

## HOUSING NOW

## Hamilton



Date Released: Second Quarter 2007

## New Home Market First Quarter Starts Edge Lower

Slower population growth and a rising supply of moderately priced resale homes have reduced demand for new homes in the Hamilton Census Metropolitan Area (hereafter referred to as Hamilton). Total housing starts edged down by four per cent to 524 units in the first quarter of 2007 compared to the same time period a year earlier.

Ageing baby boomers, typically associated with accumulated wealth acquired through home equity, continue to drive demand for single-detached homes. Lower prices, compared to those in many neighbourhoods in Toronto, are also attracting more buyers to the Hamilton single-detached home market. Despite the overall decline in housing starts, single-detached home starts continue to hold steady with starts coming in at 285 units in the first quarter of 2007 – just below the one per cent recorded for the same quarter a year prior.

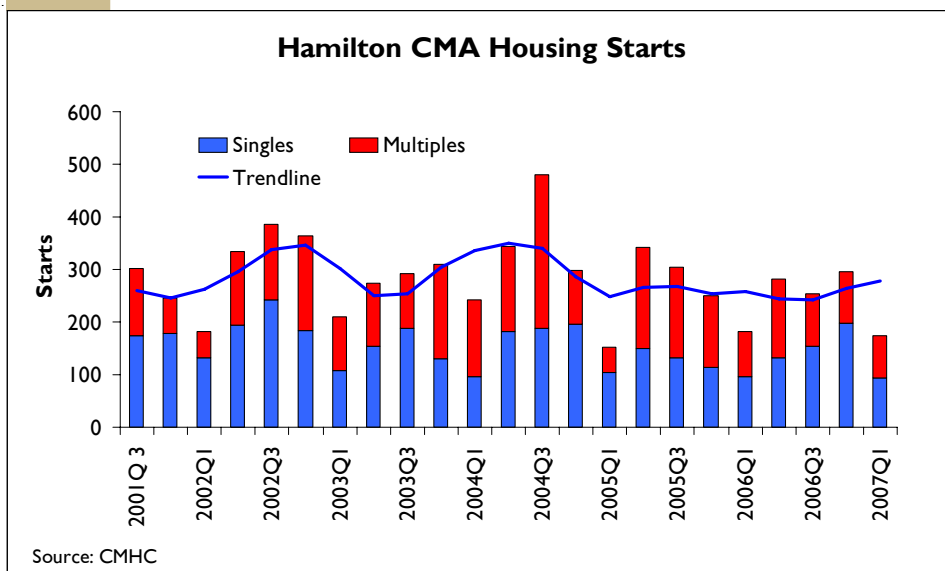
### Table of Contents

- 1 **New Home Market**  
First Quarter Starts Edge Lower
- 2 **Resale Market**  
Sales Slowdown
- 3 **Maps**
- 6 **Tables**

### SUBSCRIBE NOW!

Access CMHC's MarketAnalysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. New ! CMHC's electronic suite of national standardized products is now available for free.

Figure 1



Lack of land for large scale condominium developments, especially in the downtown core and Burlington, has pushed back multiple-family dwelling construction in Hamilton. Multiple-family home starts dropped by more than seven per cent to 239 units in the first quarter of this year compared to the same time period a year earlier.

There were notable declines in construction activity in popular areas like Burlington, Ancaster, Grimsby and Dundas. Judging by the sharp increase in housing starts in outlying areas of Hamilton such as Glanbrook (where housing starts more than doubled to reach 216 units), land constraints appear to have played a significant role in curtailing housing construction. Rising house prices in Burlington and Ancaster also appear to have played a role in curtailing new home buying activity and thereby sharply reducing the number of housing starts.

Price developments are another sign that Hamilton's new home market is showing signs of cooling. The average new single-detached home price fell by 19 per cent to \$345,391 in the first quarter of 2007 compared to the same time period a year earlier. The decline in the average price reflects both price decline and a greater proportion of lower-priced homes being built. Less expensive Hamilton neighbourhoods like Stoney Creek and the downtown core continue to show strong price growth. The average new single-detached home price in Stoney Creek grew by almost 9 per cent to \$335,159 and Hamilton City by eight per cent to \$329,802. Given their low price points relative to the rest

of Hamilton, there appears to be room for further price growth in the future.

## Resale Market Sales Slowdown

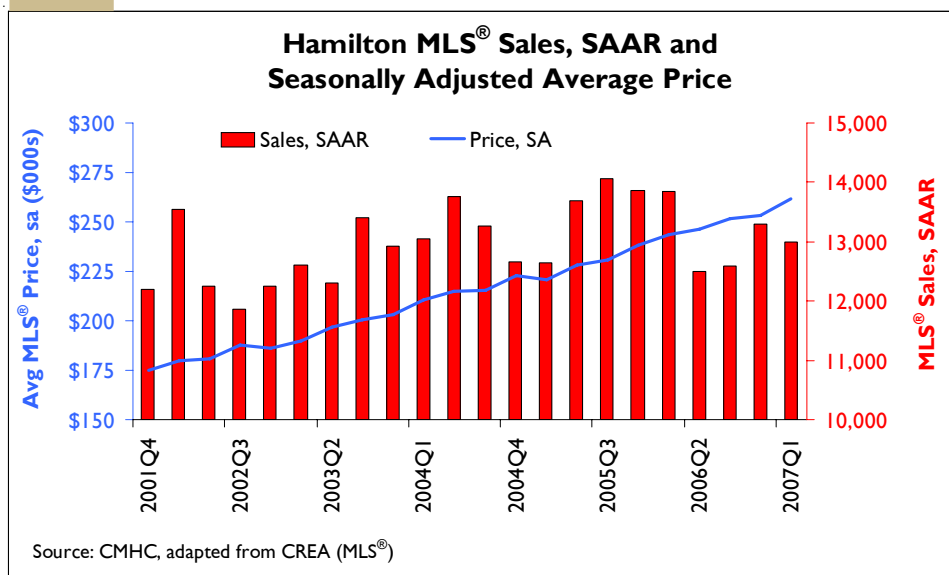
Uncharacteristically cold weather during the latter half of the first quarter appears to have slowed down sales activity in Hamilton. Total residential home sales reached 3,090 during the first quarter of 2007 – about six per cent below that of the same time period a year earlier.

New listings have been rising steadily over last two years. Rising house prices are encouraging more people to list their homes for sale. This trend was reversed in the first quarter. New listings edged down by two per cent to 4,871 units in the first quarter of 2007 compared to the same time period a year earlier.

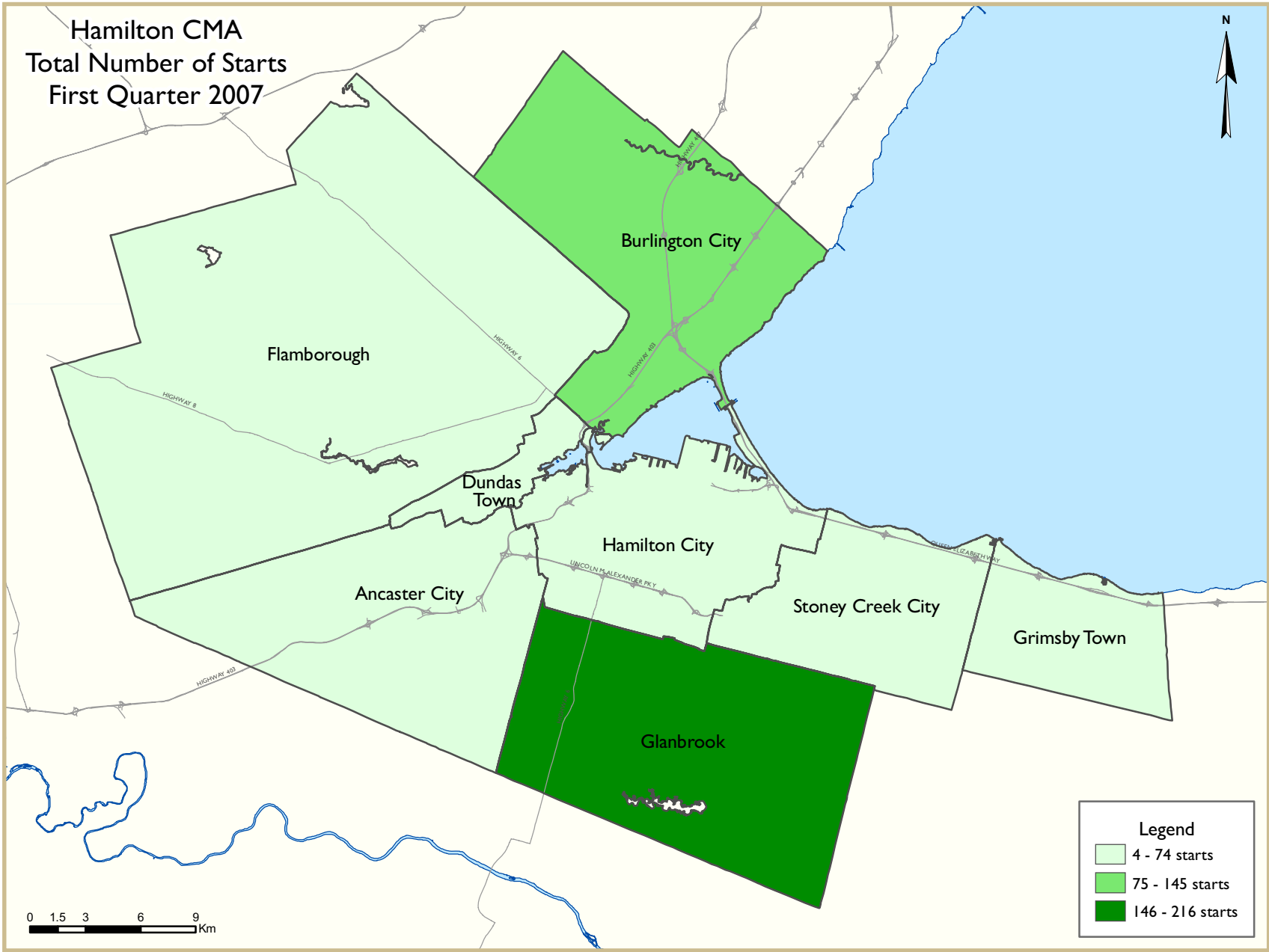
The interaction between resale home sales and new listings provides

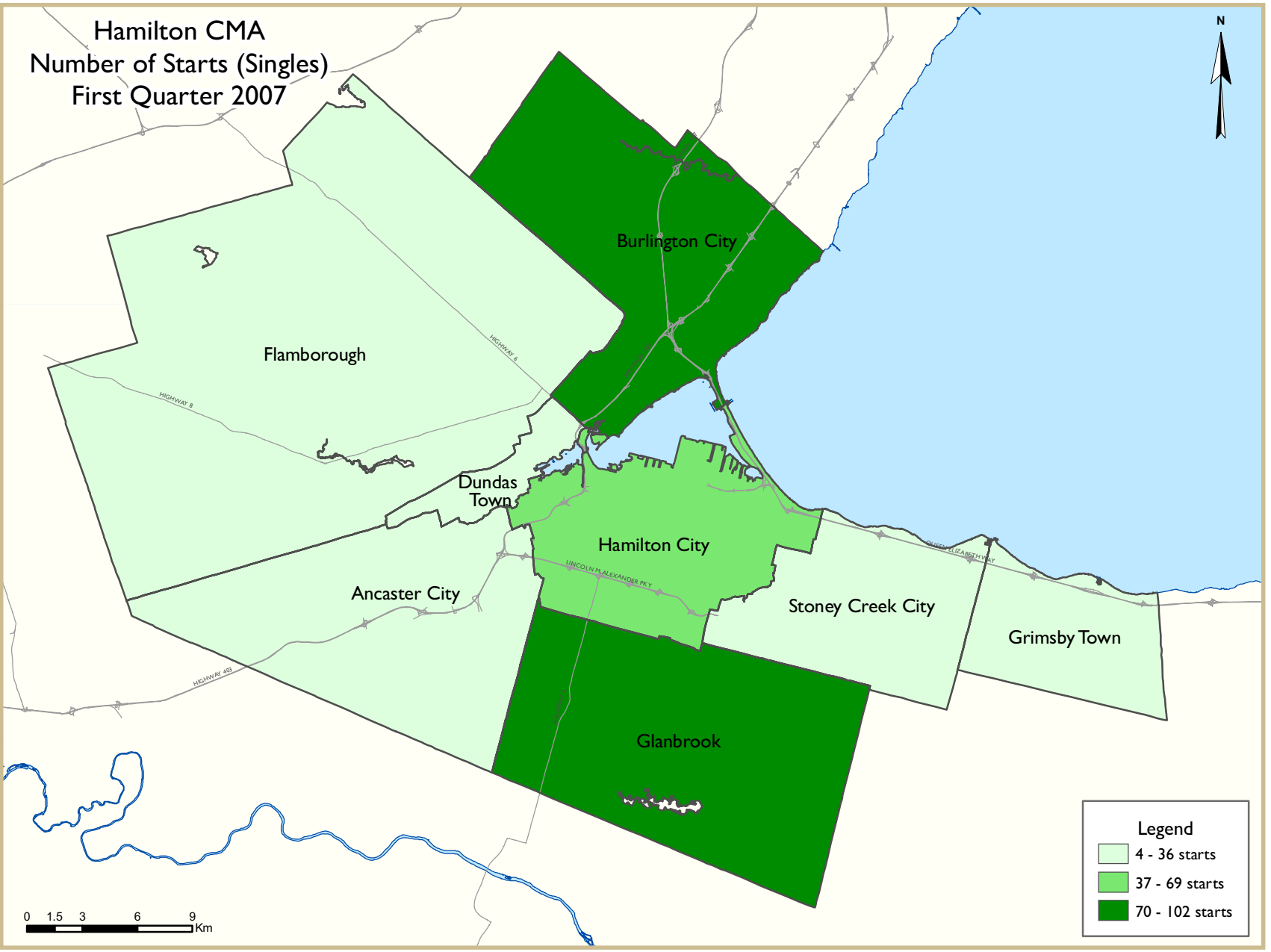
a good indication of future price growth. A sales-to-new listings ratio (SNLR) above 55 per cent indicates a market where conditions favour sellers. In such a market, price growth tends to be above the general rate of inflation and homes sell faster. A SNLR below 45 per cent is associated with conditions that favour buyers. The Hamilton market is considered balanced if the SNLR falls in between the above two ratios. In a balanced market, house price growth tends to be in line with the general rate of inflation. Hamilton's SNLR stood at 63 per cent in the first quarter of 2007, thus placing it in sellers' market territory. Its average resale home price growth over this period reaffirms its sellers' market conditions. The average resale home price reached \$263,662 in the first quarter of 2007 or seven per cent above that recorded for the same time period a year earlier and approximately three times the general rate of inflation.

Figure 2

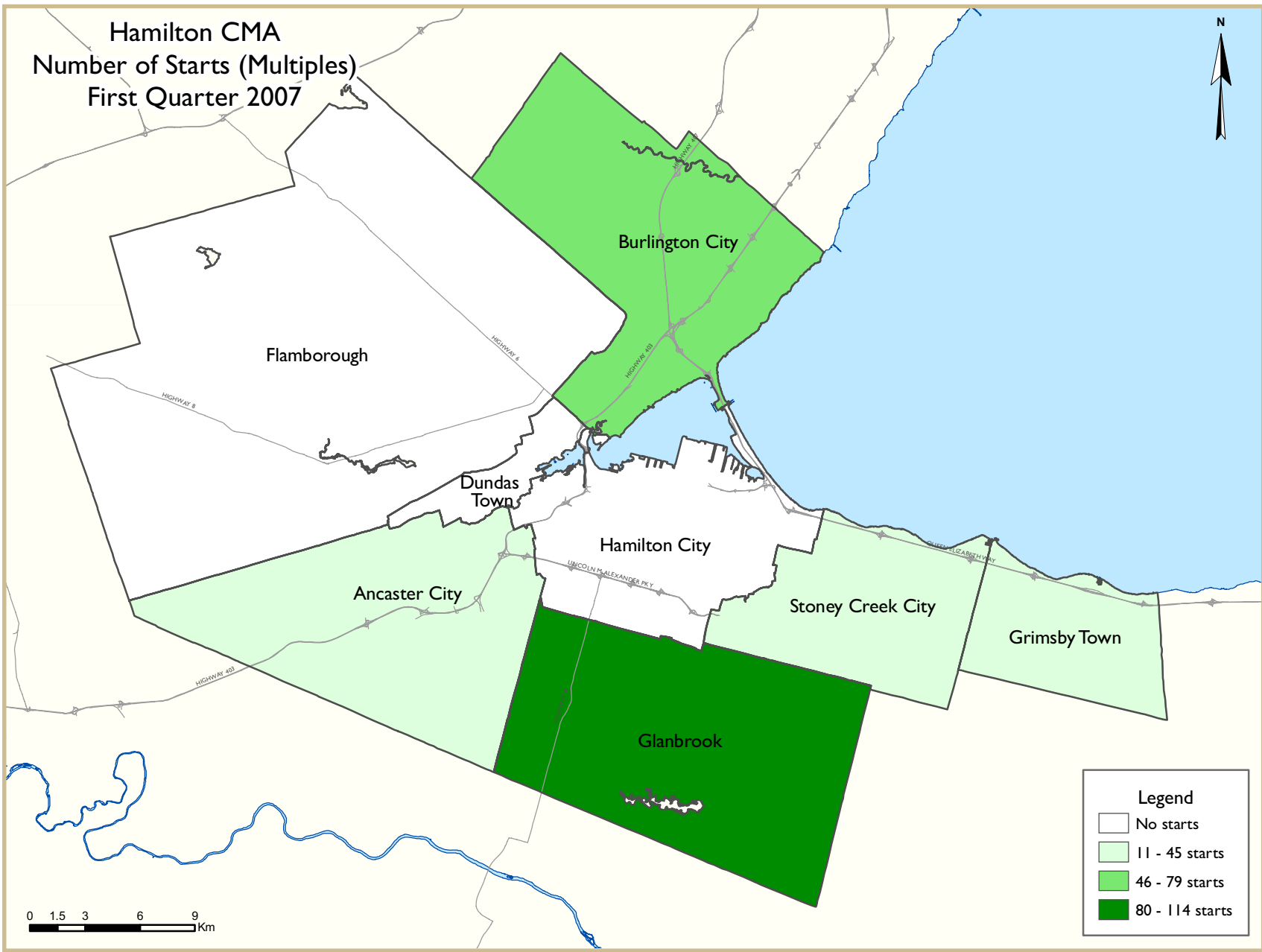


**Hamilton CMA  
Total Number of Starts  
First Quarter 2007**





Hamilton CMA  
Number of Starts (Multiples)  
First Quarter 2007



## 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  
First Quarter 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
Q1 2007	285	0	134	0	92	13	0	0	524
Q1 2006	287	42	126	0	66	20	0	4	545
% Change	-0.7	-100.0	6.3	n/a	39.4	-35.0	n/a	-100.0	-3.9
Year-to-date 2007	285	0	134	0	92	13	0	0	524
Year-to-date 2006	287	42	126	0	66	20	0	4	545
% Change	-0.7	-100.0	6.3	n/a	39.4	-35.0	n/a	-100.0	-3.9
<b>UNDER CONSTRUCTION</b>									
Q1 2007	861	12	509	1	327	493	8	136	2,347
Q1 2006	737	124	481	0	407	622	104	252	2,727
% Change	16.8	-90.3	5.8	n/a	-19.7	-20.7	-92.3	-46.0	-13.9
<b>COMPLETIONS</b>									
Q1 2007	401	6	165	6	116	0	24	57	775
Q1 2006	328	64	79	4	119	118	14	0	726
% Change	22.3	-90.6	108.9	50.0	-2.5	-100.0	71.4	n/a	6.7
Year-to-date 2007	401	6	165	6	116	0	24	57	775
Year-to-date 2006	328	64	79	4	119	118	14	0	726
% Change	22.3	-90.6	108.9	50.0	-2.5	-100.0	71.4	n/a	6.7
<b>COMPLETED &amp; NOT ABSORBED</b>									
Q1 2007	47	6	18	0	39	25	1	48	184
Q1 2006	39	5	29	0	15	20	20	0	128
% Change	20.5	20.0	-37.9	n/a	160.0	25.0	-95.0	n/a	43.8
<b>ABSORBED</b>									
Q1 2007	407	7	162	6	85	0	27	110	804
Q1 2006	326	75	74	4	115	118	0	0	712
% Change	24.8	-90.7	118.9	50.0	-26.1	-100.0	n/a	n/a	12.9
Year-to-date 2007	407	7	162	6	85	0	27	110	804
Year-to-date 2006	326	75	74	4	115	118	0	0	712
% Change	24.8	-90.7	118.9	50.0	-26.1	-100.0	n/a	n/a	12.9

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>New City of Hamilton</b>									
QI 2007	209	0	94	0	64	0	0	0	367
QI 2006	194	6	54	0	18	20	0	0	292
<b>Hamilton City</b>									
QI 2007	45	0	0	0	0	0	0	0	45
QI 2006	28	4	0	0	0	20	0	0	52
<b>Stoney Creek City</b>									
QI 2007	20	0	30	0	0	0	0	0	50
QI 2006	41	0	36	0	0	0	0	0	77
<b>Ancaster City</b>									
QI 2007	18	0	0	0	14	0	0	0	32
QI 2006	22	0	0	0	18	0	0	0	40
<b>Dundas Town</b>									
QI 2007	4	0	0	0	0	0	0	0	4
QI 2006	7	0	0	0	0	0	0	0	7
<b>Flamborough</b>									
QI 2007	14	0	0	0	0	0	0	0	14
QI 2006	11	0	0	0	0	0	0	0	11
<b>Glanbrook</b>									
QI 2007	102	0	64	0	50	0	0	0	216
QI 2006	85	2	18	0	0	0	0	0	105
<b>Burlington City</b>									
QI 2007	70	0	29	0	28	13	0	0	140
QI 2006	85	36	65	0	48	0	0	0	234
<b>Grimsby Town</b>									
QI 2007	6	0	11	0	0	0	0	0	17
QI 2006	8	0	7	0	0	0	0	4	19
<b>Hamilton CMA</b>									
QI 2007	285	0	134	0	92	13	0	0	524
QI 2006	287	42	126	0	66	20	0	4	545

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



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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>New City of Hamilton</b>									
Q1 2007	626	10	345	1	257	233	0	28	1,500
Q1 2006	489	72	314	0	303	149	75	90	1,492
<b>Hamilton City</b>									
Q1 2007	112	4	6	1	0	119	0	28	270
Q1 2006	100	66	28	0	56	107	75	90	522
<b>Stoney Creek City</b>									
Q1 2007	46	2	91	0	74	0	0	0	213
Q1 2006	83	0	163	0	59	0	0	0	305
<b>Ancaster City</b>									
Q1 2007	86	0	80	0	98	10	0	0	274
Q1 2006	91	0	43	0	115	0	0	0	249
<b>Dundas Town</b>									
Q1 2007	9	0	0	0	0	62	0	0	71
Q1 2006	27	0	0	0	0	0	0	0	27
<b>Flamborough</b>									
Q1 2007	43	0	0	0	0	0	0	0	43
Q1 2006	56	2	0	0	0	0	0	0	58
<b>Glanbrook</b>									
Q1 2007	324	4	168	0	85	42	0	0	623
Q1 2006	132	4	80	0	73	42	0	0	331
<b>Burlington City</b>									
Q1 2007	217	2	153	0	70	260	8	108	818
Q1 2006	220	52	160	0	104	473	29	158	1,196
<b>Grimsby Town</b>									
Q1 2007	18	0	11	0	0	0	0	0	29
Q1 2006	28	0	7	0	0	0	0	4	39
<b>Hamilton CMA</b>									
Q1 2007	861	12	509	1	327	493	8	136	2,347
Q1 2006	737	124	481	0	407	622	104	252	2,727

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>New City of Hamilton</b>									
Q1 2007	337	6	104	6	40	0	0	57	550
Q1 2006	245	28	55	0	44	62	0	0	434
<b>Hamilton City</b>									
Q1 2007	54	4	6	0	0	0	0	57	121
Q1 2006	69	18	29	0	13	0	0	0	129
<b>Stoney Creek City</b>									
Q1 2007	29	0	13	0	7	0	0	0	49
Q1 2006	41	0	26	0	6	0	0	0	73
<b>Ancaster City</b>									
Q1 2007	52	0	28	6	24	0	0	0	110
Q1 2006	38	0	0	0	25	0	0	0	63
<b>Dundas Town</b>									
Q1 2007	4	0	0	0	0	0	0	0	4
Q1 2006	12	0	0	0	0	62	0	0	74
<b>Flamborough</b>									
Q1 2007	14	2	0	0	0	0	0	0	16
Q1 2006	17	10	0	0	0	0	0	0	27
<b>Glanbrook</b>									
Q1 2007	184	0	57	0	9	0	0	0	250
Q1 2006	68	0	0	0	0	0	0	0	68
<b>Burlington City</b>									
Q1 2007	54	0	61	0	76	0	24	0	215
Q1 2006	71	36	24	4	54	56	14	0	259
<b>Grimsby Town</b>									
Q1 2007	10	0	0	0	0	0	0	0	10
Q1 2006	12	0	0	0	21	0	0	0	33
<b>Hamilton CMA</b>									
Q1 2007	401	6	165	6	116	0	24	57	775
Q1 2006	328	64	79	4	119	118	14	0	726

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>New City of Hamilton</b>									
Q1 2007	34	5	17	0	5	0	0	0	61
Q1 2006	26	4	20	0	12	0	0	0	62
<b>Hamilton City</b>									
Q1 2007	2	0	0	0	0	0	0	0	2
Q1 2006	1	2	0	0	0	0	0	0	3
<b>Stoney Creek City</b>									
Q1 2007	30	1	17	0	4	0	0	0	52
Q1 2006	23	1	20	0	8	0	0	0	52
<b>Ancaster City</b>									
Q1 2007	1	0	0	0	0	0	0	0	1
Q1 2006	0	0	0	0	0	0	0	0	0
<b>Dundas Town</b>									
Q1 2007	0	0	0	0	0	0	0	0	0
Q1 2006	0	0	0	0	0	0	0	0	0
<b>Flamborough</b>									
Q1 2007	1	4	0	0	0	0	0	0	5
Q1 2006	1	1	0	0	0	0	0	0	2
<b>Glanbrook</b>									
Q1 2007	0	0	0	0	1	0	0	0	1
Q1 2006	1	0	0	0	4	0	0	0	5
<b>Burlington City</b>									
Q1 2007	4	1	1	0	34	25	1	48	114
Q1 2006	5	1	1	0	3	20	20	0	50
<b>Grimsby Town</b>									
Q1 2007	9	0	0	0	0	0	0	0	9
Q1 2006	8	0	8	0	0	0	0	0	16
<b>Hamilton CMA</b>									
Q1 2007	47	6	18	0	39	25	1	48	184
Q1 2006	39	5	29	0	15	20	20	0	128

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

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

	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>									
Q1 2007	337	5	102	6	40	0	0	0	490
Q1 2006	238	39	48	0	41	62	0	0	428
<b>Hamilton City</b>									
Q1 2007	52	5	6	0	0	0	0	0	63
Q1 2006	70	17	29	0	13	0	0	0	129
<b>Stoney Creek City</b>									
Q1 2007	27	0	11	0	7	0	0	0	45
Q1 2006	32	0	19	0	3	0	0	0	54
<b>Ancaster City</b>									
Q1 2007	52	0	28	6	24	0	0	0	110
Q1 2006	39	0	0	0	25	0	0	0	64
<b>Dundas Town</b>									
Q1 2007	4	0	0	0	0	0	0	0	4
Q1 2006	13	0	0	0	0	62	0	0	75
<b>Flamborough</b>									
Q1 2007	15	0	0	0	0	0	0	0	15
Q1 2006	16	22	0	0	0	0	0	0	38
<b>Glanbrook</b>									
Q1 2007	187	0	57	0	9	0	0	0	253
Q1 2006	68	0	0	0	0	0	0	0	68
<b>Burlington City</b>									
Q1 2007	60	2	60	0	45	0	27	110	304
Q1 2006	75	36	24	4	51	56	0	0	246
<b>Grimsby Town</b>									
Q1 2007	10	0	0	0	0	0	0	0	10
Q1 2006	13	0	2	0	23	0	0	0	38
<b>Hamilton CMA</b>									
Q1 2007	407	7	162	6	85	0	27	110	804
Q1 2006	326	75	74	4	115	118	0	0	712

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

**Table 2: Starts by Submarket and by Dwelling Type  
First Quarter 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	% Change
New City of Hamilton	209	194	0	6	158	72	0	20	367	292	25.7
Hamilton City	45	28	0	4	0	0	0	20	45	52	-13.5
Stoney Creek City	20	41	0	0	30	36	0	0	50	77	-35.1
Ancaster City	18	22	0	0	14	18	0	0	32	40	-20.0
Dundas Town	4	7	0	0	0	0	0	0	4	7	-42.9
Flamborough	14	11	0	0	0	0	0	0	14	11	27.3
Glanbrook	102	85	0	2	114	18	0	0	216	105	105.7
Burlington City	70	85	0	36	57	113	13	0	140	234	-40.2
Grimsby Town	6	8	0	0	11	7	0	4	17	19	-10.5
<b>Hamilton CMA</b>	<b>285</b>	<b>287</b>	<b>0</b>	<b>42</b>	<b>226</b>	<b>192</b>	<b>13</b>	<b>24</b>	<b>524</b>	<b>545</b>	<b>-3.9</b>

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
New City of Hamilton	209	194	0	6	158	72	0	20	367	292	25.7
Hamilton City	45	28	0	4	0	0	0	20	45	52	-13.5
Stoney Creek City	20	41	0	0	30	36	0	0	50	77	-35.1
Ancaster City	18	22	0	0	14	18	0	0	32	40	-20.0
Dundas Town	4	7	0	0	0	0	0	0	4	7	-42.9
Flamborough	14	11	0	0	0	0	0	0	14	11	27.3
Glanbrook	102	85	0	2	114	18	0	0	216	105	105.7
Burlington City	70	85	0	36	57	113	13	0	140	234	-40.2
Grimsby Town	6	8	0	0	11	7	0	4	17	19	-10.5
<b>Hamilton CMA</b>	<b>285</b>	<b>287</b>	<b>0</b>	<b>42</b>	<b>226</b>	<b>192</b>	<b>13</b>	<b>24</b>	<b>524</b>	<b>545</b>	<b>-3.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006
New City of Hamilton	158	72	0	0	0	20	0	0
Hamilton City	0	0	0	0	0	20	0	0
Stoney Creek City	30	36	0	0	0	0	0	0
Ancaster City	14	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	114	18	0	0	0	0	0	0
Burlington City	57	113	0	0	13	0	0	0
Grimsby Town	11	7	0	0	0	0	0	4
<b>Hamilton CMA</b>	<b>226</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>20</b>	<b>0</b>	<b>4</b>

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
New City of Hamilton	158	72	0	0	0	20	0	0
Hamilton City	0	0	0	0	0	20	0	0
Stoney Creek City	30	36	0	0	0	0	0	0
Ancaster City	14	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	114	18	0	0	0	0	0	0
Burlington City	57	113	0	0	13	0	0	0
Grimsby Town	11	7	0	0	0	0	0	4
<b>Hamilton CMA</b>	<b>226</b>	<b>192</b>	<b>0</b>	<b>0</b>	<b>13</b>	<b>20</b>	<b>0</b>	<b>4</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
First Quarter 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006
New City of Hamilton	303	254	64	38	0	0	367	292
Hamilton City	45	32	0	20	0	0	45	52
Stoney Creek City	50	77	0	0	0	0	50	77
Ancaster City	18	22	14	18	0	0	32	40
Dundas Town	4	7	0	0	0	0	4	7
Flamborough	14	11	0	0	0	0	14	11
Glanbrook	166	105	50	0	0	0	216	105
Burlington City	99	186	41	48	0	0	140	234
Grimsby Town	17	15	0	0	0	4	17	19
<b>Hamilton CMA</b>	<b>419</b>	<b>455</b>	<b>105</b>	<b>86</b>	<b>0</b>	<b>4</b>	<b>524</b>	<b>545</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
New City of Hamilton	303	254	64	38	0	0	367	292
Hamilton City	45	32	0	20	0	0	45	52
Stoney Creek City	50	77	0	0	0	0	50	77
Ancaster City	18	22	14	18	0	0	32	40
Dundas Town	4	7	0	0	0	0	4	7
Flamborough	14	11	0	0	0	0	14	11
Glanbrook	166	105	50	0	0	0	216	105
Burlington City	99	186	41	48	0	0	140	234
Grimsby Town	17	15	0	0	0	4	17	19
<b>Hamilton CMA</b>	<b>419</b>	<b>455</b>	<b>105</b>	<b>86</b>	<b>0</b>	<b>4</b>	<b>524</b>	<b>545</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
First Quarter 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	% Change
	New City of Hamilton	343	245	6	28	144	99	57	62	550	434
Hamilton City	54	69	4	18	6	42	57	0	121	129	-6.2
Stoney Creek City	29	41	0	0	20	32	0	0	49	73	-32.9
Ancaster City	58	38	0	0	52	25	0	0	110	63	74.6
Dundas Town	4	12	0	0	0	0	0	62	4	74	-94.6
Flamborough	14	17	2	10	0	0	0	0	16	27	-40.7
Glanbrook	184	68	0	0	66	0	0	0	250	68	**
Burlington City	54	75	14	44	147	84	0	56	215	259	-17.0
Grimsby Town	10	12	0	0	0	21	0	0	10	33	-69.7
<b>Hamilton CMA</b>	<b>407</b>	<b>332</b>	<b>20</b>	<b>72</b>	<b>291</b>	<b>204</b>	<b>57</b>	<b>118</b>	<b>775</b>	<b>726</b>	<b>6.7</b>

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
	New City of Hamilton	343	245	6	28	144	99	57	62	550	434
Hamilton City	54	69	4	18	6	42	57	0	121	129	-6.2
Stoney Creek City	29	41	0	0	20	32	0	0	49	73	-32.9
Ancaster City	58	38	0	0	52	25	0	0	110	63	74.6
Dundas Town	4	12	0	0	0	0	0	62	4	74	-94.6
Flamborough	14	17	2	10	0	0	0	0	16	27	-40.7
Glanbrook	184	68	0	0	66	0	0	0	250	68	**
Burlington City	54	75	14	44	147	84	0	56	215	259	-17.0
Grimsby Town	10	12	0	0	0	21	0	0	10	33	-69.7
<b>Hamilton CMA</b>	<b>407</b>	<b>332</b>	<b>20</b>	<b>72</b>	<b>291</b>	<b>204</b>	<b>57</b>	<b>118</b>	<b>775</b>	<b>726</b>	<b>6.7</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006
New City of Hamilton	144	99	0	0	0	62	57	0
Hamilton City	6	42	0	0	0	0	57	0
Stoney Creek City	20	32	0	0	0	0	0	0
Ancaster City	52	25	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	66	0	0	0	0	0	0	0
Burlington City	133	70	14	14	0	56	0	0
Grimsby Town	0	21	0	0	0	0	0	0
<b>Hamilton CMA</b>	<b>277</b>	<b>190</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>118</b>	<b>57</b>	<b>0</b>

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
New City of Hamilton	144	99	0	0	0	62	57	0
Hamilton City	6	42	0	0	0	0	57	0
Stoney Creek City	20	32	0	0	0	0	0	0
Ancaster City	52	25	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	62	0	0
Flamborough	0	0	0	0	0	0	0	0
Glanbrook	66	0	0	0	0	0	0	0
Burlington City	133	70	14	14	0	56	0	0
Grimsby Town	0	21	0	0	0	0	0	0
<b>Hamilton CMA</b>	<b>277</b>	<b>190</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>118</b>	<b>57</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
First Quarter 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006	Q1 2007	Q1 2006
New City of Hamilton	447	328	46	106	57	0	550	434
Hamilton City	64	116	0	13	57	0	121	129
Stoney Creek City	42	67	7	6	0	0	49	73
Ancaster City	80	38	30	25	0	0	110	63
Dundas Town	4	12	0	62	0	0	4	74
Flamborough	16	27	0	0	0	0	16	27
Glanbrook	241	68	9	0	0	0	250	68
Burlington City	115	131	76	114	24	14	215	259
Grimsby Town	10	12	0	21	0	0	10	33
<b>Hamilton CMA</b>	<b>572</b>	<b>471</b>	<b>122</b>	<b>241</b>	<b>81</b>	<b>14</b>	<b>775</b>	<b>726</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
New City of Hamilton	447	328	46	106	57	0	550	434
Hamilton City	64	116	0	13	57	0	121	129
Stoney Creek City	42	67	7	6	0	0	49	73
Ancaster City	80	38	30	25	0	0	110	63
Dundas Town	4	12	0	62	0	0	4	74
Flamborough	16	27	0	0	0	0	16	27
Glanbrook	241	68	9	0	0	0	250	68
Burlington City	115	131	76	114	24	14	215	259
Grimsby Town	10	12	0	21	0	0	10	33
<b>Hamilton CMA</b>	<b>572</b>	<b>471</b>	<b>122</b>	<b>241</b>	<b>81</b>	<b>14</b>	<b>775</b>	<b>726</b>

Source: CMHC (Starts and Completions Survey)

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

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>													
Q1 2007	7	2.0	71	20.7	99	28.9	65	19.0	101	29.4	343	299,000	319,444
Q1 2006	3	1.3	27	11.3	83	34.9	56	23.5	69	29.0	238	302,995	340,097
Year-to-date 2007	7	2.0	71	20.7	99	28.9	65	19.0	101	29.4	343	299,000	319,444
Year-to-date 2006	3	1.3	27	11.3	83	34.9	56	23.5	69	29.0	238	302,995	340,097
<b>Hamilton City</b>													
Q1 2007	2	3.8	4	7.7	12	23.1	15	28.8	19	36.5	52	337,450	329,802
Q1 2006	2	2.9	11	15.7	25	35.7	23	32.9	9	12.9	70	299,000	305,147
Year-to-date 2007	2	3.8	4	7.7	12	23.1	15	28.8	19	36.5	52	337,450	329,802
Year-to-date 2006	2	2.9	11	15.7	25	35.7	23	32.9	9	12.9	70	299,000	305,147
<b>Stoney Creek City</b>													
Q1 2007	0	0.0	1	3.7	12	44.4	8	29.6	6	22.2	27	305,900	335,159
Q1 2006	0	0.0	5	15.6	14	43.8	6	18.8	7	21.9	32	287,900	311,588
Year-to-date 2007	0	0.0	1	3.7	12	44.4	8	29.6	6	22.2	27	305,900	335,159
Year-to-date 2006	0	0.0	5	15.6	14	43.8	6	18.8	7	21.9	32	287,900	311,588
<b>Ancaster City</b>													
Q1 2007	0	0.0	0	0.0	2	3.4	7	12.1	49	84.5	58	396,000	412,321
Q1 2006	0	0.0	0	0.0	2	5.1	4	10.3	33	84.6	39	419,000	486,022
Year-to-date 2007	0	0.0	0	0.0	2	3.4	7	12.1	49	84.5	58	396,000	412,321
Year-to-date 2006	0	0.0	0	0.0	2	5.1	4	10.3	33	84.6	39	419,000	486,022
<b>Dundas Town</b>													
Q1 2007	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Q1 2006	0	0.0	0	0.0	3	23.1	2	15.4	8	61.5	13	350,000	355,003
Year-to-date 2007	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	3	23.1	2	15.4	8	61.5	13	350,000	355,003
<b>Flamborough</b>													
Q1 2007	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	495,000	518,800
Q1 2006	1	6.3	1	6.3	2	12.5	2	12.5	10	62.5	16	397,450	400,988
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	495,000	518,800
Year-to-date 2006	1	6.3	1	6.3	2	12.5	2	12.5	10	62.5	16	397,450	400,988
<b>Glanbrook</b>													
Q1 2007	5	2.7	66	35.3	70	37.4	33	17.6	13	7.0	187	264,490	269,923
Q1 2006	0	0.0	10	14.7	37	54.4	19	27.9	2	2.9	68	288,995	288,624
Year-to-date 2007	5	2.7	66	35.3	70	37.4	33	17.6	13	7.0	187	264,490	269,923
Year-to-date 2006	0	0.0	10	14.7	37	54.4	19	27.9	2	2.9	68	288,995	288,624
<b>Burlington City</b>													
Q1 2007	0	0.0	9	15.0	0	0.0	9	15.0	42	70.0	60	384,995	490,905
Q1 2006	0	0.0	1	1.3	7	8.9	8	10.1	63	79.7	79	492,990	695,421
Year-to-date 2007	0	0.0	9	15.0	0	0.0	9	15.0	42	70.0	60	384,995	490,905
Year-to-date 2006	0	0.0	1	1.3	7	8.9	8	10.1	63	79.7	79	492,990	695,421
<b>Grimsby Town</b>													
Q1 2007	0	0.0	0	0.0	1	10.0	5	50.0	4	40.0	10	341,900	362,300
Q1 2006	0	0.0	1	7.7	3	23.1	6	46.2	3	23.1	13	305,900	362,131
Year-to-date 2007	0	0.0	0	0.0	1	10.0	5	50.0	4	40.0	10	341,900	362,300
Year-to-date 2006	0	0.0	1	7.7	3	23.1	6	46.2	3	23.1	13	305,900	362,131

Source: CMHC (Market Absorption Survey)

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

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>													
Q1 2007	7	1.7	80	19.4	100	24.2	79	19.1	147	35.6	413	309,500	345,391
Q1 2006	3	0.9	29	8.8	93	28.2	70	21.2	135	40.9	330	325,000	426,028
Year-to-date 2007	7	1.7	80	19.4	100	24.2	79	19.1	147	35.6	413	309,500	345,391
Year-to-date 2006	3	0.9	29	8.8	93	28.2	70	21.2	135	40.9	330	325,000	426,028

Source: CMHC (Market Absorption Survey)

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

Submarket	Q1 2007	Q1 2006	% Change	YTD 2007	YTD 2006	% Change
New City of Hamilton	319,444	340,097	-6.1	319,444	340,097	-6.1
Hamilton City	329,802	305,147	8.1	329,802	305,147	8.1
Stoney Creek City	335,159	311,588	7.6	335,159	311,588	7.6
Ancaster City	412,321	486,022	-15.2	412,321	486,022	-15.2
Dundas Town	--	355,003	n/a	--	355,003	n/a
Flamborough	518,800	400,988	29.4	518,800	400,988	29.4
Glanbrook	269,923	288,624	-6.5	269,923	288,624	-6.5
Burlington City	490,905	695,421	-29.4	490,905	695,421	-29.4
Grimsby Town	362,300	362,131	0.0	362,300	362,131	0.0
<b>Hamilton CMA</b>	<b>345,391</b>	<b>426,028</b>	<b>-18.9</b>	<b>345,391</b>	<b>426,028</b>	<b>-18.9</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Hamilton  
First Quarter 2007**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2006	January	786	9.9	1,121	1,510	1,600	70.1	241,340	10.2	244,841
	February	1,149	15.5	1,197	1,531	1,574	76.0	242,647	10.4	240,819
	March	1,358	9.9	1,142	1,919	1,575	72.5	251,357	10.4	245,965
	April	1,198	-7.3	1,050	1,742	1,542	68.1	248,367	9.8	244,273
	May	1,385	-2.5	1,057	1,892	1,471	71.9	252,948	9.0	249,451
	June	1,234	-14.6	1,019	1,721	1,453	70.1	250,347	5.0	245,455
	July	1,074	-9.1	1,039	1,503	1,483	70.1	243,299	6.8	245,544
	August	1,101	-14.8	1,034	1,593	1,545	66.9	253,659	12.3	255,456
	September	1,042	-8.6	1,074	1,652	1,547	69.4	248,787	7.7	253,967
	October	1,103	0.3	1,112	1,529	1,554	71.6	249,244	6.3	253,472
	November	972	-11.7	1,084	1,181	1,540	70.4	251,164	5.7	247,991
	December	657	1.5	1,130	641	1,530	73.9	248,046	7.6	258,297
2007	January	786	0.0	1,069	1,545	1,553	68.8	255,753	6.0	261,104
	February	1,031	-10.3	1,080	1,465	1,514	71.3	272,953	12.5	265,497
	March	1,273	-6.3	1,099	1,861	1,552	70.8	261,021	3.8	259,212
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2006	3,293	11.8		4,960			245,927	10.3	
	Q1 2007	3,090	-6.2		4,871			263,662	7.2	
	YTD 2006	3,293	11.8		4,960			245,927	10.3	
	YTD 2007	3,090	-6.2		4,871			263,662	7.2	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**First Quarter 2007**

		Interest Rates			NHPI, Total, Hamilton CMA 1997=100	CPI, 1992 =100 (Ontario)	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	658	5.80	6.30	138.3	130.0	375.7	5.9	68.3	760
	February	667	5.85	6.45	138.7	129.6	376.7	5.9	68.4	768
	March	667	6.05	6.45	139.4	130.7	377.1	5.6	68.2	776
	April	685	6.25	6.75	140.2	131.0	376.0	5.6	67.9	793
	May	685	6.25	6.75	140.2	131.6	375.8	5.6	67.8	795
	June	697	6.60	6.95	141.2	131.3	375.6	5.7	67.8	794
	July	697	6.60	6.95	143.4	130.9	374.3	5.8	67.6	784
	August	691	6.40	6.85	144.1	131.1	371.3	6.2	67.3	783
	September	682	6.40	6.70	144.1	130.3	369.3	6.4	67.0	780
	October	688	6.40	6.80	144.5	130.2	367.4	6.5	66.6	781
	November	673	6.40	6.55	145.0	130.5	365.4	6.4	66.2	776
	December	667	6.30	6.45	145.3	130.6	365.4	6.1	65.9	768
2007	January	679	6.50	6.65	145.6	130.4	365	6.4	66.0	759
	February	679	6.50	6.65	146.6	131.7	365.9	6.3	66.1	751
	March	669	6.40	6.49		133.0	368.2	6.6	66.7	753
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

# METHODOLOGY

## Starts & Completions Survey Methodology

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

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

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

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

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

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

## Market Absorption Survey Methodology

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

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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



## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

**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.

# CMHC—HOME TO CANADIANS

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

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

For more information, visit our website at <http://www.cmhc.ca/>

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

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

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

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

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

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

©2007 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

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

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

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

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

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

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



## NEW SURVEYS AND NEW REPORTS

We Consulted ... Clients Spoke ... We Listened

### Announcing enhancements to CMHC's Market Analysis Products and Services

#### Clients told us

that Canada Mortgage and Housing Corporation (CMHC) products and services are their best source of housing market information. They rely on them for comprehensive and up-to-date facts and forecasts. Clients also pointed out ways to make our products even better.

- Secondary Rental Market Information
- Additional Spring Rental Market Survey
- Annual Renovation Expenditure Survey Covering 10 Major Centres
- Publications for Additional Centres

#### Find out More!

Starting December 2006 and throughout 2007, CMHC will introduce enhancements to benefit all market participants. To find out more visit our website regularly and subscribe to CMHC's FREE Market Analysis electronic products at: [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)