HOUSING NOW

Trois-Rivières

Canada Mortgage and Housing Corporation

Date Released: Second Quarter 2007

Residential Construction Slowdown Being Felt

The year 2007 started off with a slowdown in residential construction in the Trois-Rivières census metropolitan area (CMA). According to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), housing starts decreased by 16 per cent in the first quarter of 2007, compared to the corresponding quarter in 2006. In all, 199 starts were enumerated on the Trois-Rivières territory from January to March 2007, or 38 fewer than during the same period one year earlier.

The slowdown observed on the Trois-Rivières area job market in 2006 is having a negative impact on residential construction, and the effects of this slowdown are starting to be felt. Despite the decrease, the number of starts enumerated in the first quarter of 2007 remained high in comparison with the annual results for the last ten years (95 starts on average).

The decline in starts noted in the first quarter of 2007 affected the rental and single-detached housing segments. The first segment registered the greatest decrease (-31 per cent). In all, 91 rental housing units were started during the first three months of 2007, or 41 fewer than in the same period last year. In the second segment, a decline of 23 per cent was recorded, as foundations were laid for 44 houses from January to March 2007, compared to 57 during the corresponding period in 2006.

Conversely, semi-detached and row home starts increased by 33 per cent in the first quarter of 2007, in relation to the first quarter of 2006 (64 units, versus 48).

Figure 1

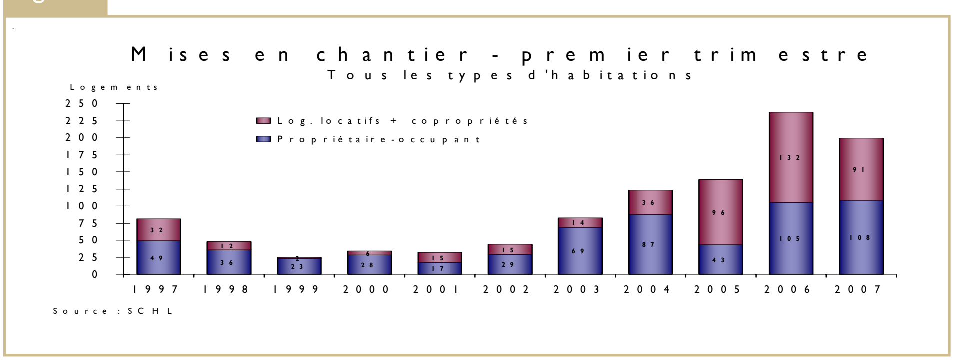


Table of contents

SUBSCRIBE NOW!

Canada

CMHC SCHL
HOME TO CANADIANS

Elsewhere in the Mauricie area, the agglomeration of Shawinigan registered a significant decline in residential construction. In all, just 4 dwellings were started during the first three months of 2007, compared to 28 one year earlier. The same scenario was noted in La Tuque, as only 3 starts were enumerated in the first quarter of 2007, while foundations were laid for 17 houses during the same period last year.

In all urban centres with 10,000 or more inhabitants across Quebec, 7,109 starts were enumerated in the first quarter of 2007, for a decline of 8 per cent in relation to the same period in 2006. Activity decreased in Québec (-33 per cent), Trois-Rivières (-16 per cent), Montréal (-11 per cent) and Gatineau (-7 per cent). Conversely, increases were registered in the CMAs of Saguenay (+53 per cent) and Sherbrooke (+41 per cent).

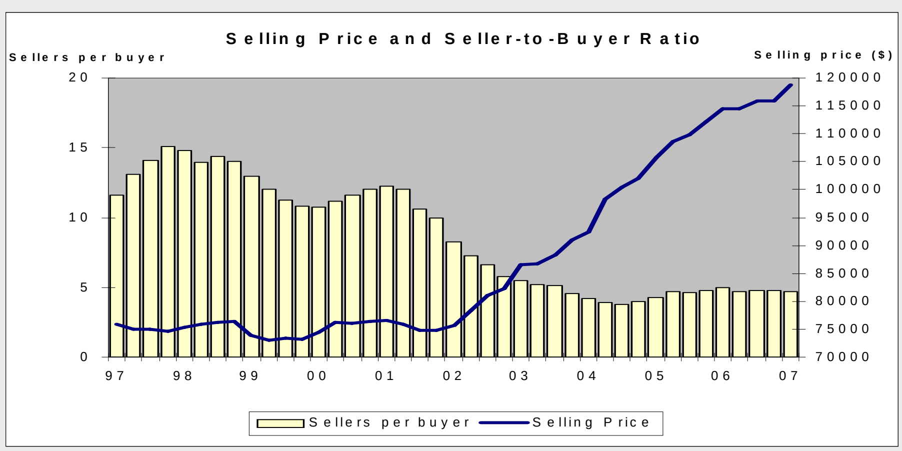
Resale Market Still Active

In the Trois-Rivières census metropolitan area (CMA), the resale market was active during the first three months of 2007. After ending 2006 on a strong note, with transactions up by 11 per cent, activity maintained this momentum during the first quarter of 2007. In fact, according to Service inter-agences / Multiple Listing Service (S.I.A. / MLS)® data, sales[1] of single-family homes[2] increased by 8 per cent from January to March 2007, in comparison with the corresponding period in 2006. In all, 260 properties changed hands in the first quarter of 2007, or 19 more than during the same period one year earlier. Activity was strong on the resale market thanks to the very dynamic job market in the Trois-Rivières area in 2005 and the still relatively low mortgage rates.

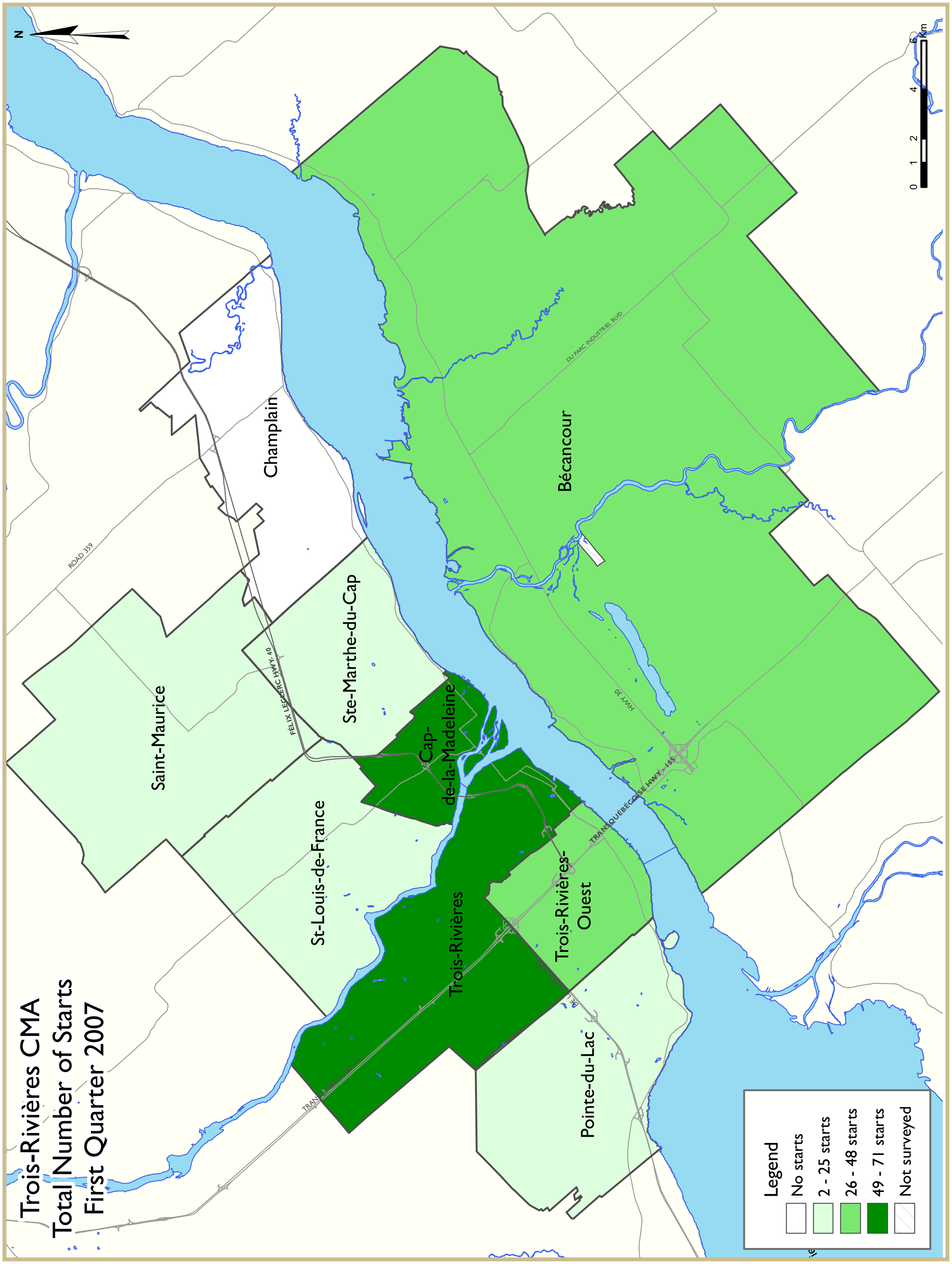
The supply of properties for sale remained stable. At the end of the first quarter of 2007, there were 415 properties with "For Sale" signs, compared to 417 a year earlier. As a result of this stable supply and the greater demand, the seller-to-buyer ratio fell slightly, reaching 4.8 to 1 in the first quarter of 2007, versus 5.0 to 1 for the corresponding period in 2006. This ratio, which was below the balanced range[3] for the 20th consecutive quarter, denotes a market where sellers still have the edge.

The growth in prices, already much less strong in the previous quarter (+3.2 per cent), continued at the same pace during the first quarter of 2007. In fact, in the Trois-Rivières CMA, the average price of single-family homes rose by just 2.5 per cent in the first three months of 2007, in relation to the corresponding period in 2006. The hikes of 10 per cent, even 15 per cent, registered in the last two years are now a thing of the past. In the first quarter of 2007, the average price of single-family homes therefore reached $118,820 in the Trois-Rivières area.

The centre sector[4] still had the tightest market, with a seller-to-buyer ratio of 4.0 to 1. However, the growth in prices was weaker (+1.9 per cent), no doubt because the properties located there were already more expensive than elsewhere across the area ($125,265). Conversely, the outlying sector[5] had the least tight conditions, with a seller-to-buyer ratio of 5.9 to 1. Even though the increase in the average price was stronger there (+3.5 per cent), the homes situated in this sector were the most affordable ($107,335).



[1] Small farms, country homes, mobile homes and cottages are not included in the sales figures.
[2] Single-family homes include detached, semi-detached and row houses
[3] 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.
[4] The centre sector includes the municipalities of Trois-Rivières, Trois-Rivières-Ouest and Cap-de-la-Madeleine.
[5] The outlying sector comprises the municipalities of Sainte-Marthe-du-Cap, Saint-Louis-de-France, Pointe-du-Lac, Bécancour, Nicolet, Saint-Maurice and Champlain.


Trois-Rivières CMA
Total Number of Starts
First Quarter 2007
N
Champlain
Bécancour
Ste-Marthe-du-Cap
Saint-Maurice
Cap-de-la-Madeleine
St-Louis-de-France
Trois-Rivières
Trois-Rivières-Ouest
Pointe-du-Lac
ROAD 359
FELIX LECLERC HWY. 40
DU PARC INDUSTRIEL BLVD
HWY 30
TRANSQUEBECOISE HWY. 155
Km
0 1 2 4 6
Legend
No starts
2 - 25 starts
26 - 48 starts
49 - 71 starts
Not surveyed

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 Trois-Rivières 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	44	52	12	0	0	0	0	91	199
Q1 2006	57	48	0	0	0	0	0	132	237
% Change	-22.8	8.3	n/a	n/a	n/a	n/a	n/a	-31.1	-16.0
Year-to-date 2007	44	52	12	0	0	0	0	91	199
Year-to-date 2006	57	48	0	0	0	0	0	132	237
% Change	-22.8	8.3	n/a	n/a	n/a	n/a	n/a	-31.1	-16.0
UNDER CONSTRUCTION									
Q1 2007	28	42	30	0	0	0	0	211	311
Q1 2006	34	38	0	0	0	0	0	193	265
% Change	-17.6	10.5	n/a	n/a	n/a	n/a	n/a	9.3	17.4
COMPLETIONS									
Q1 2007	51	14	2	0	0	12	0	8	87
Q1 2006	49	16	3	0	0	6	0	55	129
% Change	4.1	-12.5	-33.3	n/a	n/a	100.0	n/a	-85.5	-32.6
Year-to-date 2007	51	14	2	0	0	12	0	8	87
Year-to-date 2006	49	16	3	0	0	6	0	55	129
% Change	4.1	-12.5	-33.3	n/a	n/a	100.0	n/a	-85.5	-32.6
COMPLETED & NOT ABSORBED									
Q1 2007	28	14	4	0	0	10	0	24	80
Q1 2006	3	15	0	0	0	0	0	30	48
% Change	**	-6.7	n/a	n/a	n/a	n/a	n/a	-20.0	66.7
ABSORBED									
Q1 2007	45	15	1	0	0	11	0	23	95
Q1 2006	49	16	4	0	0	6	0	63	138
% Change	-8.2	-6.3	-75.0	n/a	n/a	83.3	n/a	-63.5	-31.2
Year-to-date 2007	45	15	1	0	0	11	0	23	95
Year-to-date 2006	49	16	4	0	0	6	0	63	138
% Change	-8.2	-6.3	-75.0	n/a	n/a	83.3	n/a	-63.5	-31.2

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

Table 1.1: Housing Activity Summary by Submarket
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									
Centre									
Q1 2007	24	50	4	0	0	0	0	79	157
Q1 2006	35	48	0	0	0	0	0	88	171
Remainder of the CMA									
Q1 2007	20	2	8	0	0	0	0	12	42
Q1 2006	22	0	0	0	0	0	0	44	66
Trois-Rivières CMA									
Q1 2007	44	52	12	0	0	0	0	91	199
Q1 2006	57	48	0	0	0	0	0	132	237
UNDER CONSTRUCTION									
Centre									
Q1 2007	20	36	8	0	0	0	0	179	243
Q1 2006	27	38	0	0	0	0	0	98	163
Remainder of the CMA									
Q1 2007	8	6	22	0	0	0	0	32	68
Q1 2006	7	0	0	0	0	0	0	95	102
Trois-Rivières CMA									
Q1 2007	28	42	30	0	0	0	0	211	311
Q1 2006	34	38	0	0	0	0	0	193	265
COMPLETIONS									
Centre									
Q1 2007	24	14	0	0	0	4	0	4	46
Q1 2006	30	16	3	0	0	6	0	55	110
Remainder of the CMA									
Q1 2007	27	0	2	0	0	8	0	4	41
Q1 2006	19	0	0	0	0	0	0	0	19
Trois-Rivières CMA									
Q1 2007	51	14	2	0	0	12	0	8	87
Q1 2006	49	16	3	0	0	6	0	55	129

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

Table 1.1: Housing Activity Summary by Submarket 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	
COMPLETED & NOT ABSORBED									
Centre									
Q1 2007	24	14	3	0	0	6	0	24	71
Q1 2006	2	15	0	0	0	0	0	28	45
Remainder of the CMA									
Q1 2007	4	0	1	0	0	4	0	0	9
Q1 2006	1	0	0	0	0	0	0	2	3
Trois-Rivières CMA									
Q1 2007	28	14	4	0	0	10	0	24	80
Q1 2006	3	15	0	0	0	0	0	30	48
ABSORBED									
Centre									
Q1 2007	18	15	0	0	0	7	0	14	54
Q1 2006	30	16	4	0	0	6	0	62	118
Remainder of the CMA									
Q1 2007	27	0	1	0	0	4	0	9	41
Q1 2006	19	0	0	0	0	0	0	1	20
Trois-Rivières CMA									
Q1 2007	45	15	1	0	0	11	0	23	95
Q1 2006	49	16	4	0	0	6	0	63	138

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

Table 1.2: History of Housing Starts of Trois-Rivières CMA 1997 - 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	372	84	42	0	0	51	0	468	1,017
% Change	1.4	-19.2	**	n/a	n/a	n/a	n/a	6.6	10.7
2005	367	104	9	0	0	0	0	439	919
% Change	-4.4	-20.0	50.0	n/a	n/a	n/a	n/a	24.0	5.1
2004	384	130	6	0	0	0	0	354	874
% Change	11.0	38.3	-33.3	n/a	n/a	-100.0	n/a	96.7	37.6
2003	346	94	9	0	0	6	0	180	635
% Change	38.4	46.9	-10.0	n/a	n/a	0.0	n/a	-37.7	2.6
2002	250	64	10	0	0	6	0	289	619
% Change	11.6	10.3	25.0	n/a	n/a	n/a	n/a	**	91.0
2001	224	58	8	0	0	0	0	34	324
% Change	-0.4	-9.4	166.7	n/a	-100.0	n/a	n/a	-19.0	-3.9
2000	225	64	3	0	3	0	0	42	337
% Change	9.8	-25.6	-25.0	n/a	50.0	n/a	n/a	-49.4	-11.3
1999	205	86	4	0	2	0	0	83	380
% Change	-12.0	-31.7	-42.9	n/a	-50.0	-100.0	n/a	-61.8	-36.6
1998	233	126	7	0	4	12	0	217	599
% Change	0.4	-4.5	133.3	n/a	-80.0	-25.0	n/a	85.5	15.2
1997	232	132	3	0	20	16	0	117	520

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006	% Change
Centre	24	35	50	48	4	0	79	88	157	171	-8.2
Trois-Rivières	16	12	38	38	0	0	4	16	58	66	-12.1
Trois-Rivières-Ouest	2	12	10	10	4	0	12	52	28	74	-62.2
Cap-de-la-Madeleine	6	11	2	0	0	0	63	20	71	31	129.0
Remainder of the CMA	20	22	2	0	8	0	12	44	42	66	-36.4
Bécancour	10	6	0	0	8	0	8	20	26	26	0.0
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	5	8	2	0	0	0	0	0	7	8	-12.5
St-Louis-de-France	2	0	0	0	0	0	0	0	2	0	n/a
Sainte-Marthe-du-Cap	3	6	0	0	0	0	0	24	3	30	-90.0
Saint-Maurice	0	2	0	0	0	0	4	0	4	2	100.0
Trois-Rivières CMA	44	57	52	48	12	0	91	132	199	237	-16.0

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
Centre	24	35	50	48	4	0	79	88	157	171	-8.2
Trois-Rivières	16	12	38	38	0	0	4	16	58	66	-12.1
Trois-Rivières-Ouest	2	12	10	10	4	0	12	52	28	74	-62.2
Cap-de-la-Madeleine	6	11	2	0	0	0	63	20	71	31	129.0
Remainder of the CMA	20	22	2	0	8	0	12	44	42	66	-36.4
Bécancour	10	6	0	0	8	0	8	20	26	26	0.0
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	5	8	2	0	0	0	0	0	7	8	-12.5
St-Louis-de-France	2	0	0	0	0	0	0	0	2	0	n/a
Sainte-Marthe-du-Cap	3	6	0	0	0	0	0	24	3	30	-90.0
Saint-Maurice	0	2	0	0	0	0	4	0	4	2	100.0
Trois-Rivières CMA	44	57	52	48	12	0	91	132	199	237	-16.0

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
Centre	4	0	0	0	0	0	79	88
Trois-Rivières	0	0	0	0	0	0	4	16
Trois-Rivières-Ouest	4	0	0	0	0	0	12	52
Cap-de-la-Madeleine	0	0	0	0	0	0	63	20
Remainder of the CMA	8	0	0	0	0	0	12	44
Bécancour	8	0	0	0	0	0	8	20
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	12	0	0	0	0	0	91	132

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
Centre	4	0	0	0	0	0	79	88
Trois-Rivières	0	0	0	0	0	0	4	16
Trois-Rivières-Ouest	4	0	0	0	0	0	12	52
Cap-de-la-Madeleine	0	0	0	0	0	0	63	20
Remainder of the CMA	8	0	0	0	0	0	12	44
Bécancour	8	0	0	0	0	0	8	20
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	0	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	24
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	12	0	0	0	0	0	91	132

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006
Centre	78	83	0	0	79	88	157	171
Trois-Rivières	54	50	0	0	4	16	58	66
Trois-Rivières-Ouest	16	22	0	0	12	52	28	74
Cap-de-la-Madeleine	8	11	0	0	63	20	71	31
Remainder of the CMA	30	22	0	0	12	44	42	66
Bécancour	18	6	0	0	8	20	26	26
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	7	8	0	0	0	0	7	8
St-Louis-de-France	2	0	0	0	0	0	2	0
Sainte-Marthe-du-Cap	3	6	0	0	0	24	3	30
Saint-Maurice	0	2	0	0	4	0	4	2
Trois-Rivières CMA	108	105	0	0	91	132	199	237

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
Centre	78	83	0	0	79	88	157	171
Trois-Rivières	54	50	0	0	4	16	58	66
Trois-Rivières-Ouest	16	22	0	0	12	52	28	74
Cap-de-la-Madeleine	8	11	0	0	63	20	71	31
Remainder of the CMA	30	22	0	0	12	44	42	66
Bécancour	18	6	0	0	8	20	26	26
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	7	8	0	0	0	0	7	8
St-Louis-de-France	2	0	0	0	0	0	2	0
Sainte-Marthe-du-Cap	3	6	0	0	0	24	3	30
Saint-Maurice	0	2	0	0	4	0	4	2
Trois-Rivières CMA	108	105	0	0	91	132	199	237

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		
	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006	QI 2007	QI 2006	% Change
Centre	24	30	14	16	0	3	8	61	46	110	-58.2
Trois-Rivières	12	10	10	8	0	3	0	12	22	33	-33.3
Trois-Rivières-Ouest	6	9	4	8	0	0	8	18	18	35	-48.6
Cap-de-la-Madeleine	6	11	0	0	0	0	0	31	6	42	-85.7
Remainder of the CMA	27	19	0	0	0	0	14	0	41	19	115.8
Bécancour	11	6	0	0	0	0	8	0	19	6	**
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	10	7	0	0	0	0	0	0	10	7	42.9
St-Louis-de-France	2	0	0	0	0	0	2	0	4	0	n/a
Sainte-Marthe-du-Cap	3	5	0	0	0	0	0	0	3	5	-40.0
Saint-Maurice	1	1	0	0	0	0	4	0	5	1	**
Trois-Rivières CMA	51	49	14	16	0	3	22	61	87	129	-32.6

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
Centre	24	30	14	16	0	3	8	61	46	110	-58.2
Trois-Rivières	12	10	10	8	0	3	0	12	22	33	-33.3
Trois-Rivières-Ouest	6	9	4	8	0	0	8	18	18	35	-48.6
Cap-de-la-Madeleine	6	11	0	0	0	0	0	31	6	42	-85.7
Remainder of the CMA	27	19	0	0	0	0	14	0	41	19	115.8
Bécancour	11	6	0	0	0	0	8	0	19	6	**
Champlain	0	0	0	0	0	0	0	0	0	0	n/a
Pointe-du-Lac	10	7	0	0	0	0	0	0	10	7	42.9
St-Louis-de-France	2	0	0	0	0	0	2	0	4	0	n/a
Sainte-Marthe-du-Cap	3	5	0	0	0	0	0	0	3	5	-40.0
Saint-Maurice	1	1	0	0	0	0	4	0	5	1	**
Trois-Rivières CMA	51	49	14	16	0	3	22	61	87	129	-32.6

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
Centre	0	3	0	0	4	6	4	55
Trois-Rivières	0	3	0	0	0	0	0	12
Trois-Rivières-Ouest	0	0	0	0	4	0	4	18
Cap-de-la-Madeleine	0	0	0	0	0	6	0	25
Remainder of the CMA	0	0	0	0	10	0	4	0
Bécancour	0	0	0	0	8	0	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	2	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	0	3	0	0	14	6	8	55

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
Centre	0	3	0	0	4	6	4	55
Trois-Rivières	0	3	0	0	0	0	0	12
Trois-Rivières-Ouest	0	0	0	0	4	0	4	18
Cap-de-la-Madeleine	0	0	0	0	0	6	0	25
Remainder of the CMA	0	0	0	0	10	0	4	0
Bécancour	0	0	0	0	8	0	0	0
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	0	0	0	0	0	0	0	0
St-Louis-de-France	0	0	0	0	2	0	0	0
Sainte-Marthe-du-Cap	0	0	0	0	0	0	0	0
Saint-Maurice	0	0	0	0	0	0	4	0
Trois-Rivières CMA	0	3	0	0	14	6	8	55

Source: CMHC (Starts and Completions Survey)

Table 3.4: Competions 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
Centre	38	49	4	6	4	55	46	110
Trois-Rivières	22	21	0	0	0	12	22	33
Trois-Rivières-Ouest	10	17	4	0	4	18	18	35
Cap-de-la-Madeleine	6	11	0	6	0	25	6	42
Remainder of the CMA	29	19	8	0	4	0	41	19
Bécancour	11	6	8	0	0	0	19	6
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	10	7	0	0	0	0	10	7
St-Louis-de-France	4	0	0	0	0	0	4	0
Sainte-Marthe-du-Cap	3	5	0	0	0	0	3	5
Saint-Maurice	1	1	0	0	4	0	5	1
Trois-Rivières CMA	67	68	12	6	8	55	87	129

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
Centre	38	49	4	6	4	55	46	110
Trois-Rivières	22	21	0	0	0	12	22	33
Trois-Rivières-Ouest	10	17	4	0	4	18	18	35
Cap-de-la-Madeleine	6	11	0	6	0	25	6	42
Remainder of the CMA	29	19	8	0	4	0	41	19
Bécancour	11	6	8	0	0	0	19	6
Champlain	0	0	0	0	0	0	0	0
Pointe-du-Lac	10	7	0	0	0	0	10	7
St-Louis-de-France	4	0	0	0	0	0	4	0
Sainte-Marthe-du-Cap	3	5	0	0	0	0	3	5
Saint-Maurice	1	1	0	0	4	0	5	1
Trois-Rivières CMA	67	68	12	6	8	55	87	129

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 (%)			
Centre													
Q1 2007	1	5.6	4	22.2	4	22.2	6	33.3	3	16.7	18	197,500	197,778
Q1 2006	4	13.3	7	23.3	9	30.0	5	16.7	5	16.7	30	172,500	176,667
Year-to-date 2007	1	5.6	4	22.2	4	22.2	6	33.3	3	16.7	18	197,500	197,778
Year-to-date 2006	4	13.3	7	23.3	9	30.0	5	16.7	5	16.7	30	172,500	176,667
Remainder of the CMA													
Q1 2007	3	11.1	9	33.3	13	48.1	2	7.4	0	0.0	27	150,000	152,222
Q1 2006	5	26.3	8	42.1	3	15.8	1	5.3	2	10.5	19	135,000	174,737
Year-to-date 2007	3	11.1	9	33.3	13	48.1	2	7.4	0	0.0	27	150,000	152,222
Year-to-date 2006	5	26.3	8	42.1	3	15.8	1	5.3	2	10.5	19	135,000	174,737
Trois-Rivières CMA													
Q1 2007	4	8.9	13	28.9	17	37.8	8	17.8	3	6.7	45	165,000	170,444
Q1 2006	9	18.4	15	30.6	12	24.5	6	12.2	7	14.3	49	160,000	175,918
Year-to-date 2007	4	8.9	13	28.9	17	37.8	8	17.8	3	6.7	45	165,000	170,444
Year-to-date 2006	9	18.4	15	30.6	12	24.5	6	12.2	7	14.3	49	160,000	175,918

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2007						
Submarket	QI 2007	QI 2006	% Change	YTD 2007	YTD 2006	% Change
Centre	197,778	176,667	11.9	197,778	176,667	11.9
Trois-Rivières	--	189,000	n/a	--	189,000	n/a
Trois-Rivières-Ouest	--	--	n/a	--	--	n/a
Cap-de-la-Madeleine	--	147,917	n/a	--	147,917	n/a
Remainder of the CMA	152,222	174,737	-12.9	152,222	174,737	-12.9
Bécancour	145,000	--	n/a	145,000	--	n/a
Champlain	--	--	n/a	--	--	n/a
Pointe-du-Lac	155,455	--	n/a	155,455	--	n/a
St-Louis-de-France	--	--	n/a	--	--	n/a
Sainte-Marthe-du-Cap	--	--	n/a	--	--	n/a
Saint-Maurice	--	--	n/a	--	--	n/a
Trois-Rivières CMA	170,444	175,918	-3.1	170,444	175,918	-3.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Trois-Rivières							
	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]
Centre							
QI 2007	104	9.5	183	9.6	122,966	3.7	4
QI 2006	95	-4.0	167	19.3	118,566	11.6	4
Trois-Rivières							
QI 2007	31	-18.4	60	3.4	123,649	4.7	4
QI 2006	38	18.8	58	26.1	118,118	12.7	5
Trois-Rivières-Ouest							
QI 2007	34	17.2	60	13.2	127,434	-2.4	4
QI 2006	29	-1.5	53	35.9	130,502	18.9	4
Cap-de-la-Madeleine							
QI 2007	39	39.3	63	12.5	117,979	7.7	4
QI 2006	28	-3.3	56	1.8	109,577	5.5	4
Remainder of the CMA							
QI 2007	64	12.3	141	-3.4	103,693	0.2	6
QI 2006	57	1.8	146	5.0	103,537	9.9	6
Sainte-Marthe-du-Cap							
QI 2007	4	-55.6	15	-25.0	115,902	2.2	4
QI 2006	9	12.5	20	81.8	113,368	6.5	4
Saint-Louis-de-France							
QI 2007	8	14.3	25	19.0	119,342	11.6	5
QI 2006	7	N/A	21	40.0	106,933	15.5	5
Pointe-du-Lac							
QI 2007	14	***	24	33.3	118,701	0.4	8
QI 2006	6	N/A	18	-18.2	118,186	24.4	4
Bécancour et Nicolet							
QI 2007	29	45.0	49	-15.5	94,127	1.1	6
QI 2006	20	11.1	58	-20.5	93,147	-3.6	7
Saint-Maurice et Champlain							
QI 2007	9	-40.0	28	-3.4	88,733	-7.9	7
QI 2006	15	***	29	61.1	96,304	32.2	7
Trois-Rivières CMA							
QI 2007	168	10.5	324	3.5	115,890	3.2	5
QI 2006	152	-1.9	313	12.1	112,247	10.0	5

MLS® is a registered trademark of the 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

[1]Source: Chambre immobilière de la Mauricie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

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							
Q1 2007	34	***	49	40.0	99,751	-1.6	5
Q1 2006	16	23.1	35	-43.9	101,325	17.0	4
Shawinigan							
Q1 2007	19	-32.1	54	-11.5	98,497	14.5	6
Q1 2006	28	100.0	61	25.9	86,048	3.8	6
Grand-Mère							
Q1 2007	16	-36.0	57	21.3	103,610	8.2	6
Q1 2006	25	66.7	47	-8.5	95,768	7.8	6
Shawinigan CA							
Q1 2007	69	0.0	160	11.9	100,541	7.7	6
Q1 2006	69	64.3	143	-4.6	93,368	8.4	6

MLS® is a registered trademark of the 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

[1]Source: Chambre immobilière de la Mauricie
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
First Quarter 2007

		Interest Rates			NHPI, Total, Trois-Rivières CMA 1997=100	CPI, 1992 =100	Trois-Rivières Labour Market			Average Weekly Earnings ($)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
2006	January	658	5.80	6.30	143.8	124.9	69.3	8.5	63.8	650
	February	667	5.85	6.45	144.9	124.8	68.7	8.9	63.5	653
	March	667	6.05	6.45	145.1	125.2	68.6	9.1	63.6	655
	April	685	6.25	6.75	146.3	126.0	68.3	9.2	63.2	645
	May	685	6.25	6.75	146.9	126.3	67.8	8.6	62.4	645
	June	697	6.60	6.95	147.2	126.0	67.0	7.9	61.0	647
	July	697	6.60	6.95	147.2	126.2	65.9	8.0	60.0	656
	August	691	6.40	6.85	147.9	126.1	65.9	8.1	60.1	655
	September	682	6.40	6.70	148.1	125.3	66.2	8.4	60.4	657
	October	688	6.40	6.80	148.5	125.3	66.6	8.0	60.5	663
	November	673	6.40	6.55	149.2	125.5	67.2	7.2	60.5	675
	December	667	6.30	6.45	149.2	125.5	67.6	6.7	60.6	683
2007	January	679	6.50	6.65	149.9	125.7	68.3	7.2	61.3	674
	February	679	6.50	6.65	151.7	126.6	68.9	8.1	62.4	666
	March	669	6.40	6.49		127.5	70.0	8.5	63.6	663
	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.



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

64223_2007_Q02