HOUSING NOW

Sherbrooke

Canada Mortgage and Housing Corporation

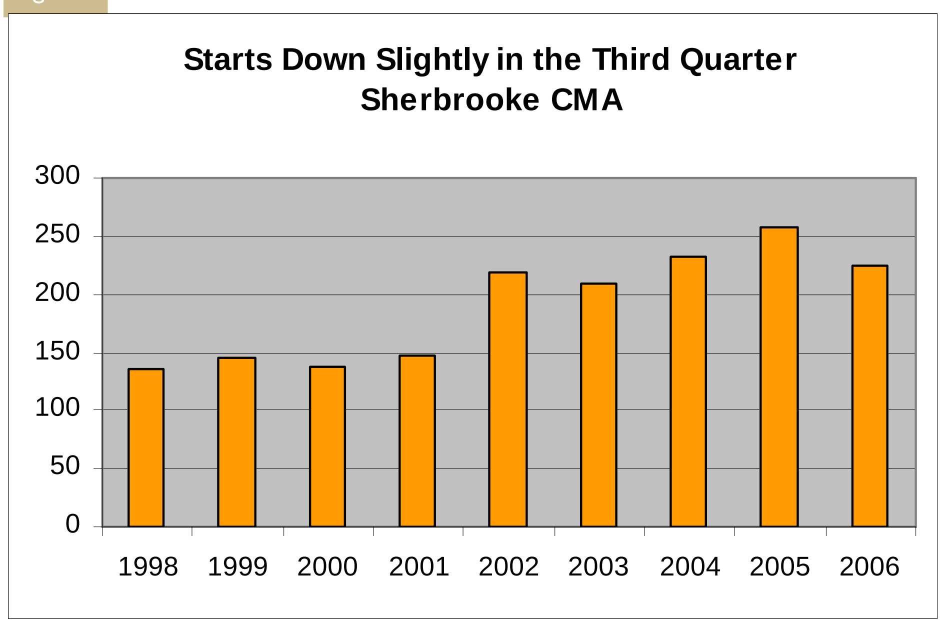
Date Released: Fourth Quarter 2006

Decline in Housing Starts Resumes in the Third Quarter

Housing starts fell in the third quarter in the Sherbrooke census metropolitan area (CMA). According to Canada Mortgage and Housing Corporation (CMHC), 258 dwellings were started from July to September 2005, compared to 225 during the same period this year. This slowdown (-13 per cent) confirmed the downward trend that had been observed for the last few quarters, but that had been temporarily interrupted in the previous quarter when construction got under way on a major retirement housing project.

It was in the single-family home segment that starts decreased in the third quarter. During these three summer months, foundations were laid for 134 houses, representing a difference of 43 units, compared to the same period last year. Several factors were pointing to a decline in this

Figure 1



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segment, including the slowdown on the labour market, competition from existing homes and the rise in mortgage rates.

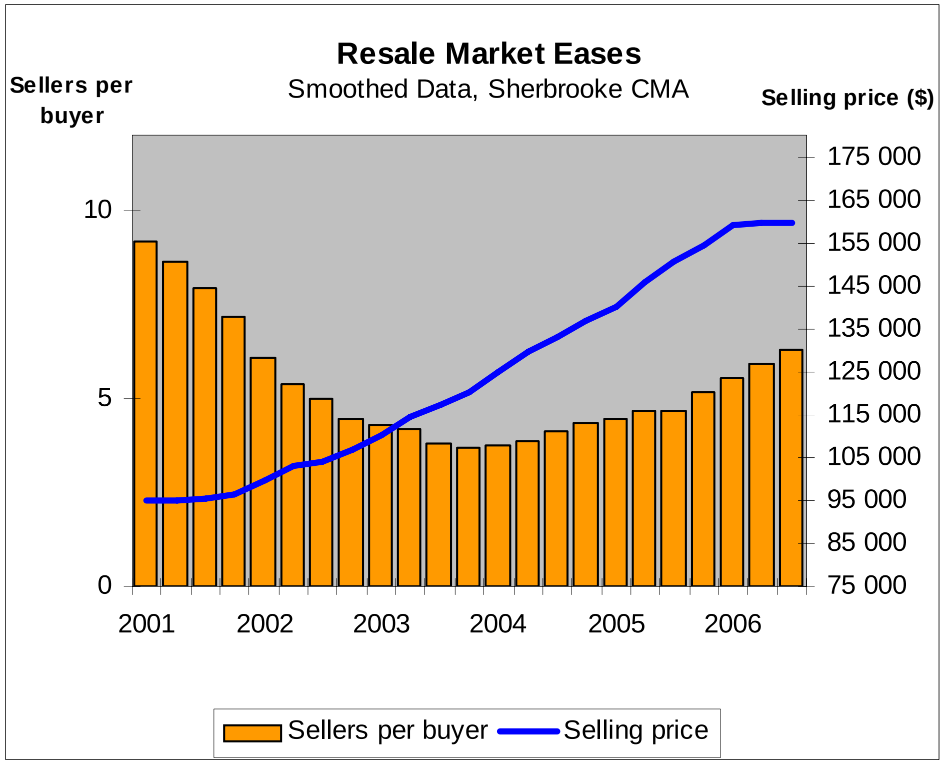
The production of apartments increased slightly in the last three months. During this period, construction got under way on 91 apartments, or 10 more than in the third quarter of 2005. Activity was strongly stimulated by the construction of three buildings owned by a cooperative, for a total of 36 housing units. Out of the remaining 55 units, 4 are condominium apartments.

Activity Up by 27 per cent Since the Beginning of the Year

Since the beginning of the year, 994 dwellings have been started in the Sherbrooke CMA, compared to 780 during the first three quarters of 2005. This gain of 27 per cent was mainly attributable to the start of construction on a 279-unit housing project. With this new project, which went against the otherwise slightly depressed climate, 2006 will very likely post the second best residential construction performance since 1990.

Starts Decrease Again in Boroughs 4 and 5

In the city of Sherbrooke, two boroughs show decreases in activity since January. In borough 5 (Rock Forest–Saint-Élie–Deauville), 48 fewer units have been started. As for Mont-Bellevue (borough 4), the shortfall is 25 units. The trend observed during the first half of the year is therefore continuing.



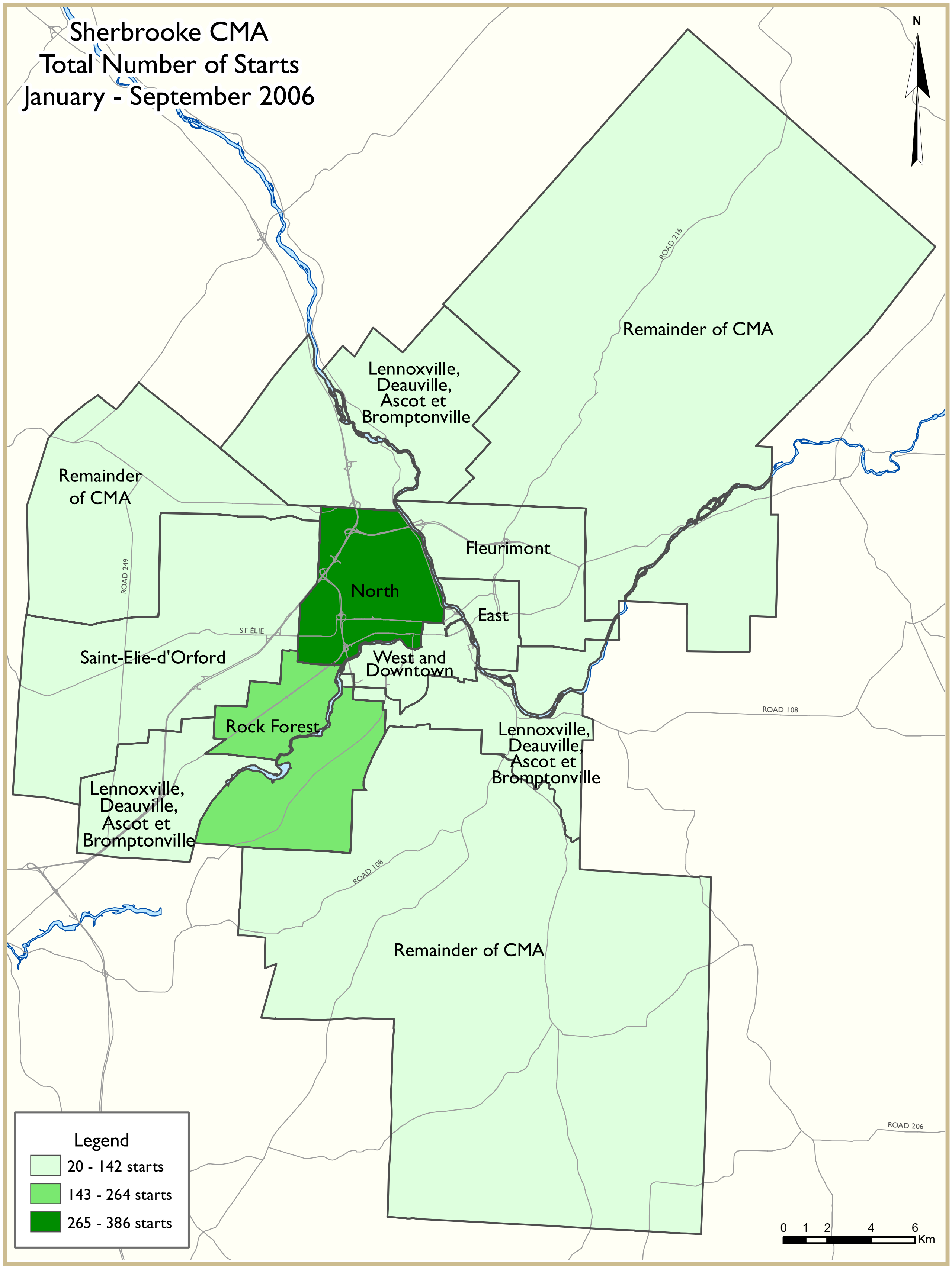
Existing Home Sales Fall In the Third Quarter

From July to September 2006, sales of existing properties decreased by 7 per cent in relation to the same period last year. In all, 308 homes changed hands. Rock Forest–Saint-Élie–Deauville was the only borough to have registered an increase in transactions over the summer.

With the marked rise in home prices in the last four years, it has become more difficult for some households to buy a property. As a result, sales of semi-detached and row houses, as well as condominiums, were up in the third quarter. These two housing types accounted for 22 per cent of sales.

During this period, listings rose by 22 per cent to 733 units. Given the greater availability of homes, combined with the slowdown in sales, the seller-to-buyer ratio, which stood at 5 to 1 in the third quarter of 2005, went up to 6 to 1 for the same period in 2006.

The easing of the market is starting to curb the rise in prices. In fact, the average price of existing homes increased at an annual rate of 6 per cent and reached $159,600 in the third quarter of 2006. In the last four years, the annual growth in prices has been 10 per cent or more.


Sherbrooke CMA
Total Number of Starts
January - September 2006
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Fleurimont
North
East
West and Downtown
Saint-Elie-d'Orford
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
ROAD 216
ROAD 249
ST ÉLIE
ROAD 108
ROAD 108
ROAD 206
Legend
20 - 142 starts
143 - 264 starts
265 - 386 starts
0 1 2 4 6
Km

HOUSING NOW REPORT TABLES

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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 Sherbrooke CMA
Third Quarter 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2006	124	10	6	0	0	4	0	45	225
Q3 2005	154	16	20	0	3	28	0	37	258
% Change	-19.5	-37.5	-70.0	n/a	-100.0	-85.7	n/a	21.6	-12.8
Year-to-date 2006	374	34	47	0	0	16	0	487	994
Year-to-date 2005	428	42	42	0	3	57	0	208	780
% Change	-12.6	-19.0	11.9	n/a	-100.0	-71.9	n/a	134.1	27.4
UNDER CONSTRUCTION									
Q3 2006	73	8	4	0	0	8	0	350	479
Q3 2005	112	12	10	0	0	42	0	62	238
% Change	-34.8	-33.3	-60.0	n/a	n/a	-81.0	n/a	**	101.3
COMPLETIONS									
Q3 2006	190	14	10	0	0	8	0	79	301
Q3 2005	227	18	26	0	3	68	0	200	542
% Change	-16.3	-22.2	-61.5	n/a	-100.0	-88.2	n/a	-60.5	-44.5
Year-to-date 2006	403	28	53	0	0	47	4	225	760
Year-to-date 2005	407	34	32	0	6	75	0	326	880
% Change	-1.0	-17.6	65.6	n/a	-100.0	-37.3	n/a	-31.0	-13.6
COMPLETED & NOT ABSORBED									
Q3 2006	0	0	0	0	0	27	0	46	73
Q3 2005	1	1	0	0	0	24	0	65	91
% Change	-100.0	-100.0	n/a	n/a	n/a	12.5	n/a	-29.2	-19.8
ABSORBED									
Q3 2006	190	14	10	0	0	9	0	91	314
Q3 2005	226	17	26	0	3	47	0	145	464
% Change	-15.9	-17.6	-61.5	n/a	-100.0	-80.9	n/a	-37.2	-32.3
Year-to-date 2006	403	28	53	0	0	58	4	244	790
Year-to-date 2005	407	33	32	0	6	55	0	300	833
% Change	-1.0	-15.2	65.6	n/a	-100.0	5.5	n/a	-18.7	-5.2

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

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2006														
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	% Change
Sherbrooke (Ouest et Centre-Ville)	0	0	0	0	0	0	8	0	8	0	n/a
Sherbrooke (Est)	3	2	0	0	0	0	42	14	45	16	181.3
Sherbrooke (Nord)	8	22	2	2	0	0	17	36	27	60	-55.0
Ancienne ville de Sherbrooke	11	24	2	2	0	0	67	50	80	76	5.3
Fleurimont	12	14	0	2	0	0	0	17	12	33	-63.6
Rock Forest	36	33	6	8	0	0	20	12	62	53	17.0
Saint-Élie-d'Orford	21	30	2	2	0	7	0	2	23	41	-43.9
Lennoxville, Deauville, Ascot, Bromptonville	19	30	0	2	0	0	4	0	23	32	-28.1
Banlieues ancienne ville de Sherbrooke	88	107	8	14	0	7	24	31	120	159	-24.5
Nouvelle ville de Sherbrooke	99	131	10	16	0	7	91	81	200	235	-14.9
Remainder of the CMA	25	23	0	0	0	0	0	0	25	23	8.7
Sherbrooke CMA	124	154	10	16	0	7	91	81	225	258	-12.8

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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
Sherbrooke (Ouest et Centre-Ville)	1	1	0	0	0	0	19	38	20	39	-48.7
Sherbrooke (Est)	5	5	0	0	0	0	64	14	69	19	**
Sherbrooke (Nord)	32	47	4	10	0	0	350	127	386	184	109.8
Ancienne ville de Sherbrooke	38	53	4	10	0	0	433	179	475	242	96.3
Fleurimont	56	47	0	2	0	0	32	27	88	76	15.8
Rock Forest	95	114	28	16	0	0	55	48	178	178	0.0
Saint-Élie-d'Orford	51	83	2	12	25	19	3	7	81	121	-33.1
Lennoxville, Deauville, Ascot, Bromptonville	69	66	0	2	0	0	38	24	107	92	16.3
Banlieues ancienne ville de Sherbrooke	271	310	30	32	25	19	128	106	454	467	-2.8
Nouvelle ville de Sherbrooke	309	363	34	42	25	19	561	285	929	709	31.0
Remainder of the CMA	65	65	0	0	0	0	0	6	65	71	-8.5
Sherbrooke CMA	374	428	34	42	25	19	561	291	994	780	27.4

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	% Change
Sherbrooke (Ouest et Centre-Ville)	2	1	0	0	0	0	11	0	13	1	**
Sherbrooke (Est)	3	1	0	0	0	0	12	24	15	25	-40.0
Sherbrooke (Nord)	13	20	2	6	0	0	30	189	45	215	-79.1
Ancienne ville de Sherbrooke	18	22	2	6	0	0	53	213	73	241	-69.7
Fleurimont	29	31	0	4	0	0	22	17	51	52	-1.9
Rock Forest	47	68	10	4	0	0	18	34	75	106	-29.2
Saint-Élie-d'Orford	23	42	2	4	4	19	0	2	29	67	-56.7
Lennoxville, Deauville, Ascot, Bromptonville	35	37	0	0	0	0	0	12	35	49	-28.6
Banlieues ancienne ville de Sherbrooke	134	178	12	12	4	19	40	65	190	274	-30.7
Nouvelle ville de Sherbrooke	152	200	14	18	4	19	93	278	263	515	-48.9
Remainder of the CMA	38	27	0	0	0	0	0	0	38	27	40.7
Sherbrooke CMA	190	227	14	18	4	19	93	278	301	542	-44.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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
Sherbrooke (Ouest et Centre-Ville)	2	1	0	0	0	0	11	0	13	1	**
Sherbrooke (Est)	4	4	0	0	0	0	28	38	32	42	-23.8
Sherbrooke (Nord)	36	35	4	10	0	0	129	247	169	292	-42.1
Ancienne ville de Sherbrooke	42	40	4	10	0	0	168	285	214	335	-36.1
Fleurimont	59	50	0	4	0	0	43	21	102	75	36.0
Rock Forest	105	122	22	10	0	0	63	56	190	188	1.1
Saint-Élie-d'Orford	55	71	2	10	31	22	6	13	94	116	-19.0
Lennoxville, Deauville, Ascot, Bromptonville	75	61	0	0	4	0	14	36	93	97	-4.1
Banlieues ancienne ville de Sherbrooke	294	304	24	24	35	22	126	126	479	476	0.6
Nouvelle ville de Sherbrooke	336	344	28	34	35	22	294	411	693	811	-14.5
Remainder of the CMA	67	63	0	0	0	0	0	6	67	69	-2.9
Sherbrooke CMA	403	407	28	34	35	22	294	417	760	880	-13.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ancienne ville de Sherbrooke													
Q3 2006	3	16.7	6	33.3	4	22.2	3	16.7	2	11.1	18	149,000	186,000
Q3 2005	5	22.7	2	9.1	6	27.3	1	4.5	8	36.4	22	172,500	208,182
Year-to-date 2006	6	14.3	11	26.2	6	14.3	9	21.4	10	23.8	42	175,000	209,357
Year-to-date 2005	12	29.3	5	12.2	8	19.5	2	4.9	14	34.1	41	160,000	194,878
Banlieues ancienne ville de Sherbrooke													
Q3 2006	22	16.4	20	14.9	47	35.1	30	22.4	15	11.2	134	165,000	176,694
Q3 2005	42	23.7	38	21.5	57	32.2	29	16.4	11	6.2	177	150,000	159,277
Year-to-date 2006	33	11.2	52	17.7	108	36.7	70	23.8	31	10.5	294	170,000	178,354
Year-to-date 2005	66	21.8	71	23.4	100	33.0	49	16.2	17	5.6	303	150,000	157,515
Nouvelle ville de Sherbrooke													
Q3 2006	25	16.4	26	17.1	51	33.6	33	21.7	17	11.2	152	165,000	177,796
Q3 2005	47	23.6	40	20.1	63	31.7	30	15.1	19	9.5	199	150,000	164,683
Year-to-date 2006	39	11.6	63	18.8	114	33.9	79	23.5	41	12.2	336	172,500	182,229
Year-to-date 2005	78	22.7	76	22.1	108	31.4	51	14.8	31	9.0	344	150,000	161,968
Remainder of the CMA													
Q3 2006	1	2.6	8	21.1	13	34.2	12	31.6	4	10.5	38	175,000	192,842
Q3 2005	2	7.4	0	0.0	13	48.1	8	29.6	4	14.8	27	185,000	208,333
Year-to-date 2006	3	4.5	9	13.4	19	28.4	23	34.3	13	19.4	67	200,000	223,060
Year-to-date 2005	6	9.5	2	3.2	29	46.0	13	20.6	13	20.6	63	180,000	215,000
Sherbrooke CMA													
Q3 2006	26	13.7	34	17.9	64	33.7	45	23.7	21	11.1	190	175,000	180,805
Q3 2005	49	21.7	40	17.7	76	33.6	38	16.8	23	10.2	226	152,500	169,898
Year-to-date 2006	42	10.4	72	17.9	133	33.0	102	25.3	54	13.4	403	175,000	189,017
Year-to-date 2005	84	20.6	78	19.2	137	33.7	64	15.7	44	10.8	407	150,000	170,177

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Sherbrooke
Third Quarter 2006 vs Third Quarter 2005

	Number of Sales	Yr/Yr %	Number of Active Listings*	Yr/Yr %	Average Price ($)	Yr/Yr %	Sellers per Buyer	Yr/Yr %
Brompton District								
Freehold Detached	8	-27.3	17	-32.0	145,739	11.8	6	1.0
Freehold Semi-det. & row	0	--	0	--	**	**	**	**
Plex	1	-75.0	1	-80.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	9	-40.0	18	-40.0	141,035	7.2	6	1.0
Fleurimont District								
Freehold Detached	35	-32.7	77	-12.5	146,473	8.4	5	1.0
Freehold Semi-det. & row	4	100.0	9	200.0	**	**	**	**
Plex	9	-43.8	20	-9.1	163,710	11.3	4	-1.0
Condominium	5	400.0	11	120.0	**	**	**	**
Total	53	-25.4	117	0.0	146,186	8.8	6	2.0
Lennoxville District								
Freehold Detached	8	-38.5	17	-15.0	**	**	**	**
Freehold Semi-det. & row	0	--	0	--	**	**	**	**
Plex	1	0.0	1	0.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	9	-35.7	18	-18.2	**	**	**	**
Mont-Bellevue District								
Freehold Detached	17	-19.0	45	104.5	134,925	4.9	5	2.0
Freehold Semi-det. & row	1	0.0	0	-100.0	**	**	**	**
Plex	9	-35.7	19	5.6	153,781	14.1	5	2.0
Condominium	2	100.0	1	--	**	**	**	**
Total	29	-21.6	65	51.2	140,246	8.1	5	2.0
Rock Forest/St.-Élie/Deauville District								
Freehold Detached	68	9.7	194	39.6	166,155	7.2	7	2.0
Freehold Semi-det. & row	27	125.0	31	19.2	130,063	10.6	3	-1.0
Plex	5	150.0	5	-61.5	**	**	**	**
Condominium	5	150.0	16	77.8	**	**	**	**
Total	105	34.6	246	32.3	158,419	5.8	6	1.0
Jacques Cartier District								
Freehold Detached	34	-2.9	68	44.7	207,394	8.8	6	3.0
Freehold Semi-det. & row	7	40.0	7	-30.0	**	**	**	**
Plex	10	-23.1	19	35.7	227,872	10.6	4	-1.0
Condominium	16	0.0	45	25.0	137,129	6.7	7	2.0
Total	67	-2.9	140	30.8	186,218	9.3	6	2.0
Remainder of the CMA								
Freehold Detached	34	-15.0	121	34.4	175,617	-0.9	11	4.0
Freehold Semi-det. & row	1	-50.0	3	200.0	**	**	**	**
Plex	1	-80.0	5	0.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	36	-23.4	129	34.4	174,152	0.6	11	4.0

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
* Freehold homes
Source: Chambre immobilière de l'Estrie
Compilation: CMHC

Table 5: MLS Residential Activity for Sherbrooke Third Quarter 2006 vs Third Quarter 2005								
	Number of Sales	Yr/Yr %	Number of Active Listings*	Yr/Yr %	Average Price ($)	Yr/Yr %	Sellers per Buyer	Yr/Yr %
Sherbrooke CMA								
Freehold Detached	204	-12.8	538	24.8	163,771	5.5	7	2.0
Freehold Semi-det. & row	40	81.8	50	19.0	131,398	7.8	4	0.0
Plex	36	-34.5	71	-7.8	180,520	12.3	5	0.0
Condominium	28	40.0	74	45.1	128,688	5.3	10	5.0
Total	308	-6.9	733	22.2	159,558	6.1	6	1.0

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*Freehold homes
Source: Chambre immobilière de l'Estrie
Compilation: CMHC

Table 6: Economic Indicators
Third Quarter 2006

		Interest Rates			NHPI Total % chg Sherbrooke CMA 1997=100	CPI	Sherbrooke Labour Market			Average Weekly Earnings ($)
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.8	6.1	1.38	1.22	82.9	7.3	67.6	596
	February	643	4.8	6.1	1.39	1.22	83.0	7.4	67.6	603
	March	655	5.1	6.3	1.40	1.23	81.7	7.9	66.9	605
	April	643	4.9	6.1	1.40	1.23	81.4	7.8	66.5	610
	May	637	4.9	6.0	1.40	1.23	81.4	7.8	66.4	601
	June	622	4.8	5.7	1.41	1.23	81.4	7.6	66.2	606
	July	628	4.9	5.8	1.41	1.24	80.8	7.0	65.2	612
	August	628	5.0	5.8	1.41	1.24	80.3	7.1	64.6	627
	September	628	5.0	5.8	1.42	1.25	79.3	6.9	63.8	631
	October	640	5.3	6.0	1.43	1.25	79.5	7.1	64.0	640
	November	649	5.6	6.2	1.43	1.24	80.0	7.0	64.2	641
	December	658	5.8	6.3	1.43	1.24	81.3	6.8	64.9	644
2006	January	658	5.8	6.3	1.44	1.25	81.7	7.4	65.7	639
	February	667	5.9	6.5	1.45	1.25	82.0	7.6	66.1	639
	March	667	6.1	6.5	1.45	1.25	82.4	8.3	66.8	632
	April	685	6.3	6.8	1.46	1.26	83.0	7.9	66.9	627
	May	685	6.3	6.8	1.47	1.26	82.4	7.8	66.2	624
	June	697	6.6	7.0	1.47	1.26	81.9	7.7	65.7	634
	July	697	6.6	7.0	1.47	1.26	81.5	7.9	65.5	642
	August	691	6.4	6.9	1.48	1.26	81.6	7.9	65.5	646
	September	682	6.4	6.7		1.25	81.3	8.0	65.3	644
	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 sale 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 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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