

# HOUSING NOW

## Winnipeg



Canada Mortgage and Housing Corporation

Date Released: February 2007

### New Home Market

#### Strong Start to 2007 for Housing Starts

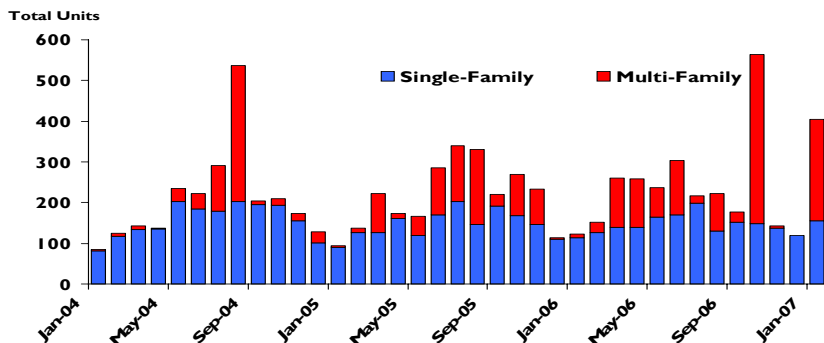
Total housing starts experienced a healthy start to the year in the Winnipeg Census Metropolitan Area (CMA). The multi-family sector was the main contributor to new homes started this January. As well, single-detached starts were strong, posting increases over last January. With 404 units started in the first month of this year, builders are creating the framework to establish even better

results for housing starts in 2007 compared to 2006. This was the highest number of total starts in January since 1987 in the Winnipeg CMA, and more than three times the number of total starts noted in January of 2006.

The multi-family sector, which includes semi-detached, row and apartment units, demonstrated a strong beginning

Figure 1

### Winnipeg CMA - Housing Starts



Source: CMHC

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  - Summary by Market
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to the year with 249 units breaking ground. This high number of starts contrasts with the number of multi-family starts that have been seen in January in previous years. Last year there were a mere eight units started and only four starts recorded in January 2005. Also impressive is the fact that this is the highest number of multi-family starts for the month of January since 1987. This being said, it is not unusual for the number of multiple-family starts to fluctuate from month to month and, as such, we may see lower numbers posted in the months to come. Multiple-family construction is expected to remain strong in 2007, particularly in response to the seniors' market and the condo market gaining additional interest from buyers. The majority of the multi-family units started in January were in apartment structures, totaling 240 apartment units. These units are divided between two rental complexes and two condo complexes within Winnipeg city limits. The additional nine units were row condos in Taché R.M.

At the end of January, in the Winnipeg CMA, there were 1,237 multi-family

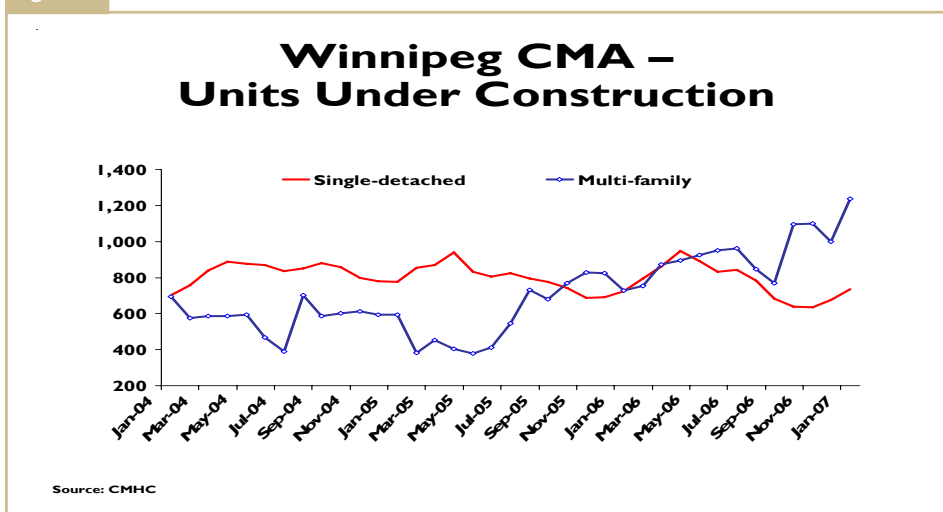
units under construction, an increase of 70 per cent over the number of units under construction last year at this time. There were nine multi-family units completed in the first month of the year. However, there continues to be 29 units sitting unabsorbed at this time, down 62 per cent compared to January 2006. One reason for this drop is that in the multi-family market most multi-family dwellings are absorbed at completion, and as such, the absorption rate for multi-family units tends to fluctuate with the number of units completed. The current supply of multi-family units in January, including units unoccupied at completion as well as those under construction, stands at 1,266 units. At the current 12 month rate of absorption, this supply would be exhausted in about 22 months.

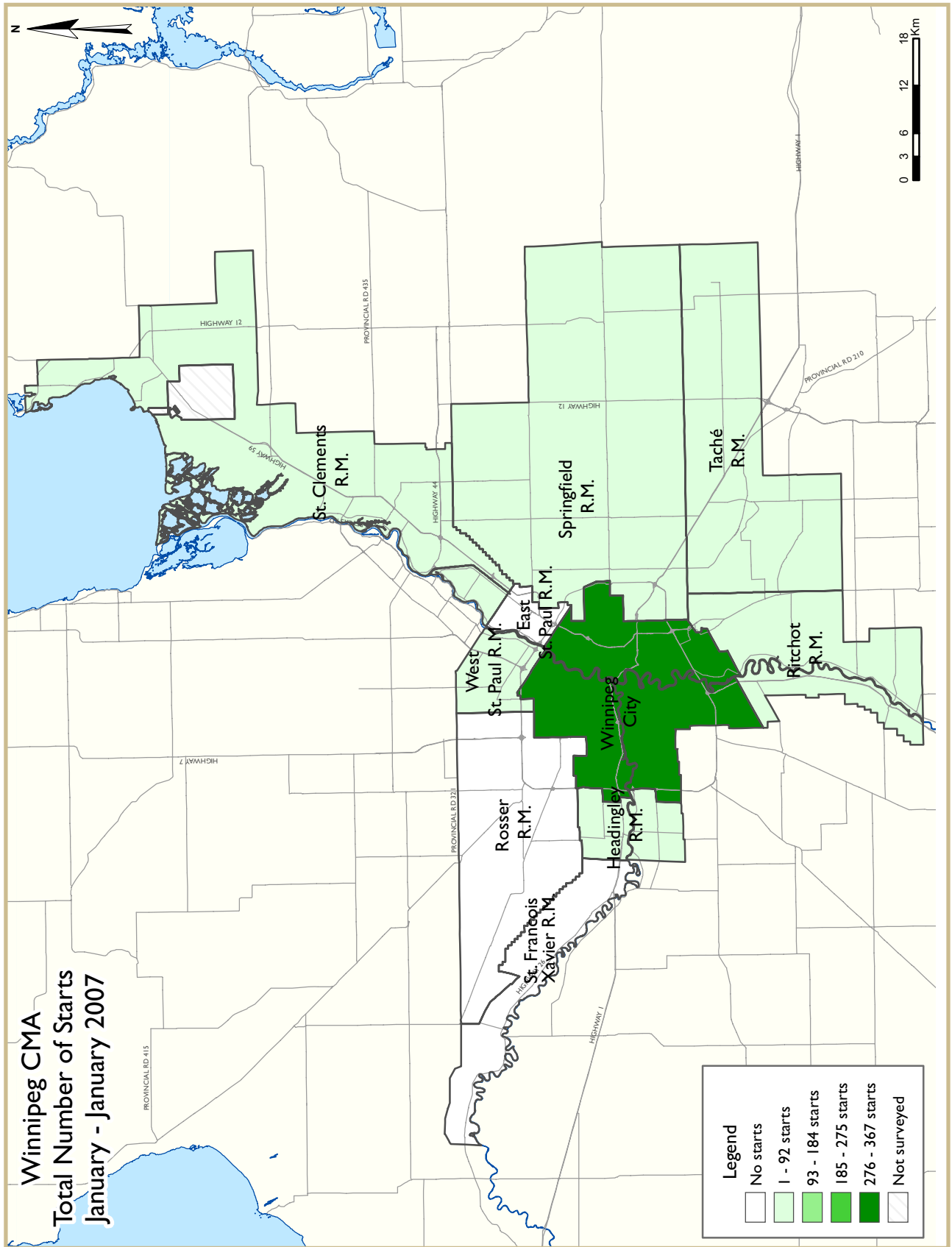
Single-detached housing also had a solid start to 2007. Work commenced on 155 units, for a 36 per cent increase from January 2006. This also represents the greatest number of single-detached starts for the month of January since 1990. Not all units started were within city limits. Construction began on 28 single-

detached units in the surrounding areas, almost double the number of units started one year ago. This is evidence that we can expect another strong year of housing construction in Winnipeg. Builders continue to respond to strong demand and do not appear to be slowed by the colder temperatures associated with winter.

The first month of the year had 102 single-detached units completed in the Winnipeg CMA, up 26 per cent from one year ago. The number of single-detached homes absorbed in January was 111 units, down two per cent from the same time last year. Due to these high levels of activity, there are 734 single-detached units currently under construction in the Winnipeg CMA and 192 single-detached units sitting unoccupied. This brings the total supply of single-detached units to 926 at the end of January 2007, an increase of six per cent over the level of supply observed last year. At the current 12 month average absorption rate, builders are maintaining enough supply to meet market demand for just over six months.

Figure 2





## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Winnipeg CMA  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
January 2007	147	0	0	8	9	158	0	82	404
January 2006	114	0	0	0	8	0	0	0	122
% Change	28.9	n/a	n/a	n/a	12.5	n/a	n/a	n/a	**
Year-to-date 2007	147	0	0	8	9	158	0	82	404
Year-to-date 2006	114	0	0	0	8	0	0	0	122
% Change	28.9	n/a	n/a	n/a	12.5	n/a	n/a	n/a	**
<b>UNDER CONSTRUCTION</b>									
January 2007	723	12	0	11	61	489	12	663	1,971
January 2006	719	8	0	3	90	270	0	361	1,451
% Change	0.6	50.0	n/a	**	-32.2	81.1	n/a	83.7	35.8
<b>COMPLETIONS</b>									
January 2007	102	6	0	0	0	0	0	3	111
January 2006	81	2	0	0	2	0	4	94	183
% Change	25.9	200.0	n/a	n/a	-100.0	n/a	-100.0	-96.8	-39.3
Year-to-date 2007	102	6	0	0	0	0	0	3	111
Year-to-date 2006	81	2	0	0	2	0	4	94	183
% Change	25.9	200.0	n/a	n/a	-100.0	n/a	-100.0	-96.8	-39.3
<b>COMPLETED &amp; NOT ABSORBED</b>									
January 2007	191	4	0	1	8	17	0	15	236
January 2006	148	4	0	1	8	11	0	54	226
% Change	29.1	0.0	n/a	0.0	0.0	54.5	n/a	-72.2	4.4
<b>ABSORBED</b>									
January 2007	111	2	0	0	0	7	0	30	150
January 2006	113	0	0	0	0	4	4	71	192
% Change	-1.8	n/a	n/a	n/a	n/a	75.0	-100.0	-57.7	-21.9
Year-to-date 2007	111	2	0	0	0	7	0	30	150
Year-to-date 2006	113	0	0	0	0	4	4	71	192
% Change	-1.8	n/a	n/a	n/a	n/a	75.0	-100.0	-57.7	-21.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Winnipeg City</b>									
January 2007	119	0	0	8	0	158	0	82	367
January 2006	99	0	0	0	8	0	0	0	107
<b>East St. Paul R.M.</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	1	0	0	0	0	0	0	0	1
<b>Headingley R.M.</b>									
January 2007	5	0	0	0	0	0	0	0	5
January 2006	0	0	0	0	0	0	0	0	0
<b>Ritchoy R.M.</b>									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	0	0	0	0	0	0	0	0	0
<b>Rosser R.M.</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
<b>St. Clements R.M.</b>									
January 2007	6	0	0	0	0	0	0	0	6
January 2006	1	0	0	0	0	0	0	0	1
<b>St. Francois Xavier R.M.</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
January 2007	11	0	0	0	0	0	0	0	11
January 2006	4	0	0	0	0	0	0	0	4
<b>Tache R.M.</b>									
January 2007	3	0	0	0	9	0	0	0	12
January 2006	3	0	0	0	0	0	0	0	3
<b>West St. Paul R.M.</b>									
January 2007	2	0	0	0	0	0	0	0	2
January 2006	6	0	0	0	0	0	0	0	6
<b>Winnipeg CMA</b>									
January 2007	147	0	0	8	9	158	0	82	404
January 2006	114	0	0	0	8	0	0	0	122

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Winnipeg City</b>									
January 2007	536	12	0	11	52	489	0	663	1,763
January 2006	551	6	0	2	90	240	0	361	1,250
<b>East St. Paul R.M.</b>									
January 2007	6	0	0	0	0	0	0	0	6
January 2006	22	0	0	0	0	0	0	0	22
<b>Headingley R.M.</b>									
January 2007	24	0	0	0	0	0	0	0	24
January 2006	4	0	0	0	0	0	0	0	4
<b>Ritchoy R.M.</b>									
January 2007	18	0	0	0	0	0	0	0	18
January 2006	14	2	0	0	0	0	0	0	16
<b>Rosser R.M.</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	2	0	0	0	0	0	0	0	2
<b>St. Clements R.M.</b>									
January 2007	33	0	0	0	0	0	0	0	33
January 2006	29	0	0	0	0	30	0	0	59
<b>St. Francois Xavier R.M.</b>									
January 2007	3	0	0	0	0	0	0	0	3
January 2006	6	0	0	0	0	0	0	0	6
<b>Springfield R.M.</b>									
January 2007	42	0	0	0	0	0	0	0	42
January 2006	39	0	0	1	0	0	0	0	40
<b>Tache R.M.</b>									
January 2007	20	0	0	0	9	0	12	0	41
January 2006	30	0	0	0	0	0	0	0	30
<b>West St. Paul R.M.</b>									
January 2007	35	0	0	0	0	0	0	0	35
January 2006	22	0	0	0	0	0	0	0	22
<b>Winnipeg CMA</b>									
January 2007	723	12	0	11	61	489	12	663	1,971
January 2006	719	8	0	3	90	270	0	361	1,451

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Winnipeg City</b>									
January 2007	76	6	0	0	0	0	0	3	85
January 2006	60	2	0	0	2	0	0	94	158
<b>East St. Paul R.M.</b>									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	2	0	0	0	0	0	0	0	2
<b>Headingley R.M.</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
<b>Ritchot R.M.</b>									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	0	0	0	0	0	0	0	0	0
<b>Rosser R.M.</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
<b>St. Clements R.M.</b>									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	11	0	0	0	0	0	0	0	11
<b>St. Francois Xavier R.M.</b>									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
January 2007	7	0	0	0	0	0	0	0	7
January 2006	5	0	0	0	0	0	0	0	5
<b>Tache R.M.</b>									
January 2007	9	0	0	0	0	0	0	0	9
January 2006	2	0	0	0	0	0	4	0	6
<b>West St. Paul R.M.</b>									
January 2007	3	0	0	0	0	0	0	0	3
January 2006	1	0	0	0	0	0	0	0	1
<b>Winnipeg CMA</b>									
January 2007	102	6	0	0	0	0	0	3	111
January 2006	81	2	0	0	2	0	4	94	183

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)



**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Winnipeg City</b>									
January 2007	163	4	0	1	4	15	0	15	202
January 2006	127	4	0	0	8	11	0	54	204
<b>East St. Paul R.M.</b>									
January 2007	2	0	0	0	0	0	0	0	2
January 2006	5	0	0	0	0	0	0	0	5
<b>Headingley R.M.</b>									
January 2007	5	0	0	0	0	0	0	0	5
January 2006	0	0	0	0	0	0	0	0	0
<b>Ritchot R.M.</b>									
January 2007	2	0	0	0	0	0	0	0	2
January 2006	1	0	0	0	0	0	0	0	1
<b>Rosser R.M.</b>									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	0	0	0	0	0	0	0	0	0
<b>St. Clements R.M.</b>									
January 2007	1	0	0	0	0	2	0	0	3
January 2006	2	0	0	0	0	0	0	0	2
<b>St. Francois Xavier R.M.</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
<b>Springfield R.M.</b>									
January 2007	3	0	0	0	0	0	0	0	3
January 2006	6	0	0	1	0	0	0	0	7
<b>Tache R.M.</b>									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	6	0	0	0	0	0	0	0	6
<b>West St. Paul R.M.</b>									
January 2007	10	0	0	0	0	0	0	0	10
January 2006	1	0	0	0	0	0	0	0	1
<b>Winnipeg CMA</b>									
January 2007	191	4	0	1	8	17	0	15	236
January 2006	148	4	0	1	8	11	0	54	226

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 2: Starts by Submarket and by Dwelling Type  
January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	
Winnipeg City	127	99	0	8	0	0	240	0	367	107	**
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Ritchot R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	1	0	0	0	0	0	0	6	1	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	11	4	0	0	0	0	0	0	11	4	175.0
Tache R.M.	3	3	0	0	9	0	0	0	12	3	**
West St. Paul R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
<b>Winnipeg CMA</b>	<b>155</b>	<b>114</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>0</b>	<b>240</b>	<b>0</b>	<b>404</b>	<b>122</b>	<b>**</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	
Winnipeg City	127	99	0	8	0	0	240	0	367	107	**
East St. Paul R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Headingley R.M.	5	0	0	0	0	0	0	0	5	0	n/a
Ritchot R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	6	1	0	0	0	0	0	0	6	1	**
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	11	4	0	0	0	0	0	0	11	4	175.0
Tache R.M.	3	3	0	0	9	0	0	0	12	3	**
West St. Paul R.M.	2	6	0	0	0	0	0	0	2	6	-66.7
<b>Winnipeg CMA</b>	<b>155</b>	<b>114</b>	<b>0</b>	<b>8</b>	<b>9</b>	<b>0</b>	<b>240</b>	<b>0</b>	<b>404</b>	<b>122</b>	<b>**</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Winnipeg City	0	0	0	0	158	0	82	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchoy R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	9	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>158</b>	<b>0</b>	<b>82</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	0	0	0	0	158	0	82	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchoy R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	9	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>158</b>	<b>0</b>	<b>82</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Winnipeg City	119	99	166	8	82	0	367	107
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	5	0	0	0	0	0	5	0
Ritchot R.M.	1	0	0	0	0	0	1	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	1	0	0	0	0	6	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	4	0	0	0	0	11	4
Tache R.M.	3	3	9	0	0	0	12	3
West St. Paul R.M.	2	6	0	0	0	0	2	6
<b>Winnipeg CMA</b>	<b>147</b>	<b>114</b>	<b>175</b>	<b>8</b>	<b>82</b>	<b>0</b>	<b>404</b>	<b>122</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	119	99	166	8	82	0	367	107
East St. Paul R.M.	0	1	0	0	0	0	0	1
Headingley R.M.	5	0	0	0	0	0	5	0
Ritchot R.M.	1	0	0	0	0	0	1	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	6	1	0	0	0	0	6	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	11	4	0	0	0	0	11	4
Tache R.M.	3	3	9	0	0	0	12	3
West St. Paul R.M.	2	6	0	0	0	0	2	6
<b>Winnipeg CMA</b>	<b>147</b>	<b>114</b>	<b>175</b>	<b>8</b>	<b>82</b>	<b>0</b>	<b>404</b>	<b>122</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	% Change
Winnipeg City	76	60	6	4	0	0	3	94	85	158	-46.2
East St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Ritchoy R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	11	0	0	0	0	0	0	4	11	-63.6
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	7	5	0	0	0	0	0	0	7	5	40.0
Tache R.M.	9	2	0	0	0	4	0	0	9	6	50.0
West St. Paul R.M.	3	1	0	0	0	0	0	0	3	1	200.0
<b>Winnipeg CMA</b>	<b>102</b>	<b>81</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>94</b>	<b>111</b>	<b>183</b>	<b>-39.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Winnipeg City	76	60	6	4	0	0	3	94	85	158	-46.2
East St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Ritchoy R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	11	0	0	0	0	0	0	4	11	-63.6
St. Francois Xavier R.M.	1	0	0	0	0	0	0	0	1	0	n/a
Springfield R.M.	7	5	0	0	0	0	0	0	7	5	40.0
Tache R.M.	9	2	0	0	0	4	0	0	9	6	50.0
West St. Paul R.M.	3	1	0	0	0	0	0	0	3	1	200.0
<b>Winnipeg CMA</b>	<b>102</b>	<b>81</b>	<b>6</b>	<b>4</b>	<b>0</b>	<b>4</b>	<b>3</b>	<b>94</b>	<b>111</b>	<b>183</b>	<b>-39.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Winnipeg City	0	0	0	0	0	0	3	94
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>94</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	0	0	0	0	0	0	3	94
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	4	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
<b>Winnipeg CMA</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>94</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Winnipeg City	82	62	0	2	3	94	85	158
East St. Paul R.M.	1	2	0	0	0	0	1	2
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchoy R.M.	1	0	0	0	0	0	1	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	11	0	0	0	0	4	11
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	7	5	0	0	0	0	7	5
Tache R.M.	9	2	0	0	0	4	9	6
West St. Paul R.M.	3	1	0	0	0	0	3	1
<b>Winnipeg CMA</b>	<b>108</b>	<b>83</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>98</b>	<b>111</b>	<b>183</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Winnipeg City	82	62	0	2	3	94	85	158
East St. Paul R.M.	1	2	0	0	0	0	1	2
Headingley R.M.	0	0	0	0	0	0	0	0
Ritchoy R.M.	1	0	0	0	0	0	1	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	11	0	0	0	0	4	11
St. Francois Xavier R.M.	1	0	0	0	0	0	1	0
Springfield R.M.	7	5	0	0	0	0	7	5
Tache R.M.	9	2	0	0	0	4	9	6
West St. Paul R.M.	3	1	0	0	0	0	3	1
<b>Winnipeg CMA</b>	<b>108</b>	<b>83</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>98</b>	<b>111</b>	<b>183</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
January 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Winnipeg City</b>													
January 2007	4	5.0	8	10.0	11	13.8	34	42.5	23	28.8	80	289,000	297,402
January 2006	12	14.1	15	17.6	28	32.9	10	11.8	20	23.5	85	232,097	253,207
Year-to-date 2007	4	5.0	8	10.0	11	13.8	34	42.5	23	28.8	80	289,000	297,402
Year-to-date 2006	12	14.1	15	17.6	28	32.9	10	11.8	20	23.5	85	232,097	253,207
<b>East St. Paul R.M.</b>													
January 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
January 2006	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
<b>Headingley R.M.</b>													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>Ritchot R.M.</b>													
January 2007	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>Rosser R.M.</b>													
January 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>St. Clements R.M.</b>													
January 2007	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
January 2006	0	0.0	5	45.5	2	18.2	4	36.4	0	0.0	11	200,000	214,909
Year-to-date 2007	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2006	0	0.0	5	45.5	2	18.2	4	36.4	0	0.0	11	200,000	214,909
<b>St. Francois Xavier R.M.</b>													
January 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>Springfield R.M.</b>													
January 2007	1	12.5	2	25.0	0	0.0	3	37.5	2	25.0	8	--	--
January 2006	1	11.1	1	11.1	5	55.6	0	0.0	2	22.2	9	--	--
Year-to-date 2007	1	12.5	2	25.0	0	0.0	3	37.5	2	25.0	8	--	--
Year-to-date 2006	1	11.1	1	11.1	5	55.6	0	0.0	2	22.2	9	--	--

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
January 2007**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Tache R.M.</b>													
January 2007	1	11.1	1	11.1	4	44.4	2	22.2	1	11.1	9	--	--
January 2006	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2007	1	11.1	1	11.1	4	44.4	2	22.2	1	11.1	9	--	--
Year-to-date 2006	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
<b>West St. Paul R.M.</b>													
January 2007	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
January 2006	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
<b>Winnipeg CMA</b>													
January 2007	6	5.4	14	12.6	16	14.4	45	40.5	30	27.0	111	282,000	289,910
January 2006	13	11.5	21	18.6	38	33.6	16	14.2	25	22.1	113	232,097	252,361
Year-to-date 2007	6	5.4	14	12.6	16	14.4	45	40.5	30	27.0	111	282,000	289,910
Year-to-date 2006	13	11.5	21	18.6	38	33.6	16	14.2	25	22.1	113	232,097	252,361

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
January 2007**

Submarket	Jan 2007	Jan 2006	% Change	YTD 2007	YTD 2006	% Change
Winnipeg City	297,402	253,207	17.5	297,402	253,207	17.5
East St. Paul R.M.	--	--	n/a	--	--	n/a
Headingley R.M.	--	--	n/a	--	--	n/a
Ritchot R.M.	--	--	n/a	--	--	n/a
Rosser R.M.	--	--	n/a	--	--	n/a
St. Clements R.M.	--	214,909	n/a	--	214,909	n/a
St. Francois Xavier R.M.	--	--	n/a	--	--	n/a
Springfield R.M.	--	--	n/a	--	--	n/a
Tache R.M.	--	--	n/a	--	--	n/a
West St. Paul R.M.	--	--	n/a	--	--	n/a
<b>Winnipeg CMA</b>	<b>289,910</b>	<b>252,361</b>	<b>14.9</b>	<b>289,910</b>	<b>252,361</b>	<b>14.9</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Winnipeg  
January 2007**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2006	January	508	7.2	937	833	1,183	79.2	143,081	16.5	149,133
	February	756	6.3	979	961	1,227	79.8	146,600	19.6	152,858
	March	967	0.7	913	1,219	1,162	78.6	149,051	10.5	146,232
	April	1,036	-4.9	930	1,446	1,252	74.3	162,615	16.8	154,216
	May	1,403	3.3	954	1,959	1,298	73.5	159,801	12.5	153,684
	June	1,410	6.3	1,017	1,789	1,293	78.7	159,719	12.0	152,848
	July	1,124	8.7	975	1,401	1,221	79.9	152,906	12.5	150,634
	August	1,133	-7.2	952	1,427	1,228	77.5	151,279	11.8	155,859
	September	972	-3.2	949	1,413	1,267	74.9	151,798	9.5	154,215
	October	960	2.5	973	1,133	1,209	80.5	154,822	9.2	156,718
	November	778	0.3	997	799	1,221	81.7	153,209	14.8	161,745
	December	547	4.2	1,018	406	1,225	83.1	161,528	13.5	165,812
2007	January									
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2005	2,238	7.5		2,315			139,019	12.8	
	Q4 2006	2,285	2.1		2,338			155,878	12.1	
	YTD 2006	508	7.2		833			143,080	16.5	
	YTD 2007	0	-100.0		0			-	-100.0	

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Source: CREA (MLS®)

**Table 6: Economic Indicators**  
**January 2007**

		Interest Rates			NHPI, Total, Winnipeg CMA 1997=100	CPI, 1992 =100	Winnipeg Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	138.9	132.1	379	4.2	69.4	647
	February	667	5.85	6.45	139.7	131.9	380	4.5	69.8	644
	March	667	6.05	6.45	141.9	132.5	380	4.6	69.9	643
	April	685	6.25	6.75	142.2	133.6	380	4.9	70.0	644
	May	685	6.25	6.75	143.8	134.3	381	4.8	70.1	648
	June	697	6.60	6.95	144.5	134.5	383	4.5	70.1	652
	July	697	6.60	6.95	145.3	134.9	383	4.2	70.0	653
	August	691	6.40	6.85	145.6	134.9	384	4.3	70.1	653
	September	682	6.40	6.70	146.6	133.9	384	4.5	70.3	655
	October	688	6.40	6.80	147.5	134.2	385	4.4	70.4	657
	November	673	6.40	6.55	148.4	134.3	384	4.6	70.2	662
	December	667	6.30	6.45	149.1	133.9	383	4.8	70.2	661
2007	January	679	6.50	6.65		134.4	382	5.1	70.2	668
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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