

H

OUSING NOW

YOUR LINK TO THE HOUSING MARKET

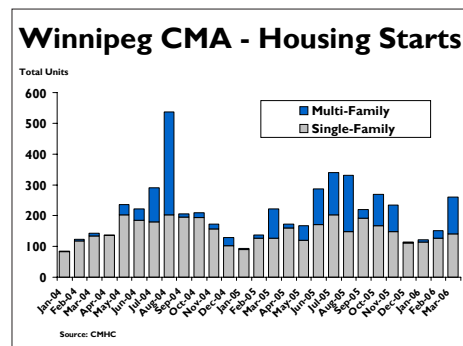
Canada Mortgage and Housing Corporation
www.cmhc.ca

Housing Starts Continue to Climb

March came in like a lion with respect to housing starts in Winnipeg as builders maintained a furious pace. There were 261 housing starts of all types in the Winnipeg Census Metropolitan Area (CMA) during the month of March, 18 per cent more than the number of units started in March of 2005, and the best performance for a month of March since 1989. As a result, year-to-date starts are also 18 per cent ahead of where they were at this time last year.

Single-detached starts surged ahead by 11 per cent in March 2006, with foundations laid for 140 homes compared to 126 homes during the same month one year earlier. After three months of robust activity this brings the number of year-to-date starts to 380 units, the highest first quarter result in 16 years. The month of March also saw starts rise more acutely within the city limits where there was a year-over-year gain of 13 per cent compared to a gain of only four per cent in the parts of the CMA outside the city. This allowed year-to-date starts for Winnipeg to catch up to the surrounding area as both are now registering a jump of 11 per cent over the same period last year. Three solid months of gains so far this year indicates that demand for new homes remains high and is not waning.

There were 72 single-family completions during the month of March 2006, 36 per cent fewer than in March of last year. As a result the number of homes completed so far this year is running 18 per cent behind that seen after the first three months of 2005. With fewer completions, there were fewer homes absorbed this past month, only 75 absorptions compared to 110 one year earlier for a drop of 32 per cent. Year-to-date absorptions are down 10 per cent compared to the same period in 2005. With the number of completions dropping in tandem with the number of absorptions, the inventory of homes completed and not absorbed at the end of March 2006 has not changed substantially from where it stood at the end of March 2005. At 139 units, this is six fewer units than were in inventory last year. The total supply of single-family homes, which includes homes under construction and homes completed and unoccupied totals 1,000 units, almost identical to



WINNIPEG

DATE RELEASED APRIL 2006

IN THIS ISSUE:

ANALYSIS

1 **Housing Starts Continue to Climb**

STATISTICAL TABLES

2 **Starts**

Starts Activity by Area

3 **Completions**

Housing Completions by Area

4 **Housing Activity Summary**

Winnipeg CMA

1,013 units of supply at the end of March last year. At the current 12-month rate of absorption, this represents six and one half months of supply.

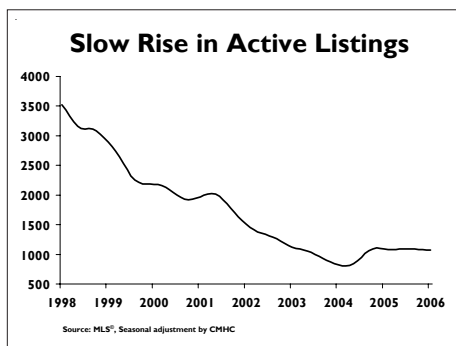
After a slow start to 2006, activity on some larger multiple-family projects finally materialized in March with foundations being laid for 121 units. This was 26 per cent greater than the 96 units that were started in March of 2005. So far this year there have been 155 multiple-family starts, 38 per cent more than at this time last year and setting the stage for another healthy year for the multi-family sector.

On the completions side, only two multiple-family units were completed in March leaving 874 units currently under construction. This is almost double the 453 units that were under construction at the end of March

2005. Since the beginning of the year there have been 104 multi-family units completed. This is 59 per cent fewer than were completed by the end of March last year. With fewer units being completed, the number of absorptions year-to-date is also down by 41 per cent. The current inventory of multiple-family units sitting complete and unoccupied is 76 units, 55 per cent less than it was one year ago. However, with the current high level of construction, the entire supply of multiple-family units, defined as the sum of units under construction and units completed and unoccupied, currently stands at 950 units 53 per cent greater than at the end of March last year. At the current 12 month average rate of absorption, the entire supply will be absorbed in just under 20 months.

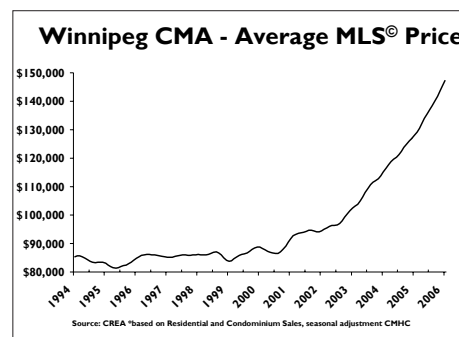
Resale Market Remains Active

The Winnipeg resale market finished 2005 with 11,415 sales, an increase of almost six per cent from 2004 and the highest number of sales on record. The first three months of 2006 do not indicate that activity is slowing down. The Winnipeg Real Estate Board reports first quarter sales are up three per cent over last year. The number of new listings is also up registering, on a seasonally adjusted basis, a year-over-year gain of six per cent in February 2006 compared to February 2005. With sales remaining strong however, the inventory of active listings at the end of the month is failing to register gains. In February 2006, after seasonal adjustment, the number of homes listed for sale was down two



percent from the number available at the end of February 2005. The sales-to-active-listings ratio has started to climb modestly and was up to 90 per cent in February. There is evidence of pent-up demand as the Board reports that many buyers have to make offers on several different homes before finally becoming the successful bidder. In March, 55 per cent all single-family homes sold at or above list price and average time to sale was two days less than for March of last year.

With listings not rising to sufficiently meet demand, sellers' market conditions prevail and prices continue to increase. Average MLS® price in the Winnipeg CMA reached \$137,062 in 2005, an increase of 12 per cent



and the third consecutive year of double digit price increases. These increases have not moderated since the beginning of 2006 as the year-to-date average price in February was \$145,186, up 18 per cent over the average price for the same period in 2005. Increasing sales at the top end of the market will continue to influence the average price as the Winnipeg Real Estate Board reports that sales of single-family homes above \$200,000 now represent nearly one quarter of all home sales. Homes priced between \$130,000 and \$159,000 garner the largest market share with 19 per cent of all sales.

Modest Gains in Employment

There were modest gains in the average number of persons employed in Winnipeg during the first quarter

of 2006. All of the gains were in the Service Producing Sector where there were 3,370 more persons employed during this first quarter than there were during the first quarter of last year. This helped to offset losses of 2,500 persons in the Goods Producing Sector. Most of the losses occurred in Manufacturing. The overall unemployment rate remains historically low at 4.8 per cent. Average Weekly Earnings saw an increase of 3.7 per cent during the first quarter of 2006 after having posted slight losses during the first quarter of 2005.

ON TIME, ON TARGET, THE WAY YOU WANT IT!

Now you can keep on top of Canada's housing market with CMHC ... absolutely **FREE**.

Sign up for convenient subscriptions to receive every PDF format issue automatically - emailed directly to you on the day of release - for as long as you want them.

MARKET INTELLIGENCE ON-DEMAND

To view, download or subscribe to **FREE** reports, visit:
www.cmhc.ca



Table IA
STARTS ACTIVITY BY AREA
Winnipeg CMA - March 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BROKENHEAD	0	0	0	0	0	0	0	**
EAST ST. PAUL R.M.	3	7	0	0	0	3	7	-57.1
HEADINGLEY R.M.	2	1	0	0	0	2	1	**
RITCHOT R.M.	0	2	0	0	0	0	2	**
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	4	2	0	0	0	4	2	**
ST. FRANCOIS XAVIER R.M.	0	0	0	0	0	0	0	**
SPRINGFIELD R.M.	3	6	0	0	0	3	6	-50.0
TACHE R.M.	8	6	0	0	0	8	6	33.3
WEST ST. PAUL R.M.	6	1	0	0	0	6	1	**
WINNIPEG CITY	114	101	12	0	109	235	197	19.3
TOTAL	140	126	12	0	109	261	222	17.6

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

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BROKENHEAD	0	0	0	0	0	0	0	**
EAST ST. PAUL R.M.	6	14	0	0	0	6	14	-57.1
HEADINGLEY R.M.	5	4	0	0	0	5	4	25.0
RITCHOT R.M.	5	3	0	0	0	5	3	66.7
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	8	4	0	0	0	8	4	**
ST. FRANCOIS XAVIER R.M.	0	1	0	0	0	0	1	**
SPRINGFIELD R.M.	9	17	0	0	0	9	17	-47.1
TACHE R.M.	14	6	0	0	0	14	6	**
WEST ST. PAUL R.M.	12	4	0	0	0	12	4	**
WINNIPEG CITY	321	289	46	0	109	476	401	18.7
TOTAL	380	342	46	0	109	535	454	17.8

** 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 - March 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BROKENHEAD	0	6	0	0	0	0	6	**
EAST ST. PAUL R.M.	3	5	0	0	0	3	5	-40.0
HEADINGLEY R.M.	0	1	0	0	0	0	1	**
RITCHOT R.M.	5	2	0	0	0	5	2	**
ROSSER R.M.	0	0	0	0	0	0	0	**
ST. CLEMENTS R.M.	1	11	0	0	0	1	11	-90.9
ST. FRANCOIS XAVIER R.M.	1	2	0	0	0	1	2	-50.0
SPRINGFIELD R.M.	5	8	0	0	0	5	8	-37.5
TACHE R.M.	8	3	0	0	0	8	3	**
WEST ST. PAUL R.M.	0	1	0	0	0	0	1	**
WINNIPEG CITY	49	73	2	0	0	51	97	-47.4
TOTAL	72	112	2	0	0	74	136	-45.6

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	0	6	0	0	0	0	6	**
EAST ST. PAUL R.M.	5	12	0	0	0	5	12	-58.3
HEADINGLEY R.M.	2	6	0	0	0	2	6	-66.7
RITCHOT R.M.	9	9	0	0	0	9	11	-18.2
ROSSER R.M.	1	0	0	0	0	1	0	**
ST. CLEMENTS R.M.	15	15	0	0	0	15	15	0.0
ST. FRANCOIS XAVIER R.M.	2	3	0	0	0	2	3	-33.3
SPRINGFIELD R.M.	17	22	0	0	0	17	22	-22.7
TACHE R.M.	12	3	0	4	0	16	3	**
WEST ST. PAUL R.M.	2	4	0	0	0	2	4	-50.0
WINNIPEG CITY	143	175	6	0	94	243	427	-43.1
TOTAL	208	255	6	4	94	312	509	-38.7

** Indicates a greater than 100 per cent change

Table 3
HOUSING ACTIVITY SUMMARY
 Winnipeg CMA - March 2006

Activity	Ownership					Rental				Grand Total
	Freehold		Condominium			Private		Assisted		
	Single ¹	Semi ¹	Row	Row	Apt	Row	Apt	Row	Apt	
Starts										
Current Month	140	12	0	0	24	0	85	0	0	261
Previous Year	126	2	0	0	0	0	94	0	0	222
Year-To-Date 2006	380	46	0	0	24	0	85	0	0	535
Year-To-Date 2005	342	2	0	4	0	0	106	0	0	454
Under Construction										
2006	861	66	0	68	294	0	352	0	94	1,735
2005	868	4	0	20	129	0	300	0	0	1,321
Completions										
Current Month	72	2	0	0	0	0	0	0	0	74
Previous Year	112	0	0	0	24	0	0	0	0	136
Year-To-Date 2006	208	6	0	0	0	4	94	0	0	312
Year-To-Date 2005	255	10	0	13	28	0	203	0	0	509
Completed & Not Absorbed										
2006	139	9	0	3	11	0	53	0	0	215
2005	145	12	0	4	55	0	99	0	0	315
Total Supply²										
2006	1,000	75	0	71	305	0	405	0	94	1,950
2005	1,013	16	0	24	184	0	399	0	0	1,636
Absorptions										
Current Month	75	2	0	0	0	0	1	0	0	78
Previous Year	110	6	0	4	0	0	6	0	0	126
Year-To-Date 2006	250	2	0	0	4	4	72	0	0	332
Year-To-Date 2005	279	12	0	9	13	0	104	0	0	417
3-month Average	83	1	0	0	1	1	24	0	0	110
12-month Average	151	2	0	4	12	0	30	0	0	199

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

RESIDENTIAL CONSTRUCTION DIGEST

CMHC's monthly Residential Construction Digest delivers all the housing statistics you asked for, right down to the local market level! We have designed this product with your input, to meet your needs. You told us you wanted a detailed breakdown each month of housing statistics for single and multi-family markets, broken down by price range and by area of the city.

The Residential Construction Digest delivers!

Each month, over 60 tables reveal the housing market in great detail: Housing trends made crystal clear, to help you identify new opportunities. For added convenience each report is distributed electronically in PDF format allowing you to quickly get the information you need.

Each report is available for the **LOW ANNUAL PRICE of \$350.00 plus GST**

To order your copy, call 1 (800) 668-2642 or visit our website at www.cmhc.ca TODAY!



CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available entirely for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation and click on the Order Desk link.

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation.

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.gc.ca; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



CANADIAN WOOD-FRAME

This national best-selling guide to constructing a wood-frame house is the ideal learning tool and job-site manual. The new edition of Canadian Wood-Frame House Construction has been updated to reflect the residential requirements of the 2005 National Building Code of Canada. In addition, many changes have been made to bring the book in line with current building science research, construction methods and construction materials. **Order now at www.cmhc.ca or call 1 800 668-2642**