

City of Burlington Pipeline to Permit Committee Meeting

Housing Starts Update and
Survey Methodology

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Four Main Steps in Collecting and Releasing CMHC Construction Data



1. Monthly building permit reports collected from municipalities between the 1st and 10th working day of the month.
2. Permits for **new residential construction** and **conversions** reviewed and entered into our database. **Conversion starts** are recorded at this stage, as housing starts field enumeration only occurs for **new construction** homes.
3. Field enumerators receive **new construction** permits to track. They typically visit construction sites between the 10th and 15th working day of the month, recording **starts (“foundation” stage)**, completion & absorption information
4. **New construction** data released on the 11th working day of the following month, **conversions** data released on the final working day of the following month

Some Dwelling Types Are Not Tracked by CMHC



- Dwellings without their own entrance, kitchen and bathroom (ex. **nursing homes***, **student housing***)

- Dwellings not permanently attached to a site (ex. mobile homes)



- Dwellings unsuitable for year-round occupancy (ex. summer cottages)

Multiple Ways to View CMHC Construction Data

CMHC Housing Market Information Portal

FULL VIEW

Burlington (CY)

NEW HOUSING CONSTRUCTION -

- Starts (Actual)** ← **New construction starts**
- Completions
- [Under Construction Inventory](#)
- [Length of Construction \(in months\)](#)
- [Absorbed Units \(Homeowner + Condo\)](#)
- [% of Absorbed Units at Completion \(Homeowner + Condo\)](#)
- [Inventory of Completed and Unabsorbed Units \(Homeowner + Condo\)](#)
- [Absorbed Unit Prices \(\\$\)](#)
- [Unabsorbed Unit Prices \(\\$\)](#)

PRIMARY RENTAL MARKET +

POPULATION, HOUSEHOLDS AND HOUSING STOCK +

CORE HOUSING NEED +

Select location using the dropdown or the interactive map below

Canada ▾ Ontario ▾ Hamilton ▾ Burlington (CY)

Change submarket boundary ?

- Census Subdivision (CSD)
- Zone
- Neighbourhood
- Census Tract

Multiple Ways to View CMHC Construction Data

[CMHC Data Tables](#)

HOUSING STARTS, COMPLETIONS AND UNDER CONSTRUCTION

These tables are tracking new home construction activity such as housing starts, number of units under construction, and completions. The data is organized by region, province, Census Metropolitan Area (CMA) and dwelling type.

Monthly/Quarterly

- [Monthly Housing Starts and Other Construction Data Tables](#)
- [Seasonally-adjusted Starts \(Canada and Provinces\)](#)
- [Starts, Completions, and Units Under Construction by Geography](#)
- [Starts, Completions and Under Construction \(Census Subdivisions\)](#)
- [Starts and Completions by Intended Market \(CMA and Large CAs\)](#)
- [Starts and Completions by Intended Market by Canada and provinces](#)
- [Apartment Starts and Completions by Canada, Provinces, Large Cities](#)
- [Residential Conversions and demolitions \(Census Subdivisions\)](#)
- [Housing Market Tables: Selected South Central Ontario](#)
- [Prairies Residential Construction Digest](#)
- [Quarterly Starts, Completions, Units Under Construction by \(Canada, Provinces\)](#)

New construction starts

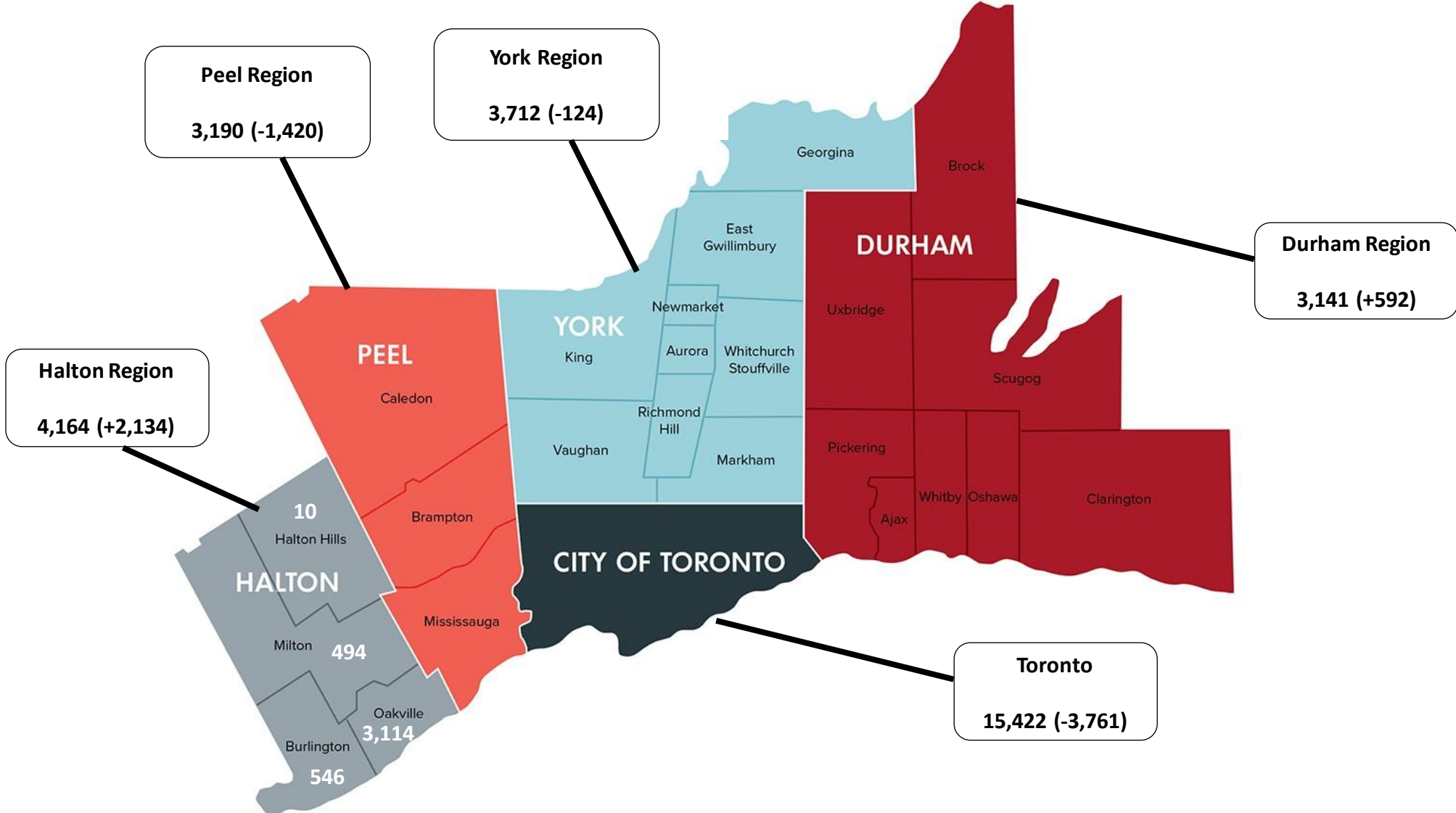


Conversion starts



Halton has most YTD new construction starts amongst GTA's 905 regions

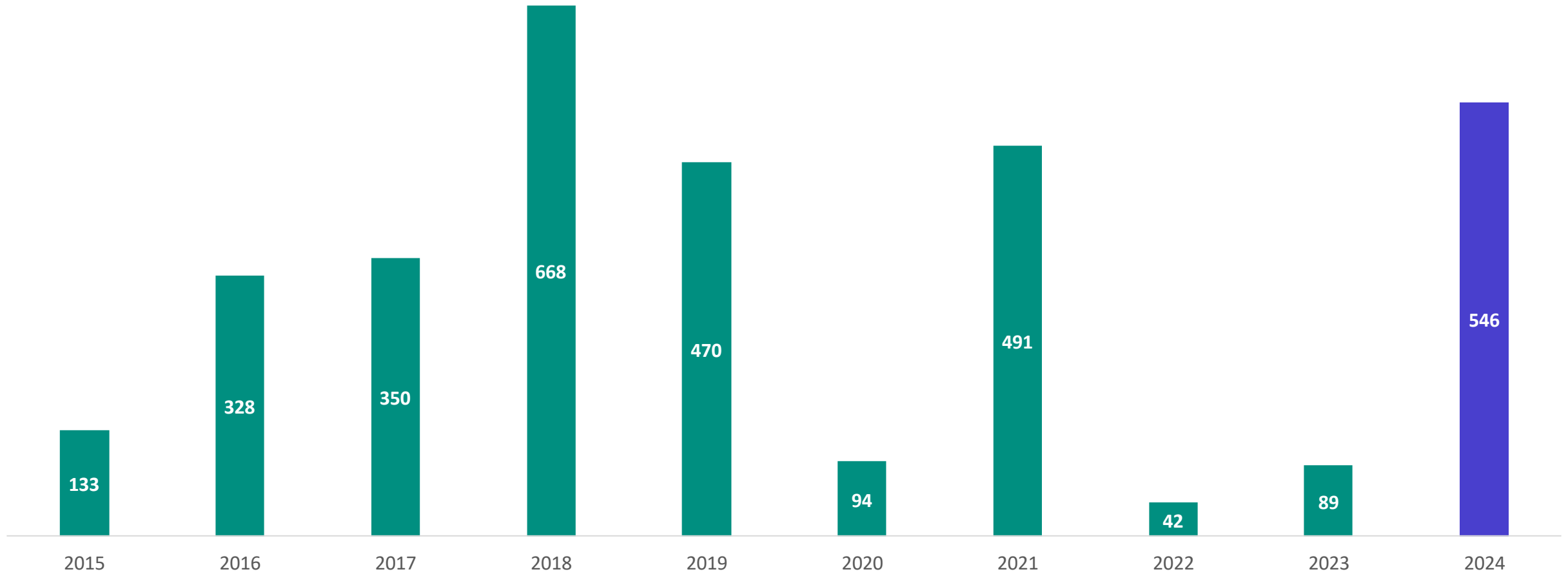
January to July 2024 new construction housing starts and year-over year change



Source: CMHC

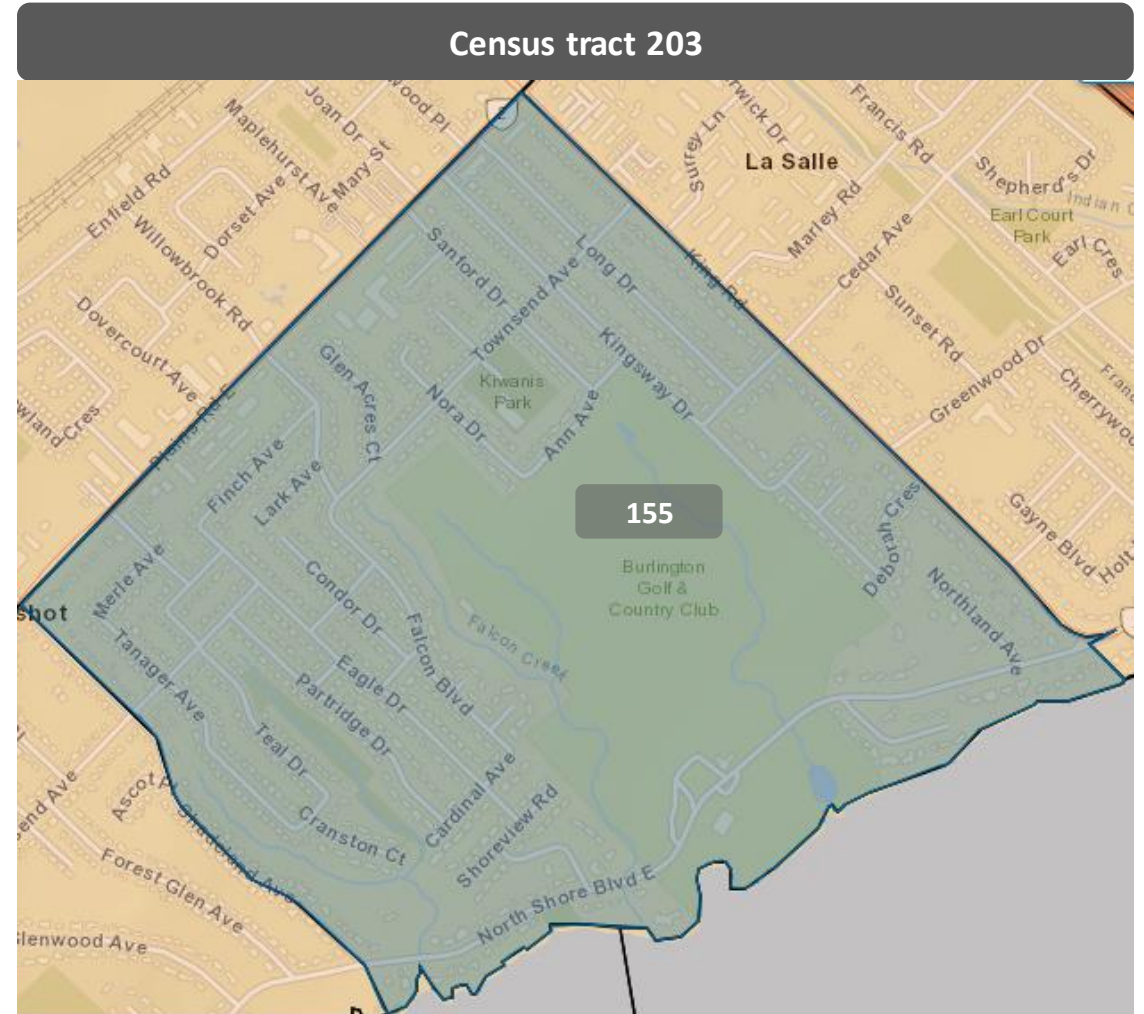
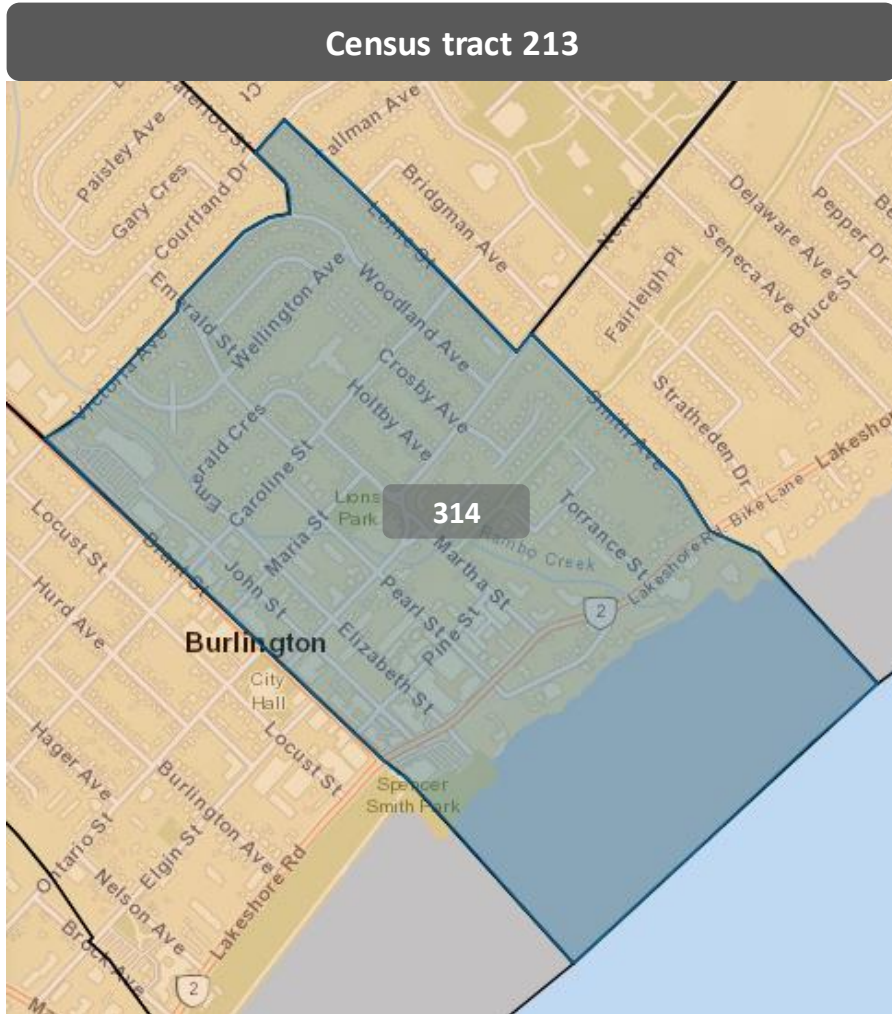
Burlington's new construction starts the second highest in past ten years

January to July new construction housing starts (City of Burlington)



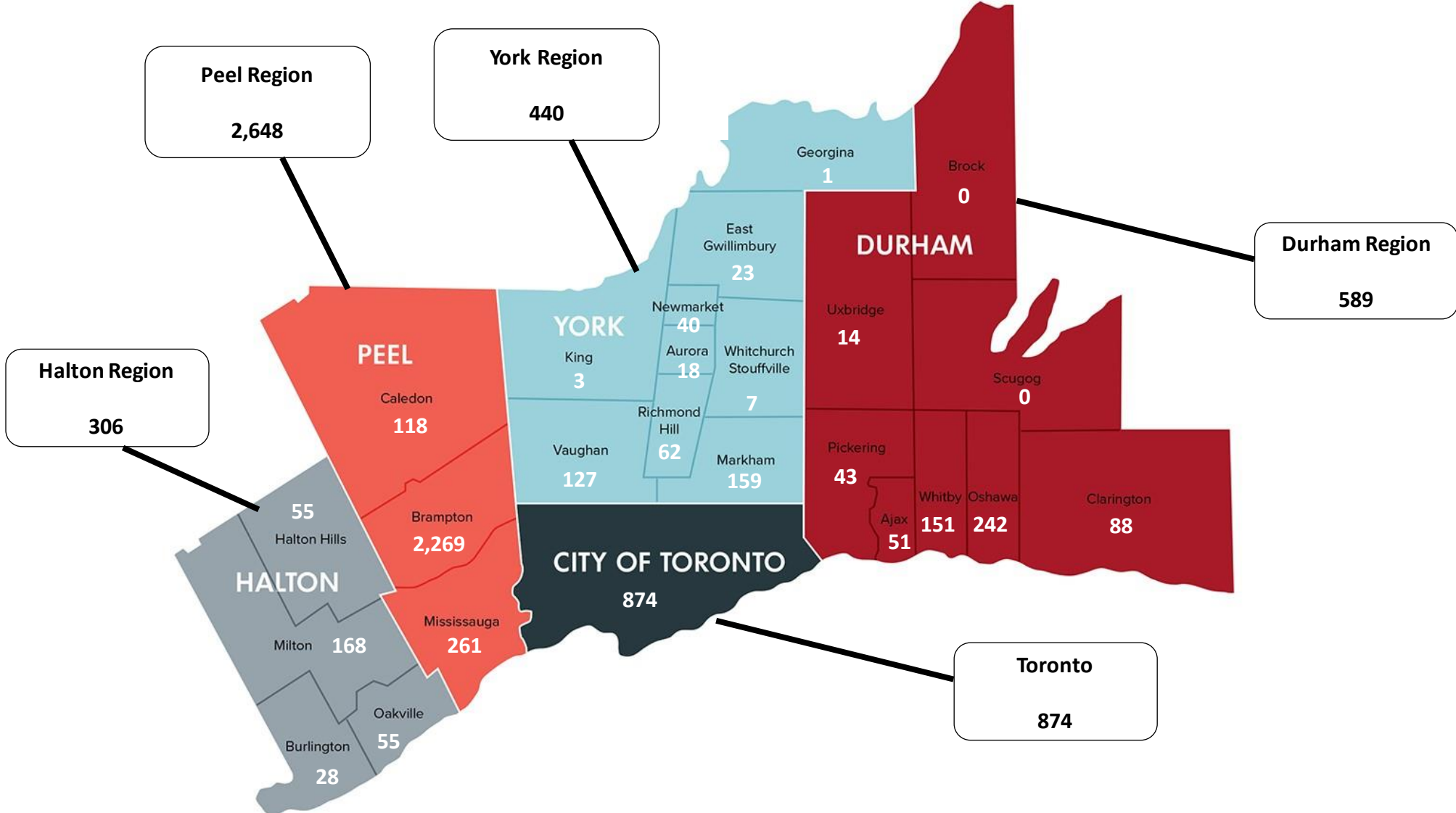
Burlington new construction starts concentrated in a few neighbourhoods

January to July 2024 new construction housing starts in Burlington = 546



Conversion housing starts have significant growth potential

January to July 2024 conversion housing starts



Source: CMHC

Thank you!

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