



Housing Market Information Portal (HMIP) Instructions – Comprehensive

The Housing Market Information Portal (HMIP) offers free, easy-to-use access to the latest housing market data for Canada. Included in this guide are instructions to help you navigate the HMIP with a focus on sourcing data pertaining to the purpose-built rental market.

Canada 





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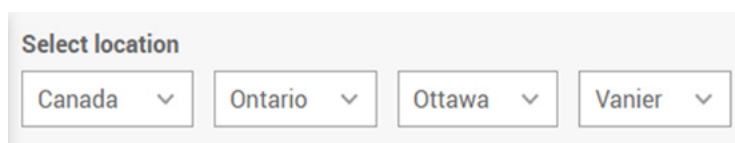
Glossary

SELECT A LOCATION

There are three ways to choose a location of interest:

1. Drop-Down Menu Selection
2. Map Selection
3. Search Box Selection

I. DROP-DOWN MENU SELECTION



The screenshot shows a light gray box titled "Select location". Inside the box, there is a horizontal sequence of four dropdown menus. The first menu is labeled "Canada", the second "Ontario", the third "Ottawa", and the fourth "Vanier". Each menu has a small downward-pointing arrow on its right side, indicating it is a dropdown menu. The menus are arranged in a way that suggests a breadcrumb trail or a drill-down selection process.

To narrow the geographic scope of the data, click on the down arrow beside any location listed in the drop-down menu bar to view a list of sub-geographies (province, city, neighbourhood, etc.). Click on an area name to access that level of geography. Every time you select a location using the dropdown menu, the map will zoom in to your selection. Available data for that location will also appear in the data panel to the left. The current location of interest will always be the geography on the furthest right on the “select location” menu bar.

To drill down into the location options, click on the down arrow beside any location and make another sub-geographic selection. This may continue to the Census Tract level which is the lowest level of geography available on the HMIPortal. The menu bar becomes a breadcrumb trail of drilled-down geographic locations. Click on a higher level of geography within the breadcrumb trail to return to that location on the map.

Smaller area locations from which to choose a location of interest can include Zone, Census Subdivision, Neighbourhood and Census Tract. Census Subdivision and Census Tract boundaries are defined by Statistics Canada, while Zones and Neighbourhood boundaries are defined by groupings of Census Tracts.

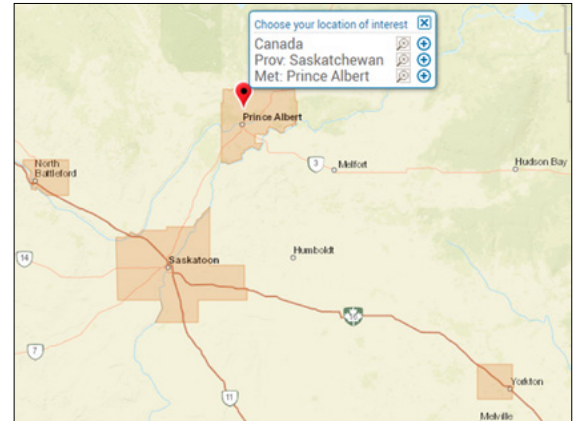
SELECT A LOCATION

2. MAP SELECTION

Census Metropolitan Areas, Census Agglomerations and other centres with a population of 10,000+ are displayed as shaded orange boundaries on the map. These boundaries indicate that data is available for the area.

To navigate the map, click and drag to the desired position. Then use one of these techniques to zoom in or out:

- the mouse wheel
- double-click on the area of interest
(zoom in only)



Click once on the location of interest to select it. A red map point icon and a small “Choose your location of interest” popup box will appear. Click on the name of the location of interest within the popup box to clarify the chosen level of geography. To zoom to that location on the map, select a location and click on the magnifying glass icon in the popup box.

The chosen location will now become the location of focus in the data panel to the left. The current location of interest will always be highlighted by a red map point icon in the drop-down menu tool bar and in the data panel.

The map function has a limited ability to select lower levels of geography. If you wish to select a location lower than the CMA geography, please use the menu bar or the search bar.

SELECT A LOCATION

3. SEARCH BOX SELECTION

Search for a location

SEARCH

In the “Search for a location” field, enter a location within Canada. For example, you may enter a postal code (OM), province, city name or a full civic address. Results will only appear after clicking the search button. OM: Postal code is an official mark of Canada Post.

OVERVIEW

FULL VIEW

COMPARE

Search for a location

kelowna

SEARCH

Select location

Canada

Portal Locations

Kelowna (CY) (British Columbia)

[Kelowna CMA](#)

Other Locations

[East Kelowna](#)

[West Kelowna](#)

Kelowna (CY) (British Columbia)

	JUN-19	JUN-18	YTD-19	YTD-18
Starts	177	245	628	1,003
Completions	318	140	2,095	870
Total Absorptions	56	25	671	314

Full view

[Historical Starts by Dwelling Type](#)

[Historical Completions by Dwelling Type](#)

[Historical Under Construction Inventory by Dwelling Type](#)

[Historical Starts by Intended Market](#)

[Historical Completions by Intended Market](#)

[more...](#)

Select the desired location from the left side of the window, under “Portal Locations”, once selected, the data panel on the right will populate with current information. Click the name of the location on the right side of the window (data panel) and the map will zoom in to your selection.

Please note that the “Search for a location” field may not recognize census tract numbers and other specific sub-geographies.

SELECT A LOCATION



If the typed location does not have data available or if there are similar named locations, all choices will display under “Other Locations” in the popup box. Select one of these locations, to see all related locations for which data is available under the title “Other Related Geographies”. Click on a link under Other Related Geography to change the focus of the information displayed in the data panel to correspond with the selected location.

FULL VIEW

SELECTING A LOCATION AND A TABLE

To get started, simply select the location of interest from either the drop-down menu (breadcrumb) above the map, or by clicking on the map. All available tables for that location are presented in the Full View panel. Select a data series from the Full View panel to view the associated data.

The screenshot displays the 'FULL VIEW' interface of the Housing Market Information Portal (HMIP). At the top, there are navigation tabs: '? HELP', 'OVERVIEW', 'FULL VIEW' (active), and 'COMPARE'. A search bar with the placeholder 'Search for a location' and a 'SEARCH' button is located on the right. Below the navigation, the 'FULL VIEW' panel is titled 'Peace River C (RDA)'. It contains four expandable sections: 'NEW HOUSING CONSTRUCTION' (expanded), 'PRIMARY RENTAL MARKET' (collapsed), 'POPULATION, HOUSEHOLDS AND HOUSING STOCK' (expanded), and 'CORE HOUSING NEED' (expanded). The 'PRIMARY RENTAL MARKET' section lists several data series: 'Vacancy Rate (%)', 'Availability Rate (%)', 'Average Rent (\$)', '% Change of Average Rent', 'Median Rent (\$)', 'Rental Universe', and 'Summary Statistics'. To the right of the panels is a map showing the location of Fort St. John, with a breadcrumb trail above it: 'Canada' > 'British Columbia' > 'Fort St. John' > 'Peace River C (RDA)'.

FULL VIEW OPTIONS

Once you have selected your desired data series, the Full View panel displays the series in tabular format with the selected location at the top of the panel. If additional data elements are available to further filter your data series, they will appear below the location (in the example below, annual time periods and dwelling type are available filters). Select your desired data element in order to expand it and view the list of available data filters.

Select your desired data filter to further filter your data as an overlay.

PRIMARY RENTAL MARKET

Vacancy Rate (%)

BY:

- Bedroom Type
- [Year of Construction](#)
- [Structure Size](#)
- [Rent Ranges](#)
- [Rent Quartiles](#)

DISPLAY OPTIONS:

- Survey Zones
- [Census Subdivisions](#)
- [Neighbourhoods](#)
- [Census Tracts](#)
- [Historical Time Periods](#)

Note:
Changes to display settings will reset date settings to most recent data.
Available display settings are subject to change based upon data available.

Chilliwack – Vacancy Rates by Bedroom Type by Zone

SAVE
 SHARE
 EXPORT

October 2018

Row / Apartment

TABLE

CHART

MAP

	BACHELOR	1 BEDROOM	2 BEDROOM	3 BEDROOM +	TOTAL
Chilliwack	0.0 c	1.6 b	2.1 b	0.0 d	1.7 a
Chilliwack	0.0 c	1.6 b	2.1 b	0.0 d	1.7 a

Notes:

- The following letter codes are used to indicate the reliability of the estimates: a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
- ** Data suppressed to protect confidentiality or data not statistically reliable
- ++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0). (Applies only to % Change of Average Rent Tables).
- No units exist in the universe for this category
- n/a: Not applicable
- CMA, CA and CSD definitions are based on 2016 Census Geography Definitions

Source: [CMHC Rental Market Survey](#)

For each Full View table, there are a number of different data options available. Depending on the data being viewed, these may include:

“By” options: These are reflected in the table column headings and refer to available parameters, including, for example:

- Bedroom Type
- Year of Construction
- Structure Size
- Rent Ranges
- Rent Quartiles

“Display Options”: Depending on the table selected, different options will display, including, for example:

- Survey Zones
- Census Subdivisions
- Neighbourhoods
- Census Tracts
- Historical Time Periods



You can filter the data based on time period, or other available parameters such as dwelling type or bedroom type or other more defined sub-geographies. These choices might not be seen in the table but will appear as filter options above the table.

Select a filter to change options such as reference period, etc.

Dwelling Types include:

- Row
- Apartment
- Row/Apartment

To change the choice, select from the expanded drop-down.



PRIMARY RENTAL MARKET
 Vacancy Rate (%)

BY:
 Bedroom Type
[Year of Construction](#)
[Structure Size](#)
[Rent Ranges](#)
[Rent Quartiles](#)

DISPLAY OPTIONS:
 Survey Zones
[Census Subdivisions](#)
[Neighbourhoods](#)
[Census Tracts](#)
[Historical Time Periods](#)

Note:
 Changes to display settings will reset date settings to most recent data.
 Available display settings are subject to change based upon data available.

Reference Period

◀ 2018 ▶

Jan	Feb	Mar
Apr	May	Jun
Jul	Aug	Sep
Oct	Nov	Dec

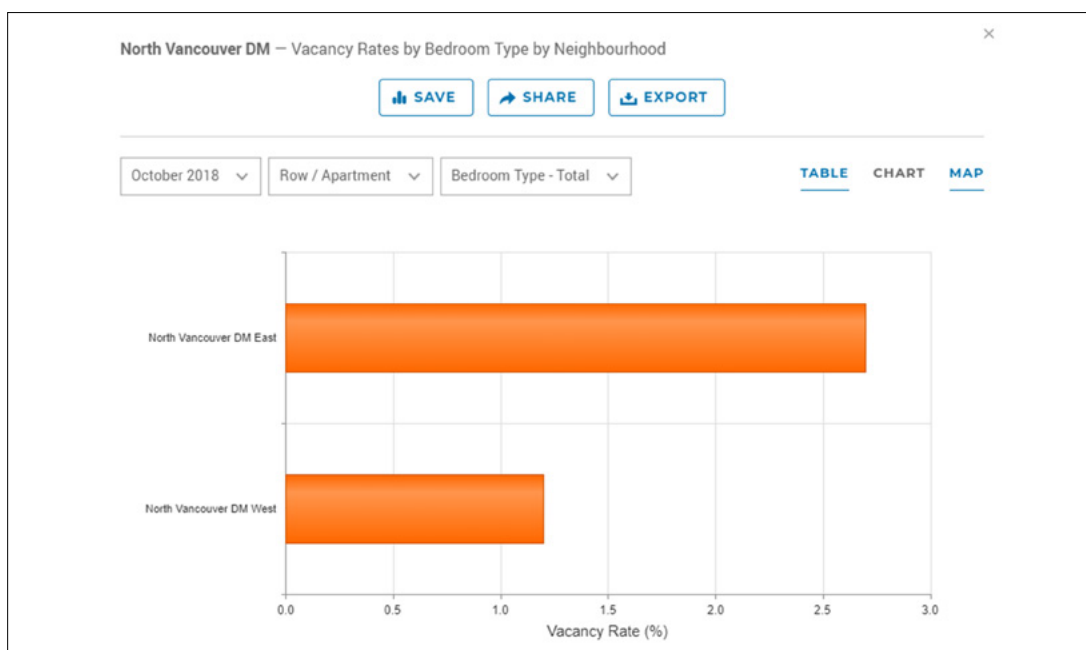
APPLY

Row / Apartment ▼

Row
 Apartment
 Row / Apartment

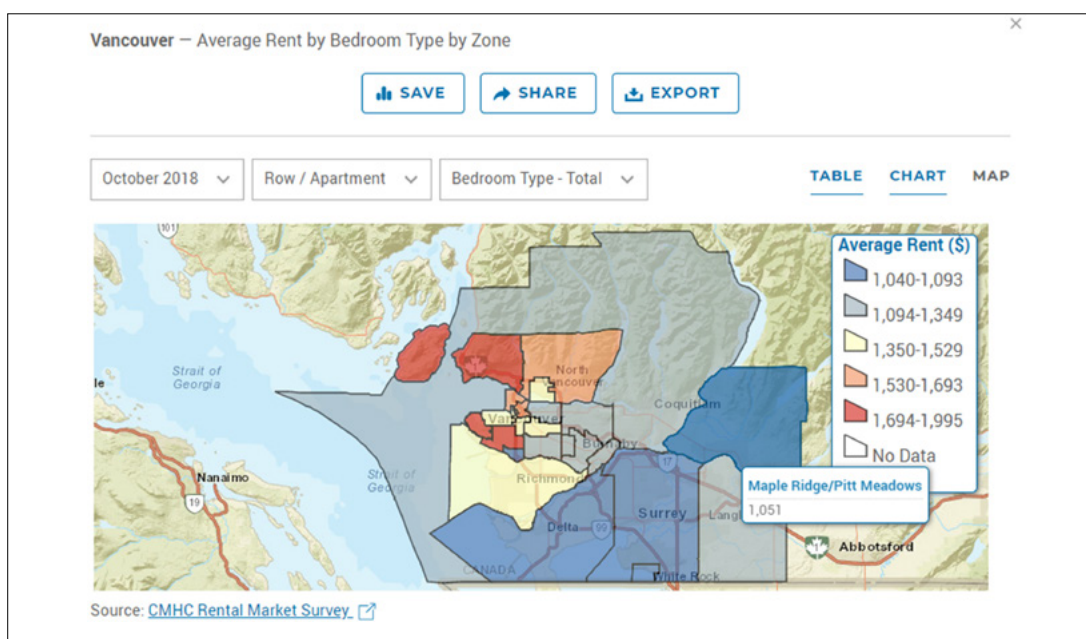
VIEWING THE TABLE AS A CHART

Select the Chart button in the Table header to view the table as a chart. Sometimes a chart is not available and the icon is greyed-out.



VIEWING THE TABLE AS A MAP

Select the Map icon in the Table header to view the data spatially on the map. Sometimes a map is not available and the icon is greyed-out.



EXPORTING

Data can be exported in many different formats depending on whether you are viewing a Table, Map or Chart.

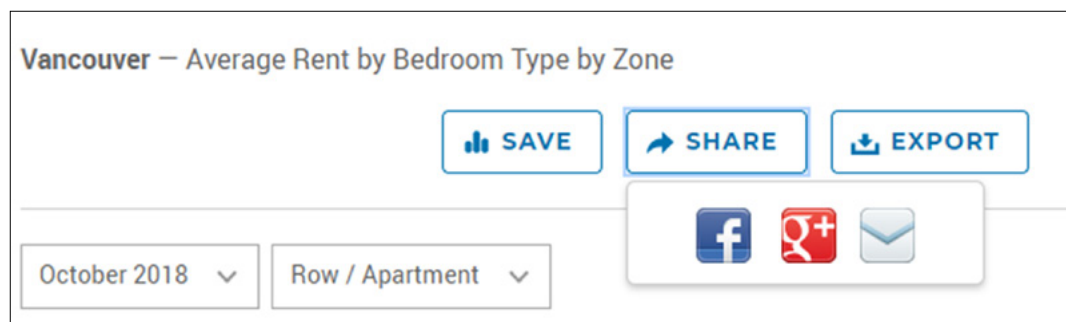
Tables export as spreadsheets (CSV) or PDF.

Charts export as PNG or PDF.

Maps export as PDF.

SHARING

Data can be shared via Facebook, LinkedIn, Google+, and Email.



MANAGING YOUR ACCOUNT

(MY DATA LIBRARY)

Registering a MyCMHC account will provide you access to My Data Library, this will allow you to save Overview Reports, Full View Tables, and your Compare selections for easy referencing.

If you are not already registered, it's easy.

1. Review and accept Terms and Conditions
2. Enter Registration information including email address (used for log in) and password
3. Confirm registration by clicking the confirmation link emailed to you

GETTING STARTED

Click on the register link at the top of webpage.

I. Name & Email

- a. Please enter your First and Last Name
- b. Please enter your email address. This email address will be used to log in to your account (Note: A confirmation email will be sent to this address containing a link to activate your registration.)



STEP 1 - NAME & EMAIL

First Name* Last Name*

Email Address*

NEXT

STEP 2 - PASSWORD

STEP 3 - SHARING SIGNATURE (OPTIONAL)

STEP 4 - TERMS & CONDITION

MANAGING YOUR ACCOUNT

2. PASSWORD

- a. Please enter a Password that has a minimum of 10 characters with at least 1 uppercase, 1 lowercase letter, 1 number, and special character



The screenshot shows a multi-step account setup process. At the top, a progress bar indicates 'STEP 1 - NAME & EMAIL' is complete with a green checkmark. The current step is 'STEP 2 - PASSWORD'. Below this, a box titled 'Password Requirements' states: 'Passwords must have a minimum of 10 characters with at least 1 uppercase, 1 lowercase letter, 1 number and 1 special character'. There are two input fields: 'Password*' and 'Confirm Password*'. At the bottom of the step are 'NEXT' and 'PREVIOUS' buttons. Below the step bar, 'STEP 3 - SHARING SIGNATURE (OPTIONAL)' and 'STEP 4 - TERMS & CONDITION' are listed.

3. SHARING SIGNATURE (OPTIONAL)

- a. If you plan to share content with others via email, you can include a custom sharing signature
- b. Add details such as your job title, contact information, website, and logo
- c. Once all of the information has been entered, select Next or No Thanks, skip this step



The screenshot shows 'STEP 3 - SHARING SIGNATURE (OPTIONAL)'. It includes a text block: 'If you plan to share content with others via email, you can include a custom sharing signature. Add details such as your job title, contact information, website and logo.' Below this is a form area with a circular placeholder for a photo labeled 'Add your photo (Optional)' and a rectangular placeholder for a logo labeled 'Add your logo (Optional)'. To the right of these is a text input field with the example text 'test tester' and 'test@testertest.com', and a prompt: 'Enter credentials such as your company, title, website and phone number:'. At the bottom are 'NEXT' and 'PREVIOUS' buttons, and a link that says 'No thanks, skip this step'.

MANAGING YOUR ACCOUNT

4. TERMS & CONDITIONS

- a. Review the terms and conditions
- b. Check the “I agree to these terms and allow CMHC to email me about my account” box
- c. Create Account



STEP 1 - NAME & EMAIL	✓
STEP 2 - PASSWORD	✓
STEP 3 - SHARING SIGNATURE (OPTIONAL)	✓
STEP 4 - TERMS & CONDITION	
<div>CMHC values your privacy and is committed to protecting your personal information in accordance with the Privacy Act and other applicable laws. To provide you with a tailored experience, CMHC may customize information provided to you based on the information collected from your account and from your use of the CMHC site. Your use of this account is governed by and subject to CMHC's Privacy Notice And Terms Of Use.</div> <div><input type="checkbox"/> I agree to these terms and allow CMHC to email me about my account.</div> <div><div>CREATE ACCOUNT</div><div>PREVIOUS</div></div>	

SAVING TO MY DATA LIBRARY

You can save any data element to your My Data Library. Saving data to My Data Library will provide easy access to Overview Reports, Full View Tables, and Compare selections. Your saved data will be automatically updated when new data becomes available on the HMIPortal.

1. Select Overview, Full View, or the Compare
2. Select a location of interest (Link to selecting a location)
3. Select a Full Report in Overview, a table in Full View, or Compare locations
4. Click the Save box
5. Create a new title of the saved item or leave the default title

SAVE TO MY DATA LIBRARY

×

Successfully saved to my library.



MANAGING YOUR ACCOUNT

ACCESSING SAVED ITEMS IN MY DATA LIBRARY

1. The items that you have saved will be located in My Data Library under the Overview, Compare, and Full View categories
2. Select the title of the saved document and the HMIPortal will redirect you to the associated report or table



You currently have 6 item(s) in your library.

Highlights

TITLE	EDIT	LATEST RELEASE	DELETE FROM LIBRARY
Highlights – Vancouver		2019-07-23	









[Delete All](#)

Compare

TITLE	EDIT	LATEST RELEASE	DELETE FROM LIBRARY
Vacancy Rate (Apt)		2019-07-23	

[Delete All](#)

Full view

TITLE	EDIT	LATEST RELEASE	DELETE FROM LIBRARY
Canada – Starts by Dwelling Type (in Census Metropolitan Areas, Census Agglomerations, and other selected municipalities with at least 10,000 people)		2019-03-01	
Penticton (CY) – Historical Vacancy Rates by Bedroom Type		2019-06-25	
Penticton (CY) – Historical Vacancy Rates by Structure Size (Apt. only)		2019-06-25	
Penticton (CY) – Historical Universe by Bedroom Type		2019-06-25	

[Delete All](#)

GLOSSARY

CMA AND CA

A Census Metropolitan Area (CMA) or a Census Agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core).

A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core. A CA must have a core population of at least 10,000. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from previous census place of work data.

For a more detailed definition of these Census terms, please refer to Statistics Canada's website [here](#).

RENT

The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water.

RENTAL APARTMENT STRUCTURE

Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

RENTAL ROW (TOWNHOUSE) STRUCTURE

Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

VACANCY

A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.