

Scotiabank Nowcast: Housing Reports Edge Q2-2019 Nowcast Down to 2.70%

This note is part of a series that will be published after important data releases, documenting mechanical updates of the nowcast for Canadian GDP coming from the Scotiabank nowcasting model. The evolution of this nowcast will inform Scotiabank Economics' official macroeconomic outlook.

The model is described in a related note [here](#). Changes to the model this quarter are detailed in the box on page 2.

- In June housing starts in Canada rebounded to 246K (SAAR) from the revised level of 197K in May (previous: 202K), increasingly pointing to the housing market shaking off its post-B20 slump, which was exacerbated by an unseasonably cold winter and spring.
- However, a decline in residential building permits in May, from 23K units to 19.5K, tempers our expectations for GDP growth in May,
- On balance, the two reports are slightly negative for growth in Q2-2019, with the nowcast down to 2.70% Q/Q SAAR, as industry-level GDP is revised lower in May, partly offset by higher expected growth in June.
- Nevertheless, Q2-2019 GDP growth is likely to come in stronger than expected by the Bank of Canada in its April MPR at 1.3% Q/Q SAAR.

Table 1: Canadian GDP Nowcast, Q2-2019

	Nowcast Date	Q2-2019 GDP Growth, %	GDP by industry, %m/m		
			Apr ^{actual}	May	Jun
Previous nowcast	05-Jul-19	2.74	0.26	0.18	0.21
Revisions		-0.01			
Housing starts, Canada		+0.06			
Building permits, Canada		-0.09			
Current Nowcast	09-Jul-19	2.70	0.26	0.13	0.29

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Chart 1: Housing Starts, Canada

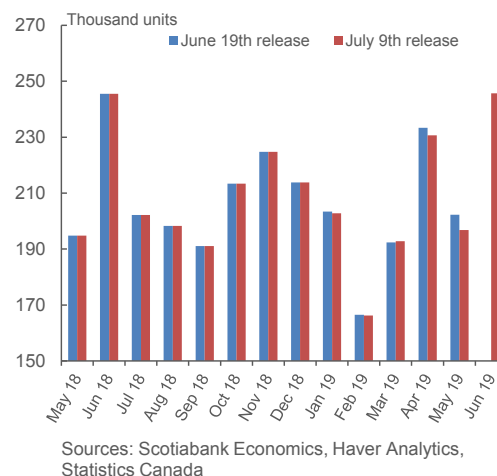
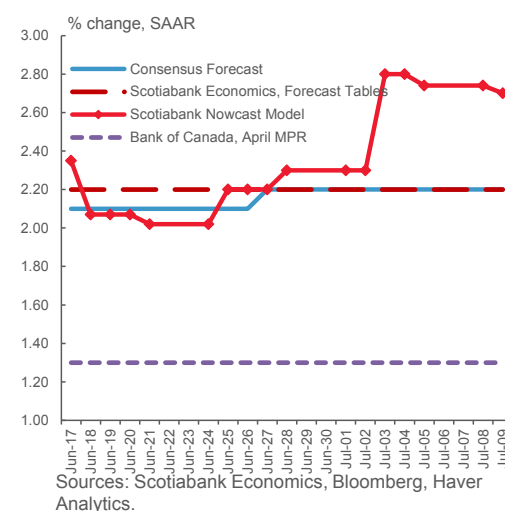


Chart 2: The Evolution of the Scotiabank Economics Q2-2019 Nowcast



Box 1. Changes to the Nowcasting Model

Starting in Q2-2019 we made the following tweaks to the model used for the Canadian GDP nowcast. A recent paper from the Bank of Canada points out that revisions to monthly GDP for the first month of the quarter are very significant, construction industry being one of the most heavily-revised (see Rizetto, P., 2018. [GDP by industry in real time: are revisions well-behaved?](#) Staff analytical note 2018-40, Bank of Canada). Given that in Q1-2019 the main reason for the forecast miss was data revisions and construction industry in particular, we made the following modifications to capture these aspects of the Canadian data:

- 1) Within a given quarter we treat observed monthly GDP as more uncertain than later vintages. This implies that first releases of monthly GDP are compared against all other available data and the model is used to back-cast monthly GDP in real-time. Technically this is accomplished by increasing the variance in the observation equation related to monthly GDP.
- 2) In order to cover real estate and construction in more detail we add average seasonally adjusted house price in Canada, as reported by CREA. This is also in line with evidence that house prices have leading information for Canadian GDP (see Lalonde, Perevalov, 2019, [A New Approach to Forecasting Economic Downturns](#)).

Other data we included are i) a measure of equity prices (S&P TSX index), and ii) Canadian employment from the Labour Force Survey.

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