
CMHC Housing Market Forecasts: Province of Québec - Summer 2013

	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012(f)</u>	<u>2013(f)</u>	<u>2014(f)</u>
Residential Construction (1)											
(Starts)											
Single Detached (1.1)	28,871	23,930 <i>-17.1</i>	21,917 <i>-8.4</i>	22,177 <i>1.2</i>	19,778 <i>-10.8</i>	17,535 <i>-11.3</i>	19,549 <i>11.5</i>	16,554 <i>-15.3</i>	16,059 <i>-3.0</i>	13,700 <i>-14.7</i>	14,100 <i>2.9</i>
Multi-Family (1.2)	29,577	26,980 <i>-8.8</i>	25,960 <i>-3.8</i>	26,376 <i>1.6</i>	28,123 <i>6.6</i>	25,868 <i>-8.0</i>	31,814 <i>23.0</i>	31,833 <i>0.1</i>	31,308 <i>-1.6</i>	24,800 <i>-20.8</i>	25,700 <i>3.6</i>
Total	58,448	50,910 <i>-12.9</i>	47,877 <i>-6.0</i>	48,553 <i>1.4</i>	47,901 <i>-1.3</i>	43,403 <i>-9.4</i>	51,363 <i>18.3</i>	48,387 <i>-5.8</i>	47,367 <i>-2.1</i>	38,500 <i>-18.7</i>	39,800 <i>3.4</i>
Resale Market (2)											
Centris® Sales	68,268	70,385 <i>3.1</i>	71,619 <i>1.8</i>	80,647 <i>12.6</i>	76,752 <i>-4.8</i>	79,107 <i>3.1</i>	80,027 <i>1.2</i>	77,168 <i>-3.6</i>	77,382 <i>0.3</i>	73,000 <i>-5.7</i>	75,700 <i>3.7</i>
Centris® Average Price (\$)	171,776	184,555 <i>7.4</i>	195,208 <i>5.8</i>	207,531 <i>6.3</i>	215,323 <i>3.8</i>	225,369 <i>4.7</i>	241,455 <i>7.1</i>	261,452 <i>8.3</i>	266,473 <i>1.9</i>	269,100 <i>1.0</i>	272,000 <i>1.1</i>
Other indicators (3)											
GDP Growth (%)	2.7	1.8	1.8	17.8	1.4	-0.5	2.5	1.9	0.8	1.5	2.2
Employment Growth (%)	1.5	0.8	1.1	2.4	1.2	-0.8	1.7	1.0	0.8	1.4	1.4
Total Net Migration (3.1)	36,189	29,035 <i>-19.8</i>	28,044 <i>-3.4</i>	30,709 <i>9.5</i>	36,795 <i>19.8</i>	48,714 <i>32.4</i>	45,284 <i>-7.0</i>	43,460 <i>-4.0</i>	44,977 <i>3.5</i>	44,700 <i>-0.6</i>	45,300 <i>1.3</i>

(1) source and forecast: CMHC. (1.1) Dw elling for wich all w alls 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
