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# HOUSING NOW

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Canada Mortgage and Housing Corporation  
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### Mild Weather Boosts Housing Starts

The warmest January on record has helped Winnipeg area builders get off to a strong start this year. There were 122 housing starts of all types in the Winnipeg Census Metropolitan Area (CMA) during the month of January, 30 per cent more than the number of units that were started in January of 2005.

Construction began on 114 single-family homes in January, 27 per cent more than the 90 that were started in January of 2005. This also represents the greatest number of single-family starts for the month of January since 1990. Mild weather contributed to this performance as Winnipeg posted a record high average temperature of -7 degrees Celsius for January, compared to a normal of -18 degrees Celsius. Builders were able to take advantage of the unseasonably warm weather and catch up on a backlog of orders. This may set the tone for the rest of the year as demand for new single-family homes remains robust, and barring impediments, builders will respond with high levels of activity.

At 113 units, the number of absorptions of single-family homes in January 2006 was almost identical to the number absorbed in January of 2005. As a result, the 12-month rate of absorption remains at 153 units per

month, and the Winnipeg market continues to maintain its highest absorption levels since 1991. At the end of January 2006, the total supply of single-family homes, which includes units under construction as well as units completed and unoccupied, stood at 871 units, down six per cent from the end of January one year ago. At the currently robust 12-month rate of absorption, this represents a little less than six months of supply.

Multiple-family construction in Winnipeg, which includes semi-detached, row, and apartment units, began the year in a modest way with only eight semi-family units being started. However this is double the number of units started in January of last year. The number of multiple-family starts can fluctuate widely from month to month. As the year progresses, several larger projects are expected to break ground and starts

### WINNIPEG

JANUARY 2006

IN THIS ISSUE:

ANALYSIS

**1 Mild Weather Boosts Housing Starts**

STATISTICAL TABLES

**2 Starts**  
Starts Activity by Area

**3 Completions**  
Housing Completions by Area

**4 Housing Activity Summary**  
Winnipeg CMA

will keep pace with the strong performances of the last few years.

There were 102 multiple-family units completed during the month of January 2006, 94 of these were private seniors rental apartments. Many of these units were already spoken for during the construction phase and were therefore absorbed immediately upon completion. This helped to boost the total number of multiple-family absorptions in January to 79 units, almost five times the number of absorptions recorded in January of 2005. The current supply of multiple-family units at the end of January stood at 806 units, an increase of 27 per cent over the same time in 2005. At the current 12-month rate of absorption, this supply would be exhausted in 14 months.

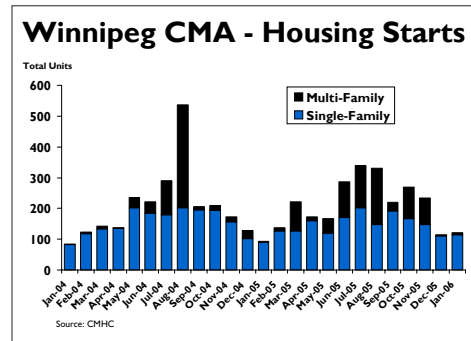


Table IA  
**STARTS ACTIVITY BY AREA**  
Winnipeg CMA - January 2006

Area	Single		Multiple			Total		%Chg
	2006	2005	Semi	Row	Apt	2006	2005	2006/2005
BROKENHEAD I.R.	0	0	0	0	0	0	0	**
EAST ST. PAUL R.M.	1	4	0	0	0	1	4	-75.0
HEADINGLEY R.M.	0	3	0	0	0	0	3	**
RITCHOT R.M.	0	1	0	0	0	0	1	**
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	1	2	0	0	0	1	2	-50.0
ST. FRANCOIS XAVIER R.M.	0	1	0	0	0	0	1	**
SPRINGFIELD R.M.	4	1	0	0	0	4	1	**
TACHE R.M.	3	0	0	0	0	3	0	**
WEST ST. PAUL R.M.	6	3	0	0	0	6	3	**
<b>WINNIPEG CITY</b>	<b>99</b>	<b>75</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>79</b>	<b>35.4</b>
<b>TOTAL</b>	<b>114</b>	<b>90</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>122</b>	<b>94</b>	<b>29.8</b>

Table IB  
**STARTS ACTIVITY BY AREA**  
Winnipeg CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg
	2006	2005	Semi	Row	Apt	2006	2005	2006/2005
BROKENHEAD I.R.	0	0	0	0	0	0	0	**
EAST ST. PAUL R.M.	1	4	0	0	0	1	4	-75.0
HEADINGLEY R.M.	0	3	0	0	0	0	3	**
RITCHOT R.M.	0	1	0	0	0	0	1	**
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	1	2	0	0	0	1	2	-50.0
ST. FRANCOIS XAVIER R.M.	0	1	0	0	0	0	1	**
SPRINGFIELD R.M.	4	1	0	0	0	4	1	**
TACHE R.M.	3	0	0	0	0	3	0	**
WEST ST. PAUL R.M.	6	3	0	0	0	6	3	**
<b>WINNIPEG CITY</b>	<b>99</b>	<b>75</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>107</b>	<b>79</b>	<b>35.4</b>
<b>TOTAL</b>	<b>114</b>	<b>90</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>122</b>	<b>94</b>	<b>29.8</b>

\*\* 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 - January 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BROKENHEAD I.R.	0	0	0	0	0	0	0	**
EAST ST. PAUL R.M.	2	5	0	0	0	2	5	-60.0
HEADINGLEY R.M.	0	3	0	0	0	0	3	**
RITCHOT R.M.	0	5	0	0	0	0	5	**
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	11	3	0	0	0	11	3	**
ST. FRANCOIS XAVIER R.M.	0	1	0	0	0	0	1	**
SPRINGFIELD R.M.	5	7	0	0	0	5	7	-28.6
TACHE R.M.	2	0	0	4	0	6	0	**
WEST ST. PAUL R.M.	1	2	0	0	0	1	2	-50.0
<b>WINNIPEG CITY</b>	<b>60</b>	<b>70</b>	<b>4</b>	<b>0</b>	<b>94</b>	<b>158</b>	<b>77</b>	<b>**</b>
<b>TOTAL</b>	<b>81</b>	<b>96</b>	<b>4</b>	<b>4</b>	<b>94</b>	<b>183</b>	<b>103</b>	<b>77.7</b>

Table 2B  
**HOUSING COMPLETIONS BY AREA**  
Winnipeg CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BROKENHEAD I.R.	0	0	0	0	0	0	0	**
EAST ST. PAUL R.M.	2	5	0	0	0	2	5	-60.0
HEADINGLEY R.M.	0	3	0	0	0	0	3	**
RITCHOT R.M.	0	5	0	0	0	0	5	**
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	11	3	0	0	0	11	3	**
ST. FRANCOIS XAVIER R.M.	0	1	0	0	0	0	1	**
SPRINGFIELD R.M.	5	7	0	0	0	5	7	-28.6
TACHE R.M.	2	0	0	4	0	6	0	**
WEST ST. PAUL R.M.	1	2	0	0	0	1	2	-50.0
<b>WINNIPEG CITY</b>	<b>60</b>	<b>70</b>	<b>4</b>	<b>0</b>	<b>94</b>	<b>158</b>	<b>77</b>	<b>**</b>
<b>TOTAL</b>	<b>81</b>	<b>96</b>	<b>4</b>	<b>4</b>	<b>94</b>	<b>183</b>	<b>103</b>	<b>77.7</b>

\*\* 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 <sup>1</sup>	Semi <sup>1</sup>	Row	Row	Apt	Row	Apt	Row	Apt	
<b>Starts</b>										
Current Month	114	8	0	0	0	0	0	0	0	122
Previous Year	90	0	0	4	0	0	0	0	0	94
Year-To-Date 2006	114	8	0	0	0	0	0	0	0	122
Year-To-Date 2005	90	0	0	4	0	0	0	0	0	94
<b>Under Construction</b>										
2006	722	30	0	68	270	0	267	0	94	1,451
2005	775	12	0	30	153	0	397	0	0	1,367
<b>Completions</b>										
Current Month	81	4	0	0	0	4	94	0	0	183
Previous Year	96	0	0	3	4	0	0	0	0	103
Year-To-Date 2006	81	4	0	0	0	4	94	0	0	183
Year-To-Date 2005	96	0	0	3	4	0	0	0	0	103
<b>Completed &amp; Not Absorbed</b>										
2006	149	9	0	3	11	0	54	0	0	226
2005	153	14	0	0	31	0	0	0	0	198
<b>Total Supply<sup>2</sup></b>										
2006	871	39	0	71	281	0	321	0	94	1,677
2005	928	26	0	30	184	0	397	0	0	1,565
<b>Absorptions</b>										
Current Month	113	0	0	0	4	4	71	0	0	192
Previous Year	112	0	0	3	13	0	0	0	0	128
Year-To-Date 2006	113	0	0	0	4	4	71	0	0	192
Year-To-Date 2005	112	0	0	3	13	0	0	0	0	128
3-month Average	147	2	0	8	3	1	27	0	0	188
12-month Average	153	3	0	5	12	0	38	0	0	211

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**

