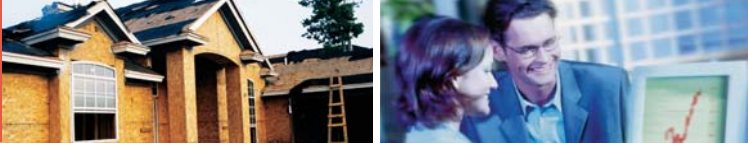


HOUSING NOW TROIS-RIVIÈRES



Canada Mortgage and Housing Corporation

Date Released: First Quarter 2007

Residential Construction Slows Down Very Slightly in the Last Quarter of 2006

Residential construction was somewhat less active during the last quarter of 2006 in the Trois-Rivières census metropolitan area (CMA). In fact, according to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), housing starts registered a small decrease of 3 per cent in the fourth quarter of 2006, compared to the corresponding quarter in 2005. Despite this small decline, activity still remained strong, as 299 dwellings got under way from October to December 2006 in the CMA.

The decrease observed was largely due to the decline in rental housing starts. The fourth quarter of 2006

was even the first quarter of the year to have registered a drop in this segment (-20 per cent). The intense activity that had until just recently prevailed on this market seems to have calmed down.

Single-detached home starts, for their part, posted a slightly smaller decrease (-11 per cent) during the last three months of 2006 in relation to the corresponding period in 2005. Conversely, the construction of semi-detached, row and apartment dwellings was active, as 46 units of this type were started, compared to 19 during the fourth quarter of 2005. In addition, for a second straight quarter, foundations were laid for some condominium units, a rather rare occurrence in the area.

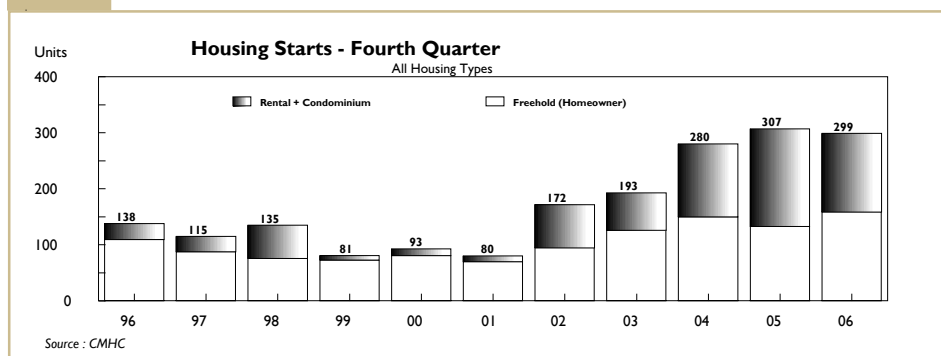
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Figure 1



However, the last quarter of 2006 did not reflect the steady housing activity observed all year long in the CMA. In fact, the annual result shows a notable hike in starts (+11 per cent). In all, construction got under way on 1,017 dwellings, for the highest level in the last 15 years.

Elsewhere in the Mauricie area, the agglomeration of Shawinigan registered a sharp increase, on account of the start of construction

on a major retirement home with close to 300 units this past spring. In all, 371 dwellings were started from January to December 2006, compared to 109 in 2005. In La Tuque, a gain was also noted, as foundations were laid for a total of 17 houses, or 11 more than in 2005.

In all urban centres with 10,000 or more inhabitants across Quebec, 39,486 starts were enumerated in

2006, for a decline of 4 per cent in relation to 2005. While a slowdown in residential construction was noted in the two largest centres, namely, Montréal (-10 per cent) and Québec (-11 per cent), the other CMAs posted gains in 2006. The Gatineau area showed the strongest increase over 2005 (+38 per cent), followed by Sherbrooke (+21 per cent), Trois-Rivières (+11 per cent) and Saguenay (+5 per cent).

Resale Market Active in 2006

The resale market was active during the last quarter of 2006 in the Trois-Rivières census metropolitan area (CMA). In fact, according to Service inter-agences / Multiple Listing Service (S.I.A. / MLS)[®] data, sales¹ jumped up by 11 per cent over the last three months of 2005, reaching 168 units, compared to 152 one year earlier. The activity observed on the resale market during the fourth quarter reflected the annual results for the Trois-Rivières area. In fact, sales increased by 14 per cent in 2006. In all, 877 homes changed owners during 2006, compared to 773 in 2005. The positive effects resulting from the dynamic job market in the area in 2005 continued to be felt throughout 2006, which boosted the resale market. The still affordable mortgage rates also helped increase sales.

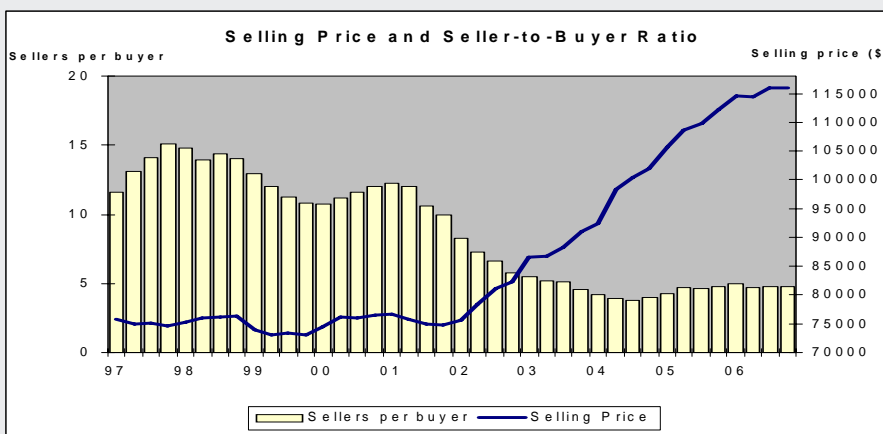
On the supply side, the number of properties for sale rose slightly and, at the end of the final quarter of 2006, 324 properties had "For Sale" signs, compared to 313 during the corresponding period in 2005. However, this rise in listings (+4 per

cent) was not sufficient to offset the increase in sales. As a result, the seller-to-buyer ratio remained stable at 4.8 to 1 in 2006. This ratio, which is still far from the balanced range², denotes a market where sellers still have the edge.

Prices, for their part, did not increase as significantly, even though they were affected by the same factors. In the Trois-Rivières CMA, the average price of single-family homes³ rose by only 3 per cent during the last three months of 2006, compared to 10 per cent one year earlier. In the last quarter of 2006, single-family homes were therefore

selling for an average price of \$115,890 in the Trois-Rivières area.

The centre sector of Trois-Rivières⁴ had the tightest market, with a seller-to-buyer ratio of 4.2 to 1. In the fourth quarter of 2006, the average price there went up by 4 per cent and houses were selling for an average of \$122,965. Conversely, the outlying sector⁵ had the least tight conditions. With a seller-to-buyer ratio of 5.9 to 1, the rise in prices was less pronounced there (+0.2 per cent). During the fourth quarter of 2006, properties were selling for an average of \$103,695 in this sector.



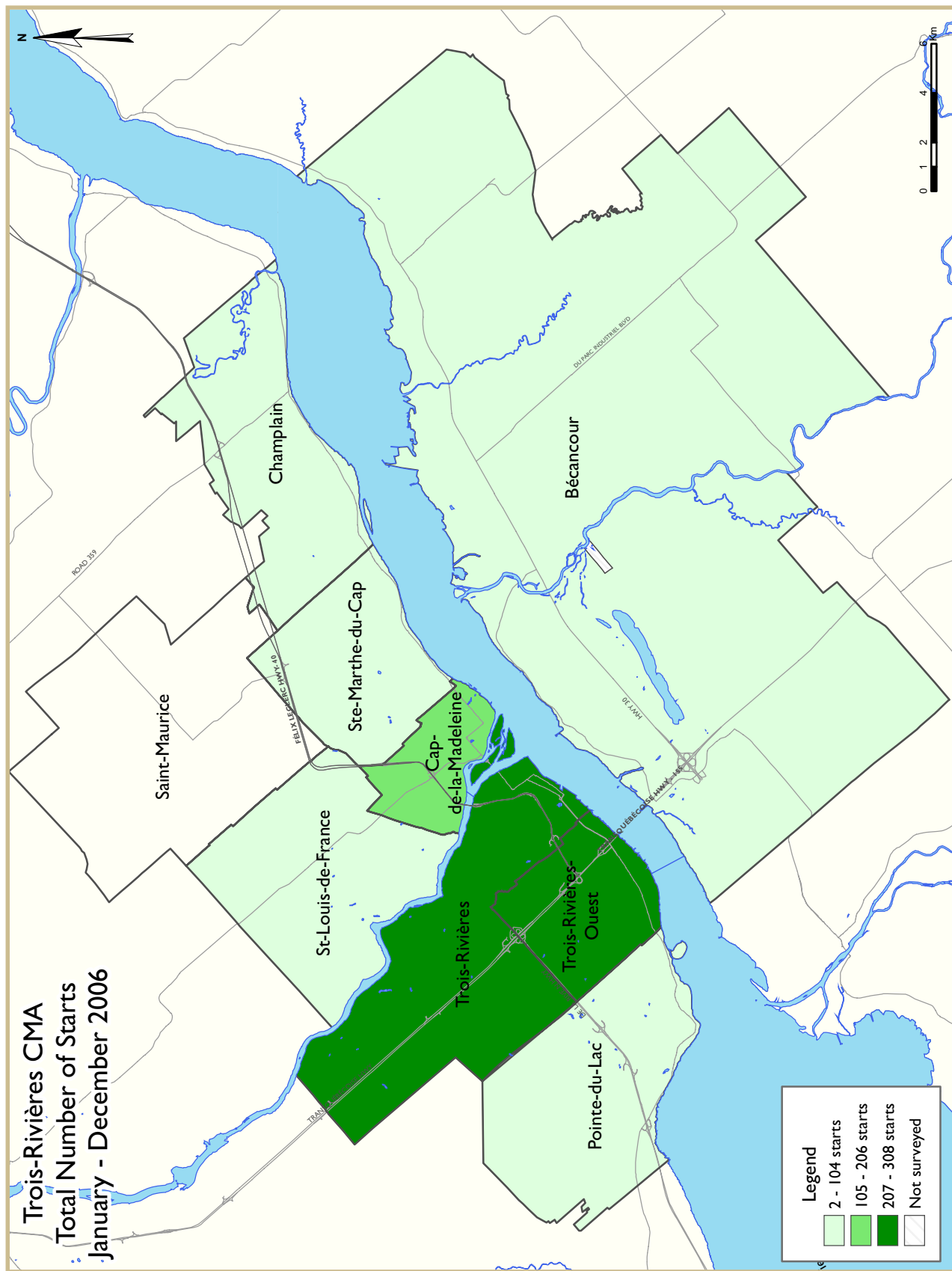
¹ Small farms, country homes, mobile homes and cottages are not included in the sales figures.

² The balanced range for the seller-to-buyer ratio is between 8 and 10 to 1, indicating a market where neither buyers nor sellers are favoured.

³ Single-family homes include detached, semi-detached and row houses.

⁴ The centre sector includes Trois-Rivières, Trois-Rivières-Ouest and Cap-de-la-Madeleine.

⁵ The outlying sector of Trois-Rivières comprises Sainte-Marthe-du-Cap, Saint-Louis-de-France, Pointe-du-Lac, Bécancour, Nicolet, Saint-Maurice and Champlain.



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 I: Housing Activity Summary of Trois-Rivières 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			
STARTS									
Q4 2006	101	18	28	0	0	12	0	140	299
Q4 2005	114	16	3	0	0	0	0	174	307
% Change	-11.4	12.5	**	n/a	n/a	n/a	n/a	-19.5	-2.6
Year-to-date 2006	372	84	42	0	0	51	0	468	1,017
Year-to-date 2005	367	104	9	0	0	0	0	439	919
% Change	1.4	-19.2	**	n/a	n/a	n/a	n/a	6.6	10.7
UNDER CONSTRUCTION									
Q4 2006	35	4	20	0	0	12	0	128	199
Q4 2005	26	6	3	0	0	6	0	116	157
% Change	34.6	-33.3	**	n/a	n/a	100.0	n/a	10.3	26.8
COMPLETIONS									
Q4 2006	99	16	16	0	0	15	0	128	274
Q4 2005	106	24	6	0	0	0	0	93	229
% Change	-6.6	-33.3	166.7	n/a	n/a	n/a	n/a	37.6	19.7
Year-to-date 2006	363	86	25	0	0	45	0	456	975
Year-to-date 2005	380	122	8	0	0	0	0	392	902
% Change	-4.5	-29.5	**	n/a	n/a	n/a	n/a	16.3	8.1
COMPLETED & NOT ABSORBED									
Q4 2006	22	15	3	0	0	9	0	39	88
Q4 2005	3	15	1	0	0	0	0	38	57
% Change	**	0.0	200.0	n/a	n/a	n/a	n/a	2.6	54.4
ABSORBED									
Q4 2006	85	11	13	0	0	9	0	103	221
Q4 2005	108	22	5	0	0	0	0	81	216
% Change	-21.3	-50.0	160.0	n/a	n/a	n/a	n/a	27.2	2.3
Year-to-date 2006	344	86	23	0	0	37	0	454	944
Year-to-date 2005	379	118	7	0	0	0	0	382	886
% Change	-9.2	-27.1	**	n/a	n/a	n/a	n/a	18.8	6.5

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			
STARTS									
Centre									
Q4 2006	54	14	12	0	0	4	0	116	200
Q4 2005	58	16	3	0	0	0	0	123	200
Remainder of the CMA									
Q4 2006	47	4	16	0	0	8	0	24	99
Q4 2005	56	0	0	0	0	0	0	51	107
Trois-Rivières CMA									
Q4 2006	101	18	28	0	0	12	0	140	299
Q4 2005	114	16	3	0	0	0	0	174	307
UNDER CONSTRUCTION									
Centre									
Q4 2006	20	0	4	0	0	4	0	104	132
Q4 2005	22	6	3	0	0	6	0	65	102
Remainder of the CMA									
Q4 2006	15	4	16	0	0	8	0	24	67
Q4 2005	4	0	0	0	0	0	0	51	55
Trois-Rivières CMA									
Q4 2006	35	4	20	0	0	12	0	128	199
Q4 2005	26	6	3	0	0	6	0	116	157
COMPLETIONS									
Centre									
Q4 2006	51	16	12	0	0	12	0	108	199
Q4 2005	52	24	4	0	0	0	0	93	173
Remainder of the CMA									
Q4 2006	48	0	4	0	0	3	0	20	75
Q4 2005	54	0	2	0	0	0	0	0	56
Trois-Rivières CMA									
Q4 2006	99	16	16	0	0	15	0	128	274
Q4 2005	106	24	6	0	0	0	0	93	229

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			
COMPLETED & NOT ABSORBED									
Centre									
Q4 2006	18	15	3	0	0	9	0	34	79
Q4 2005	2	15	1	0	0	0	0	35	53
Remainder of the CMA									
Q4 2006	4	0	0	0	0	0	0	5	9
Q4 2005	1	0	0	0	0	0	0	3	4
Trois-Rivières CMA									
Q4 2006	22	15	3	0	0	9	0	39	88
Q4 2005	3	15	1	0	0	0	0	38	57
ABSORBED									
Centre									
Q4 2006	41	11	9	0	0	6	0	88	155
Q4 2005	54	22	3	0	0	0	0	80	159
Remainder of the CMA									
Q4 2006	44	0	4	0	0	3	0	15	66
Q4 2005	54	0	2	0	0	0	0	1	57
Trois-Rivières CMA									
Q4 2006	85	11	13	0	0	9	0	103	221
Q4 2005	108	22	5	0	0	0	0	81	216

Source: CMHC (Starts and Completions Survey, Market Absorption 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
Centre	54	58	14	16	6	3	126	123	200	200	0.0
Trois-Rivières	19	17	0	14	0	3	84	20	103	54	90.7
Trois-Rivières-Ouest	20	24	14	2	0	0	40	30	74	56	32.1
Cap-de-la-Madeleine	15	17	0	0	6	0	2	73	23	90	-74.4
Remainder of the CMA	47	56	4	0	14	0	34	51	99	107	-7.5
Bécancour	13	14	2	0	14	0	8	47	37	61	-39.3
Champlain	1	1	0	0	0	0	0	0	1	1	0.0
Pointe-du-Lac	14	23	0	0	0	0	0	0	14	23	-39.1
St-Louis-de-France	2	5	2	0	0	0	2	0	6	5	20.0
Sainte-Marthe-du-Cap	15	10	0	0	0	0	24	0	39	10	**
Saint-Maurice	2	3	0	0	0	0	0	4	2	7	-71.4
Trois-Rivières CMA	101	114	18	16	20	3	160	174	299	307	-2.6

**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
Centre	194	182	78	104	14	3	422	392	708	681	4.0
Trois-Rivières	77	56	40	84	0	3	120	36	237	179	32.4
Trois-Rivières-Ouest	60	57	38	16	4	0	206	177	308	250	23.2
Cap-de-la-Madeleine	57	69	0	4	10	0	96	179	163	252	-35.3
Remainder of the CMA	178	185	6	0	18	0	107	53	309	238	29.8
Bécancour	52	49	4	0	18	0	57	47	131	96	36.5
Champlain	2	5	0	0	0	0	0	0	2	5	-60.0
Pointe-du-Lac	60	60	0	0	0	0	0	0	60	60	0.0
St-Louis-de-France	7	20	2	0	0	0	2	2	11	22	-50.0
Sainte-Marthe-du-Cap	39	38	0	0	0	0	48	0	87	38	128.9
Saint-Maurice	18	13	0	0	0	0	0	4	18	17	5.9
Trois-Rivières CMA	372	367	84	104	32	3	529	445	1,017	919	10.7

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
Centre	80	77	4	0	116	123	200	200
Trois-Rivières	19	34	0	0	84	20	103	54
Trois-Rivières-Ouest	38	26	4	0	32	30	74	56
Cap-de-la-Madeleine	23	17	0	0	0	73	23	90
Remainder of the CMA	67	56	8	0	24	51	99	107
Bécancour	29	14	8	0	0	47	37	61
Champlain	1	1	0	0	0	0	1	1
Pointe-du-Lac	14	23	0	0	0	0	14	23
St-Louis-de-France	6	5	0	0	0	0	6	5
Sainte-Marthe-du-Cap	15	10	0	0	24	0	39	10
Saint-Maurice	2	3	0	0	0	4	2	7
Trois-Rivières CMA	147	133	12	0	140	174	299	307

**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
Centre	292	293	40	0	376	388	708	681
Trois-Rivières	117	143	4	0	116	36	237	179
Trois-Rivières-Ouest	106	77	32	0	170	173	308	250
Cap-de-la-Madeleine	69	73	4	0	90	179	163	252
Remainder of the CMA	206	187	11	0	92	51	309	238
Bécancour	76	49	11	0	44	47	131	96
Champlain	2	5	0	0	0	0	2	5
Pointe-du-Lac	60	60	0	0	0	0	60	60
St-Louis-de-France	11	22	0	0	0	0	11	22
Sainte-Marthe-du-Cap	39	38	0	0	48	0	87	38
Saint-Maurice	18	13	0	0	0	4	18	17
Trois-Rivières CMA	498	480	51	0	468	439	1,017	919

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
Centre	51	52	16	24	10	0	122	97	199	173	15.0
Trois-Rivières	15	15	0	16	0	0	8	20	23	51	-54.9
Trois-Rivières-Ouest	18	19	16	4	4	0	78	33	116	56	107.1
Cap-de-la-Madeleine	18	18	0	4	6	0	36	44	60	66	-9.1
Remainder of the CMA	48	54	0	0	4	0	23	2	75	56	33.9
Bécancour	12	14	0	0	4	0	23	0	39	14	178.6
Champlain	1	1	0	0	0	0	0	0	1	1	0.0
Pointe-du-Lac	16	21	0	0	0	0	0	0	16	21	-23.8
St-Louis-de-France	2	5	0	0	0	0	0	2	2	7	-71.4
Sainte-Marthe-du-Cap	16	10	0	0	0	0	0	0	16	10	60.0
Saint-Maurice	1	3	0	0	0	0	0	0	1	3	-66.7
Trois-Rivières CMA	99	106	16	24	14	0	145	99	274	229	19.7

**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
Centre	196	197	84	122	17	0	381	396	678	715	-5.2
Trois-Rivières	78	61	44	88	3	0	40	61	165	210	-21.4
Trois-Rivières-Ouest	58	64	40	30	4	0	188	183	290	277	4.7
Cap-de-la-Madeleine	60	72	0	4	10	0	153	152	223	228	-2.2
Remainder of the CMA	167	183	2	0	4	0	124	4	297	187	58.8
Bécancour	43	49	2	0	4	0	96	0	145	49	195.9
Champlain	2	5	0	0	0	0	0	0	2	5	-60.0
Pointe-du-Lac	59	58	0	0	0	0	0	2	59	60	-1.7
St-Louis-de-France	7	20	0	0	0	0	0	2	7	22	-68.2
Sainte-Marthe-du-Cap	39	38	0	0	0	0	24	0	63	38	65.8
Saint-Maurice	17	13	0	0	0	0	4	0	21	13	61.5
Trois-Rivières CMA	363	380	86	122	21	0	505	400	975	902	8.1

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Competitions 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
Centre	79	80	12	0	108	93	199	173
Trois-Rivières	15	31	0	0	8	20	23	51
Trois-Rivières-Ouest	40	27	12	0	64	29	116	56
Cap-de-la-Madeleine	24	22	0	0	36	44	60	66
Remainder of the CMA	52	56	3	0	20	0	75	56
Bécancour	16	14	3	0	20	0	39	14
Champlain	1	1	0	0	0	0	1	1
Pointe-du-Lac	16	21	0	0	0	0	16	21
St-Louis-de-France	2	7	0	0	0	0	2	7
Sainte-Marthe-du-Cap	16	10	0	0	0	0	16	10
Saint-Maurice	1	3	0	0	0	0	1	3
Trois-Rivières CMA	131	136	15	0	128	93	274	229

**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
Centre	299	323	42	0	337	392	678	715
Trois-Rivières	125	149	4	0	36	61	165	210
Trois-Rivières-Ouest	104	98	28	0	158	179	290	277
Cap-de-la-Madeleine	70	76	10	0	143	152	223	228
Remainder of the CMA	175	187	3	0	119	0	297	187
Bécancour	51	49	3	0	91	0	145	49
Champlain	2	5	0	0	0	0	2	5
Pointe-du-Lac	59	60	0	0	0	0	59	60
St-Louis-de-France	7	22	0	0	0	0	7	22
Sainte-Marthe-du-Cap	39	38	0	0	24	0	63	38
Saint-Maurice	17	13	0	0	4	0	21	13
Trois-Rivières CMA	474	510	45	0	456	392	975	902

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 (\$)	
	< \$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 (%)				
Centre														
Q4 2006	3	7.3	5	12.2	15	36.6	12	29.3	6	14.6	41	185,000	196,341	
Q4 2005	10	18.5	5	9.3	21	38.9	11	20.4	7	13.0	54	180,000	192,222	
Year-to-date 2006	19	10.6	29	16.1	65	36.1	44	24.4	23	12.8	180	175,000	186,917	
Year-to-date 2005	27	13.8	31	15.8	80	40.8	37	18.9	21	10.7	196	165,000	178,163	
Remainder of the CMA														
Q4 2006	11	25.0	9	20.5	14	31.8	6	13.6	4	9.1	44	160,000	172,386	
Q4 2005	16	29.6	9	16.7	22	40.7	6	11.1	1	1.9	54	152,500	154,537	
Year-to-date 2006	36	22.0	41	25.0	56	34.1	21	12.8	10	6.1	164	150,000	165,762	
Year-to-date 2005	53	29.0	36	19.7	62	33.9	27	14.8	5	2.7	183	150,000	154,366	
Trois-Rivières CMA														
Q4 2006	14	16.5	14	16.5	29	34.1	18	21.2	10	11.8	85	170,000	183,941	
Q4 2005	26	24.1	14	13.0	43	39.8	17	15.7	8	7.4	108	165,000	173,380	
Year-to-date 2006	55	16.0	70	20.3	121	35.2	65	18.9	33	9.6	344	165,000	176,831	
Year-to-date 2005	80	21.1	67	17.7	142	37.5	64	16.9	26	6.9	379	160,000	166,673	

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
Centre	196,341	192,222	2.1	186,917	178,163	4.9
Trois-Rivières	210,385	180,667	16.4	193,014	175,167	10.2
Trois-Rivières-Ouest	215,000	199,250	7.9	203,235	189,077	7.5
Cap-de-la-Madeleine	164,643	193,947	-15.1	164,107	170,704	-3.9
Remainder of the CMA	172,386	154,537	11.5	165,762	154,366	7.4
Bécancour	177,500	143,571	23.6	164,390	140,592	16.9
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	193,214	165,952	16.4	173,362	169,914	2.0
St-Louis-de-France	--	--	n/a	--	143,750	n/a
Sainte-Marthe-du-Cap	151,250	152,500	-0.8	168,077	156,974	7.1
Saint-Maurice	--	--	n/a	143,529	137,308	4.5
Trois-Rivières CMA	183,941	173,380	6.1	176,831	166,673	6.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Trois-Rivières

	Number of Sales*	Yr/Yr %	Number of Active Listings**	Yr/Yr %	Average Price (\$ SA)	Yr/Yr %	Sellers per Buyer
Centre							
Q4 2006	104	9.5	183	9.6	122,966	3.7	4
Q4 2005	95	-4.0	167	19.3	118,566	11.6	4
Trois-Rivières							
Q4 2006	31	-18.4	60	3.4	123,649	4.7	4
Q4 2005	38	18.8	58	26.1	118,118	12.7	5
Trois-Rivières-Ouest							
Q4 2006	34	17.2	60	13.2	127,434	-2.4	4
Q4 2005	29	-1.5	53	35.9	130,502	18.9	4
Cap-de-la-Madeleine							
Q4 2006	39	39.3	63	12.5	117,979	7.7	4
Q4 2005	28	-3.3	56	1.8	109,577	5.5	4
Remainder of the CMA							
Q4 2006	64	12.3	141	-3.4	103,693	0.2	6
Q4 2005	57	1.8	146	5.0	103,537	9.9	6
Sainte-Marthe-du-Cap							
Q4 2006	4	-55.6	15	-25.0	115,902	2.2	4
Q4 2005	9	12.5	20	81.8	113,368	6.5	4
Saint-Louis-de-France							
Q4 2006	8	14.3	25	19.0	119,342	11.6	5
Q4 2005	7	N/A	21	40.0	106,933	15.5	5
Pointe-du-Lac							
Q4 2006	14	***	24	33.3	118,701	0.4	8
Q4 2005	6	N/A	18	-18.2	118,186	24.4	4
Bécancour et Nicolet							
Q4 2006	29	45.0	49	-15.5	94,127	1.1	6
Q4 2005	20	11.1	58	-20.5	93,147	-3.6	7
Saint-Maurice et Champlain							
Q4 2006	9	-40.0	28	-3.4	88,733	-7.9	7
Q4 2005	15	***	29	61.1	96,304	32.2	7
Trois-Rivières CMA							
Q4 2006	168	10.5	324	3.5	115,890	3.2	5
Q4 2005	152	-1.9	313	12.1	112,247	10.0	5

Canadian Real Estate Association (CREA)

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

*** Observed change greater than 100%

N/A: data not available when fewer than 8 sales are recorded during the quarter

Source: Chambre immobilière de la Mauricie

Compilation : CMHC

Table 5b: MLS® Residential Activity for Shawinigan

	Number of Sales*	Yr/Yr %	Number of Active Listings**	Yr/Yr %	Average Price (\$) ^{SA}	Yr/Yr %	Sellers per Buyer
Shawinigan-Sud							
Q4 2006	34	***	49	40.0	99,751	-1.6	5
Q4 2005	16	23.1	35	-43.9	101,325	17.0	4
Shawinigan							
Q4 2006	19	-32.1	54	-11.5	98,497	14.5	6
Q4 2005	28	100.0	61	25.9	86,048	3.8	6
Grand-Mère							
Q4 2006	16	-36.0	57	21.3	103,610	8.2	6
Q4 2005	25	66.7	47	-8.5	95,768	7.8	6
Shawinigan CA							
Q4 2006	69	0.0	160	11.9	100,541	7.7	6
Q4 2005	69	64.3	143	-4.6	93,368	8.4	6

Canadian Real Estate Association (CREA)

All figures contained in this publication are smoothed data, except for sales and active listings

Raw data: data observed for the current quarter

Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend

* Single-family homes: detached, semi-detached and row homes

** At the end of the quarter

*** Observed change greater than 100%

N/A: data not available when fewer than 8 sales are recorded during the quarter

Source: Chambre immobilière de la Mauricie

Compilation : CMHC

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

		Interest Rates			NHPI Total % chg Trois- Rivières CMA 1997=100	CPI	Trois-Rivières 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						
2005	January	643	4.80	6.05	1.38	1.22	66.1	10.1	62.6	620
	February	643	4.80	6.05	1.39	1.22	67.0	10.5	63.7	621
	March	655	5.05	6.25	1.40	1.23	67.8	10.7	64.5	628
	April	643	4.90	6.05	1.40	1.23	68.4	10.7	65.2	632
	May	637	4.85	5.95	1.40	1.23	69.3	10.6	65.7	640
	June	622	4.75	5.70	1.41	1.23	70.8	9.9	66.7	641
	July	628	4.90	5.80	1.41	1.24	71.5	8.6	66.3	642
	August	628	5.00	5.80	1.41	1.24	71.6	8.0	65.8	647
	September	628	5.00	5.80	1.42	1.25	70.0	7.5	64.0	651
	October	640	5.25	6.00	1.43	1.25	69.0	8.0	63.4	652
	November	649	5.60	6.15	1.43	1.24	68.9	8.1	63.3	644
	December	658	5.80	6.30	1.43	1.24	68.8	8.8	63.6	642
2006	January	658	5.80	6.30	1.44	1.25	69.3	8.5	63.8	650
	February	667	5.85	6.45	1.45	1.25	68.7	8.9	63.5	653
	March	667	6.05	6.45	1.45	1.25	68.6	9.1	63.6	655
	April	685	6.25	6.75	1.46	1.26	68.3	9.2	63.2	645
	May	685	6.25	6.75	1.47	1.26	67.8	8.6	62.4	645
	June	697	6.60	6.95	1.47	1.26	67.0	7.9	61.0	647
	July	697	6.60	6.95	1.47	1.26	65.9	8.0	60.0	656
	August	691	6.40	6.85	1.48	1.26	65.9	8.1	60.1	655
	September	682	6.40	6.70	1.48	1.25	66.2	8.4	60.4	657
	October	688	6.40	6.80	1.49	1.25	66.6	8.0	60.5	663
	November	673	6.40	6.55	1.49	1.26	67.2	7.2	60.5	675
	December	667	6.30	6.45		1.26	67.6	6.7	60.6	683

"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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