										
2005	190	4	0	5	64	0	17	0	0	280
2004	113	6	0	5	4	4	74	0	0	206
Total Supply²										
2005	1023	8	0	34	160	0	266	0	0	1491
2004	991	42	0	19	314	4	308	0	0	1678
Absorptions										
Current Month	184	4	0	2	45	0	133	0	0	368
Previous Year	193	0	0	0	19	0	2	0	0	214
Year-To-Date 2005	548	20	0	12	109	0	237	0	0	926
Year-To-Date 2004	470	0	0	7	25	0	105	0	0	607
3-month Average	126	5	0	2	32	0	46	0	0	211
12-month Average	150	6	0	2	28	0	45	0	0	231

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

QUESTIONS ABOUT HOUSING?

Let CMHC be your one stop information source. If you have questions about how to plan, finance, build or renovate your home CMHC has the answers.

www.cmhc.ca
 1 (800) 668-2642

