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**CMHC Housing Market Forecasts: Province of Québec - Winter 2014**


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	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 e	2014(f)	2015(f)
<b>Residential Construction (1)</b>												
(Starts)												
Single Detached (1.1)	28,871	23,930	21,917	22,177	19,778	17,535	19,549	16,554	16,059	13,144	13,200	13,400
		-17.1	-8.4	1.2	-10.8	-11.3	11.5	-15.3	-3.0	-18.2	0.4	1.5
Multi-Family (1.2)	29,577	26,980	25,960	26,376	28,123	25,868	31,814	31,833	31,308	24,614	24,800	25,400
		-8.8	-3.8	1.6	6.6	-8.0	23.0	0.1	-1.6	-21.4	0.8	2.4
Total	58,448	50,910	47,877	48,553	47,901	43,403	51,363	48,387	47,367	37,758	38,000	38,800
		-12.9	-6.0	1.4	-1.3	-9.4	18.3	-5.8	-2.1	-20.3	0.6	2.1
<b>Resale Market (2)</b>												
Centris® Sales	68,268	70,385	71,619	80,647	76,752	79,105	80,027	77,165	77,379	71,301	73,900	75,000
		3.1	1.8	12.6	-4.8	3.1	1.2	-3.6	0.3	-7.9	3.6	1.5
Centris® Average Price (\$)	171,776	184,557	195,208	207,531	215,323	225,367	241,455	252,147	260,529	262,495	265,800	269,000
		7.4	5.8	6.3	3.8	4.7	7.1	4.4	3.3	0.8	1.3	1.2
<b>Other indicators (3)</b>												
GDP Growth (%)	2.7	1.8	1.8	17.6	1.9	-0.6	2.3	1.8	1.5	1.3	1.7	2.0
Employment Growth (%)	1.5	0.8	1.1	2.4	1.2	-0.8	1.7	1.0	0.8	1.2	1.4	1.5
Total Net Migration (3.1)	35,379	28,732	28,701	31,963	38,960	51,466	47,528	44,181	45,428	41,520	43,750	45,950
		-18.8	-0.1	11.4	21.9	32.1	-7.7	-7.0	2.8	-8.6	5.4	5.0

(1) source and forecast: CMHC. (1.1) Dw elling for w ich all walls are detached (1.2) Semi-detached, row or apartment units

(2) source: Quebec Federation of Real Estate Boards (Centris®), forecasts: CMHC

(3) sources: Statistics Canada, forecasts: CMHC. (3.1) sum of net international migration, net interprovincial migration and net non-permanent residents

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