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HOUSING NOW *Montréal*

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Canada Mortgage and Housing Corporation

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THERE IS NO STOPPING THE RISE IN HOME CONSTRUCTION IN GREATER MONTRÉAL

In October, housing starts went up by 32 per cent in the Montréal metropolitan area. In fact, according to our latest starts survey, foundations were laid for 2,386 dwellings this past month, or 583 more units than during the same period last year.

Residential construction has not stopped gaining ground for the past four months in Greater Montréal, and this has been mainly attributable to the boost provided by condominium housing starts. It was condominium construction that set the pace once again in October, as 820 such units were built, for an increase of 89 per cent over last year. It should be noted that the rate of this type of construction has accelerated in the suburbs. While the Island of Montréal usually gets top honours in this market segment, this time, the suburbs garnered 60 per cent of these new units. In particular, on the South Shore, condominium starts more than tripled in relation to last year (224 units compared to 60).

Rental housing construction, for its part, registered an increase of 18 per cent. Once again, a great deal of activity was noted in the retirement home niche this past month, including a new 180-unit residence in Laval and another 65-unit project in Vaudreuil.

Single-family home building, which is progressing more slowly, still took a step in the right direction. The gains were 9 per cent for single-detached houses and 49 per cent for semi-detached and row homes.

The fact that many renters are looking to take the plunge into homeownership, in a context where prices are rising rapidly on the real estate market, is breathing new life into the construction of more affordable homes, like semi-detached and row houses, as well as condominiums in the lower price ranges.

Since the beginning of the year, the overall increase in housing starts in Greater Montréal now stands at about 16 per cent. Just like the results for October, the year-to-date figures show that the multiple housing segment is posting the best performance so far in 2003. Condominiums are in first place, with a hike of 38 per cent, followed by rental dwellings (+34 per cent) and semi-detached and row houses (+23 per cent). Only single-detached homes are lagging, as such starts are down by 3 per cent. Finally, it should be noted that, geographically, all large sectors of the Montréal metropolitan area are emerging as winners from this intense residential construction activity.

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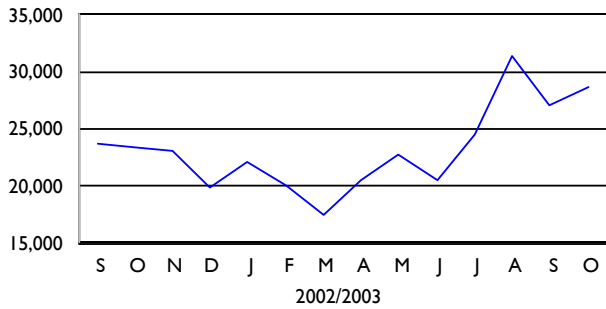


HOME TO CANADIANS
Canada

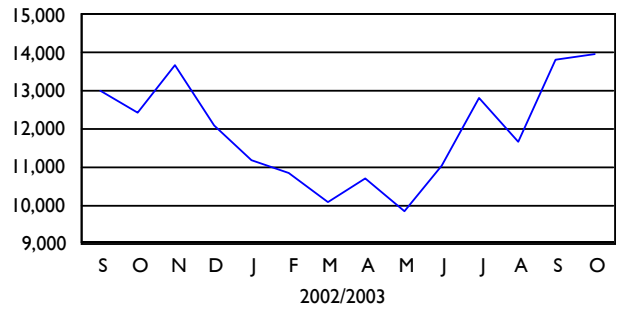
Housing Starts - September 2002 to October 2003

Seasonally Adjusted Data at Annual Rate

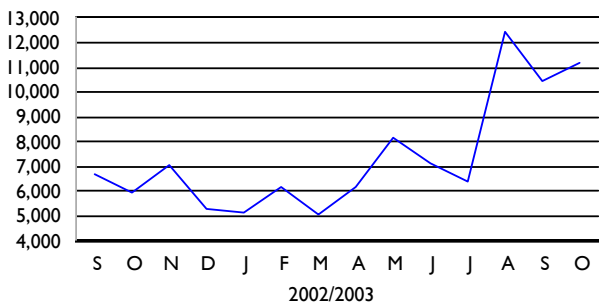
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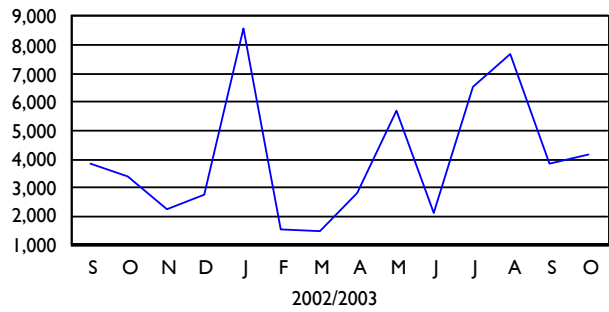
Total Single-Family



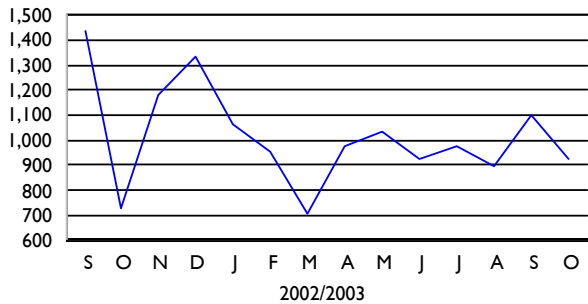
Total Condominium



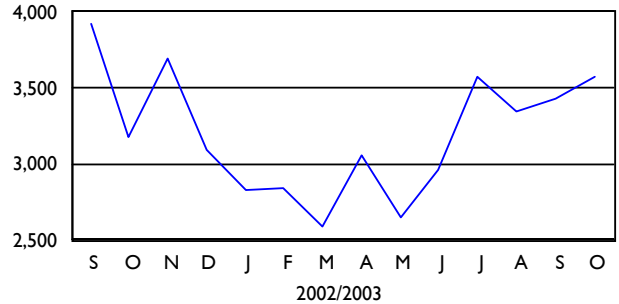
Total Rental



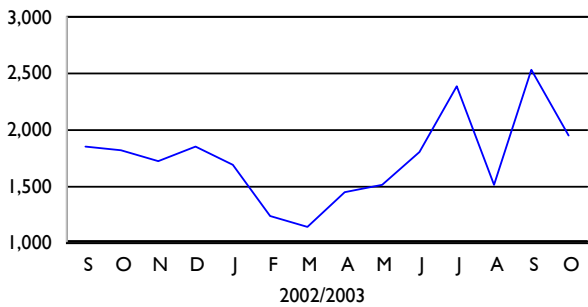
Single-Family - Montreal Island



Single-Family - South-Shore



Single-Family - Laval



Single-Family - North-Shore

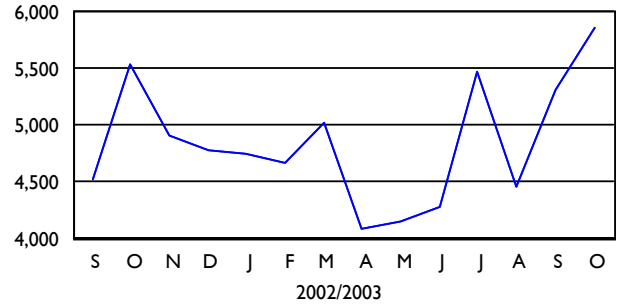


Table I
Summary of Activity by Intended Market
Montréal Metropolitan Area

<i>Activity / Period</i>	<i>Freehold (Single-Family)</i>	<i>Condominium</i>	<i>Rental</i>	<i>Total</i>
Housing Starts				
October 2003	960	820	606	2,386
October 2002	854	433	516	1,803
Cumulative 2003	9,741	6,345	3,597	19,683
Cumulative 2002	9,750	4,584	2,695	17,029
Under Construction*				
October 2003	3,956	5,395	3,434	12,785
October 2002	3,600	3,346	2,191	9,137
Completions				
October 2003	927	635	510	2,072
October 2002	831	217	304	1,352
Cumulative 2003	9,523	4,836	2,587	16,946
Cumulative 2002	8,479	3,394	1,537	13,410
Unoccupied*				
October 2003	600	760	475	1,835
October 2002	466	498	314	1,278
Absorption				
October 2003	903	531	289	1,723
October 2002	784	178	273	1,235
Cumulative 2003	9,479	4,594	2,439	16,512
Cumulative 2002	8,756	3,573	1,548	13,877
Duration of Inventory (in months)				
October 2003	0.6	1.8	2.0	1.2
October 2002	0.6	1.4	1.8	1.0

**Interested by the Vacancy Rates and Average Rents of the rented apartments,
following the October 2003 Survey?**

You can find them and more in the:

FASTFAXES

which provide the summary results of the survey
(available at the end of november 2003)

RENTAL MARKET REPORTS

which provide a more in-depth and detailed study of the data collected
(available in the beginning of 2004)

To obtain them, please contact our Customer Service at 1-866-855-5711

or by Email: cam_qc@cmhc.ca

Table 2
Housing Starts by Zone and by Intended Market
Montréal Metropolitan Area

<i>Zone / Period</i>	<i>Freehold (Single-Family)</i>	<i>Condominium</i>	<i>Rental</i>	<i>Total</i>
Zone 1: West Island				
October 2003	33	0	56	89
October 2002	36	0	0	36
Cumulative 2003	369	348	84	801
Cumulative 2002	627	77	234	938
Zone 2: West-Centre				
October 2003	20	174	0	194
October 2002	13	169	272	454
Cumulative 2003	139	1,168	18	1,325
Cumulative 2002	146	1,267	477	1,890
Zone 3: East-Center				
October 2003	11	119	122	252
October 2002	4	111	0	115
Cumulative 2003	129	1,676	987	2,792
Cumulative 2002	126	1,131	256	1,513
Zone 4: East-End				
October 2003	10	30	10	50
October 2002	7	7	0	14
Cumulative 2003	165	148	493	806
Cumulative 2002	175	84	31	290
Zone 5: South-Laval				
October 2003	35	8	180	223
October 2002	23	24	8	55
Cumulative 2003	341	396	244	981
Cumulative 2002	375	293	29	697
Zone 6: North-Laval				
October 2003	88	18	20	126
October 2002	96	18	0	114
Cumulative 2003	1,036	252	79	1,367
Cumulative 2002	1,007	305	87	1,399
Zone 7: MRC Deux-Montagnes				
October 2003	114	65	0	179
October 2002	110	16	9	135
Cumulative 2003	1,144	216	162	1,522
Cumulative 2002	1,068	150	111	1,329
Zone 8: MRC Ste-Thérèse-de-Blainville				
October 2003	72	38	15	125
October 2002	107	25	9	141
Cumulative 2003	742	142	57	941
Cumulative 2002	889	209	194	1,292

Table 2 (Cont'd)
Housing Starts by Zone and by Intended Market
Montréal Metropolitan Area

<i>Zone / Period</i>	<i>Freehold (Single-Family)</i>	<i>Condominium</i>	<i>Rental</i>	<i>Total</i>
Zone 9: MRC des Moulins				
October 2003	163	57	0	220
October 2002	121	0	18	139
Cumulative 2003	1,299	355	54	1,708
Cumulative 2002	981	74	40	1,095
Zone 10: MRC L'Assomption				
October 2003	67	42	0	109
October 2002	34	0	33	67
Cumulative 2003	521	138	24	683
Cumulative 2002	439	13	216	668
Zone 11: South-Shore Centre				
October 2003	48	167	116	331
October 2002	45	30	139	214
Cumulative 2003	659	782	570	2,011
Cumulative 2002	661	648	421	1,730
Zone 12: East South-Shore				
October 2003	50	30	0	80
October 2002	38	8	0	46
Cumulative 2003	644	326	153	1,123
Cumulative 2002	724	148	73	945
Zone 13: South South-Shore				
October 2003	53	0	3	56
October 2002	37	6	0	43
Cumulative 2003	446	66	60	572
Cumulative 2002	422	12	18	452
Zone 14: West South-Shore				
October 2003	60	27	19	106
October 2002	68	16	16	100
Cumulative 2003	860	107	145	1,112
Cumulative 2002	875	91	241	1,207
Zone 15: Vaudreuil-Soulanges *				
October 2003	111	32	65	208
October 2002	77	0	0	77
Cumulative 2003	904	64	117	1,085
Cumulative 2002	966	38	46	1,050
Zone 16: St-Jérôme				
October 2003	25	13	0	38
October 2002	38	3	12	53
Cumulative 2003	343	161	350	854
Cumulative 2002	269	44	221	534

Source: CMHC

* Including only municipalities in the delimitations of Montreal metropolitan area.

Table 3
Summary of Activity by Large Zone and by Intended Market
Montréal Metropolitan Area

Activity / Zone	Freehold (Single-Family)		Condominium		Rental	
	Oct. 2003	Oct. 2002	Oct. 2003	Oct. 2002	Oct. 2003	Oct. 2002
Housing Starts						
Island of Montréal (1 to 4)	74	60	323	287	188	272
Laval (zones 5 and 6)	123	119	26	42	200	8
North-Shore (zones 7 to 10 & 16)	441	410	215	44	15	81
South-Shore (zones 11 to 14)	211	188	224	60	138	155
Vaudreuil-Soul. *** (zone 15)	111	77	32	0	65	0
Under Construction*						
Island of Montréal	470	497	3,272	2,006	1,826	957
Laval	629	538	423	426	235	82
North-Shore	1,518	1,326	681	373	436	578
South-Shore	933	878	961	541	829	561
Vaudreuil-Soulanges ***	406	361	58	0	108	13
Completions						
Island of Montréal	74	96	286	117	207	68
Laval	137	128	54	19	67	10
North-Shore	387	303	185	49	150	220
South-Shore	224	225	110	12	86	6
Vaudreuil-Soulanges ***	105	79	0	20	0	0
Unoccupied*						
Island of Montréal	87	74	364	290	236	277
Laval	97	90	91	55	25	4
Rive- Nord	249	172	140	38	32	19
South-Shore	130	98	164	106	180	14
Vaudreuil-Soulanges ***	37	32	1	9	2	0
Absorption						
Island of Montréal	83	96	247	92	44	41
Laval	126	115	49	9	58	6
North-Shore	374	275	131	32	155	218
South-Shore	213	219	104	28	32	8
Vaudreuil-Soulanges ***	107	79	0	17	0	0
Duration of Inventory**						
Island of Montréal	1.0	0.7	1.7	1.4	2.6	3.4
Laval	0.7	0.8	1.5	1.0	1.7	0.5
North-Shore	0.7	0.6	2.1	1.2	0.4	0.4
South-Shore	0.5	0.4	1.9	1.8	3.2	0.5
Vaudreuil-Soulanges ***	0.4	0.4	0.4	2.5	0.9	0.0

Source: CMHC

* As at the end of the period shown

** Trend (in months)

*** Including only municipalities in the delimitations of Montreal metropolitan area

Table 4					
Housing Supply					
Montréal Metropolitan Area					
Intended Market	Under Construction	Units Unoccupied	Short-Term Supply	Monthly Absorption	Dur. of Supply (in months)
	October 2003			Trend 2003	
Freehold	3,956	600	4,556	923	4.9
Condominium	5,395	760	6,155	428	14.4
Rental	3,434	475	3,909	238	16.4
	October 2002			Trend 2002	
Freehold	3,600	466	4,066	814	5.0
Condominium	3,346	498	3,844	353	10.9
Rental	2,191	314	2,505	174	14.4

Source: CMHC

Table 5												
Economic Overview												
Montréal Metropolitan Area												
	2003						2002					
	Oct.	Sept.	Aug.	July	June	May	Oct.	Sept.	Aug.	July	June	May
Labour Market*												
Job Creation (Loss) - in thousands	18	11	6	9	10	20	58	55	59	55	56	46
Unemployment Rate (%)	9.6	10.1	10.1	9.9	9.9	10.1	7.9	8.5	8.4	8.3	8.3	8.7
Mortgage Rates (1)												
1-year	4.5	4.5	4.5	4.5	4.8	5.0	5.3	5.3	5.3	5.3	5.5	5.5
5-year	6.4	6.3	6.3	6.2	5.8	6.2	7.0	6.7	6.8	7.0	7.2	7.4
Annual Inflation Rate (%)												
	1.3	1.6	1.6	1.6	2.3	3.0	3.2	2.3	2.2	2.3	1.5	0.5
New House Price Index (1992=100)												
House	NA	7.5	7.2	7.0	7.0	6.8	6.1	5.8	5.8	5.0	5.0	5.4
Land	NA	7.1	7.0	5.7	5.7	5.8	7.5	8.1	7.7	6.7	6.7	6.5
Total	NA	7.4	7.1	6.6	6.6	6.5	6.3	6.2	6.1	5.4	5.4	5.7
MLS Sales - Single-Family Houses												
	2,075	1,766	1,267	1,561	1,637	2,077	1,870	1,370	1,189	1,158	1,424	2,146

* Three-month average

Sources: Statistics Canada, Conference Board of Canada, GMREB

Definitions et Concepts

Intended Markets	The freehold market refers to single-family houses (detached, semi-detached and row) owned under freehold tenure; the condominium segment comprises houses and apartments held under divided co-ownership; and finally, the rental market encompasses apartment dwellings.
Housing Starts	Refer to the beginning of construction work on a building, usually when the concrete has been poured for the entire footing around the structure, or at an equivalent stage where a basement will not be a part of the structure.
Under Construction	Units started but not completed. The number of units under construction at the end of a period may take into account certain adjustments that took place, for various reasons, after the strats were reported.
Completions	Refer to units where all the proposed construction work has been performed or, in some cases, where ninety percent of all the construction work has been completed and the structure is fit for occupancy.
Unoccupied	Refer to new completed units that have remained unoccupied.
Absorptions	Newly completed units sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units presold or pre-leased are not included until the completion stage. The number of absorbed units is the number of completed and unoccupied units from the previous month plus the completions for the current month minus the completed and unoccupied units for the current month.
Duration of Inventory	Refer to the period necessary for the absorption of the unoccupied units, that is, the ratio between unoccupied units and absorbed units (average for the last 12 months). This figure is expressed in month.
Short-Term Supply	Refer to the total supply of new units and includes units under construction and units that are completed but not occupied.
Duration of Supply	This is the period required to absorb the units under construction and unoccupied, that is, the ratio between the total supply and the absorbed units (average for the last 12 months). This figure is expressed in months.

Montréal Metropolitan Area Zones

Zones	<i>Municipalities, Boroughs or Sectors</i>
1	Baie d'Urfé, Beaconsfield, Dollard-des-Ormeaux, Dorval, Kirkland, Pierrefonds, Pointe-Claire, Roxboro, Senneville, Ste-Anne-de-Bellevue, Ste-Geneviève, St-Raphaël-de-l'Île-Bizard
2	Centre-Ouest (Mtl), Côte-des-Neiges, Côte St-Luc, Hampstead, Lachine, LaSalle, Montréal-Ouest, Mont-Royal, Notre-Dame-de-Grâce, Outremont, St-Laurent, Saraguay/Cartierville, Sud-Ouest (Mtl), Verdun/Île-des-Soeurs, Ville St-Pierre, Westmount
3	Ahuntsic, Anjou, Centre (Mtl), Mercier/Hochelaga-Maisonneuve, Montréal-Nord, Petite-Patrie/Rosemont, Plateau Mont-Royal, St-Léonard, Villeray/St-Michel
4	Bout-de-l'Île (Mtl), Montréal-Est
5	Chomedey, Duvernay, Laval-des-Rapides, Pont-Viau, St-Vincent-de-Paul
6	Auteuil, Fabreville, Laval-Ouest, Laval-sur-le-Lac, Ste-Dorothée, St-François, Ste-Rose, Vimont
7	Deux-Montagnes, Mirabel, Oka, Pointe-Calumet, St-Eustache, St-Joseph-du-Lac, Ste-Marthe-sur-le-Lac, St-Placide, Gore, St-Colomban
8	Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Ste-Anne-des-Plaines, Ste-Thérèse
9	Lachenaie, La Plaine, Mascouche, Terrebonne
10	Charlemagne, L'Assomption, Lavaltrie, Le Gardeur, Repentigny, St-Antoine-Lavaltrie, St-Gérard-Majella, St-Sulpice
11	Boucherville, Brossard, Greenfield Park, LeMoine, Longueuil, St-Hubert, St-Lambert
12	Beloeil, McMasterville, St-Amable, St-Basile-le-Grand, St-Bruno-de-Montarville, Ste-Julie, St-Mathieu-de-Beloeil, Varennes
13	Carignan, Chambly, Mont-St-Hilaire, Notre-Dame-de-Bon-Secours, Otterburn Park, Richelieu, St-Mathias
14	Beauharnois, Candiac, Châteauguay, Delson, La Prairie, Léry, Maple Grove, Melocheville, Mercier, Ste-Catherine-d'Alexandrie, St-Constant, St-Isidore, St-Mathieu, St-Philippe
15	Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, St-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres
16	Bellefeuille, Lafontaine, St-Antoine, St-Jérôme

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