

# HOUSING NOW

## Hamilton



Date Released: First Quarter 2007

### New Home Market Starts Edge Down in 2006

High new home prices and a rising supply of moderately priced resale homes in the Hamilton Census Metropolitan Area (hereafter referred to as Hamilton) have caused a softening in home building activity in 2006. Total housing starts edged down by three per cent, to 3,043 units in 2006 compared to the previous year. While on a downward trend, housing starts numbers are respectable and are in line with the historical long-term average.

Strong demand from homebuyers reaching their more affluent middle age years caused an upsurge in single-detached home starts in 2006. This more expensive new single-detached home category saw its activity ramp up by nearly 16 per cent to 1,725. This striking increase is indicative of strong housing demand from Torontonians looking to escape rising house prices in expensive Toronto neighbourhoods, especially the west end.

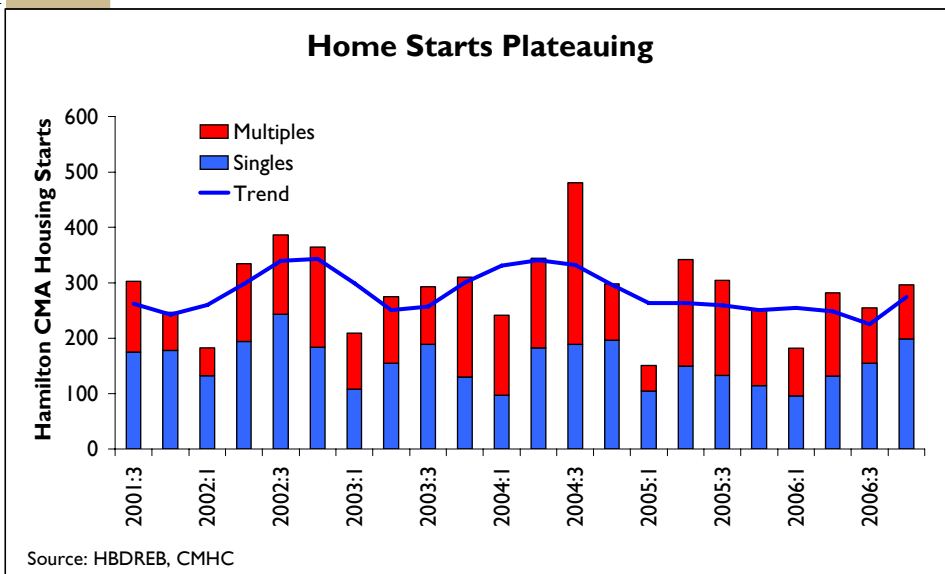
The popularity of detached homes came at the expense of town houses and condominium apart-

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Figure 1



ment starts. Multiple-family dwelling starts fell by 21 per cent to 1,318 units and were responsible for dragging down housing construction in 2006. A lack of space for large scale development projects in popular areas such as Burlington dragged down the multiple-family dwelling construction.

Highly urbanized areas such as Burlington and Hamilton City recorded high declines in housing starts, by 22 and 44 per cent respectively. A lack of lots in these highly urbanized areas has driven construction out towards less urbanized areas such as Ancaster and Dundas. Housing starts there have skyrocketed by 18 and 84 per cent to 356 and 83 units respectively in 2006.

The growing popularity of living in the suburbs helped to boost new home prices in peripheral areas such as Grimsby, Stoney Creek and Glanbrook, where the average new detached home prices grew by double digits in 2006. Hamilton's new home market, where the average new single-detached home price rose by a strong but more moderate six per cent to \$392,305, was more restrained. Land constraints appear to have pushed up the average new detached home price in Burlington towards the half-million dollar mark. At \$498,963 in 2006 it was 14 per cent above last year's level!

## Resale Market Sales Edge Down

A slowdown in population growth and rising house prices dampened resale home buying activity in 2006.

Rising house prices in some expensive neighbourhoods in Hamilton have forced homebuyers to look towards moderately priced markets such as Kitchener-Waterloo and Brantford. Resale home sales edged down by four per cent to 13,059 in 2006. From a historical standpoint, however, sales in 2006 marked the third best year on record.

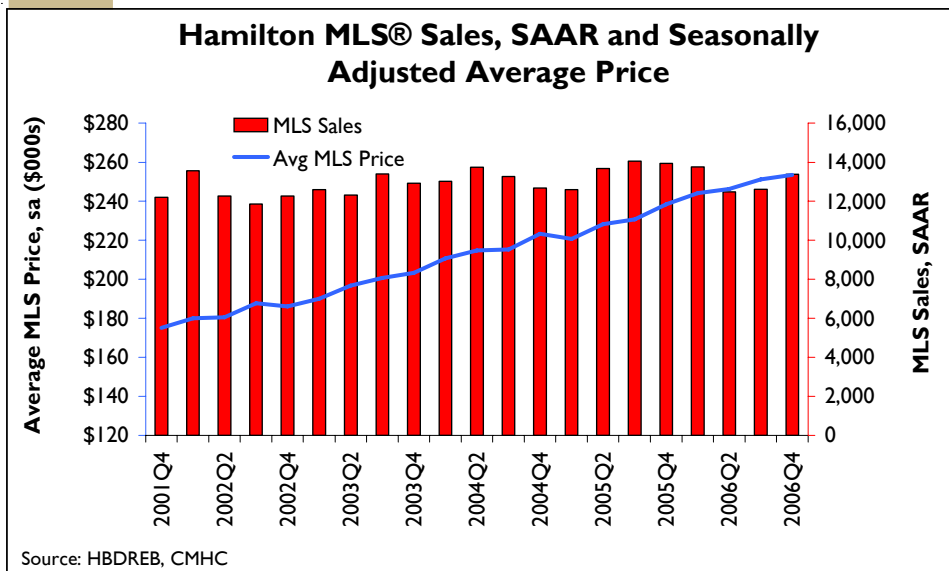
Strong price growth has encouraged more Hamilton residents to list their homes for sale. New listings have been trending up for the last couple of years. This increase in supply has meant more choice and bargaining power for homebuyers.

The ratio between sales and new listings provides a good measure of price pressures in a housing market. A sales-to-new listings ration (SNLR) above 55 per cent tends to indicate a market benefiting sellers, one where price growth will be above the prevailing general rate of inflation, and

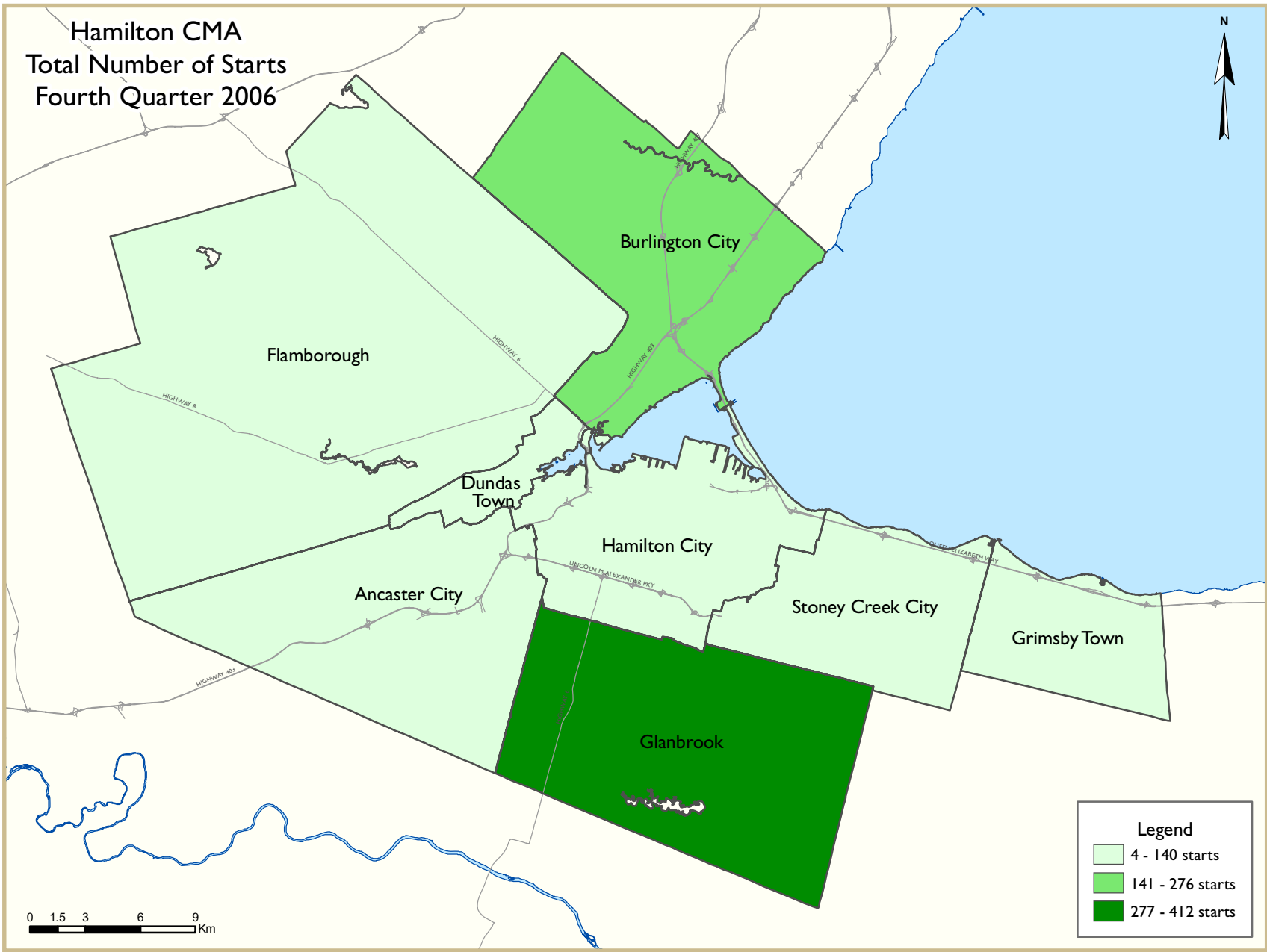
one where shorter listing periods and bidding wars are commonplace. When Hamilton's market has a SNLR below 55 per cent, it tends to be balanced and price growth will generally be in line with inflation. Hamilton's market tends to be in favour of buyers when the SNLR falls below 45 per cent. In such a market properties are expected to be listed for longer periods and buyers will often make an offer for a home below the asking price. Hamilton's SNLR averaged 71 per cent in 2006 – down from 77 per cent in the previous year, yet firmly in sellers market territory. This makes the fourth consecutive year that the resale home market in Hamilton has remained in sellers' territory.

Hamilton's average MLS price reached \$248,754 in 2006 – up eight per cent from the year prior and approximately four times the general rate of inflation.

Figure 2



**Hamilton CMA  
Total Number of Starts  
Fourth Quarter 2006**



## 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 Hamilton CMA  
Fourth Quarter 2006**

	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>									
Q4 2006	594	2	176	1	115	0	0	0	888
Q4 2005	338	6	203	4	132	56	10	4	753
% Change	75.7	-66.7	-13.3	-75.0	-12.9	-100.0	-100.0	-100.0	17.9
Year-to-date 2006	1,725	124	592	16	362	94	8	122	3,043
Year-to-date 2005	1,485	192	452	17	473	261	89	176	3,145
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
<b>UNDER CONSTRUCTION</b>									
Q4 2006	977	18	528	7	363	480	32	193	2,598
Q4 2005	779	146	434	4	461	720	118	248	2,910
% Change	25.4	-87.7	21.7	75.0	-21.3	-33.3	-72.9	-22.2	-10.7
<b>COMPLETIONS</b>									
Q4 2006	370	48	53	8	53	0	5	176	713
Q4 2005	397	30	89	5	114	50	0	0	685
% Change	-6.8	60.0	-40.4	60.0	-53.5	-100.0	n/a	n/a	4.1
Year-to-date 2006	1,522	252	506	13	439	344	19	252	3,347
Year-to-date 2005	1,631	88	267	13	475	311	16	41	2,842
% Change	-6.7	186.4	89.5	0.0	-7.6	10.6	18.8	**	17.8
<b>COMPLETED &amp; NOT ABSORBED</b>									
Q4 2006	56	7	15	0	8	25	4	158	273
Q4 2005	44	16	24	0	11	20	6	0	121
% Change	27.3	-56.3	-37.5	n/a	-27.3	25.0	-33.3	n/a	125.6
<b>ABSORBED</b>									
Q4 2006	356	47	57	8	57	0	11	1	537
Q4 2005	401	27	91	5	117	35	0	0	676
% Change	-11.2	74.1	-37.4	60.0	-51.3	-100.0	n/a	n/a	-20.6
Year-to-date 2006	1,472	261	515	13	442	339	21	76	3,139
Year-to-date 2005	1,645	79	327	13	494	291	10	19	2,878
% Change	-10.5	**	57.5	0.0	-10.5	16.5	110.0	**	9.1

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

**Table 1.1: Housing Activity Summary by Submarket  
Fourth Quarter 2006**

	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>New City of Hamilton</b>									
Q4 2006	490	2	102	1	107	0	0	0	702
Q4 2005	237	6	141	0	63	0	0	4	451
<b>Hamilton City</b>									
Q4 2006	65	0	0	1	0	0	0	0	66
Q4 2005	32	6	0	0	0	0	0	4	42
<b>Stoney Creek City</b>									
Q4 2006	29	2	14	0	74	0	0	0	119
Q4 2005	67	0	98	0	31	0	0	0	196
<b>Ancaster City</b>									
Q4 2006	57	0	18	0	11	0	0	0	86
Q4 2005	35	0	0	0	32	0	0	0	67
<b>Dundas Town</b>									
Q4 2006	4	0	0	0	0	0	0	0	4
Q4 2005	9	0	0	0	0	0	0	0	9
<b>Flamborough</b>									
Q4 2006	15	0	0	0	0	0	0	0	15
Q4 2005	20	0	0	0	0	0	0	0	20
<b>Glanbrook</b>									
Q4 2006	320	0	70	0	22	0	0	0	412
Q4 2005	74	0	36	0	0	0	0	0	110
<b>Burlington City</b>									
Q4 2006	92	0	74	0	8	0	0	0	174
Q4 2005	79	0	62	4	48	56	10	0	259
<b>Grimsby Town</b>									
Q4 2006	12	0	0	0	0	0	0	0	12
Q4 2005	22	0	0	0	21	0	0	0	43
<b>Hamilton CMA</b>									
Q4 2006	594	2	176	1	115	0	0	0	888
Q4 2005	338	6	203	4	132	56	10	4	753

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

**Table I.1: Housing Activity Summary by Submarket  
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	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>New City of Hamilton</b>									
Q4 2006	754	16	343	7	245	233	0	85	1,683
Q4 2005	540	94	315	0	329	191	75	90	1,634
<b>Hamilton City</b>									
Q4 2006	121	8	12	1	0	119	0	85	346
Q4 2005	141	80	57	0	69	87	75	90	599
<b>Stoney Creek City</b>									
Q4 2006	55	2	74	0	81	0	0	0	212
Q4 2005	83	0	153	0	65	0	0	0	301
<b>Ancaster City</b>									
Q4 2006	120	0	96	6	120	10	0	0	352
Q4 2005	107	0	43	0	122	0	0	0	272
<b>Dundas Town</b>									
Q4 2006	9	0	0	0	0	62	0	0	71
Q4 2005	32	0	0	0	0	62	0	0	94
<b>Flamborough</b>									
Q4 2006	43	2	0	0	0	0	0	0	45
Q4 2005	62	12	0	0	0	0	0	0	74
<b>Glanbrook</b>									
Q4 2006	406	4	161	0	44	42	0	0	657
Q4 2005	115	2	62	0	73	42	0	0	294
<b>Burlington City</b>									
Q4 2006	201	2	185	0	118	247	32	108	893
Q4 2005	207	52	119	4	111	529	43	158	1,223
<b>Grimsby Town</b>									
Q4 2006	22	0	0	0	0	0	0	0	22
Q4 2005	32	0	0	0	21	0	0	0	53
<b>Hamilton CMA</b>									
Q4 2006	977	18	528	7	363	480	32	193	2,598
Q4 2005	779	146	434	4	461	720	118	248	2,910

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

**Table I.1: Housing Activity Summary by Submarket  
Fourth Quarter 2006**

	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>New City of Hamilton</b>									
Q4 2006	259	34	45	8	40	0	0	18	404
Q4 2005	229	30	43	0	65	0	0	0	367
<b>Hamilton City</b>									
Q4 2006	71	32	0	4	13	0	0	18	138
Q4 2005	45	10	15	0	20	0	0	0	90
<b>Stoney Creek City</b>									
Q4 2006	36	0	33	0	0	0	0	0	69
Q4 2005	52	2	16	0	24	0	0	0	94
<b>Ancaster City</b>									
Q4 2006	38	0	0	4	9	0	0	0	51
Q4 2005	39	0	12	0	6	0	0	0	57
<b>Dundas Town</b>									
Q4 2006	7	0	0	0	0	0	0	0	7
Q4 2005	6	0	0	0	0	0	0	0	6
<b>Flamborough</b>									
Q4 2006	19	2	0	0	0	0	0	0	21
Q4 2005	11	18	0	0	0	0	0	0	29
<b>Glanbrook</b>									
Q4 2006	88	0	12	0	18	0	0	0	118
Q4 2005	76	0	0	0	15	0	0	0	91
<b>Burlington City</b>									
Q4 2006	79	14	8	0	13	0	5	158	277
Q4 2005	152	0	46	5	49	50	0	0	302
<b>Grimsby Town</b>									
Q4 2006	32	0	0	0	0	0	0	0	32
Q4 2005	16	0	0	0	0	0	0	0	16
<b>Hamilton CMA</b>									
Q4 2006	370	48	53	8	53	0	5	176	713
Q4 2005	397	30	89	5	114	50	0	0	685

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



**Table I.1: Housing Activity Summary by Submarket  
Fourth Quarter 2006**

	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>New City of Hamilton</b>									
Q4 2006	36	4	15	0	5	0	0	0	60
Q4 2005	22	15	13	0	9	0	0	0	59
<b>Hamilton City</b>									
Q4 2006	1	1	0	0	0	0	0	0	2
Q4 2005	2	1	0	0	0	0	0	0	3
<b>Stoney Creek City</b>									
Q4 2006	31	1	15	0	4	0	0	0	51
Q4 2005	17	1	13	0	5	0	0	0	36
<b>Ancaster City</b>									
Q4 2006	1	0	0	0	0	0	0	0	1
Q4 2005	1	0	0	0	0	0	0	0	1
<b>Dundas Town</b>									
Q4 2006	0	0	0	0	0	0	0	0	0
Q4 2005	1	0	0	0	0	0	0	0	1
<b>Flamborough</b>									
Q4 2006	1	2	0	0	0	0	0	0	3
Q4 2005	0	13	0	0	0	0	0	0	13
<b>Glanbrook</b>									
Q4 2006	2	0	0	0	1	0	0	0	3
Q4 2005	1	0	0	0	4	0	0	0	5
<b>Burlington City</b>									
Q4 2006	10	3	0	0	3	25	4	158	203
Q4 2005	9	1	1	0	0	20	6	0	37
<b>Grimsby Town</b>									
Q4 2006	10	0	0	0	0	0	0	0	10
Q4 2005	13	0	10	0	2	0	0	0	25
<b>Hamilton CMA</b>									
Q4 2006	56	7	15	0	8	25	4	158	273
Q4 2005	44	16	24	0	11	20	6	0	121

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

**Table I.1: Housing Activity Summary by Submarket  
Fourth Quarter 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>New City of Hamilton</b>									
Q4 2006	256	34	46	8	44	0	0	0	388
Q4 2005	235	27	44	0	67	0	0	0	373
<b>Hamilton City</b>									
Q4 2006	72	33	0	4	13	0	0	0	122
Q4 2005	44	9	15	0	20	0	0	0	88
<b>Stoney Creek City</b>									
Q4 2006	31	0	34	0	1	0	0	0	66
Q4 2005	61	2	17	0	26	0	0	0	106
<b>Ancaster City</b>									
Q4 2006	38	0	0	4	9	0	0	0	51
Q4 2005	39	0	12	0	6	0	0	0	57
<b>Dundas Town</b>									
Q4 2006	7	0	0	0	0	0	0	0	7
Q4 2005	5	0	0	0	0	0	0	0	5
<b>Flamborough</b>									
Q4 2006	20	1	0	0	0	0	0	0	21
Q4 2005	11	16	0	0	0	0	0	0	27
<b>Glanbrook</b>									
Q4 2006	88	0	12	0	21	0	0	0	121
Q4 2005	75	0	0	0	15	0	0	0	90
<b>Burlington City</b>									
Q4 2006	72	13	10	0	13	0	11	0	119
Q4 2005	154	0	46	5	49	35	0	0	289
<b>Grimsby Town</b>									
Q4 2006	28	0	1	0	0	0	0	1	30
Q4 2005	12	0	1	0	1	0	0	0	14
<b>Hamilton CMA</b>									
Q4 2006	356	47	57	8	57	0	11	1	537
Q4 2005	401	27	91	5	117	35	0	0	676

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

**Table 1.2: History of Housing Starts of Hamilton CMA  
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145
% Change	-25.3	24.7	-14.6	183.3	-26.2	-53.1	196.7	-5.9	-23.2
2004	1,989	154	529	6	641	557	30	187	4,093
% Change	14.2	67.4	-6.7	**	-3.8	**	n/a	**	25.6
2003	1,742	92	567	1	666	164	0	13	3,260
% Change	-22.6	13.6	-7.7	-87.5	5.0	47.7	-100.0	-86.3	-14.3
2002	2,251	81	614	8	634	111	3	95	3,803
% Change	22.4	-19.0	68.7	166.7	8.4	-76.1	n/a	n/a	13.0
2001	1,839	100	364	3	585	465	0	0	3,365
% Change	-1.4	-21.9	-13.1	-84.2	25.3	138.5	n/a	-100.0	8.3
2000	1,865	128	419	19	467	195	0	15	3,108
% Change	-0.3	-9.9	18.4	-32.1	-18.1	-79.5	-100.0	n/a	-20.8
1999	1,870	142	354	28	570	951	8	0	3,923
% Change	8.0	-19.3	-46.8	n/a	5.8	118.1	-70.4	-100.0	8.2
1998	1,731	176	666	0	539	436	27	52	3,627
% Change	-21.4	27.5	78.6	-100.0	-16.6	59.1	-3.6	n/a	-1.9
1997	2,201	138	373	38	646	274	28	0	3,698

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type  
Fourth Quarter 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	% Change
New City of Hamilton	491	237	2	6	209	204	0	4	702	451	55.7
Hamilton City	66	32	0	6	0	0	0	4	66	42	57.1
Stoney Creek City	29	67	2	0	88	129	0	0	119	196	-39.3
Ancaster City	57	35	0	0	29	32	0	0	86	67	28.4
Dundas Town	4	9	0	0	0	0	0	0	4	9	-55.6
Flamborough	15	20	0	0	0	0	0	0	15	20	-25.0
Glanbrook	320	74	0	0	92	36	0	0	412	110	**
Burlington City	92	83	0	12	82	108	0	56	174	259	-32.8
Grimsby Town	12	22	0	0	0	21	0	0	12	43	-72.1
<b>Hamilton CMA</b>	<b>595</b>	<b>342</b>	<b>2</b>	<b>18</b>	<b>291</b>	<b>333</b>	<b>0</b>	<b>60</b>	<b>888</b>	<b>753</b>	<b>17.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - December 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
New City of Hamilton	1309	954	36	144	524	588	104	105	1973	1791	10.2
Hamilton City	237	213	28	90	0	143	42	105	307	551	-44.3
Stoney Creek City	174	199	2	2	146	241	0	0	322	442	-27.1
Ancaster City	189	194	0	0	167	107	0	0	356	301	18.3
Dundas Town	21	45	0	0	0	0	62	0	83	45	84.4
Flamborough	75	87	4	48	0	0	0	0	79	135	-41.5
Glanbrook	613	216	2	4	211	90	0	0	826	310	166.5
Burlington City	358	465	102	60	403	393	108	332	971	1250	-22.3
Grimsby Town	74	83	0	0	21	21	4	0	99	104	-4.8
<b>Hamilton CMA</b>	<b>1,741</b>	<b>1,502</b>	<b>138</b>	<b>204</b>	<b>948</b>	<b>1,002</b>	<b>216</b>	<b>437</b>	<b>3,043</b>	<b>3,145</b>	<b>-3.2</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
Fourth Quarter 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
New City of Hamilton	209	204	0	0	0	0	0	4
Hamilton City	0	0	0	0	0	0	0	4
Stoney Creek City	88	129	0	0	0	0	0	0
Ancaster City	29	32	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	92	36	0	0	0	0	0	0
Burlington City	82	102	0	6	0	56	0	0
Grimsby Town	0	21	0	0	0	0	0	0
<b>Hamilton CMA</b>	<b>291</b>	<b>327</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>56</b>	<b>0</b>	<b>4</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - December 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
New City of Hamilton	524	513	0	75	94	87	10	18
Hamilton City	0	68	0	75	32	87	10	18
Stoney Creek City	146	241	0	0	0	0	0	0
Ancaster City	167	107	0	0	0	0	0	0
Dundas Town	0	0	0	0	62	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	211	90	0	0	0	0	0	0
Burlington City	403	383	0	10	0	174	108	158
Grimsby Town	21	21	0	0	0	0	4	0
<b>Hamilton CMA</b>	<b>948</b>	<b>917</b>	<b>0</b>	<b>85</b>	<b>94</b>	<b>261</b>	<b>122</b>	<b>176</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
Fourth Quarter 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
New City of Hamilton	594	384	108	63	0	4	702	451
Hamilton City	65	38	1	0	0	4	66	42
Stoney Creek City	45	165	74	31	0	0	119	196
Ancaster City	75	35	11	32	0	0	86	67
Dundas Town	4	9	0	0	0	0	4	9
Flamborough	15	20	0	0	0	0	15	20
Glanbrook	390	110	22	0	0	0	412	110
Burlington City	166	141	8	108	0	10	174	259
Grimsby Town	12	22	0	21	0	0	12	43
<b>Hamilton CMA</b>	<b>772</b>	<b>547</b>	<b>116</b>	<b>192</b>	<b>0</b>	<b>14</b>	<b>888</b>	<b>753</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - December 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
New City of Hamilton	1,656	1,382	307	316	10	93	1,973	1,791
Hamilton City	260	333	37	125	10	93	307	551
Stoney Creek City	240	382	82	60	0	0	322	442
Ancaster City	274	198	82	103	0	0	356	301
Dundas Town	21	45	62	0	0	0	83	45
Flamborough	79	135	0	0	0	0	79	135
Glanbrook	782	282	44	28	0	0	826	310
Burlington City	704	664	151	414	116	172	971	1,250
Grimsby Town	81	83	14	21	4	0	99	104
<b>Hamilton CMA</b>	<b>2,441</b>	<b>2,129</b>	<b>472</b>	<b>751</b>	<b>130</b>	<b>265</b>	<b>3,043</b>	<b>3,145</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
Fourth Quarter 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	% Change
New City of Hamilton	267	229	34	30	85	108	18	0	404	367	10.1
Hamilton City	75	45	32	10	13	35	18	0	138	90	53.3
Stoney Creek City	36	52	0	2	33	40	0	0	69	94	-26.6
Ancaster City	42	39	0	0	9	18	0	0	51	57	-10.5
Dundas Town	7	6	0	0	0	0	0	0	7	6	16.7
Flamborough	19	11	2	18	0	0	0	0	21	29	-27.6
Glanbrook	88	76	0	0	30	15	0	0	118	91	29.7
Burlington City	79	157	14	0	26	95	158	50	277	302	-8.3
Grimsby Town	32	16	0	0	0	0	0	0	32	16	100.0
<b>Hamilton CMA</b>	<b>378</b>	<b>402</b>	<b>48</b>	<b>30</b>	<b>111</b>	<b>203</b>	<b>176</b>	<b>50</b>	<b>713</b>	<b>685</b>	<b>4.1</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - December 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
New City of Hamilton	1087	964	114	78	570	454	152	38	1923	1534	25.4
Hamilton City	256	231	100	10	114	112	90	34	560	387	44.7
Stoney Creek City	202	207	0	4	209	191	0	0	411	402	2.2
Ancaster City	169	199	0	0	106	85	0	0	275	284	-3.2
Dundas Town	44	52	0	0	0	0	62	4	106	56	89.3
Flamborough	94	85	14	62	0	0	0	0	108	147	-26.5
Glanbrook	322	190	0	2	141	66	0	0	463	258	79.5
Burlington City	364	577	146	12	344	266	440	311	1294	1166	11.0
Grimsby Town	84	103	0	0	42	36	4	3	130	142	-8.5
<b>Hamilton CMA</b>	<b>1,535</b>	<b>1,644</b>	<b>260</b>	<b>90</b>	<b>956</b>	<b>756</b>	<b>596</b>	<b>352</b>	<b>3,347</b>	<b>2,842</b>	<b>17.8</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Fourth Quarter 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
New City of Hamilton	85	108	0	0	0	0	18	0
Hamilton City	13	35	0	0	0	0	18	0
Stoney Creek City	33	40	0	0	0	0	0	0
Ancaster City	9	18	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	30	15	0	0	0	0	0	0
Burlington City	21	95	5	0	0	50	158	0
Grimsby Town	0	0	0	0	0	0	0	0
<b>Hamilton CMA</b>	<b>106</b>	<b>203</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>176</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
New City of Hamilton	570	454	0	0	62	0	90	38
Hamilton City	114	112	0	0	0	0	90	34
Stoney Creek City	209	191	0	0	0	0	0	0
Ancaster City	106	85	0	0	0	0	0	0
Dundas Town	0	0	0	0	62	0	0	4
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	141	66	0	0	0	0	0	0
Burlington City	325	250	19	16	282	311	158	0
Grimsby Town	42	36	0	0	0	0	4	3
<b>Hamilton CMA</b>	<b>937</b>	<b>740</b>	<b>19</b>	<b>16</b>	<b>344</b>	<b>311</b>	<b>252</b>	<b>41</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market  
Fourth Quarter 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
New City of Hamilton	338	302	48	65	18	0	404	367
Hamilton City	103	70	17	20	18	0	138	90
Stoney Creek City	69	70	0	24	0	0	69	94
Ancaster City	38	51	13	6	0	0	51	57
Dundas Town	7	6	0	0	0	0	7	6
Flamborough	21	29	0	0	0	0	21	29
Glanbrook	100	76	18	15	0	0	118	91
Burlington City	101	198	13	104	163	0	277	302
Grimsby Town	32	16	0	0	0	0	32	16
<b>Hamilton CMA</b>	<b>471</b>	<b>516</b>	<b>61</b>	<b>169</b>	<b>181</b>	<b>0</b>	<b>713</b>	<b>685</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - December 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
New City of Hamilton	1,499	1,210	334	286	90	38	1,923	1,534
Hamilton City	397	264	73	89	90	34	560	387
Stoney Creek City	353	328	58	74	0	0	411	402
Ancaster City	207	227	68	57	0	0	275	284
Dundas Town	44	52	62	0	0	4	106	56
Flamborough	108	147	0	0	0	0	108	147
Glanbrook	390	192	73	66	0	0	463	258
Burlington City	690	663	427	487	177	16	1,294	1,166
Grimsby Town	91	113	35	26	4	3	130	142
<b>Hamilton CMA</b>	<b>2,280</b>	<b>1,986</b>	<b>796</b>	<b>799</b>	<b>271</b>	<b>57</b>	<b>3,347</b>	<b>2,842</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
Fourth Quarter 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>New City of Hamilton</b>													
Q4 2006	8	3.0	22	8.3	63	23.9	62	23.5	109	41.3	264	335,000	370,250
Q4 2005	4	1.7	34	14.5	88	37.4	51	21.7	58	24.7	235	297,000	331,918
Year-to-date 2006	29	2.8	85	8.2	302	29.1	259	24.9	364	35.0	1,039	321,800	355,700
Year-to-date 2005	30	3.1	163	16.7	286	29.4	213	21.9	282	29.0	974	301,900	335,297
<b>Hamilton City</b>													
Q4 2006	5	6.6	1	1.3	18	23.7	25	32.9	27	35.5	76	331,950	348,958
Q4 2005	2	4.5	10	22.7	8	18.2	15	34.1	9	20.5	44	306,500	312,627
Year-to-date 2006	11	4.5	27	11.0	67	27.3	78	31.8	62	25.3	245	310,000	321,219
Year-to-date 2005	16	7.0	55	23.9	71	30.9	63	27.4	25	10.9	230	275,000	285,369
<b>Stoney Creek City</b>													
Q4 2006	0	0.0	3	9.7	12	38.7	7	22.6	9	29.0	31	315,900	330,190
Q4 2005	0	0.0	3	4.9	26	42.6	19	31.1	13	21.3	61	304,900	319,467
Year-to-date 2006	0	0.0	12	6.5	71	38.6	56	30.4	45	24.5	184	310,900	337,525
Year-to-date 2005	5	2.3	24	11.0	89	40.6	60	27.4	41	18.7	219	294,990	305,256
<b>Ancaster City</b>													
Q4 2006	0	0.0	0	0.0	0	0.0	9	21.4	33	78.6	42	435,500	500,277
Q4 2005	0	0.0	0	0.0	2	5.1	6	15.4	31	79.5	39	398,000	497,751
Year-to-date 2006	0	0.0	0	0.0	3	1.9	31	19.1	128	79.0	162	420,500	477,194
Year-to-date 2005	0	0.0	2	1.0	11	5.5	45	22.6	141	70.9	199	397,000	452,601
<b>Dundas Town</b>													
Q4 2006	1	14.3	2	28.6	0	0.0	0	0.0	4	57.1	7	--	--
Q4 2005	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2006	1	2.2	6	13.3	13	28.9	5	11.1	20	44.4	45	339,000	359,772
Year-to-date 2005	0	0.0	3	5.9	15	29.4	11	21.6	22	43.1	51	322,807	332,796
<b>Flamborough</b>													
Q4 2006	2	10.0	2	10.0	1	5.0	0	0.0	15	75.0	20	460,500	472,648
Q4 2005	1	9.1	7	63.6	1	9.1	0	0.0	2	18.2	11	213,260	286,562
Year-to-date 2006	16	17.2	8	8.6	7	7.5	7	7.5	55	59.1	93	399,000	420,263
Year-to-date 2005	7	8.2	20	23.5	7	8.2	7	8.2	44	51.8	85	375,000	403,797
<b>Glanbrook</b>													
Q4 2006	0	0.0	14	15.9	32	36.4	21	23.9	21	23.9	88	296,805	315,087
Q4 2005	1	1.3	11	14.7	51	68.0	11	14.7	1	1.3	75	278,990	275,203
Year-to-date 2006	1	0.3	32	10.3	141	45.5	82	26.5	54	17.4	310	298,148	310,289
Year-to-date 2005	2	1.1	59	31.1	93	48.9	27	14.2	9	4.7	190	269,450	277,525
<b>Burlington City</b>													
Q4 2006	0	0.0	2	2.8	1	1.4	35	48.6	34	47.2	72	334,999	418,659
Q4 2005	0	0.0	2	1.3	6	3.8	45	28.3	106	66.7	159	460,000	443,013
Year-to-date 2006	0	0.0	3	0.8	32	8.8	99	27.1	231	63.3	365	369,990	498,963
Year-to-date 2005	0	0.0	5	0.9	58	9.9	216	37.0	304	52.1	583	350,000	436,273
<b>Grimsby Town</b>													
Q4 2006	0	0.0	0	0.0	4	14.3	9	32.1	15	53.6	28	359,400	429,654
Q4 2005	0	0.0	0	0.0	6	50.0	4	33.3	2	16.7	12	302,900	361,900
Year-to-date 2006	0	0.0	2	2.5	12	14.8	37	45.7	30	37.0	81	339,900	381,228
Year-to-date 2005	1	1.0	9	8.9	57	56.4	16	15.8	18	17.8	101	285,900	318,975

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
Fourth Quarter 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Hamilton CMA</b>													
Q4 2006	8	2.2	24	6.6	68	18.7	106	29.1	158	43.4	364	339,775	384,395
Q4 2005	4	1.0	36	8.9	100	24.6	100	24.6	166	40.9	406	333,900	376,312
Year-to-date 2006	29	2.0	90	6.1	346	23.3	395	26.6	625	42.1	1,485	335,000	392,305
Year-to-date 2005	31	1.9	177	10.7	401	24.2	445	26.8	604	36.4	1,658	327,495	369,808

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Fourth Quarter 2006**

Submarket	Q4 2006	Q4 2005	% Change	YTD 2006	YTD 2005	% Change
New City of Hamilton	370,250	331,918	11.5	355,700	335,297	6.1
Hamilton City	348,958	312,627	11.6	321,219	285,369	12.6
Stoney Creek City	330,190	319,467	3.4	337,525	305,256	10.6
Ancaster City	500,277	497,751	0.5	477,194	452,601	5.4
Dundas Town	--	--	n/a	359,772	332,796	8.1
Flamborough	472,648	286,562	64.9	420,263	403,797	4.1
Glanbrook	315,087	275,203	14.5	310,289	277,525	11.8
Burlington City	418,659	443,013	-5.5	498,963	436,273	14.4
Grimsby Town	429,654	361,900	18.7	381,228	318,975	19.5
<b>Hamilton CMA</b>	<b>384,395</b>	<b>376,312</b>	<b>2.1</b>	<b>392,305</b>	<b>369,808</b>	<b>6.1</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS<sup>®</sup> Residential Activity for Hamilton  
Fourth Quarter 2006**

		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
2005	January	715	-5.7	1,067	1,238	1,375	77.6	219,098	6.6	220,672
	February	995	4.1	1,039	1,348	1,392	74.6	219,874	5.8	218,098
	March	1,236	-11.3	1,042	1,636	1,406	74.1	227,663	4.4	223,463
	April	1,292	-11.1	1,072	1,783	1,456	73.6	226,284	4.2	226,072
	May	1,420	5.9	1,145	1,910	1,554	73.7	232,107	7.4	228,842
	June	1,445	5.2	1,201	1,797	1,516	79.2	238,333	7.4	229,594
	July	1,181	-2.4	1,132	1,430	1,439	78.7	227,848	5.7	229,996
	August	1,293	15.5	1,210	1,593	1,555	77.8	225,976	8.1	230,121
	September	1,140	12.1	1,173	1,693	1,574	74.5	230,956	5.6	232,094
	October	1,100	12.2	1,181	1,463	1,553	76.0	234,555	7.5	235,736
	November	1,101	18.4	1,197	1,184	1,529	78.3	237,683	5.9	239,458
	December	647	0.5	1,106	571	1,297	85.3	230,557	8.5	240,046
2006	January	786	9.9	1,113	1,510	1,604	69.4	241,340	10.2	244,787
	February	1,149	15.5	1,189	1,531	1,573	75.6	242,647	10.4	241,462
	March	1,358	9.9	1,137	1,919	1,575	72.2	251,357	10.4	246,400
	April	1,198	-7.3	1,051	1,742	1,540	68.2	248,367	9.8	243,570
	May	1,385	-2.5	1,053	1,892	1,469	71.7	252,948	9.0	249,799
	June	1,234	-14.6	1,018	1,721	1,453	70.1	250,347	5.0	245,390
	July	1,074	-9.1	1,040	1,503	1,493	69.7	243,299	6.8	245,025
	August	1,101	-14.8	1,036	1,593	1,544	67.1	253,659	12.3	255,034
	September	1,042	-8.6	1,077	1,652	1,544	69.8	248,787	7.7	253,551
	October	1,103	0.3	1,117	1,529	1,552	72.0	249,244	6.3	253,220
	November	972	-11.7	1,088	1,181	1,539	70.7	251,164	5.7	248,235
	December	657	1.5	1,140	641	1,528	74.6	248,046	7.6	258,679
	Q4 2005	2,848	11.5		3,218			234,856	7.2	
	Q4 2006	2,732	-4.1		3,351			249,639	6.3	
	YTD 2005	13,565	3.0		17,646			229,753	6.4	
	YTD 2006	13,059	-3.7		18,414			248,754	8.3	

MLS<sup>®</sup> is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS<sup>®</sup>)

**Table 6: Economic Indicators  
Fourth Quarter 2006**

		Interest Rates			NHPI Total % chg Hamilton CMA 1997=100	CPI	Hamilton 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	643	4.80	6.05	1.32	1.26	363.6	6.1	67.2	756
	February	643	4.80	6.05	1.32	1.27	365.4	5.3	66.9	765
	March	655	5.05	6.25	1.33	1.28	357.7	5.1	65.3	771
	April	643	4.90	6.05	1.34	1.28	360.6	5.2	65.8	768
	May	637	4.85	5.95	1.35	1.28	362.0	5.2	66.0	763
	June	622	4.75	5.70	1.35	1.28	366.5	5.3	66.8	753
	July	628	4.90	5.80	1.35	1.28	365.8	5.0	66.3	751
	August	628	5.00	5.80	1.35	1.29	364.7	5.4	66.3	759
	September	628	5.00	5.80	1.36	1.30	365.2	5.7	66.5	769
	October	640	5.25	6.00	1.36	1.29	366.3	6.0	66.8	765
	November	649	5.60	6.15	1.36	1.29	368.9	5.9	67.2	761
	December	658	5.80	6.30	1.37	1.29	371.3	6.0	67.6	758
2007	January	658	5.80	6.30	1.38	1.30	374.9	6.0	68.2	760
	February	667	5.85	6.45	1.39	1.30	376.8	5.8	68.4	768
	March	667	6.05	6.45	1.39	1.31	377.5	5.5	68.2	776
	April	685	6.25	6.75	1.40	1.31	376.5	5.5	67.9	793
	May	685	6.25	6.75	1.40	1.32	376.7	5.4	67.9	795
	June	697	6.60	6.95	1.41	1.31	377.0	5.5	68.0	794
	July	697	6.60	6.95	1.43	1.31	375.9	5.6	67.8	784
	August	691	6.40	6.85	1.44	1.31	372.5	6.1	67.5	783
	September	682	6.40	6.70	1.44	1.30	370.2	6.4	67.2	780
	October	688	6.40	6.80	1.45	1.30	367.7	6.5	66.8	781
	November	673	6.40	6.55	1.45	1.31	365.3	6.4	66.2	776
	December	667	6.30	6.45		1.31	365.0	6.2	65.9	768

"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.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## 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 of 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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