

London Housing Advisory Committee

Alexander Bonnyman
Senior Market Analyst
April 10, 2013



Housing market intelligence you can count on

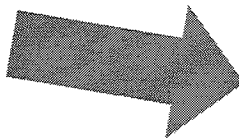
Canada



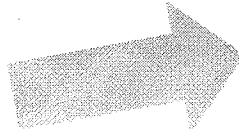
Housing market intelligence you can count on

2013 Forecast

MLS[®] Sales



MLS[®] Prices

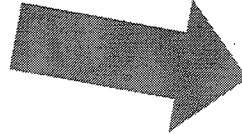


CANADA MORTGAGE AND HOUSING CORPORATION

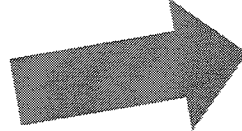
Source: CMHC

2013 Forecast

MLS[®] Sales



MLS[®] Prices

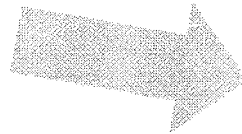


CANADA MORTGAGE AND HOUSING CORPORATION

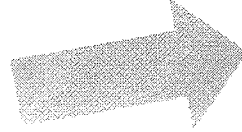
Source: CMHC

2013 Forecast

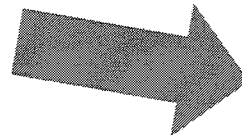
MLS[®] Sales



MLS[®] Prices



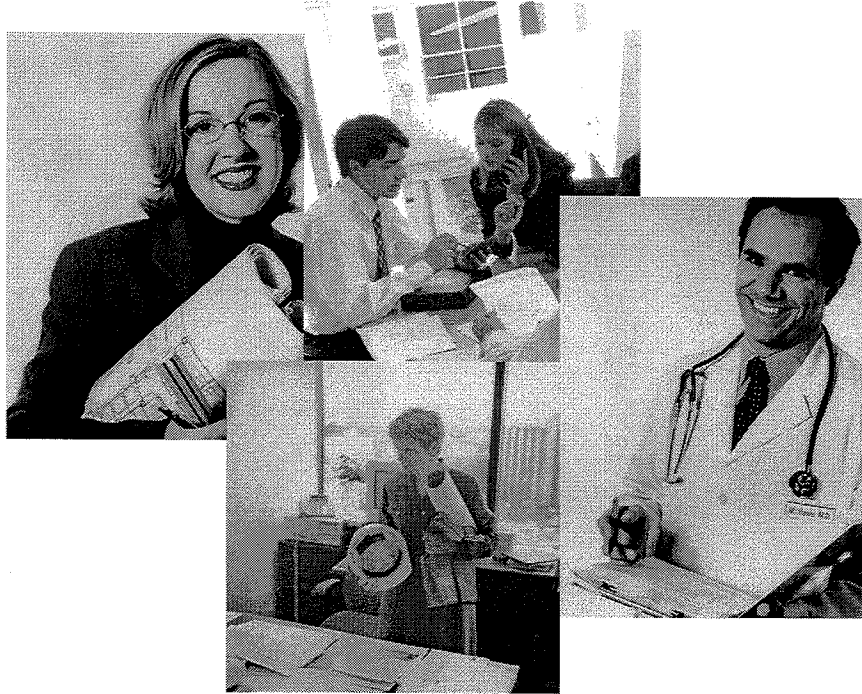
Starts



CANADA MORTGAGE AND HOUSING CORPORATION

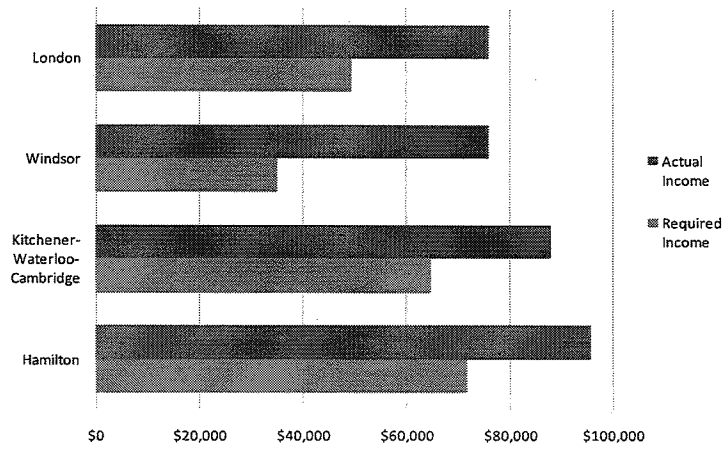
Source: CMHC

Employment



CANADA MORTGAGE AND HOUSING CORPORATION

Required-to-Actual Incomes 2013 forecast



Source: CMHC, Statistics Canada

Core Housing Need

- 1. Adequate**
2. Suitable
3. Affordable

Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Core Housing Need

- 1. Adequate**
- 2. Suitable**
3. Affordable

Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

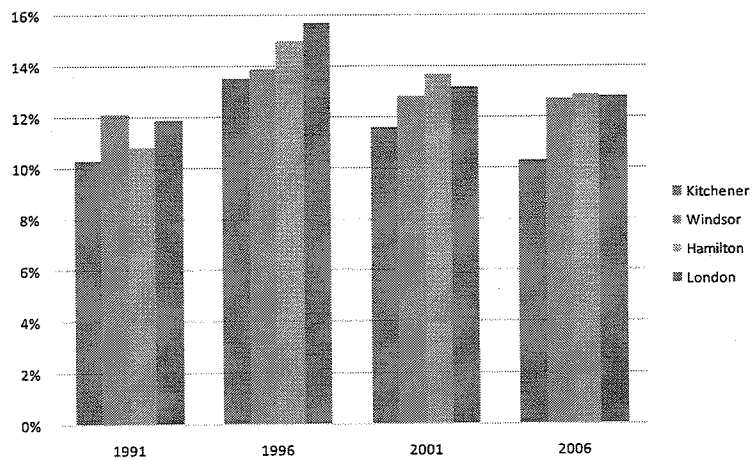
Core Housing Need

1. Adequate
2. Suitable
3. Affordable

Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Core Housing Need

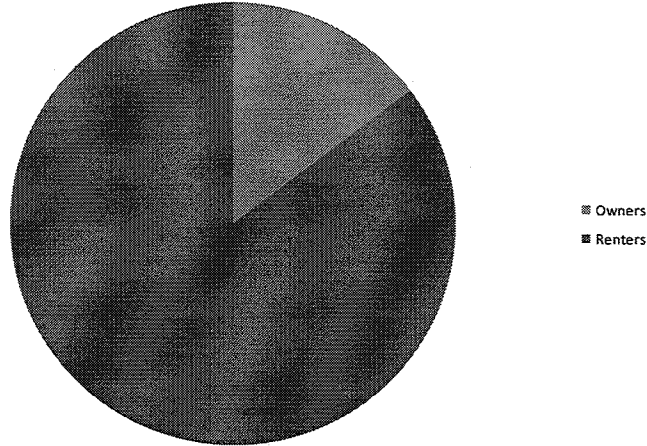


Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Who is in Core Housing Need?

2006 Data

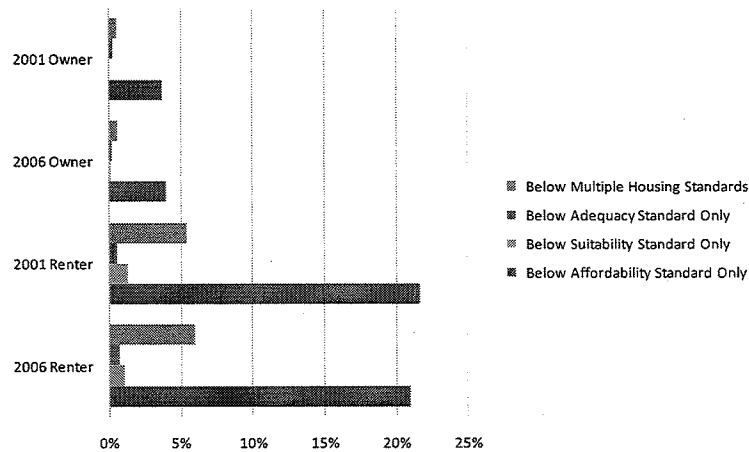


Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Reason for Classification

2006 data

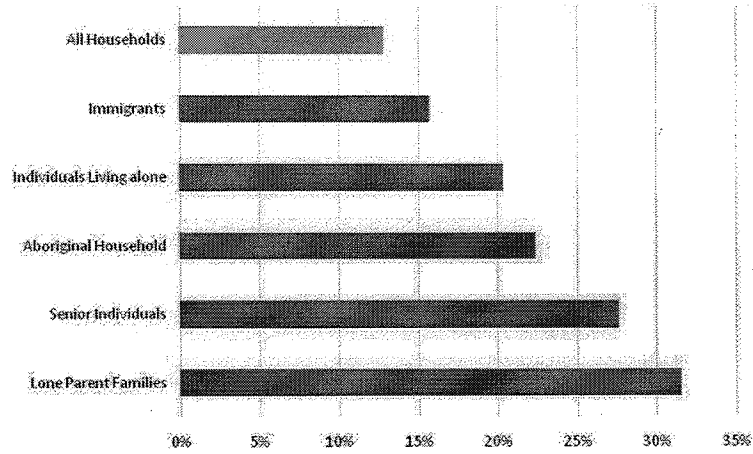


Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Core Housing Need by Household type

2006 data

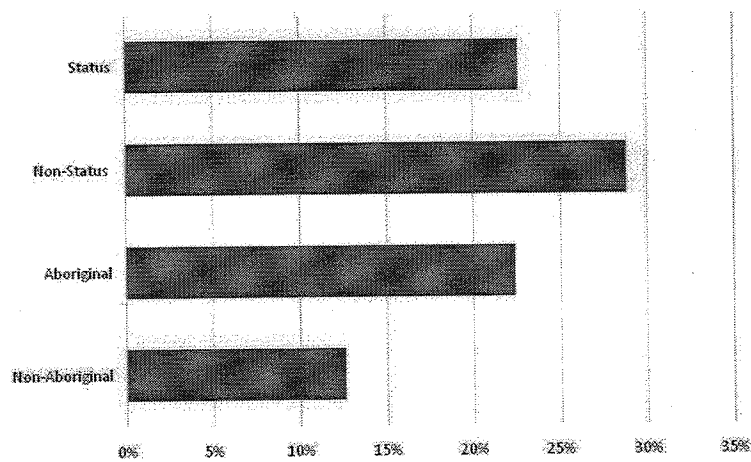


Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Core Housing Need for Aboriginals

2006 data

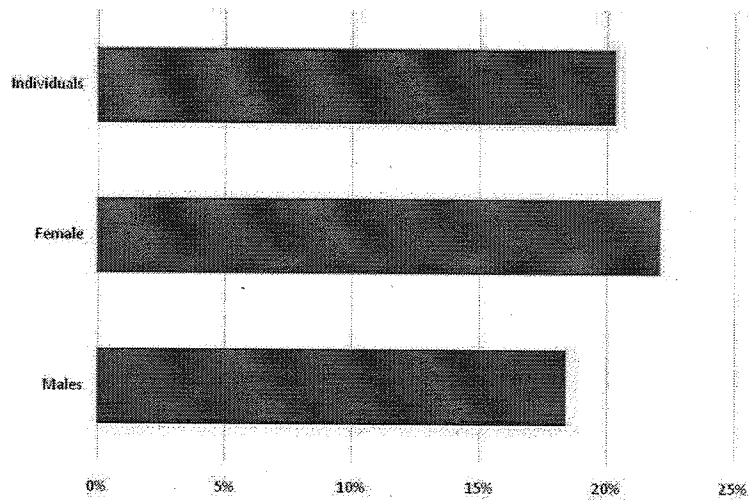


Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Core Housing Need for Individuals

2006 data

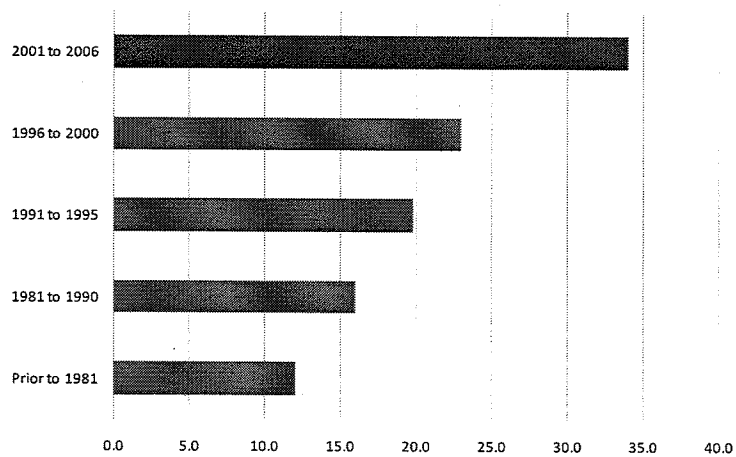


Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Immigrants and Core Housing Need

2006 data

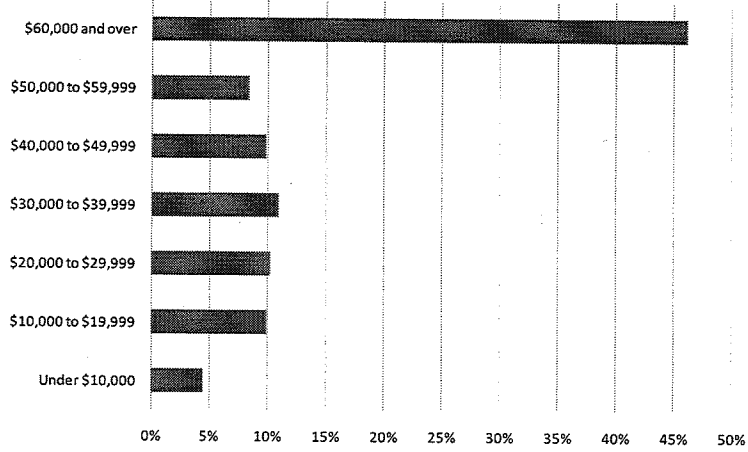


Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

Why? – All Family Type Incomes

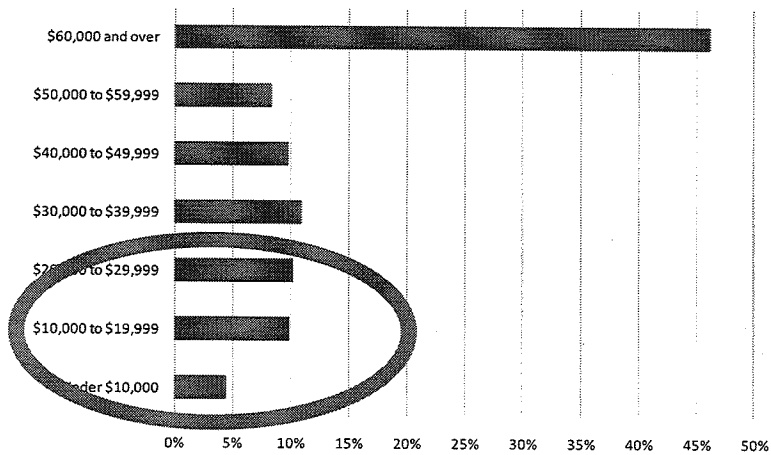
2006 data



Source: Statistics Canada – Income in Canada (2010)

CANADA MORTGAGE AND HOUSING CORPORATION

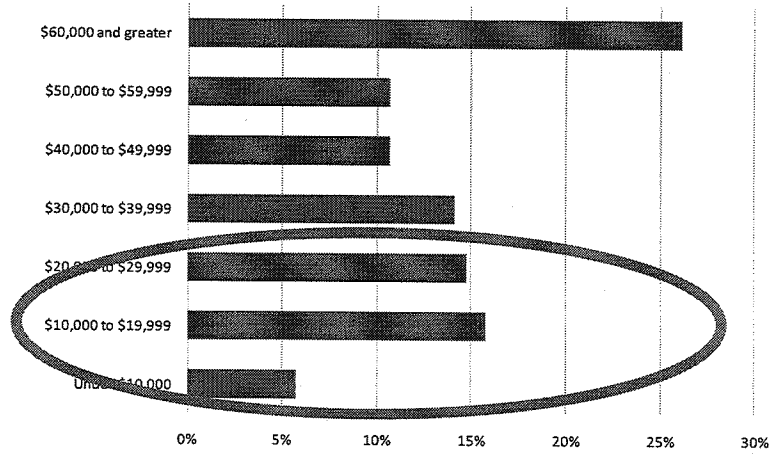
Why? – All Family Type Incomes



Source: Statistics Canada – Income in Canada (2010)

CANADA MORTGAGE AND HOUSING CORPORATION

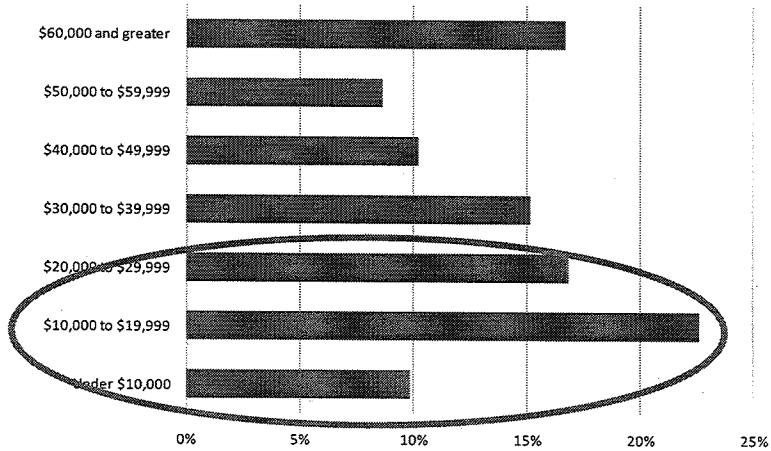
Lone-Parent Households Avg: \$46,189 (2005)



Source: Statistics Canada

CANADA MORTGAGE AND HOUSING CORPORATION

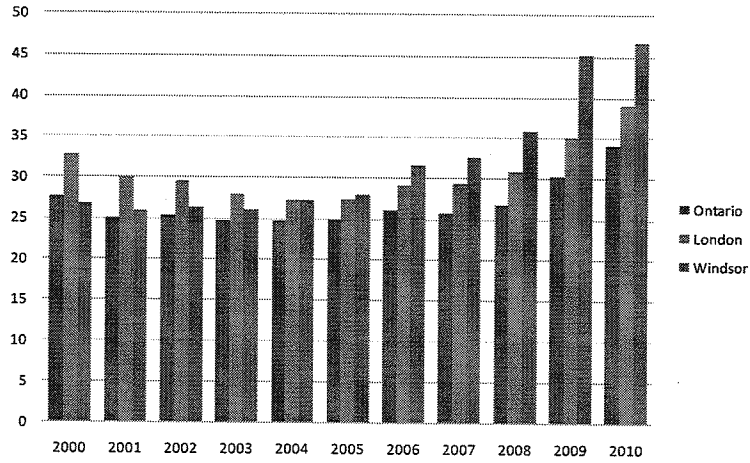
Non-Family Households Avg: \$37,395 (2005)



Source: Statistics Canada

CANADA MORTGAGE AND HOUSING CORPORATION

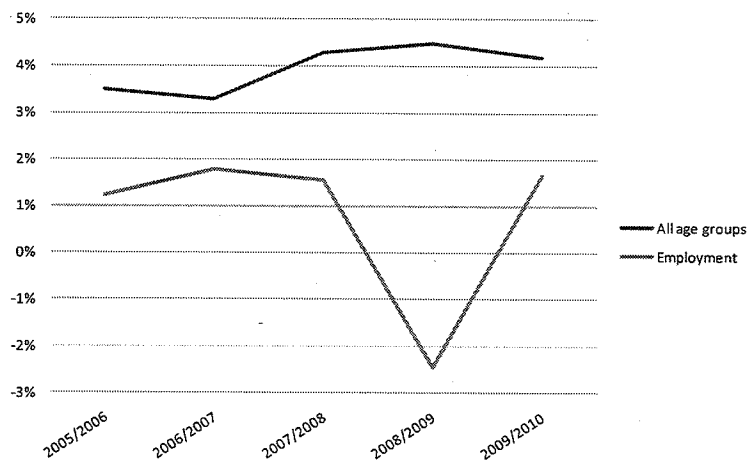
EDR – Lone-Parent Families



Source: Statistics Canada

CANADA MORTGAGE AND HOUSING CORPORATION

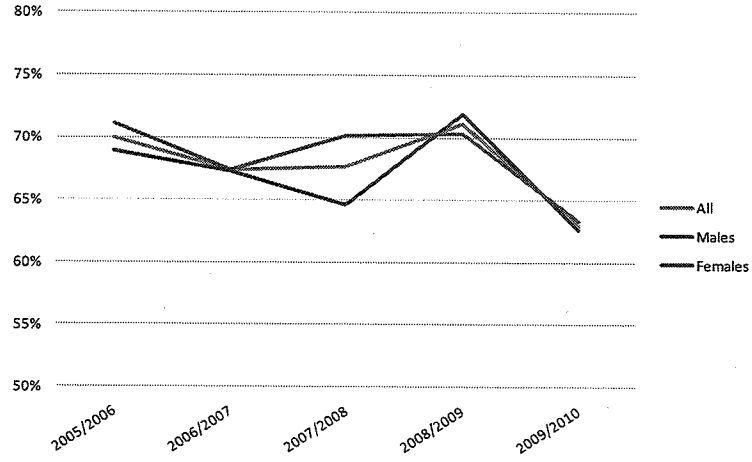
Ontario - Entry into Low Income (LIM)



Source: Statistics Canada

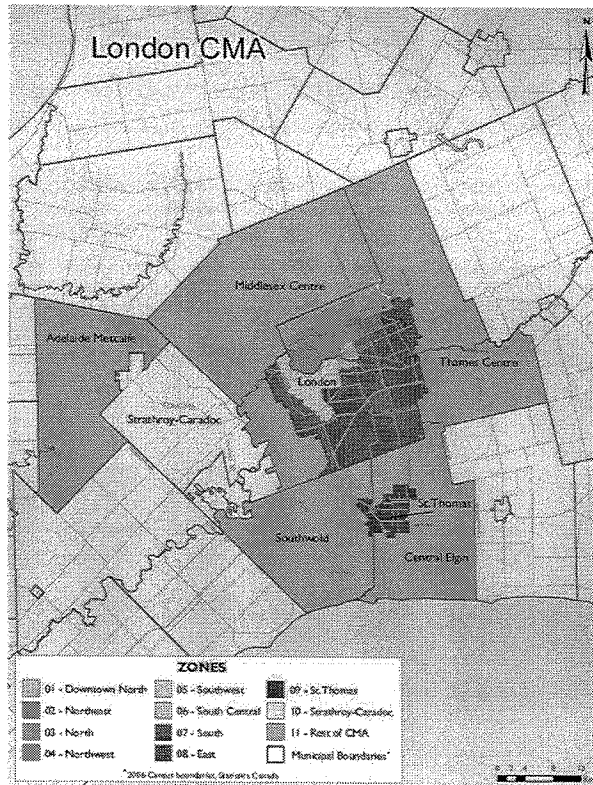
CANADA MORTGAGE AND HOUSING CORPORATION

Ontario - Low Income (LIM) Both Years



Source: Statistics Canada

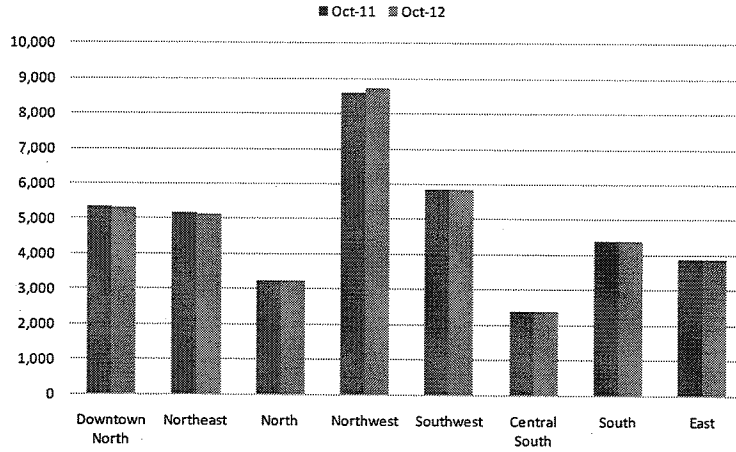
CANADA MORTGAGE AND HOUSING CORPORATION



Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION

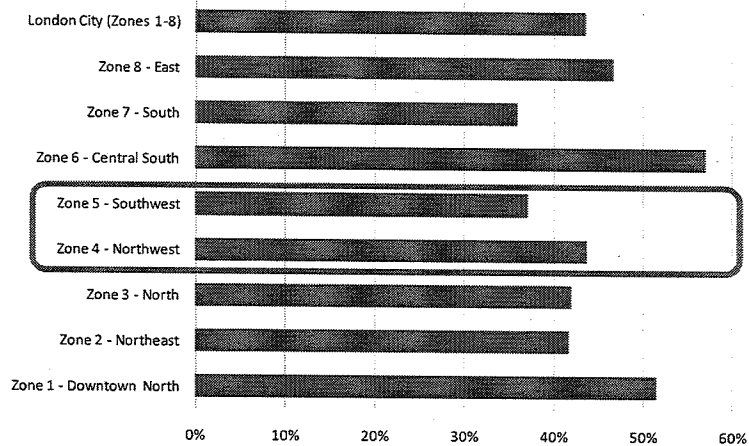
Universe by Zone



CANADA MORTGAGE AND HOUSING CORPORATION

Source: CMHC

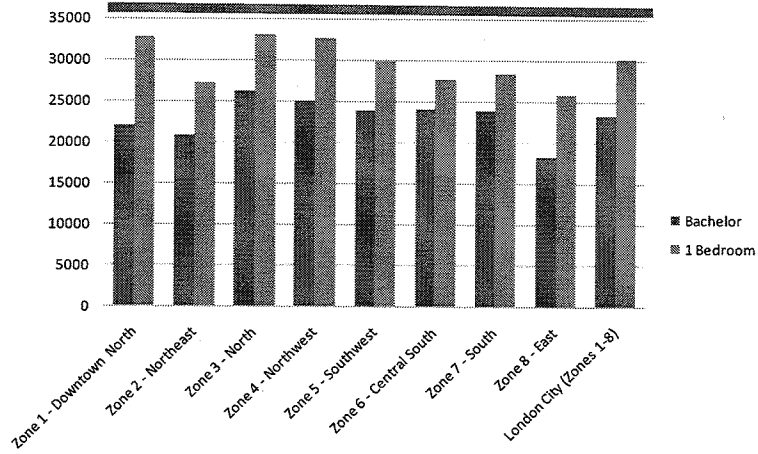
Proportion of apartments | Bdrm or smaller



Source: CMHC (2012 Rental Market Report)

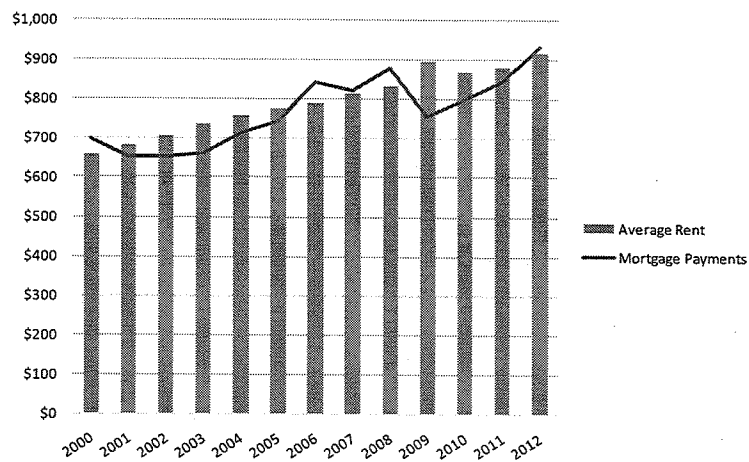
CANADA MORTGAGE AND HOUSING CORPORATION

Individual Income and Required Incomes



Source: Statistics Canada – Income in Canada (2010), CMHC 2012 RMR
CANADA MORTGAGE AND HOUSING CORPORATION

Rents and Mortgage Carrying Cost



Source: CMHC, CREA

Summary

- London is “affordable” in general
- Need to look beyond the averages
- **CMHC’s 2012 Rental Market Report available**
- **Watch for 2011 Census data releases throughout 2013**

CANADA MORTGAGE AND HOUSING CORPORATION

Thank You!

Alexander Bonnyman
abonnyma@cmhc.ca

CANADA MORTGAGE AND HOUSING CORPORATION