

CMHC Sudbury Industry Roundtable Presentation

Warren Philp
Market Analyst

Howard Johnson Hotel
March 7, 2013



Housing market intelligence you can count on

Key Points

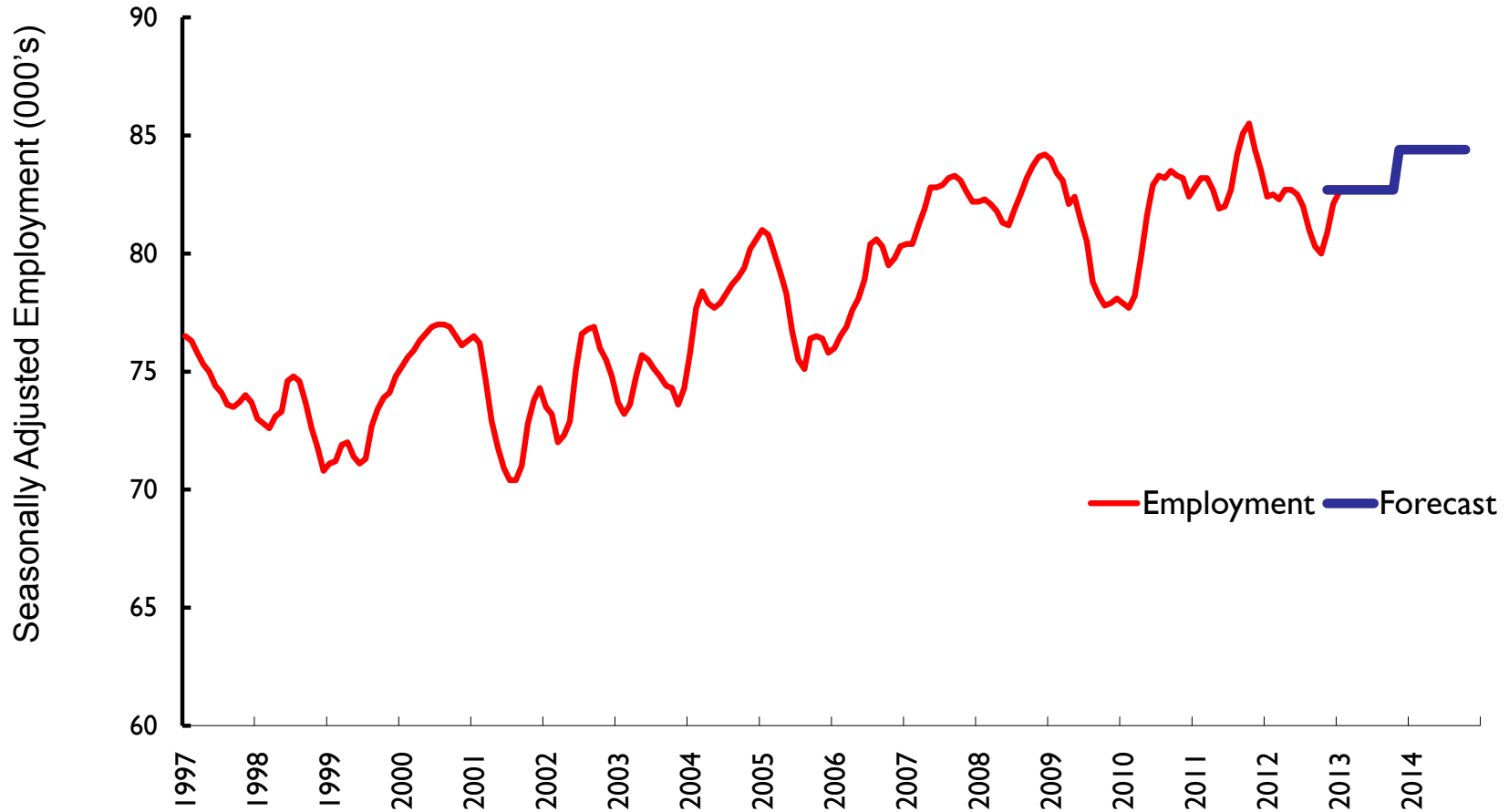
Housing market intelligence you can count on

- Sudbury Employment Expected to Improve;
- Housing Starts to Move Higher on Strength of Multis;
- Resale Market in Balanced State;
- Vacancy Rate Trending Down.

1. **Economy**
2. Demographics
3. Resale Market
4. New Construction
5. Rental Market
6. 2013 Outlook



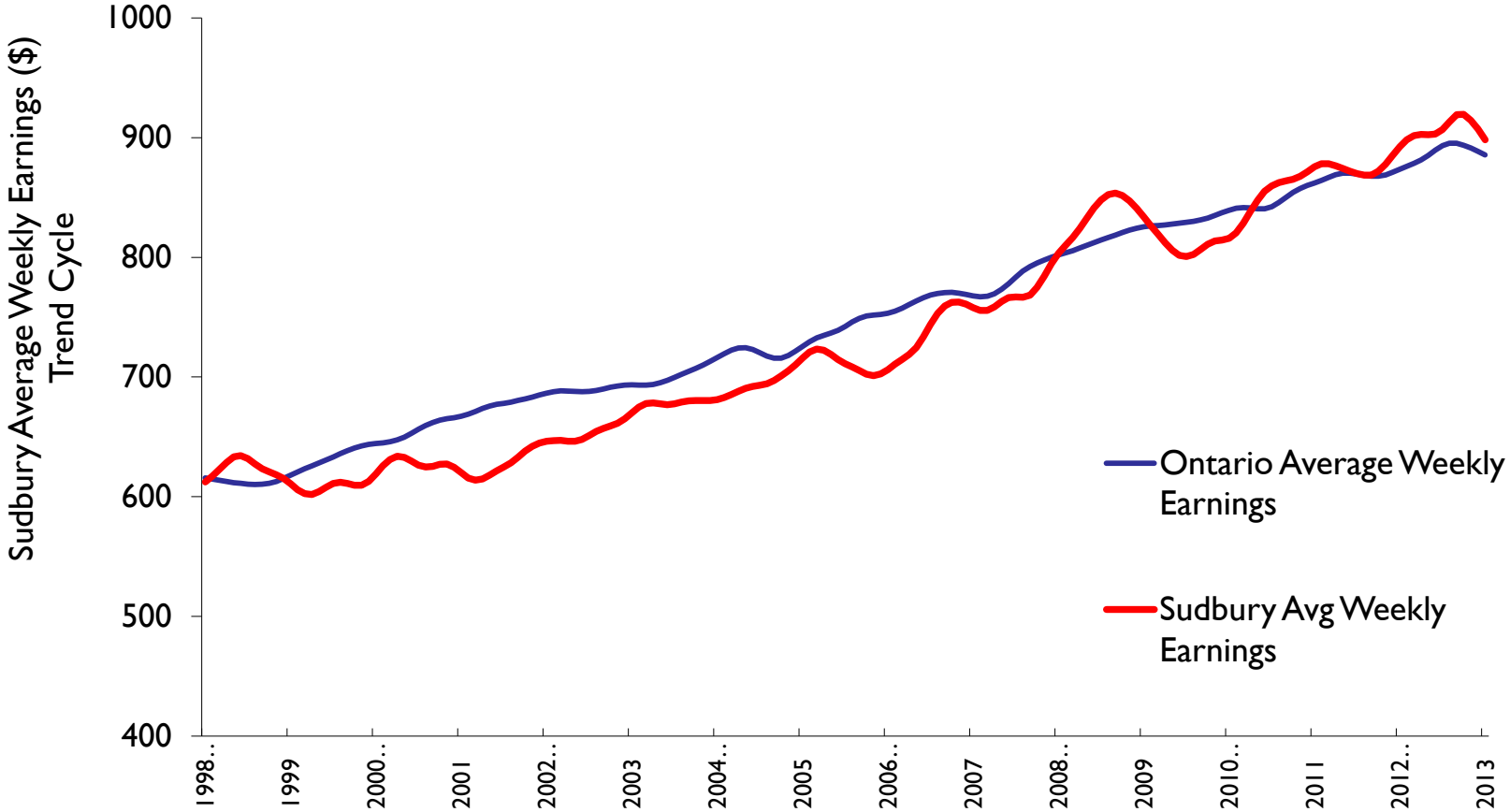
Sudbury Employment To Improve in 2013



Data to January 2013, CMHC Forecast 2013, 2014.

Source: Statistics Canada Labour Force Survey.

Sudbury Earnings Still Ahead of Ontario Average



Data to January 2013.

Source: Statistics Canada.

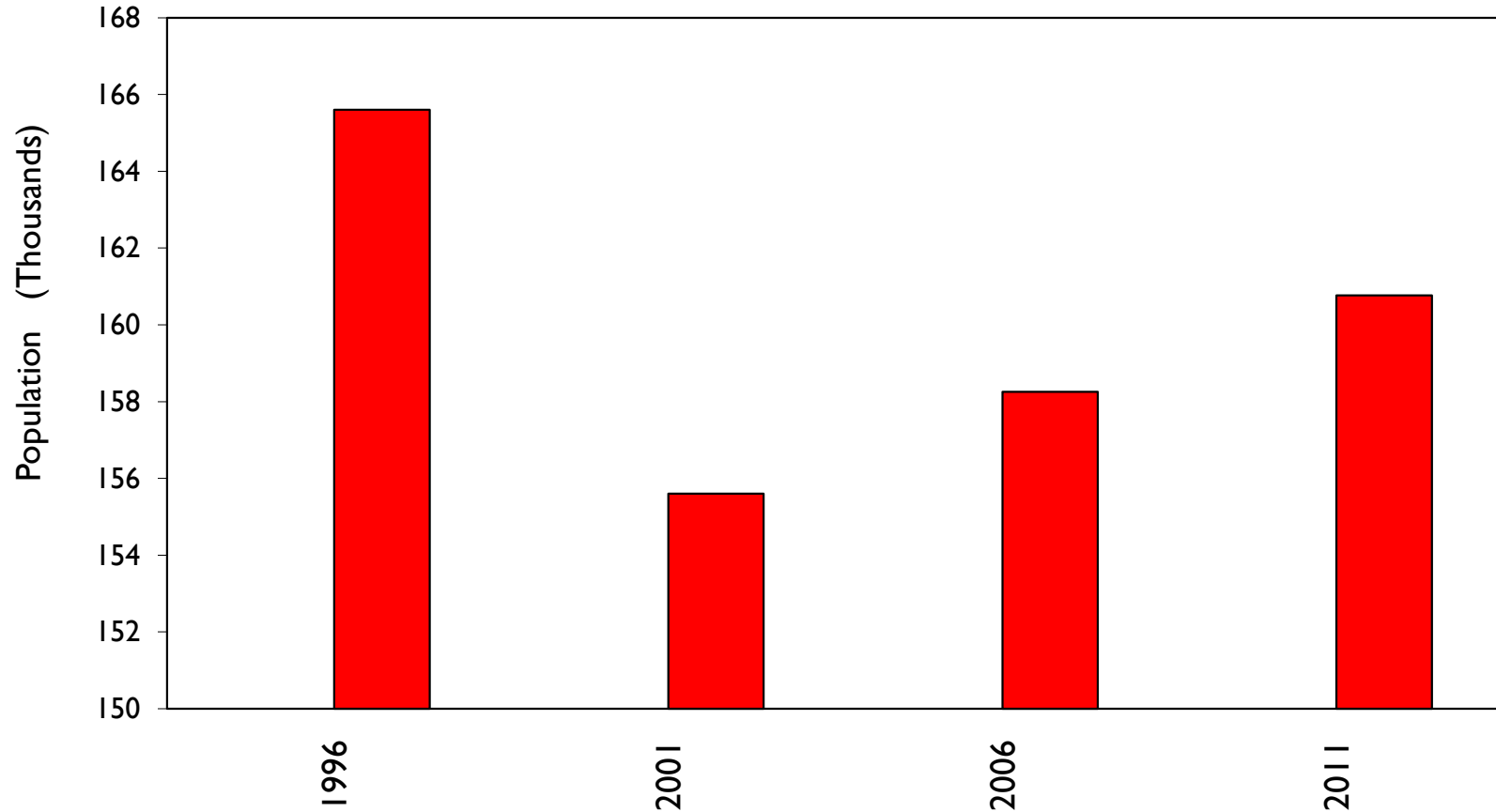
Outline

Housing market intelligence you can count on

1. Economy
2. **Demographics**
3. Resale Market
4. New Construction
5. Rental Market
6. 2013 Outlook



Population Numbers increasing in Sudbury

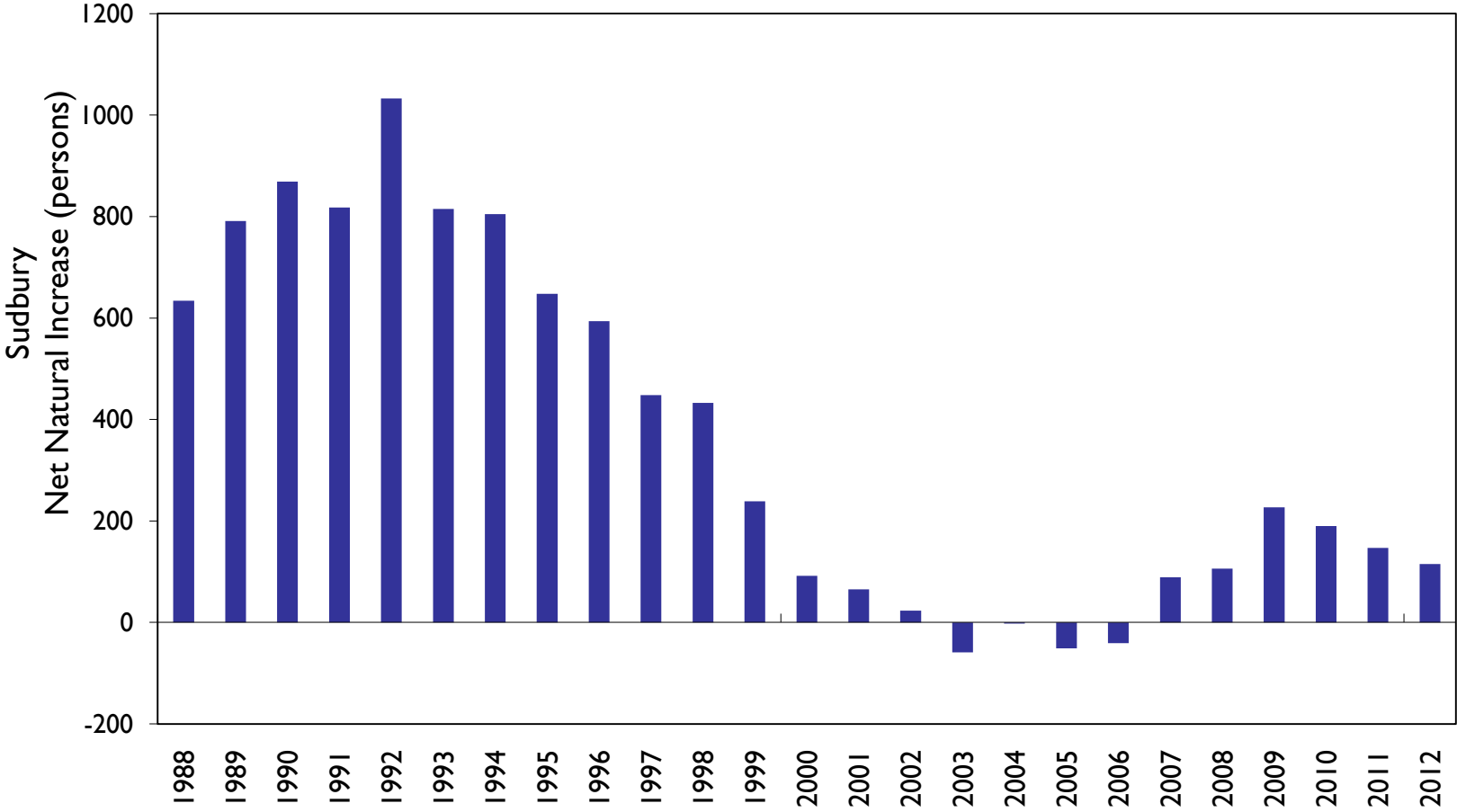


Note: Sudbury CMA Population increased 1.1 per cent btwn 2006 and 2011.

Source: Statistics Canada Census.

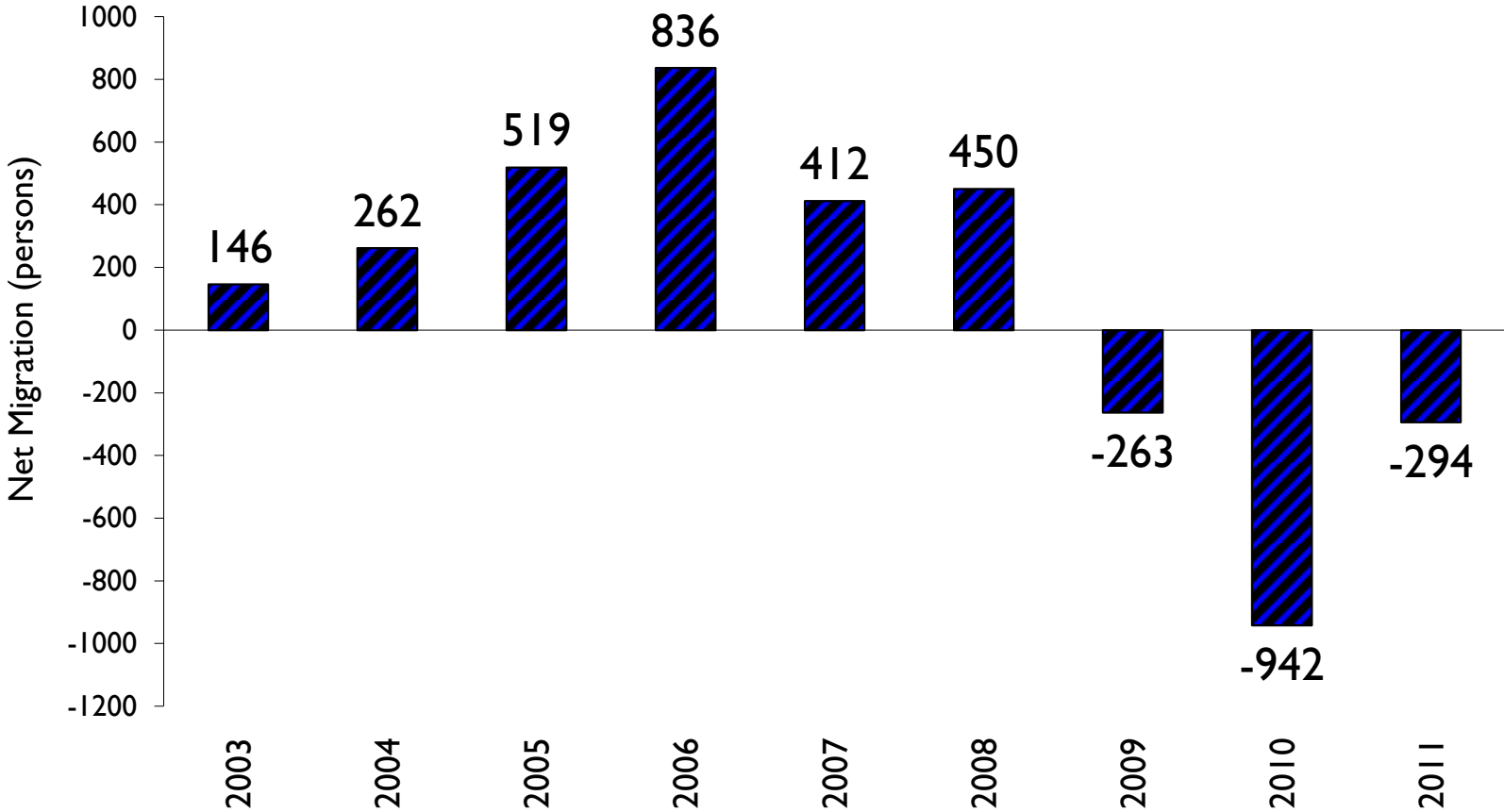
CANADA MORTGAGE AND HOUSING CORPORATION

Natural Increase in Sudbury Positive



Source: Statistics Canada

Sudbury Migration Trends

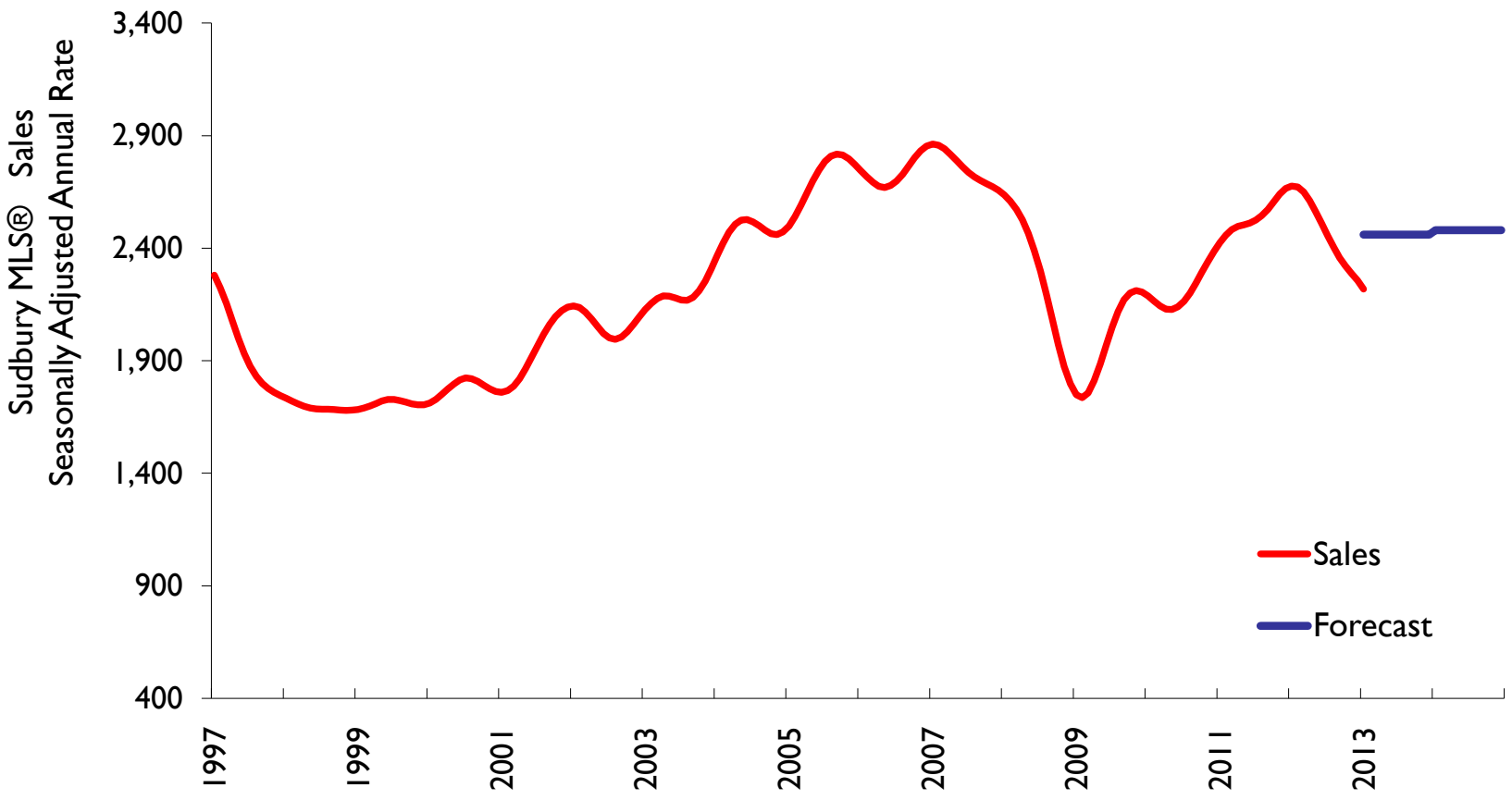


Source: Statistics Canada, Small Area and Administrative Data Division

1. Economy
2. Demographics
3. **Resale Market**
4. New Construction
5. Rental Market
6. 2013 Outlook



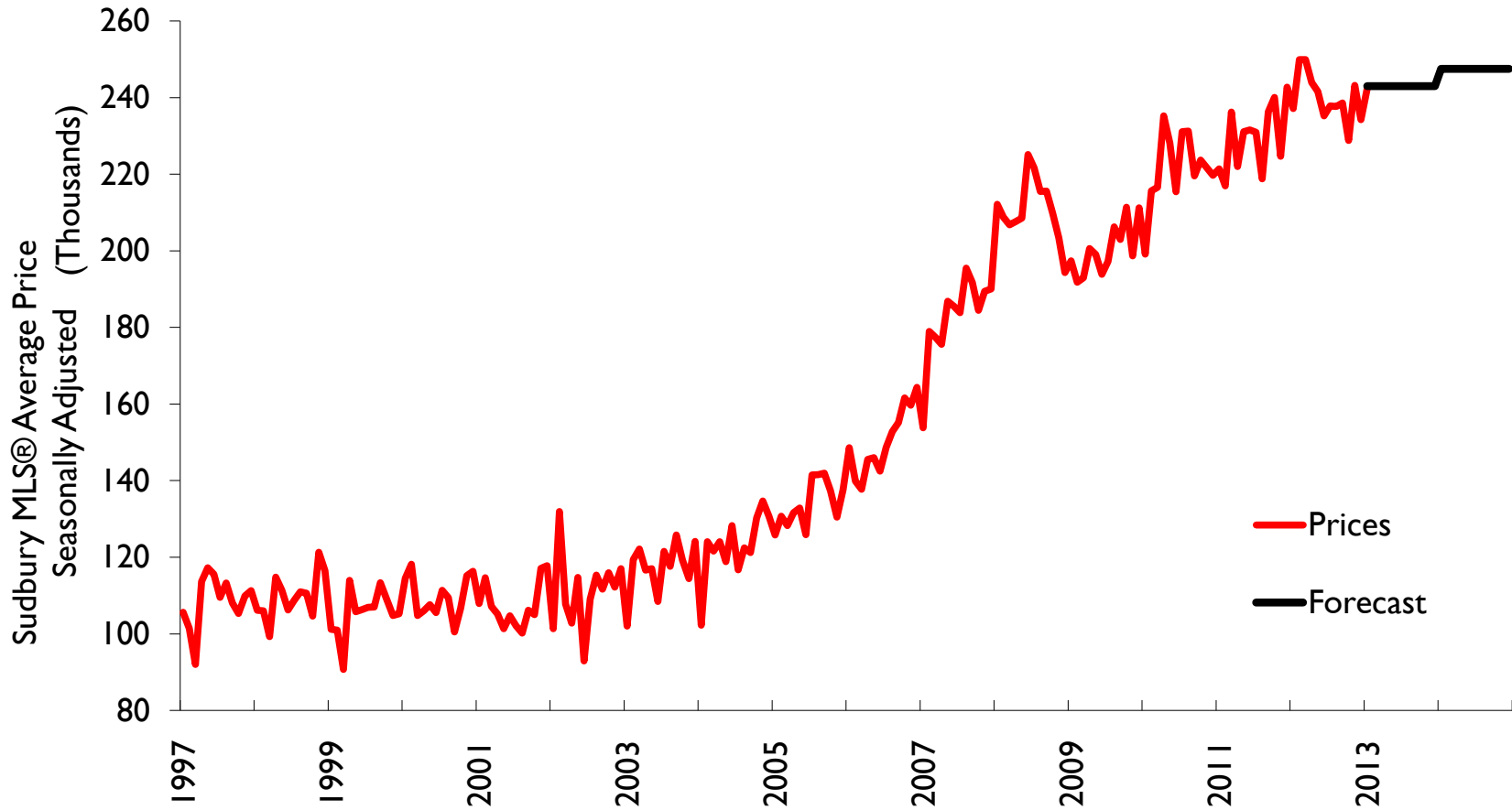
Sudbury Existing Sales Trending Down



Data to January 2013, CMHC Forecast.

Source: Sudbury Estate Board.

Sudbury MLS Prices To Rise Slowly



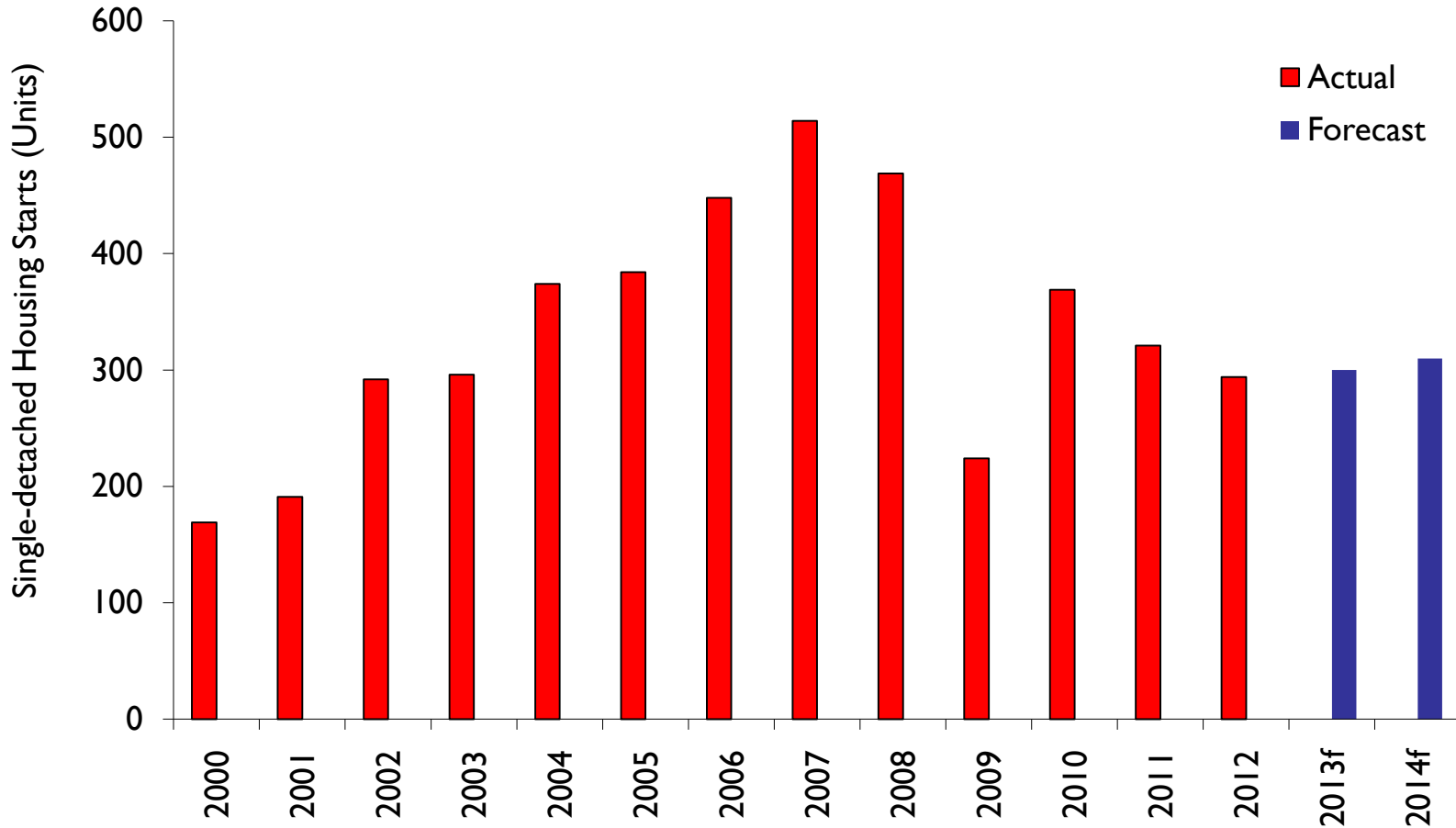
Data to January 2013, CMHC Forecast.

Source: Sudbury Real Estate Board.

1. Economy
2. Demographics
3. Resale Market
4. **New Construction**
5. Rental Market
6. 2013 Outlook

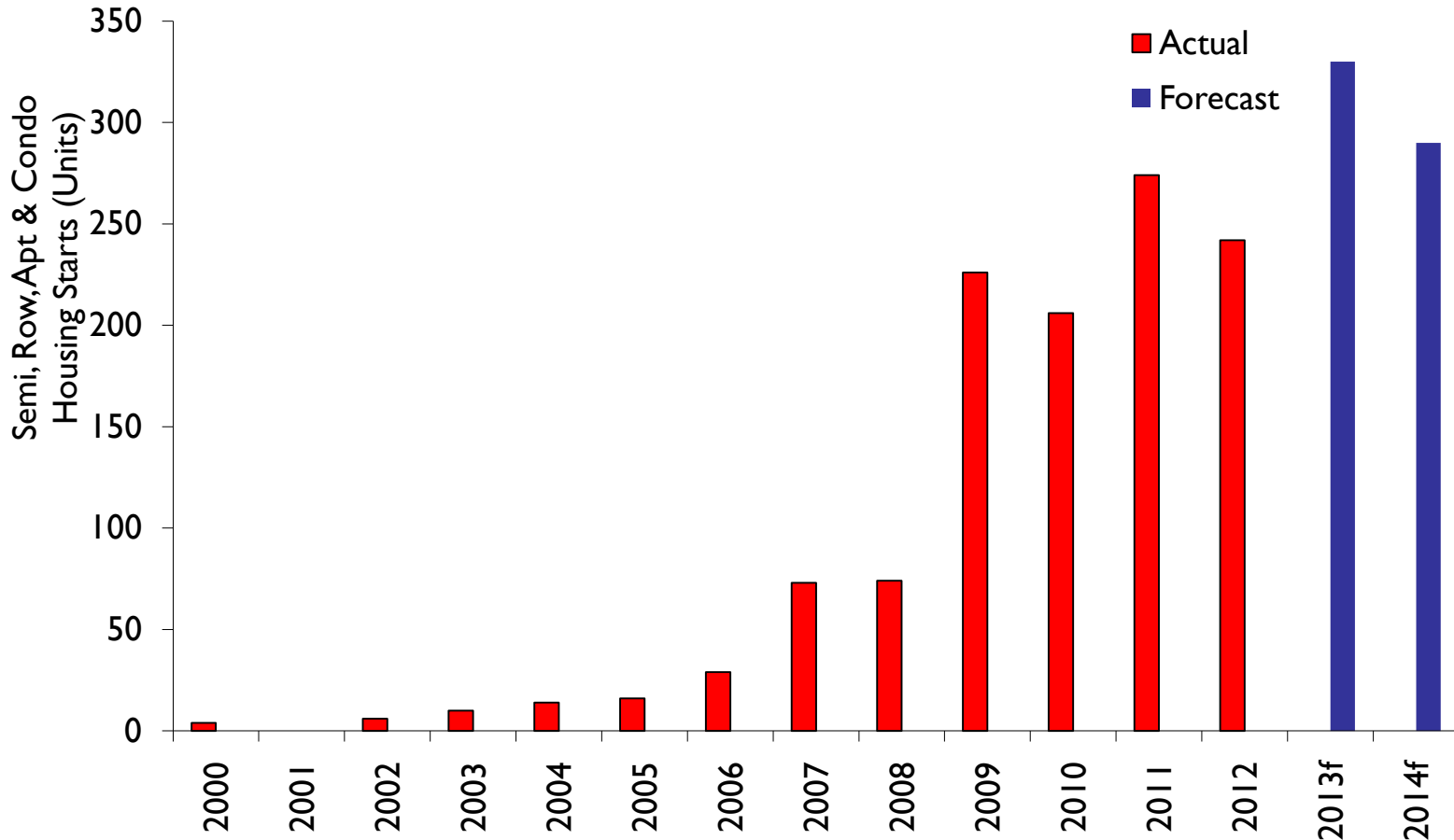


Sudbury Single-Detached Housing Starts To Increase Slightly



Source: CMHC.

Sudbury Multiple Unit Housing Starts To Climb

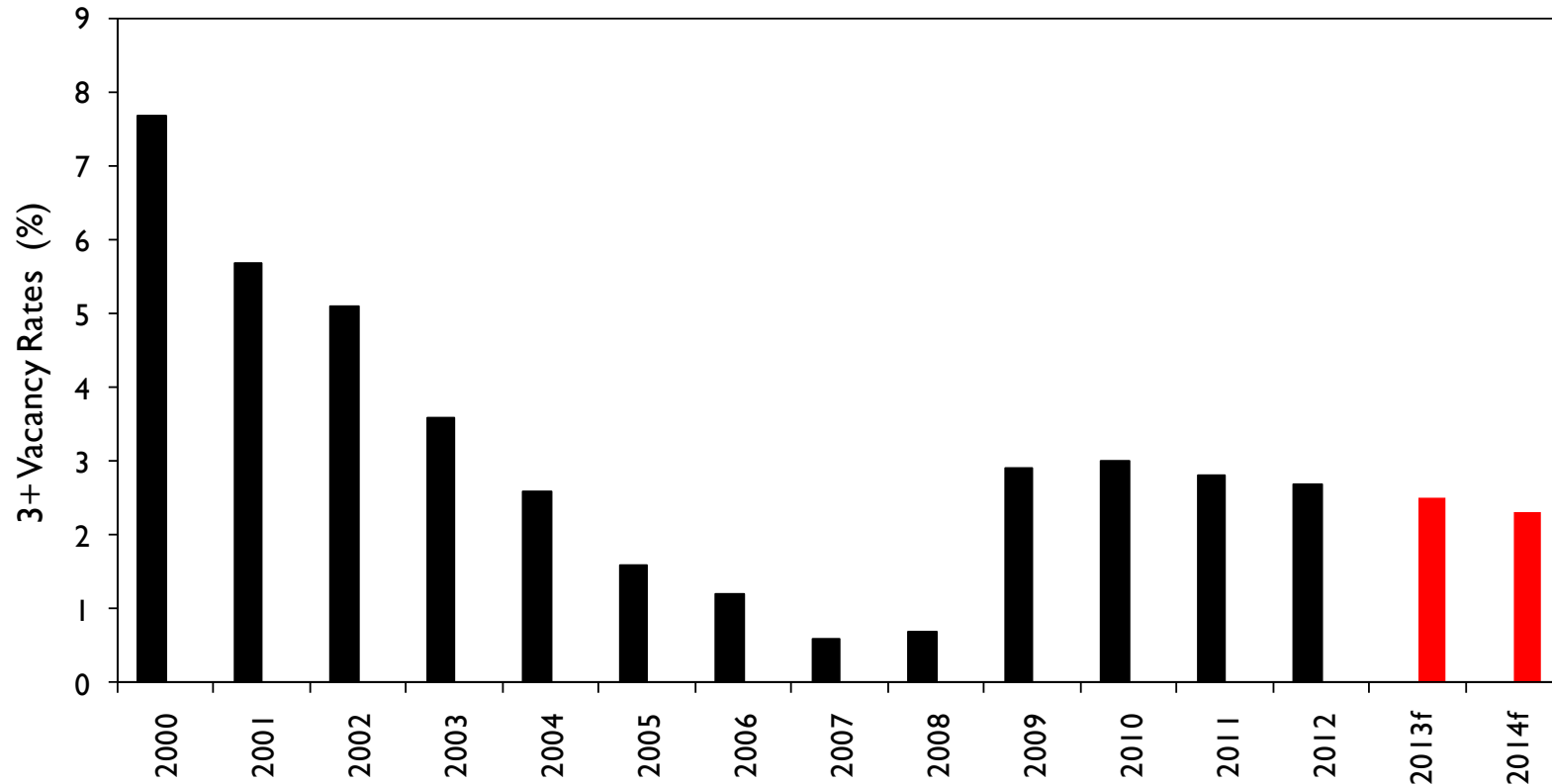


Source: CMHC.

1. Economy
2. Demographics
3. Resale Market
4. New Construction
5. **Rental Market**
6. 2013 Outlook



Sudbury Vacancy Rates to Decline

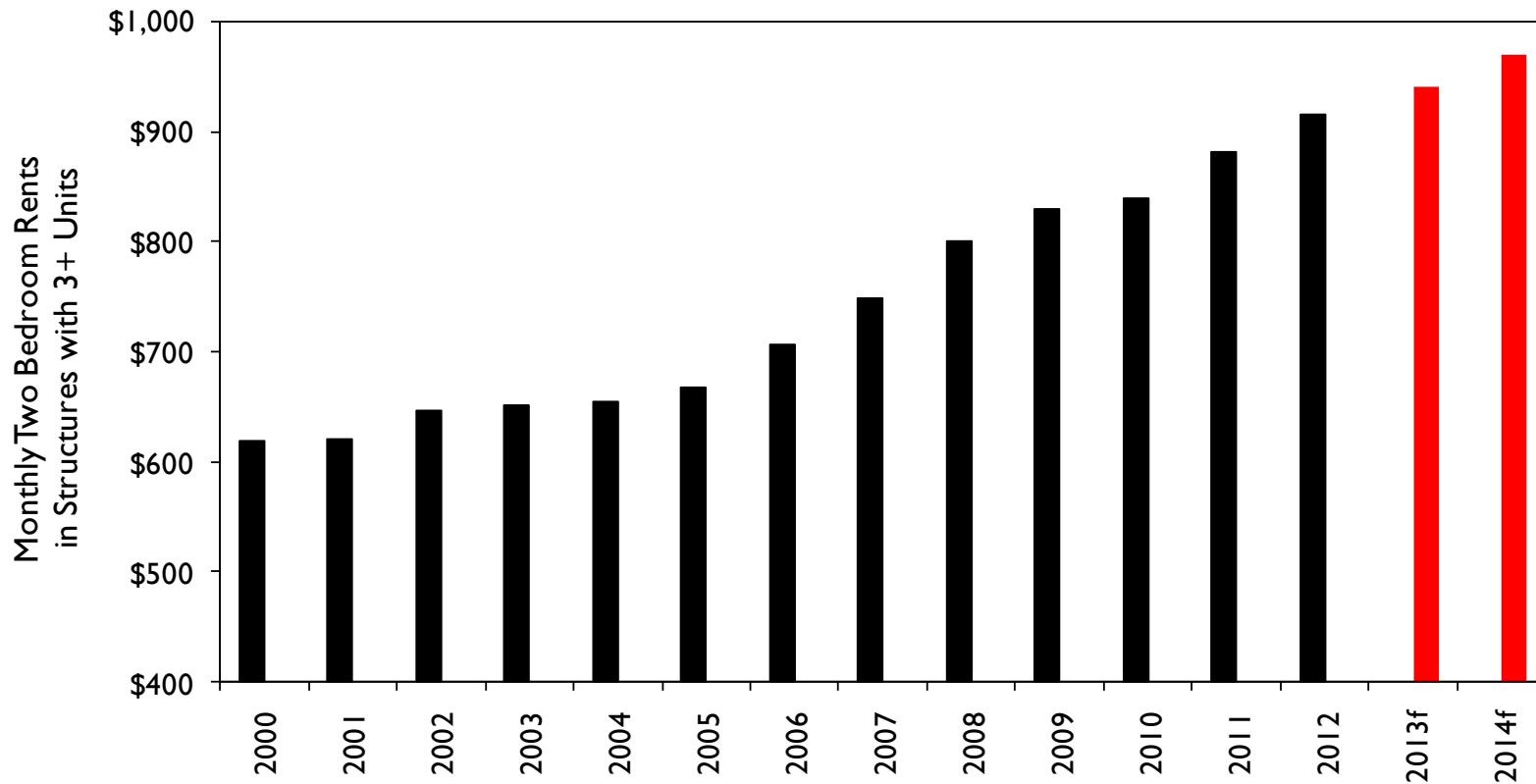


Note: Survey data from October of each year.

2013 and 2014 are CMHC Forecasts.

Source: CMHC.

Sudbury Average 2 Bedroom Rents Rising



2013 and 2014 are CMHC Forecasts.

Source: CMHC October Survey Data.

Outline

Housing market intelligence you can count on

1. Economy
2. Demographics
3. Resale Market
4. New Construction
5. Rental Market
6. **2013 Outlook**



Sudbury Forecast Summary

	2012	2013f	2014f
MLS® sales	2,478	2,460	2,480
Average MLS® Price	\$240,312	\$243,000	\$247,500
Single starts	294	300	310
Multiple starts	242	330	290
Total starts	536	630	600
Vacancy Rate	2.7%	2.5%	2.3%

f: CMHC Forecast.

Source: Sudbury Real Estate Board, CMHC.

Footnote: MLS® is a registered trademark of the Canadian Real Estate Association.

For more information:

Contact Warren Philp;

CMHC Market Analyst;

Phone: 877-349-3688;

E-Mail: wphilp@cmhc.ca;

For Ontario Publications and services, call 1-800-493-0059;

Check our website: www.cmhc.ca;

Most of our publications are free.

In Future, for more information:

Contact Jawad Ahmad;

CMHC Market Analyst;

Phone: 416-218-3373;

E-Mail: jahmad@cmhc.ca;