

## October Starts Fall

Canada-wide housing starts in October retreated for the 5<sup>th</sup> consecutive month at 236,600 units seasonally adjusted at annual rate (SAAR), according to CMHC estimates. The slip in starts was focused in the apartment sector although single-family starts dipped as well.

Regional highlights for October include:

- Atlantic Canada starts moved higher across all provinces;
- Quebec starts slipped due to a decrease in activity in the Montreal CMA partially offset by a small uptick in the other areas of the province;
- Ontario starts fell due to a sharp decline in condominium apartment starts in the Toronto CMA more than offsetting a rise in the remainder of the province;
- Starts fell in both Manitoba and Saskatchewan;
- Alberta starts rebounded; and
- B.C. starts were little changed with higher starts in the Vancouver CMA countering lower activity in the other areas of the province.

## Housing Starts by Type and Area

|                                  | October<br>2020 | September<br>2021 | October<br>2021 |
|----------------------------------|-----------------|-------------------|-----------------|
| <i>Total Starts (000s), SAAR</i> |                 |                   |                 |
| Canada, Total                    | 227.3           | 249.9             | 236.6           |
| <b>By Type of Unit</b>           |                 |                   |                 |
| Single-family                    | 111.2           | 116.6             | 114.8           |
| Apartment                        | 116.1           | 133.4             | 121.8           |
| <b>By Area</b>                   |                 |                   |                 |
| British Columbia                 | 32.9            | 36.0              | 35.9            |
| <i>Vancouver CMA</i>             | 15.3            | 14.2              | 21.2            |
| <i>Other Areas</i>               | 17.5            | 21.8              | 14.7            |
| Alberta                          | 32.7            | 26.1              | 35.4            |
| Saskatchewan                     | 2.4             | 6.7               | 2.8             |
| Manitoba                         | 10.9            | 9.9               | 5.5             |
| Ontario                          | 86.1            | 100.1             | 83.0            |
| <i>Toronto CMA</i>               | 36.3            | 55.3              | 31.6            |
| <i>Other Areas</i>               | 49.7            | 44.8              | 51.4            |
| Quebec                           | 55.6            | 62.1              | 58.6            |
| <i>Montreal CMA</i>              | 24.7            | 34.1              | 28.2            |
| <i>Other Areas</i>               | 30.8            | 28.0              | 30.4            |
| New Brunswick                    | 2.2             | 2.8               | 3.2             |
| Nova Scotia                      | 3.0             | 4.7               | 9.7             |
| Prince Edward Island             | 0.7             | 0.7               | 1.5             |
| Newfoundland                     | 0.8             | 0.9               | 1.0             |

Source: CMHC and estimates by Altus Group

## Labour Force Indicators

|                        | <b>Employment<br/>Growth</b> |                   | <b>Unemployment<br/>Rate</b> |             |
|------------------------|------------------------------|-------------------|------------------------------|-------------|
|                        | Jan-Oct 20-<br>Jan-Oct 21-   | Oct 20-<br>Oct 21 | Oct<br>2020                  | Oct<br>2021 |
|                        | 000s                         |                   | %                            |             |
| St. John's             | -1                           | 3                 | 8.5                          | 6.4         |
| Halifax                | 13                           | 7                 | 7.9                          | 6.5         |
| Quebec                 | 15                           | 13                | 4.7                          | 3.8         |
| Montreal               | 108                          | 65                | 9.7                          | 6.4         |
| Ottawa                 | 29                           | 23                | 8.1                          | 5.4         |
| Toronto/<br>Oshawa     | 134                          | 203               | 11.4                         | 8.3         |
| Kitchener-<br>Waterloo | 12                           | 19                | 10.6                         | 6.7         |
| London                 | 23                           | 26                | 9.0                          | 6.7         |
| Winnipeg               | 12                           | 15                | 8.7                          | 6.1         |
| Regina                 | 8                            | 4                 | 6.1                          | 6.1         |
| Saskatoon              | 5                            | 8                 | 8.2                          | 7.1         |
| Calgary                | 34                           | 22                | 11.4                         | 8.0         |
| Edmonton               | 50                           | 64                | 12.2                         | 8.0         |
| Vancouver              | 118                          | 141               | 9.9                          | 6.2         |
| Victoria               | 8                            | 1                 | 7.8                          | 4.4         |

Based on seasonally adjusted 3 month averages

Source: Altus Group based on Statistics Canada data

## Resale Housing Market Indicators

|                        | <b>MLS Sales*</b> |             |             | <b>Months<br/>of Inventory**</b> |             |
|------------------------|-------------------|-------------|-------------|----------------------------------|-------------|
|                        | Oct<br>2020       | Oct<br>2021 | %<br>Change | Oct<br>2020                      | Oct<br>2021 |
|                        | Units             |             |             |                                  |             |
| St. John's             | 596               | 657         | 10          | n.a.                             | n.a.        |
| Halifax                | 782               | 524         | -33         | n.a.                             | n.a.        |
| Quebec                 | 1,014             | 765         | -25         | 4.5                              | 4.1         |
| Ottawa                 | 2,173             | 1,705       | -22         | 0.9                              | 1.1         |
| Toronto/<br>Oshawa     | 10,503            | 9,783       | -7          | 1.6                              | 0.8         |
| Kitchener-<br>Waterloo | 667               | 593         | -11         | -                                | -           |
| London                 | 917               | 865         | -6          | 0.9                              | 0.6         |
| Winnipeg               | 1,438             | 1,377       | -4          | 4.2                              | 1.7         |
| Regina                 | 358               | 326         | -9          | 4.2                              | 4.7         |
| Saskatoon              | 588               | 574         | -2          | n.a.                             | n.a.        |
| Calgary                | 2,439             | 2,186       | -10         | 3.4                              | 2.7         |
| Edmonton               | 1,670             | 1,866       | 12          | 4.3                              | 3.7         |
| Vancouver              | 3,687             | 3,494       | -5          | 3.4                              | 2.3         |
| Victoria               | 929               | 688         | -26         | 1.7                              | 1.0         |

\* Multiple Listing Service (MLS) is a registered certification mark owned by The Canadian Real Estate Association

\*\* Active listings at month end divided by sales during the month. A 5 months inventory of resale product is considered to be a "normal" market.

Source: Altus Group based on data from The Canadian Real Estate Association and local real estate boards