

CMHC Housing Market Forecasts: Province of Québec - Fall 2012

	2004	2005	2006	2007	2008	2009	2010	2011	2012(f)	2013(f)
Residential Construction (1)										
(Starts)										
Single Detached (1.1)	28,871	23,930	21,917	22,177	19,778	17,535	19,549	16,554	15,900	15,000
		-17.1	-8.4	1.2	-10.8	-11.3	11.5	-15.3	-4.0	-5.7
Multi-Family (1.2)	29,577	26,980	25,960	26,376	28,123	25,868	31,814	31,833	30,800	27,300
		-8.8	-3.8	1.6	6.6	-8.0	23.0	0.1	-3.2	-11.4
Total	58,448	50,910	47,877	48,553	47,901	43,403	51,363	48,387	46,700	42,300
		-12.9	-6.0	1.4	-1.3	-9.4	18.3	-5.8	-3.5	-9.4
Resale Market (2)										
MLS® Sales	68,268	70,385	71,619	80,647	76,753	79,108	80,028	77,188	78,700	79,800
		3.1	1.8	12.6	-4.8	3.1	1.2	-3.5	2.0	1.4
MLS® Average Price (\$)	171,774	184,555	195,208	207,531	215,320	225,368	241,456	261,581	271,800	274,100
		7.4	5.8	6.3	3.8	4.7	7.1	8.3	3.9	0.8
Other indicators (3)										
GDP Growth (%)	2.7	1.8	1.8	2.1	1.3	-0.7	2.5	1.7	1.3	2.0
Employment Growth (%)	1.5	0.8	1.1	2.4	1.2	-0.8	1.7	1.0	0.5	1.5
Total Net Migration (3.1)	36,189	29,035	28,135	30,840	37,091	48,329	45,881	43,905	45,200	46,000
		-19.8	-3.1	9.6	20.3	30.3	-5.1	-4.3	2.9	1.8

(1) source and forecast: CMHC. (1.1) Dwelling for which all walls are detached (1.2) Semi-detached, row or apartment units

(2) source: Canadian real Estate Association, Multiple Listing Service (MLS®), forecasts: CMHC

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