

The Daily

Statistics Canada

Thursday, July 8, 2010

Released at 8:30 a.m. Eastern time

Releases

New Housing Price Index, May 2010	2
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Production of poultry and eggs, May 2010	4
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New products and studies	5
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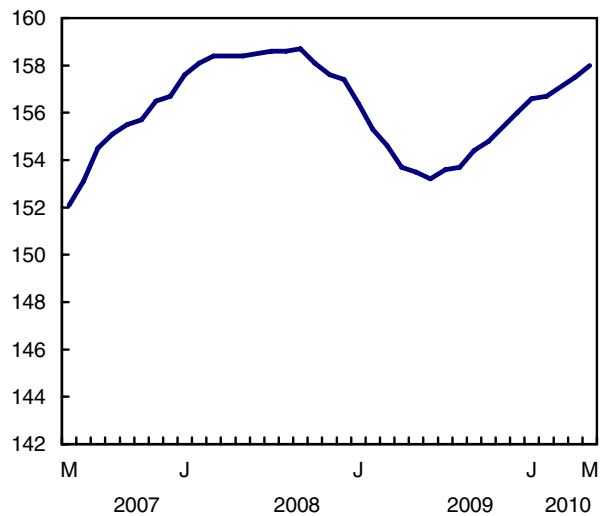
New Housing Price Index

May 2010

The New Housing Price Index (NHPI) rose 0.3% in May following identical increases in March and April.

Evolution of the New Housing Price Index

index (1997=100)



Between April and May, prices increased the most in Regina (+3.4%), followed by Toronto and Oshawa (+0.7%).

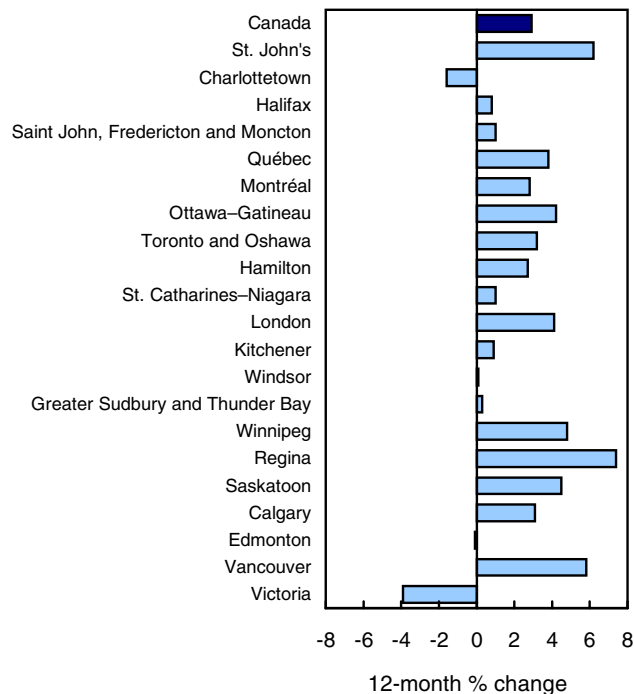
In Regina, builders reported that they increased their prices as a result of higher material and labour costs as well as increased land development.

In Toronto and Oshawa, builders continued to report strong market conditions.

In May, prices decreased in Kitchener (-0.8%), Victoria (-0.4%), Windsor (-0.2%) and London (-0.1%).

Year over year, the NHPI was up 2.9% in May following a 2.5% increase in April. Builders in all five Prairie census metropolitan areas surveyed reported higher construction material costs.

Regina posts the highest year-over-year price increase



The largest year-over-year increase was recorded in Regina (+7.4%), followed by St. John's (+6.2%) and Vancouver (+5.8%).

Compared with May 2009, contractors' selling prices were also higher in Winnipeg (+4.8%) and Saskatoon (+4.5%).

Among the 21 metropolitan areas surveyed, 3 registered 12-month declines in May: Victoria (-3.9%), Charlottetown (-1.6%) and Edmonton (-0.1%).

Note: The New Housing Price Index (NHPI) measures changes over time in the selling prices of new residential houses agreed upon between the contractor and the buyer at the time of the signing of the contract. It is designed to measure the changes in the selling prices of new houses where detailed specifications pertaining to each house remain the same between two consecutive periods. The prices collected from builders and included in the index are market selling prices less value added taxes, such as the Federal Goods and Services Tax (GST) or the Harmonized Sales Tax (HST).

The HST came into effect July 1, 2010, in Ontario and British Columbia. According to the Canada Revenue Agency "[if] the written agreement of purchase and sale is entered into after June

18, 2009 (November 18, 2009, in British Columbia), and both ownership and possession of the house transfer to the purchaser after June 2010, the HST at 13% (12% in British Columbia) would apply to the sale". A certain number of builders in Ontario and in British Columbia did not yet include the HST in the prices of some of their new houses, as this release refers to the reference month of May 2010.

The provincial sales tax on building materials in Ontario and in British Columbia is embedded in the contractor's selling prices of new houses. With the introduction of the HST in these two provinces, this provincial sales tax will be eliminated and replaced by the HST. As value added taxes are conceptually excluded from the index, this change may cause negative monthly variations in the index for some metropolitan regions in Ontario and British Columbia during the implementation period of the tax.

This release presents data that are not seasonally adjusted and the indexes published are final.

Available on CANSIM: table 327-0005.

Definitions, data sources and methods: survey number 2310.

The first quarter 2010 issue of *Capital Expenditure Price Statistics* (62-007-X, free) will be available soon.

The new housing price indexes for June will be released on August 10.

For more information, or to enquire about the concepts, methods or data quality of this release, contact Client Services (613-951-4550; toll-free 1-888-951-4550; fax: 613-951-3117; ppd-info-dpp@statcan.gc.ca), Producer Prices Division.

New housing price indexes

	2010	May 2009	April 2010	May 2010	April to May 2010	May 2009 to May 2010
	Relative importance ¹	(1997=100)			% change	
Canada total	100.00	153.5	157.5	158.0	0.3	2.9
House only	...	160.8	167.5	168.2	0.4	4.6
Land only	...	138.1	137.4	137.7	0.2	-0.3
St. John's	1.20	180.3	191.0	191.4	0.2	6.2
Charlottetown	0.31	121.0	118.7	119.1	0.3	-1.6
Halifax	1.22	150.5	151.5	151.7	0.1	0.8
Saint John, Fredericton and Moncton ²	0.88	120.6	121.1	121.8	0.6	1.0
Québec	2.46	165.6	170.8	171.9	0.6	3.8
Montréal	10.11	165.2	169.3	169.8	0.3	2.8
Ottawa-Gatineau	4.71	169.6	176.4	176.7	0.2	4.2
Toronto and Oshawa ²	33.99	144.6	148.1	149.2	0.7	3.2
Hamilton	2.96	149.1	152.2	153.1	0.6	2.7
St. Catharines-Niagara	0.96	155.5	157.1	157.1	0.0	1.0
London	1.91	144.4	150.4	150.3	-0.1	4.1
Kitchener	2.17	142.7	145.2	144.0	-0.8	0.9
Windsor	0.65	103.7	104.0	103.8	-0.2	0.1
Greater Sudbury and Thunder Bay ²	0.85	112.7	113.0	113.0	0.0	0.3
Winnipeg	1.62	182.0	190.3	190.7	0.2	4.8
Regina	0.59	250.9	260.5	269.4	3.4	7.4
Saskatoon	0.81	210.3	219.5	219.8	0.1	4.5
Calgary	7.88	229.1	235.7	236.3	0.3	3.1
Edmonton	8.29	209.2	209.0	209.0	0.0	-0.1
Vancouver	14.39	114.0	120.3	120.6	0.2	5.8
Victoria	2.04	110.4	106.5	106.1	-0.4	-3.9

... not applicable

1. The relative importance is calculated using a price adjusted three-year average of the value of building completions for each metropolitan area.

2. In order to ensure data confidentiality, the following census metropolitan areas and census agglomeration are grouped together as follows: Saint John, Fredericton and Moncton; Toronto and Oshawa; and Greater Sudbury and Thunder Bay.

Note: View the census subdivisions that comprise the metropolitan areas online.

Production of poultry and eggs

May 2010 (preliminary)

Data on the production of poultry and eggs are now available for May.

Definitions, data sources and methods: survey numbers, including related surveys, 3425 and 5039.

The second quarter 2010 issue of the *Poultry and Eggs Statistics*, Vol. 7, no. 2 (23-015-X, free), will be available in August.

For more information, call Client Services (toll-free 1-800-465-1991). To enquire about the concepts, methods or data quality of this release, contact Sandra Venturino (613-951-9278; sandra.venturino@statcan.gc.ca), Agriculture Division. ■

New products and studies

Service Bulletin: Surface and Marine Transport, Results of the Annual Motor Carriers of Freight Survey of Small For-hire Carriers and Owner Operators, 2005, Vol. 25, no. 4
Catalogue number **50-002-X** (PDF, free; HTML, free)

Inter-corporate Ownership, Second quarter 2010
Catalogue number **61-517-X** (CD-ROM, \$375/\$1,065)

Study: Business Special Surveys and Technology Statistics Division Working Papers: "The Deployment of Electronic Business Processes in Canada", 2007, no. 4
Catalogue number **88F0006X2010004** (PDF, free; HTML, free)

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The Daily

Statistics Canada

Thursday, June 3, 2007
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MAJOR RELEASES

- **Urban transit, 1995** 2
Despite the uncertainties on taking urban transit, Canadians are using it less and less. In 1995, each Canadian took an average of about six trips on some form of urban transit, the lowest level in the past 25 years.
- **Productivity, hourly compensation and unit labour cost, 1995** 4
Growth in productivity among Canadian businesses was relatively weak again in 1995, accompanied by sluggish gains in employment and slow moderate growth during the year.

OTHER RELEASES

- **Help-wanted Index, May 1997** 3
- **Short-term Expectations Survey** 2
- **Steel primary forms, week ending May 31, 1997** 10
- **Egg production, April 1997** 11

PUBLICATIONS RELEASED

11

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Statistics Canada's official release bulletin

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