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St. John's

## Metro housing market performance mixed in first quarter

Canada Mortgage and Housing Corporation

[www.cmhc.ca](http://www.cmhc.ca)

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First quarter 2005

Housing markets within the St. John's region recorded a mixed performance during the first quarter of 2005. Housing starts were modestly lower than the previous year while MLS® residential sales posted healthy gains.

### Modest decline in singles drags down overall starts

Following a record-setting year in 2004, single-detached starts eased slightly during the first quarter. Given the amount of speculative activity during the final three months of last year, the recent lull in activity was not surprising. At the end of February, the supply of newly com-

pleted and unoccupied homes had reached its highest level since early 1999. Furthermore, the number of MLS® active listings was also up sharply during the quarter. This growing supply has provided home buyers with more choice and served to moderate the demand for new homes. Multiple unit construction remained relatively flat during the quarter, continuing a trend which commenced late last year. In total, housing starts within the region declined 2.6 per cent to 187 units. Despite the modest decline, overall activity remained relatively strong compared to the average levels achieved over the past five years.

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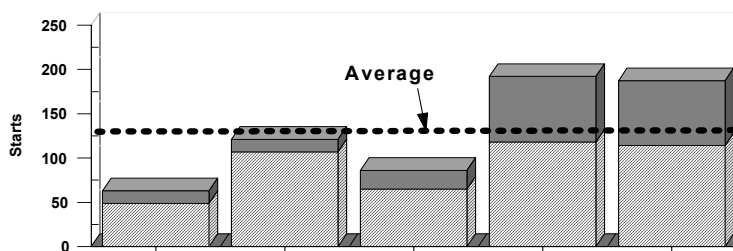
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\* MLS® is a registered certification mark of the Canadian Real Estate Association

**Housing Starts by Type**  
St. John's CMA  
1st Quarter



	2001	2002	2003	2004	2005
Singles	49	107	65	118	114
Multiples	14	14	21	74	73
Total	63	121	86	192	187

Source: CMHC.

## Resale market moving towards more balanced conditions

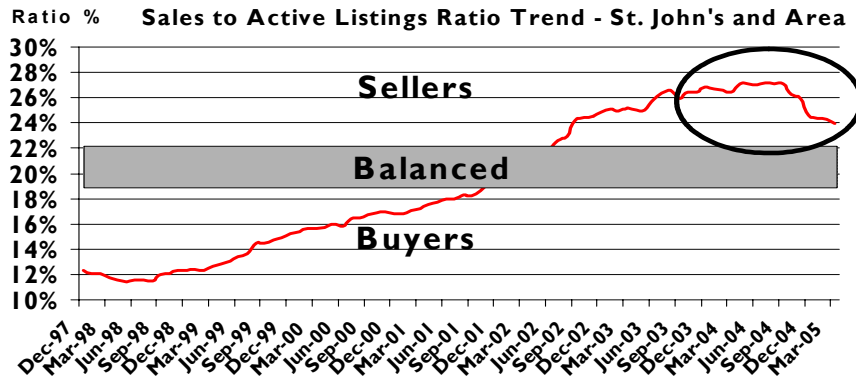
Despite strong sales activity during the first quarter, the market continued to move closer to balanced conditions largely as a result of a steady rise in active listings. In fact, the number of active listings jumped 27.1 per cent during the quarter, averaging almost 1,100 units per month. With more choice in the marketplace, home buyers are able to shop around. As a result, listing times are getting longer and the growth in house prices is also showing signs of easing. With home-buying demand forecast to slow and listings expected to remain high, the local resale market should move to a balanced position by mid-2005.

## MLS® sales bounce back in first quarter

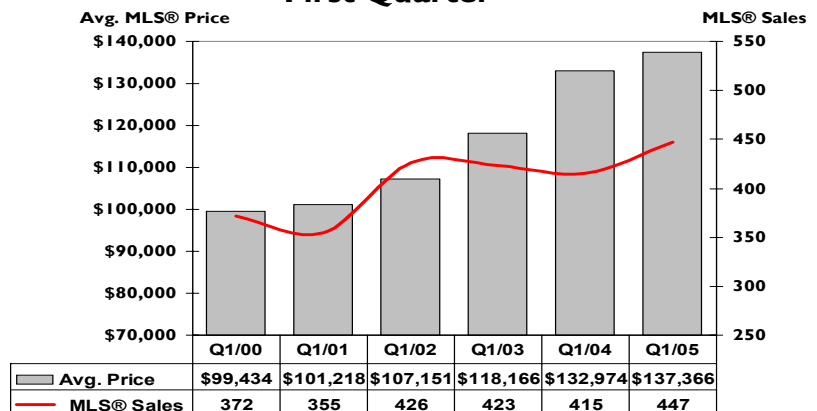
Following reduced activity during the latter part of 2004, MLS® residential sales through the Eastern Newfoundland Real Estate Board bounced back during the first three months of this year. At 447 units, MLS® residential sales advanced 7.7

per cent from the same period in 2004, reaching another record level. Despite record sales, the rate of growth in the average MLS® residential price eased substantially from the levels achieved last year. This largely reflects the impact of rising inventories as evidenced by a sharp rise in active listings in recent months. Nevertheless, the average MLS® residential price increased 3.3 per cent during the quarter to \$137,366.

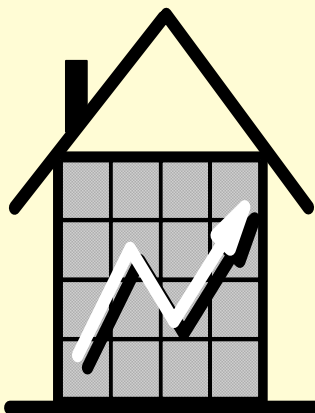
## Market Moving to More Balanced Conditions



## MLS® Sales Activity – St. John's and Area First Quarter



Source: Eastern Newfoundland Real Estate Board, CMHC.



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**TABLE I**  
**STARTS BY AREA AND DWELLING TYPE**  
**ST. JOHN'S CMA**

Area/ Period	Single	Semi	Row	Apartment & Other	Total
<b>St. John's City:</b>					
First Quarter 2005	49	24	0	39	112
First Quarter 2004	54	32	6	20	112
Year-to-Date 2005	49	24	0	39	112
Year-to-Date 2004	54	32	6	20	112
<b>Conception Bay South:</b>					
First Quarter 2005	19	0	0	0	19
First Quarter 2004	26	0	0	0	26
Year-to-Date 2005	19	0	0	0	19
Year-to-Date 2004	26	0	0	0	26
<b>Mount Pearl:</b>					
First Quarter 2005	6	2	0	2	10
First Quarter 2004	4	0	0	6	10
Year-to-Date 2005	6	2	0	2	10
Year-to-Date 2004	4	0	0	6	10
<b>Paradise:</b>					
First Quarter 2005	20	2	0	4	26
First Quarter 2004	18	0	0	10	28
Year-to-Date 2005	20	2	0	4	26
Year-to-Date 2004	18	0	0	10	28
<b>Torbay:</b>					
First Quarter 2005	5	0	0	0	5
First Quarter 2004	1	0	0	0	1
Year-to-Date 2005	5	0	0	0	5
Year-to-Date 2004	1	0	0	0	1
<b>Other Centres:</b>					
First Quarter 2005	15	0	0	0	15
First Quarter 2004	15	0	0	0	15
Year-to-Date 2005	15	0	0	0	15
Year-to-Date 2004	15	0	0	0	15
<b>Total St. John's CMA:</b>					
First Quarter 2005	114	28	0	45	187
First Quarter 2004	118	32	6	36	192
Year-to-Date 2005	114	28	0	45	187
Year-to-Date 2004	118	32	6	36	192

Source: CMHC

**TABLE 2**  
**MLS® RESIDENTIAL SALES ACTIVITY**  
**ST. JOHN'S AND AREA**

MONTH	SALES	% CHG. PREV. YEAR	ACTIVE LISTINGS	% CHG. PREV. YEAR	TOTAL \$ VALUE	AVERAGE PRICE	% CHG. PREV. YEAR	SALES-TO-LIST RATIO
Jan-01	77	-9.4%	886	-6.6%	\$ 7,884,975	\$ 102,402	3.7%	8.7%
Feb-01	124	6.0%	871	-18.0%	\$ 12,625,210	\$ 101,816	0.7%	14.2%
Mar-01	154	-9.4%	979	-17.0%	\$ 15,422,050	\$ 100,143	1.5%	15.7%
Apr-01	164	0.6%	976	-26.3%	\$ 16,561,415	\$ 100,984	-1.4%	16.8%
May-01	230	-3.8%	1,167	-12.7%	\$ 23,479,030	\$ 102,083	2.8%	19.7%
Jun-01	260	27.5%	1,351	6.0%	\$ 26,788,960	\$ 103,034	-6.7%	19.2%
Jul-01	312	3.7%	1,348	4.5%	\$ 33,790,236	\$ 108,302	3.4%	23.1%
Aug-01	346	19.7%	1,304	1.3%	\$ 38,141,505	\$ 110,236	9.1%	26.5%
Sep-01	250	-6.7%	1,348	-0.2%	\$ 26,072,395	\$ 104,290	6.1%	18.5%
Oct-01	273	18.7%	1,109	-8.8%	\$ 27,565,731	\$ 100,973	1.9%	24.6%
Nov-01	261	36.6%	1,033	-3.5%	\$ 28,057,908	\$ 107,502	12.4%	25.3%
Dec-01	224	14.3%	776	-24.2%	\$ 25,118,622	\$ 112,137	15.1%	28.9%
<b>TOTAL</b>	<b>2,675</b>	<b>9.1%</b>	<b>13,148</b>	<b>-8.5%</b>	<b>\$ 281,508,037</b>	<b>\$ 105,237</b>	<b>2.7%</b>	<b>20.3%</b>
Jan-02	117	51.9%	843	-4.9%	\$ 12,586,944	\$ 107,581	5.1%	13.9%
Feb-02	145	16.9%	822	-5.6%	\$ 14,796,528	\$ 102,045	0.2%	17.6%
Mar-02	164	6.5%	923	-5.7%	\$ 18,262,972	\$ 111,360	11.2%	17.8%
Apr-02	205	25.0%	956	-2.0%	\$ 22,164,329	\$ 108,119	7.1%	21.4%
May-02	291	26.5%	1,106	-5.2%	\$ 33,312,241	\$ 114,475	12.1%	26.3%
Jun-02	246	-5.4%	1,174	-13.1%	\$ 28,597,464	\$ 116,250	12.8%	21.0%
Jul-02	347	11.2%	1,173	-13.0%	\$ 40,659,334	\$ 117,174	8.2%	29.6%
Aug-02	350	1.2%	1,147	-12.0%	\$ 39,356,201	\$ 112,446	2.0%	30.5%
Sep-02	317	26.8%	948	-29.7%	\$ 36,093,500	\$ 113,860	9.2%	33.4%
Oct-02	258	-5.5%	920	-17.0%	\$ 28,870,033	\$ 111,899	10.8%	28.0%
Nov-02	236	-9.6%	929	-10.1%	\$ 29,150,422	\$ 123,519	14.9%	25.4%
Dec-02	217	-3.1%	650	-16.2%	\$ 27,762,538	\$ 127,938	14.1%	33.4%
<b>TOTAL</b>	<b>2,893</b>	<b>8.1%</b>	<b>11,591</b>	<b>-11.8%</b>	<b>\$ 331,612,506</b>	<b>\$ 114,626</b>	<b>8.9%</b>	<b>25.0%</b>
Jan-03	124	6.0%	761	-9.7%	\$ 15,164,841	\$ 122,297	13.7%	16.3%
Feb-03	124	-14.5%	764	-7.1%	\$ 14,886,788	\$ 120,055	17.6%	16.2%
Mar-03	175	6.7%	833	-9.8%	\$ 19,932,578	\$ 113,900	2.3%	21.0%
Apr-03	176	-14.1%	923	-3.5%	\$ 21,774,656	\$ 123,720	14.4%	19.1%
May-03	269	-7.6%	1,006	-9.0%	\$ 30,694,103	\$ 114,104	-0.3%	26.7%
Jun-03	301	22.4%	999	-14.9%	\$ 34,963,284	\$ 116,157	-0.1%	30.1%
Jul-03	381	9.8%	1,074	-8.4%	\$ 47,489,407	\$ 124,644	6.4%	35.5%
Aug-03	368	5.1%	1,093	-4.7%	\$ 45,025,630	\$ 122,352	8.8%	33.7%
Sep-03	299	-5.7%	1,160	22.4%	\$ 37,216,078	\$ 124,468	9.3%	25.8%
Oct-03	347	34.5%	1,031	12.1%	\$ 42,409,433	\$ 122,217	9.2%	33.7%
Nov-03	268	13.6%	1,042	12.2%	\$ 32,562,810	\$ 121,503	-1.6%	25.7%
Dec-03	287	32.3%	744	14.5%	\$ 36,191,051	\$ 126,101	-1.4%	38.6%
<b>TOTAL</b>	<b>3,119</b>	<b>7.8%</b>	<b>11,430</b>	<b>-1.4%</b>	<b>\$ 378,310,659</b>	<b>\$ 121,292</b>	<b>5.8%</b>	<b>27.3%</b>
Jan-04	111	-10.5%	793	4.2%	\$ 15,097,246	\$ 136,011	11.2%	14.0%
Feb-04	128	3.2%	857	12.2%	\$ 16,746,669	\$ 130,833	9.0%	14.9%
Mar-04	176	0.6%	924	10.9%	\$ 23,340,202	\$ 132,615	16.4%	19.0%
Apr-04	250	42.0%	906	-1.8%	\$ 31,153,193	\$ 124,613	0.7%	27.6%
May-04	264	-1.9%	989	-1.7%	\$ 35,934,825	\$ 136,117	19.3%	26.7%
Jun-04	298	-1.0%	1,021	2.2%	\$ 38,167,772	\$ 128,080	10.3%	29.2%
Jul-04	418	9.7%	1,128	5.0%	\$ 55,532,387	\$ 132,853	6.6%	37.1%
Aug-04	402	9.2%	1,234	12.9%	\$ 53,587,468	\$ 133,302	8.9%	32.6%
Sep-04	335	12.0%	1,307	12.7%	\$ 44,652,818	\$ 133,292	7.1%	25.6%
Oct-04	310	-10.7%	1,295	25.6%	\$ 40,244,605	\$ 129,821	6.2%	23.9%
Nov-04	266	-0.7%	1,229	17.9%	\$ 37,284,004	\$ 140,165	15.4%	21.6%
Dec-04	245	-14.6%	1,079	45.0%	\$ 34,233,789	\$ 139,730	10.8%	22.7%
<b>TOTAL</b>	<b>3,203</b>	<b>2.7%</b>	<b>12,762</b>	<b>11.7%</b>	<b>\$ 425,974,978</b>	<b>\$ 132,993</b>	<b>9.6%</b>	<b>25.1%</b>
Jan-05	118	6.3%	1,044	31.7%	\$ 16,857,909	\$ 142,864	5.0%	11.3%
Feb-05	150	17.2%	1,097	28.0%	\$ 20,128,172	\$ 134,188	2.6%	13.7%
Mar-05	179	1.7%	1,130	22.3%	\$ 24,416,538	\$ 136,405	2.9%	15.8%
Apr-05								
May-05								
Jun-05								
Jul-05								
Aug-05								
Sep-05								
Oct-05								
Nov-05								
Dec-05								
<b>TOTAL</b>	<b>447</b>	<b>7.7%</b>	<b>3,271</b>	<b>27.1%</b>	<b>61,402,619</b>	<b>\$ 137,366</b>	<b>3.3%</b>	<b>13.7%</b>

Source: Eastern Newfoundland Real Estate Board.