H O U S I N G   M A R K E T   I N F O R M A T I O N

HOUSING NOW

Sherbrooke

Canada Mortgage and Housing Corporation

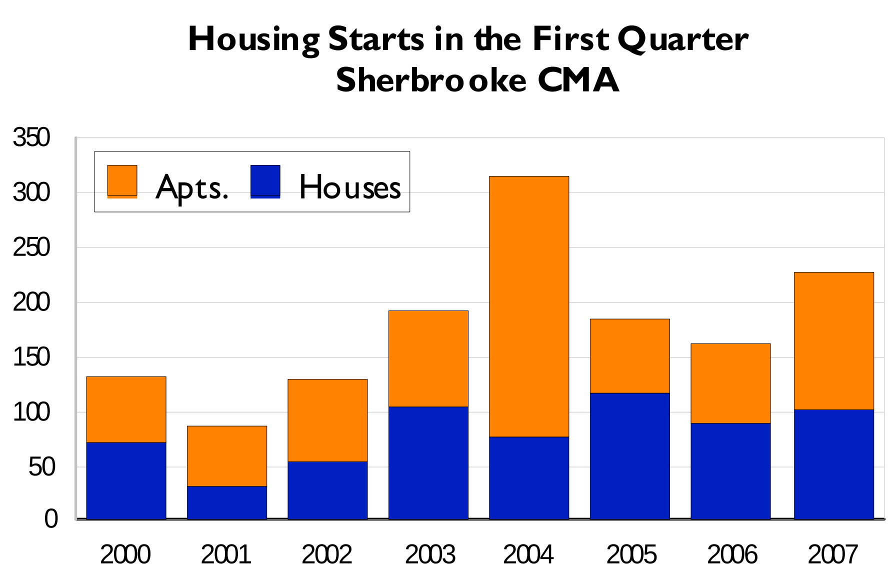
Date Released: Second Quarter 2007

Significant Increase in Housing Starts

The year started off with a significant increase in residential construction in the Sherbrooke census metropolitan area (CMA)[1]. Canada Mortgage and Housing Corporation (CMHC) enumerated 229 starts from January to March 2007, compared to 162 during the same period last year. This 41-per-cent hike followed a 10-per-cent gain in the fourth quarter of 2006.

Just like in previous quarters, the production of apartments remained vigorous and on the rise over the year before. In fact, construction got under way on 126 apartments in the first quarter, or 53 more units than during the same period last year. The low rental housing vacancy rate (1.2 per cent this past October) and the growing popularity of condominiums are stimulating the construction of apartments. As well, the new apartments are being absorbed rapidly as, in March, only 32 rental housing units and 23 condominiums that had been recently completed were

Figure 1



Source: CMHC

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unoccupied, levels that were lower than at the same time last year.

For the first time in several quarters, single-family home starts posted a gain. In the first three months of the year, builders laid foundations for 103 houses, or 14 more than during the same period in 2006. The mild weather at the beginning of the winter could account for this result. According to the statistics on building permits issued, the turnaround in the trend could be short-lived.

Across Quebec, only the CMAs of Saguenay (+53 per cent) and Sherbrooke (+41 per cent) registered increases in starts during the first quarter of the year. The Québec CMA recorded the most marked slowdown in residential construction (-33 per cent), followed by Trois-Rivières (-16 per cent), Montréal (-11 per cent) and Gatineau (-7 per cent).

City of Sherbrooke: apartments all over

Usually, the production of apartments in the city of Sherbrooke is concentrated in the borough of Jacques-Cartier. In the first quarter of the year, however, apartment starts extended to the outer limits of the city. In fact, 38 units got under way in the borough of Fleurimont and 34, in the borough of Rock Forest–Saint-Élie–Deauville, versus 40 in the borough of Jacques-Cartier. Out of these 112 units, 76 were intended for the conventional rental market.

As for single-family home building, the borough of Rock Forest–Saint-Élie–Deauville clearly dominated in the first quarter, garnering 69 per cent of the activity (58 out of 84 units).

Gap widens between new and existing home prices

In 2006, the average price of new single-detached houses reached $191,200, while the average price of existing single-detached houses attained $167,100. The difference in prices has now reached $24,100, while this gap stood at $20,000 last year. This should incite some consumers to opt for an existing home over the months to come. In relation to the average price of new homes, the price gap has now attained 13 per cent, or the same level as in 2001.

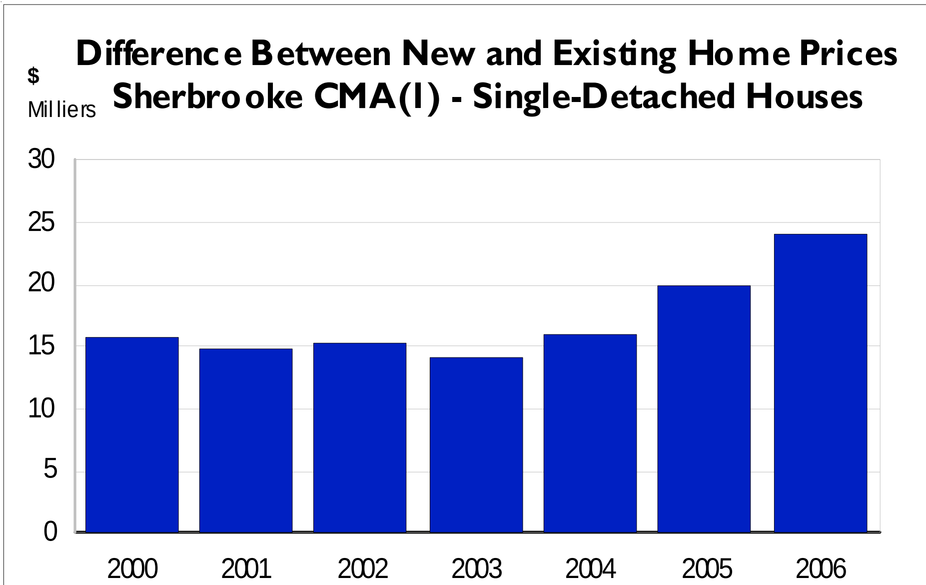
Existing property sales decline slightly

During the first quarter, 505 existing properties were sold through the Service inter-agences / Multiple Listing Service (S.I.A. / MLS)® in the new Sherbrooke CMA, compared to 566 during the same period last year, for a decrease of 10 per cent. Freehold homes, mostly single-family houses, accounted for 80 per cent of the transactions. There were also 63 transactions involving plexes and 37 involving condominiums.

In the case of freehold homes, the decrease in activity was less significant, as sales fell by 6 per cent. In all, 405 houses changed hands from January to March. Once again, it was the borough of Rock Forest–Saint-Élie–Deauville that was the most active, with 34 per cent of the transactions. In addition, sales are still on the rise there, a sign that this sector remains very attractive to home buyers.

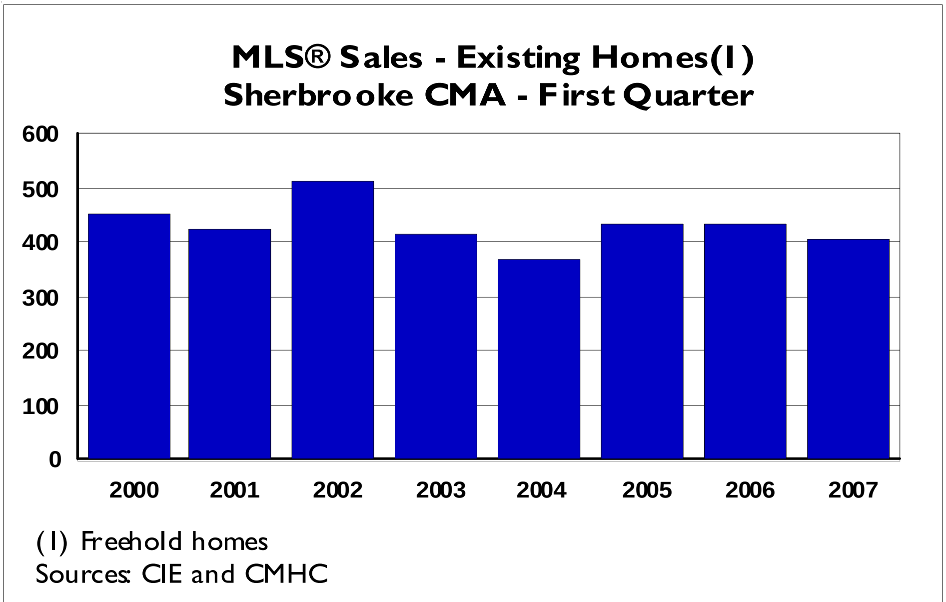
"For Sale" signs continued to multiply in front of freehold homes. In the first quarter of the year, there were 890 such signs, compared to 770 one year earlier. This rise was the fourth in a row,

Figure 2



(1) Excluding Magog
Sources: CMHC and Chambre immobilière de l'Estrie (CIE)

Figure 3



but there were fewer active listings than in 2001, before the resale market began to overheat.

The wider choice of properties, combined with the decline in sales, contributed to further easing the market. The seller-to-buyer ratio, which was 5 to 1 in the first quarter of 2006, reached 7 to 1 in the first quarter of 2007. This result confirms that the overheating period is effectively over on the market; however, sellers still have the edge. The average price of freehold homes has now attained $166,000, up by 6 per cent over a year earlier.

Decrease in sales affects affordable homes

The decrease in freehold home sales affected almost only affordable houses (under $125,000). Since the seller-to-buyer ratio for these properties was very low (2 to 1) and remained constant even with fewer sales, it can be concluded that a lack of supply was to blame for the decline in the effective demand. The rapid growth in prices has also been causing the stock of affordable houses to shrink year after year.

The category of homes priced from $125,000 to $149,000 stayed tight, with 3 sellers per buyer while, conversely, the segment composed of homes selling for $250,000 or over showed a large surplus, with 25 sellers per buyer.

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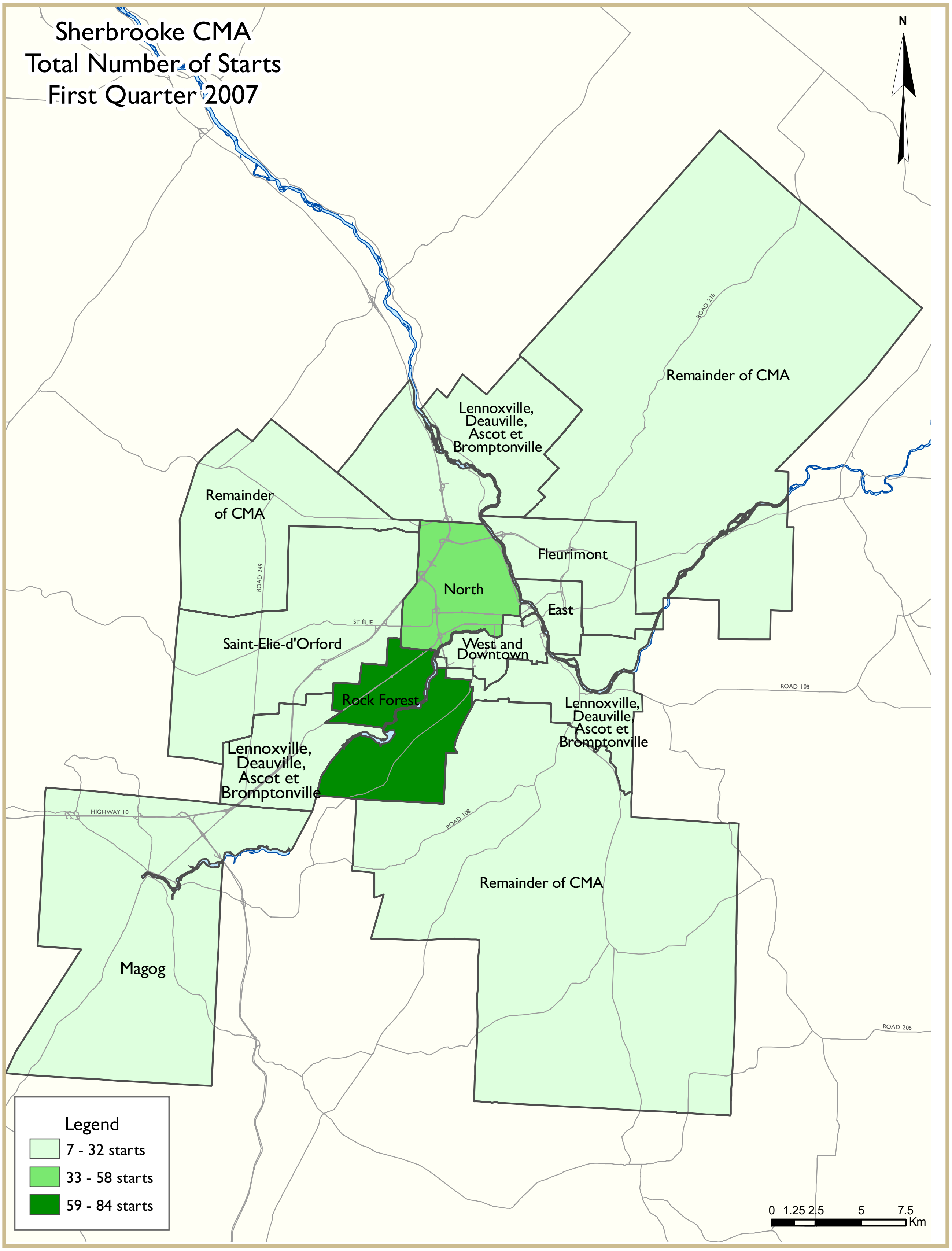
[1]The data for 2006 and 2007 reflect the fact that Magog now forms part of the Sherbrooke CMA, as defined by Statistics Canada


Sherbrooke CMA
Total Number of Starts
First Quarter 2007
N
Remainder of CMA
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Fleurimont
North
East
Saint-Elie-d'Orford
West and Downtown
Rock Forest
Lennoxville, Deauville, Ascot et Bromptonville
Lennoxville, Deauville, Ascot et Bromptonville
Remainder of CMA
Magog
Legend
7 - 32 starts
33 - 58 starts
59 - 84 starts
0 1.25 2.5 5 7.5
Km

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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 First Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2007	79	16	26	0	0	20	0	88	229
Q1 2006	57	4	14	0	0	0	0	50	125
% Change	38.6	**	85.7	n/a	n/a	n/a	n/a	76.0	83.2
Year-to-date 2007	79	16	26	0	0	20	0	88	229
Year-to-date 2006	57	4	14	0	0	0	0	50	125
% Change	38.6	**	85.7	n/a	n/a	n/a	n/a	76.0	83.2
UNDER CONSTRUCTION									
Q1 2007	105	6	14	0	0	20	0	501	646
Q1 2006	94	2	16	0	0	8	0	126	246
% Change	11.7	200.0	-12.5	n/a	n/a	150.0	n/a	**	162.6
COMPLETIONS									
Q1 2007	74	18	24	0	0	17	0	91	224
Q1 2006	65	4	5	0	0	8	4	38	124
% Change	13.8	**	**	n/a	n/a	112.5	-100.0	139.5	80.6
Year-to-date 2007	74	18	24	0	0	17	0	91	224
Year-to-date 2006	65	4	5	0	0	8	4	38	124
% Change	13.8	**	**	n/a	n/a	112.5	-100.0	139.5	80.6
COMPLETED & NOT ABSORBED									
Q1 2007	1	0	8	0	0	23	0	32	64
Q1 2006	0	0	0	0	0	28	0	48	76
% Change	n/a	n/a	n/a	n/a	n/a	-17.9	n/a	-33.3	-15.8
ABSORBED									
Q1 2007	73	18	16	0	0	14	0	78	199
Q1 2006	65	4	5	0	0	18	4	55	151
% Change	12.3	**	**	n/a	n/a	-22.2	-100.0	41.8	31.8
Year-to-date 2007	73	18	16	0	0	14	0	78	199
Year-to-date 2006	65	4	5	0	0	18	4	55	151
% Change	12.3	**	**	n/a	n/a	-22.2	-100.0	41.8	31.8

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	12	0	12	0	n/a
Sherbrooke (East)	1	0	0	0	0	0	6	10	7	10	-30.0
Sherbrooke (North)	9	7	2	0	0	0	32	16	43	23	87.0
Old City of Sherbrooke	10	7	2	0	0	0	50	26	62	33	87.9
Fleurimont	11	13	0	0	0	0	16	10	27	23	17.4
Rock Forest	22	14	10	4	8	0	44	13	84	31	171.0
Saint-Élie-d'Orford	8	9	2	0	0	8	2	3	12	20	-40.0
Lennoxville, Deauville, Ascot, Bromptonville	11	11	0	0	0	0	0	4	11	15	-26.7
Banlieues ancienne ville de Sherbrooke	52	47	12	4	8	8	62	30	134	89	50.6
New City of Sherbrooke	62	54	14	4	8	8	112	56	196	122	60.7
Magog	11	0	2	0	0	0	10	0	23	0	n/a
Remainder of the CMA	6	3	0	0	0	0	4	0	10	3	**
Sherbrooke CMA	79	57	16	4	8	8	126	56	229	125	83.2

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	12	0	12	0	n/a
Sherbrooke (East)	1	0	0	0	0	0	6	10	7	10	-30.0
Sherbrooke (North)	9	7	2	0	0	0	32	16	43	23	87.0
Old City of Sherbrooke	10	7	2	0	0	0	50	26	62	33	87.9
Fleurimont	11	13	0	0	0	0	16	10	27	23	17.4
Rock Forest	22	14	10	4	8	0	44	13	84	31	171.0
Saint-Élie-d'Orford	8	9	2	0	0	8	2	3	12	20	-40.0
Lennoxville, Deauville, Ascot, Bromptonville	11	11	0	0	0	0	0	4	11	15	-26.7
Banlieues ancienne ville de Sherbrooke	52	47	12	4	8	8	62	30	134	89	50.6
New City of Sherbrooke	62	54	14	4	8	8	112	56	196	122	60.7
Magog	11	0	2	0	0	0	10	0	23	0	n/a
Remainder of the CMA	6	3	0	0	0	0	4	0	10	3	**
Sherbrooke CMA	79	57	16	4	8	8	126	56	229	125	83.2

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	0	0	0	0	n/a
Sherbrooke (East)	0	0	0	0	0	0	16	0	16	0	n/a
Sherbrooke (North)	10	9	2	2	0	0	18	20	30	31	-3.2
Old City of Sherbrooke	10	9	2	2	0	0	34	20	46	31	48.4
Fleurimont	10	8	0	0	0	0	2	8	12	16	-25.0
Rock Forest	25	17	14	2	4	0	22	14	65	33	97.0
Saint-Élie-d'Orford	14	12	0	0	0	3	2	6	16	21	-23.8
Lennoxville, Deauville, Ascot, Bromptonville	7	14	0	0	0	4	0	0	7	18	-61.1
Banlieues ancienne ville de Sherbrooke	56	51	14	2	4	7	26	28	100	88	13.6
New City of Sherbrooke	66	60	16	4	4	7	60	48	146	119	22.7
Magog	5	0	2	0	0	0	68	0	75	0	n/a
Remainder of the CMA	3	5	0	0	0	0	0	0	3	5	-40.0
Sherbrooke CMA	74	65	18	4	4	7	128	48	224	124	80.6

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
Sherbrooke (West and City Centre)	0	0	0	0	0	0	0	0	0	0	n/a
Sherbrooke (East)	0	0	0	0	0	0	16	0	16	0	n/a
Sherbrooke (North)	10	9	2	2	0	0	18	20	30	31	-3.2
Old City of Sherbrooke	10	9	2	2	0	0	34	20	46	31	48.4
Fleurimont	10	8	0	0	0	0	2	8	12	16	-25.0
Rock Forest	25	17	14	2	4	0	22	14	65	33	97.0
Saint-Élie-d'Orford	14	12	0	0	0	3	2	6	16	21	-23.8
Lennoxville, Deauville, Ascot, Bromptonville	7	14	0	0	0	4	0	0	7	18	-61.1
Banlieues ancienne ville de Sherbrooke	56	51	14	2	4	7	26	28	100	88	13.6
New City of Sherbrooke	66	60	16	4	4	7	60	48	146	119	22.7
Magog	5	0	2	0	0	0	68	0	75	0	n/a
Remainder of the CMA	3	5	0	0	0	0	0	0	3	5	-40.0
Sherbrooke CMA	74	65	18	4	4	7	128	48	224	124	80.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $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 (%)			
Old City of Sherbrooke													
Q1 2007	1	10.0	1	10.0	0	0.0	3	30.0	5	50.0	10	250,000	313,000
Q1 2006	1	11.1	2	22.2	0	0.0	4	44.4	2	22.2	9	--	--
Year-to-date 2007	1	10.0	1	10.0	0	0.0	3	30.0	5	50.0	10	250,000	313,000
Year-to-date 2006	1	11.1	2	22.2	0	0.0	4	44.4	2	22.2	9	--	--
Banlieues ancienne ville de Sherbrooke													
Q1 2007	11	19.6	8	14.3	15	26.8	16	28.6	6	10.7	56	175,000	179,875
Q1 2006	5	9.8	8	15.7	15	29.4	17	33.3	6	11.8	51	175,000	183,137
Year-to-date 2007	11	19.6	8	14.3	15	26.8	16	28.6	6	10.7	56	175,000	179,875
Year-to-date 2006	5	9.8	8	15.7	15	29.4	17	33.3	6	11.8	51	175,000	183,137
New City of Sherbrooke													
Q1 2007	12	18.2	9	13.6	15	22.7	19	28.8	11	16.7	66	175,000	200,045
Q1 2006	6	10.0	10	16.7	15	25.0	21	35.0	8	13.3	60	180,000	192,250
Year-to-date 2007	12	18.2	9	13.6	15	22.7	19	28.8	11	16.7	66	175,000	200,045
Year-to-date 2006	6	10.0	10	16.7	15	25.0	21	35.0	8	13.3	60	180,000	192,250
Magog													
Q1 2007	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	--	--
Q1 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	1	25.0	0	0.0	2	50.0	1	25.0	0	0.0	4	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Remainder of the CMA													
Q1 2007	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Q1 2006	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
Sherbrooke CMA													
Q1 2007	13	17.8	9	12.3	18	24.7	22	30.1	11	15.1	73	175,000	198,671
Q1 2006	6	9.2	10	15.4	18	27.7	22	33.8	9	13.8	65	180,000	197,646
Year-to-date 2007	13	17.8	9	12.3	18	24.7	22	30.1	11	15.1	73	175,000	198,671
Year-to-date 2006	6	9.2	10	15.4	18	27.7	22	33.8	9	13.8	65	180,000	197,646

Table 5: MLS® Residential Activity for Sherbrooke
First Quarter 2007 vs First Quarter 2006

	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]*	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]	Yr/Yr[2] (%)
Brompton District								
Freehold Detached	10	-37.5	22	-4.3	**	**	**	**
Freehold Semi-det. & row	0	--	0	-100.0	**	**	**	**
Plex	1	--	4	--	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	11	-31.3	25	4.2	**	**	**	**
Fleurimont District								
Freehold Detached	68	-19.0	100	4.2	150,289	5.2	5	0.0
Freehold Semi-det. & row	7	16.7	5	-16.7	**	**	**	**
Plex	13	-45.8	27	3.8	163,865	0.0	6	2.0
Condominium	2	-71.4	9	-84.7	**	**	**	**
Total	90	-25.6	141	-24.6	149,197	3.5	5	0.0
Lennoxville District								
Freehold Detached	5	-50.0	20	5.3	**	**	**	**
Freehold Semi-det. & row	0	--	1	--	**	**	**	**
Plex	2	100.0	2	100.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	7	-36.4	23	15.0	**	**	**	**
Mont-Bellevue District								
Freehold Detached	33	3.1	43	38.7	142,276	8.8	6	3.0
Freehold Semi-det. & row	3	0.0	4	300.0	**	**	**	**
Plex	22	29.4	28	12.0	156,729	4.2	5	1.0
Condominium	3	--	3	200.0	**	**	**	**
Total	61	17.3	78	34.5	145,377	5.9	5	2.0
Rock Forest/St.-Élie/Deauville District								
Freehold Detached	115	32.2	238	24.0	168,991	3.7	7	0.0
Freehold Semi-det. & row	24	-41.5	23	-14.8	134,281	6.7	4	0.0
Plex	10	66.7	15	50.0	**	**	**	**
Condominium	3	-62.5	11	-42.1	**	**	**	**
Total	152	7.0	286	15.3	166,017	6.2	6	0.0
Jacques Cartier District								
Freehold Detached	40	-4.8	82	17.1	206,143	-0.7	7	2.0
Freehold Semi-det. & row	6	50.0	9	12.5	**	**	**	**
Plex	9	-10.0	12	0.0	**	**	**	**
Condominium	19	-24.0	35	-36.4	137,678	2.9	7	1.0
Total	74	-8.6	138	-5.5	189,521	2.4	6	1.0
Remainder of the CMA								
Freehold Detached	30	-37.5	137	19.1	191,157	4.5	11	3.0
Freehold Semi-det. & row	0	--	2	100.0	**	**	**	**
Plex	0	-100.0	5	150.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	30	-38.8	144	21.0	189,089	6.3	11	3.0

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
*Freehold homes
[1]Source: Chambre immobilière de l'Estrie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5: MLS® Residential Activity for Sherbrooke First Quarter 2007 vs First Quarter 2006								
	Number of Sales[1]	Yr/Yr[2] (%)	Number of Active Listings[1]*	Yr/Yr[2] (%)	Average Price[1] ($)	Yr/Yr[2] (%)	Sellers per Buyer[1]	Yr/Yr[2] (%)
Magog* **								
Freehold Detached	61	5.2	202	15.4	174,380	-6.9	10	1.0
Freehold Semi-det. & row	3	50.0	6	100.0	**	**	**	**
Plex	6	-50.0	12	50.0	**	**	**	**
Condominium	10	-54.5	117	67.1	181,225	33.8	20	12.0
Total	80	-14.9	337	31.1	172,809	1.3	12	4.0
Sherbrooke CMA* **								
Freehold Detached	362	-4.0	843	16.8	170,660	2.2	7	1.0
Freehold Semi-det. & row	43	-23.2	50	6.4	139,772	11.0	4	0.0
Plex	63	-11.3	105	23.5	185,118	5.6	6	2.0
Condominium	37	-40.3	174	-15.1	147,594	13.4	12	4.0
Total	505	-10.8	1,172	10.8	167,564	4.3	7	1.0

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
* Freehold homes
*** The Sherbrooke CMA boundaries were modified in order to reflect the new geographical boundaries established by Statistics Canada at the end of the 2006 Census. Thus, the old area of Magog (Magog, Omerville) now form part of the Sherbrooke CMA.
[1]Source: Chambre immobilière de l'Estrie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2007

		Interest Rates			NHPI, Total, Sherbrooke CMA 1997=100	CPI, 1992 =100	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						
2006	January	658	5.80	6.30	143.8	124.9	81.5	7.7	65.7	639
	February	667	5.85	6.45	144.9	124.8	82.0	7.9	66.2	639
	March	667	6.05	6.45	145.1	125.2	82.3	8.2	66.7	632
	April	685	6.25	6.75	146.3	126.0	82.8	7.9	66.7	627
	May	685	6.25	6.75	146.9	126.3	82.2	7.9	66.1	624
	June	697	6.60	6.95	147.2	126.0	81.8	7.7	65.6	634
	July	697	6.60	6.95	147.2	126.2	81.3	7.9	65.4	642
	August	691	6.40	6.85	147.9	126.1	81.4	7.9	65.3	646
	September	682	6.40	6.70	148.1	125.3	81.2	7.9	65.1	644
	October	688	6.40	6.80	148.5	125.3	81.0	8.0	64.9	646
	November	673	6.40	6.55	149.2	125.5	81.7	7.8	65.2	646
	December	667	6.30	6.45	149.2	125.5	82.2	7.5	65.5	642
2007	January	679	6.50	6.65	149.9	125.7	82.8	7.4	65.9	635
	February	679	6.50	6.65	151.7	126.6	83.0	7.0	65.5	634
	March	669	6.40	6.49		127.5	83.0	6.7	65.3	639
	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.

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