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Canada Mortgage and Housing Corporation
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Winnipeg Housing Construction Off to a Good Start in 2005

The results of the first month of 2005 bode well for new home construction in Winnipeg. There were 94 housing starts in the Winnipeg Census Metropolitan Area (CMA) during January 2005, 10.6 per cent more than were recorded in January 2004. Construction activity is starting 2005 at the same robust level that drove starts to a 15 year high in 2004.

Single-family starts last month outperformed January of last year by 10 per cent, registering 90 starts compared to 82 one year earlier. This represents the best first month of a year since 1990. The number of starts within the city limits was almost identical to last year, therefore the bulk of the increase can be attributed to the surrounding rural municipalities where construction was started on 15 homes, six more than in the same month of last year. This is evidence that we can expect another strong year of housing construction in Winnipeg. The same factors that were at play last year, low interest rates, population and household growth, and strong consumer confidence will continue to have a positive effect on new home construction in 2005. Builders continue to respond to this

demand and do not appear to be slowed by the cold winter temperatures.

New single-family completions during the month of January 2005 were more than double the number posted during the same month of 2004, with 96 homes being completed in comparison to 41 one year earlier. This was accompanied by a corresponding jump in the number of absorptions as most homes continue to be absorbed immediately upon completion. There were 112 new single-family homes absorbed during the past month, compared to 59 in January of the previous year. Thanks to high levels of activity, the total supply of homes completed and unoccupied and still under construction at the end of January 2005 is up 14 per cent compared to the total supply at the end of January 2004. At the current 12 month average absorption rate builders are maintaining enough supply to meet market demand for just over six months.

Multiple-family starts were slow to get underway again this year registering only four starts for January 2005, compared to three units in January of 2004. It is important to note that a low number of starts in January does not necessarily mean 2005 will see a drop-off in multiple-family activity. It is not unusual for the number of multiple-family starts to fluctuate from month to month as a low number one month is often offset by a high number the next month. Multiple-family construction is expected to remain strong in 2005, particularly in response to the seniors' market.

Due to a lower number of multiple-family starts in 2004, the number of units under construction at the end of January 2005 is also down by 15 per cent compared to

WINNIPEG JANUARY 2005

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Winnipeg CMA

the end of January of 2004. Absorptions continue to keep pace with construction activity as units are occupied almost as soon as completed. One year ago, the 12-month average for multiple-family absorptions was 23 units per month; it now stands almost triple at 62 units per month. As a result of higher absorptions, the inventory of units completed and unoccupied at the end of January was down 42 per cent from levels of one year ago. The multiple-family inventory stands at 45 units almost 70 per cent of these units are condominium apartments. At the current rate of absorption, the entire supply multiple-family units, defined as the sum of units under construction and units completed and unoccupied will be absorbed in 10 months.

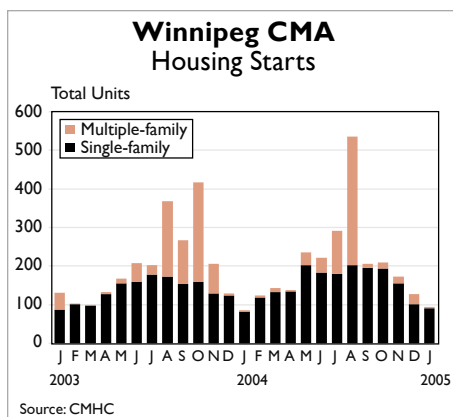


Table IA
STARTS ACTIVITY BY AREA
 WINNIPEG CMA - JANUARY 2005

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	2	0	0	0	0	2	**
East St. Paul R.M.	4	3	0	0	0	4	3	33.33
Headingley R.M.	3	1	0	0	0	3	1	**
Ritchot R.M.	1	0	0	0	0	1	0	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	2	0	0	0	0	2	0	**
St. Francois Xavier R.M.	1	0	0	0	0	1	0	**
Springfield R.M.	1	2	0	0	0	1	2	-50.00
Tache R.M.	0	0	0	0	0	0	0	**
West St. Paul R.M.	3	1	0	0	0	3	1	**
Winnipeg City	75	73	0	4	0	79	76	3.95
Total	90	82	0	4	0	94	85	10.59

Table IB
STARTS ACTIVITY BY AREA
 WINNIPEG CMA - YEAR TO DATE

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	2	0	0	0	0	2	**
East St. Paul R.M.	4	3	0	0	0	4	3	33.33
Headingley R.M.	3	1	0	0	0	3	1	**
Ritchot R.M.	1	0	0	0	0	1	0	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	2	0	0	0	0	2	0	**
St. Francois Xavier R.M.	1	0	0	0	0	1	0	**
Springfield R.M.	1	2	0	0	0	1	2	-50.00
Tache R.M.	0	0	0	0	0	0	0	**
West St. Paul R.M.	3	1	0	0	0	3	1	**
Winnipeg City	75	73	0	4	0	79	76	3.95
Total	90	82	0	4	0	94	85	10.59

** 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, (MCIP) in Market Analysis at (204) 983-5648 or by email: dhimbeau@cmhc-schl.gc.ca.

Table 2A
HOUSING COMPLETIONS BY AREA
 WINNIPEG CMA - JANUARY 2005

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	1	0	0	0	0	1	**
East St. Paul R.M.	5	2	0	0	0	5	2	**
Headingley R.M.	3	1	0	0	0	3	1	**
Ritchot R.M.	5	0	0	0	0	5	0	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	3	3	0	0	0	3	3	0.00
St. Francois Xavier R.M.	1	0	0	0	0	1	0	**
Springfield R.M.	7	2	0	0	0	7	2	**
Tache R.M.	0	2	0	0	0	0	2	**
West St. Paul R.M.	2	1	0	0	0	2	1	**
Winnipeg City	70	29	0	3	4	77	31	**
Total	96	41	0	3	4	103	43	**

Table 2B
HOUSING COMPLETIONS BY AREA
 WINNIPEG CMA - YEAR TO DATE

Area	Single		Multiple			Total		% chg
	2005	2004	Semi	Row	Apt	2005	2004	2005/ 2004
Brokenhead	0	1	0	0	0	0	1	**
East St. Paul R.M.	5	2	0	0	0	5	2	**
Headingley R.M.	3	1	0	0	0	3	1	**
Ritchot R.M.	5	0	0	0	0	5	0	**
Rosser R.M.	0	0	0	0	0	0	0	**
St. Clements R.M.	3	3	0	0	0	3	3	0.00
St. Francois Xavier R.M.	1	0	0	0	0	1	0	**
Springfield R.M.	7	2	0	0	0	7	2	**
Tache R.M.	0	2	0	0	0	0	2	**
West St. Paul R.M.	2	1	0	0	0	2	1	**
Winnipeg City	70	29	0	3	4	77	31	**
Total	96	41	0	3	4	103	43	**

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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										
January 2005	90	0	0	4	0	0	0	0	0	94
January 2004	82	0	0	3	0	0	0	0	0	85
Year-to-Date 2005	90	0	0	4	0	0	0	0	0	94
Year-to-Date 2004	82	0	0	3	0	0	0	0	0	85
Under Construction										
January 2005	775	12	0	30	153	0	397	0	0	1,367
January 2004	702	16	0	17	307	4	351	0	0	1,397
Completions										
January 2005	96	0	0	3	4	0	0	0	0	103
January 2004	41	2	0	0	0	0	0	0	0	43
Year-to-Date 2005	96	0	0	3	4	0	0	0	0	103
Year-to-Date 2004	41	2	0	0	0	0	0	0	0	43
Completed & Not Absorbed										
January 2005	153	14	0	0	31	0	0	0	0	198
January 2004	111	6	0	2	8	0	62	0	0	189
Total Supply²										
January 2005	928	26	0	30	184	0	397	0	0	1,565
January 2004	813	22	0	19	315	4	413	0	0	1,586
Absorptions										
January 2005	112	0	0	3	13	0	0	0	0	128
January 2004	59	0	0	1	0	0	0	0	0	60
Year-to-Date 2005	112	0	0	3	13	0	0	0	0	128
Year-to-Date 2004	59	0	0	1	0	0	0	0	0	60
3-month Average	148	4	0	1	8	0	0	0	0	161
12-month Average	148	4	0	2	22	0	34	0	0	210

¹ May include units intended for condominium.

² Sum of units under construction, complete and unoccupied



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