

## Forecast Summary – Spring 2016 Montréal CMA

	2015	2016 (F)		2017 (F)	
		Lower bound	Upper bound	Lower bound	Upper bound
<b>Housing Starts: Single-Detached</b>	2,402	2,000	2,600	2,000	2,600
<b>Housing Starts: Multiples</b>	16,342	14,000	15,400	13,200	15,600
<b>Housing Starts: Total</b>	18,744	16,000	18,000	15,200	18,200
<b>Centris® Sales</b>	37,901	38,500	40,500	39,000	42,000
<b>Centris® Average Price (\$)</b>	337,261	343,000	348,000	351,000	361,000
	2015	2016 (F)		2017 (F)	
<b>October Vacancy Rate (%)</b>	4.0	4.3		4.7	
<b>Two-bedroom Average Rent (October) (\$)</b>	760	775		795	
<b>Population</b>	4,060,692	4,101,000		4,140,500	
<b>Annual Employment Level</b>	2,040,900	2,065,000		2,095,000	

Sources: CMHC, QFREB by the Centris® system, Statistics Canada, CMHC forecasts 2016-2017. Historical data and forecasts based on information available up to April 29 2016.

**NOTE:** Rental universe = Privately initiated rental apartment structures of three or more units