HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2011

Decline in First Quarter Activity

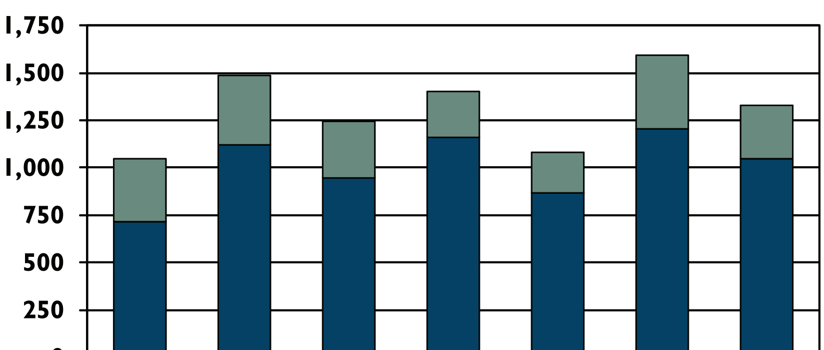
Total housing starts in the first quarter decreased close to 16 per cent when compared to the same period in 2010. The decline in starts for the quarter was due to a drop in starts activity in two of the four Atlantic Provinces – New Brunswick (NB) and Newfoundland (NL).

In NB, total starts were down more than 66 per cent due to a significant drop in multiple starts. There was an 80 per cent decline in multiple starts in the quarter compared to the same quarter of 2010. Single starts declined close to 52 per cent.

Activity in Newfoundland and Labrador (NL) was down by more than 16 per cent due to a decrease in single starts of close to 24 per cent. This was partially offset by a 23 per cent rise in multiple starts activity.

Figure 1

Atlantic Canada Housing Starts January-March



	2005	2006	2007	2008	2009	2010	2011
Rural	329	361	301	243	214	388	284
Urban	719	1125	948	1163	871	1205	1049

Source: CMHC

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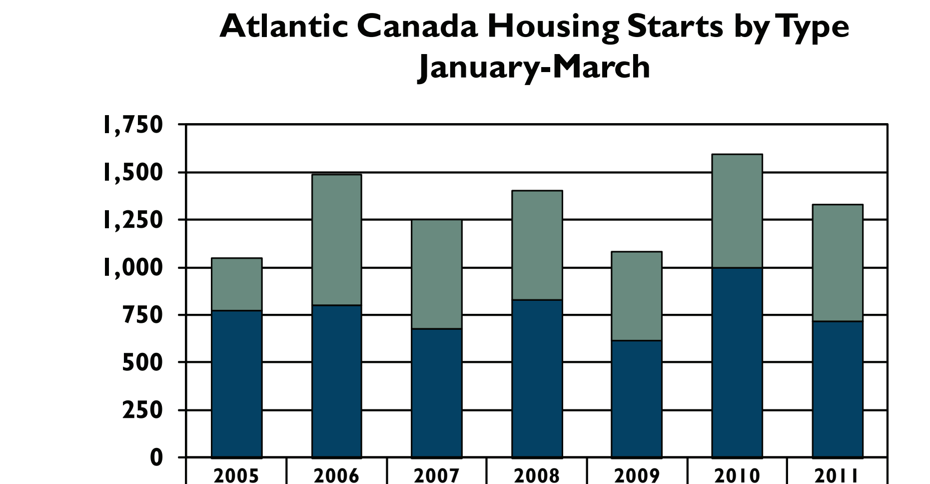
Figure 2



	2005	2006	2007	2008	2009	2010	2011
Multiples	273	683	573	579	469	597	619
Singles	775	803	676	827	616	996	714

Source: CMHC

Moncton at -87 per cent, Saint John at -64 per cent, Fredericton at -51 per cent, and St. John's with a decline of two per cent.

The strongest performance in the quarter came from Charlottetown which saw significant growth. This was followed by an 11 per cent advance in growth for Halifax.

Only one of the smaller centres in the Atlantic region, Summerside, reported higher starts in the first quarter.

There were 2,697 completions in Atlantic Canada in the first quarter compared to 2,746 completions in 2010. Units under construction for the same period grew by 19.4 per cent.

Nova Scotia (NS) saw an increase of close to five per cent in starts in the quarter due to a gain of nearly 46 per cent in multiples. Single starts were down close to 26 per cent for the quarter.

There were over four times as many starts reported in the quarter in Prince Edward Island (PE) due to a 48.5 per cent increase in single starts and a rise in multiple starts of over 40 units.

Decline in Single Starts Partially Offset by Rise in Multiples

Multiple starts were up 3.7 per cent in the first quarter due to a rise of close to 20 per cent in apartment starts. The growth in apartment construction was partially offset by weaker row and semi-detached starts which recorded declines of close to 34 per cent and 12 per cent, respectively.

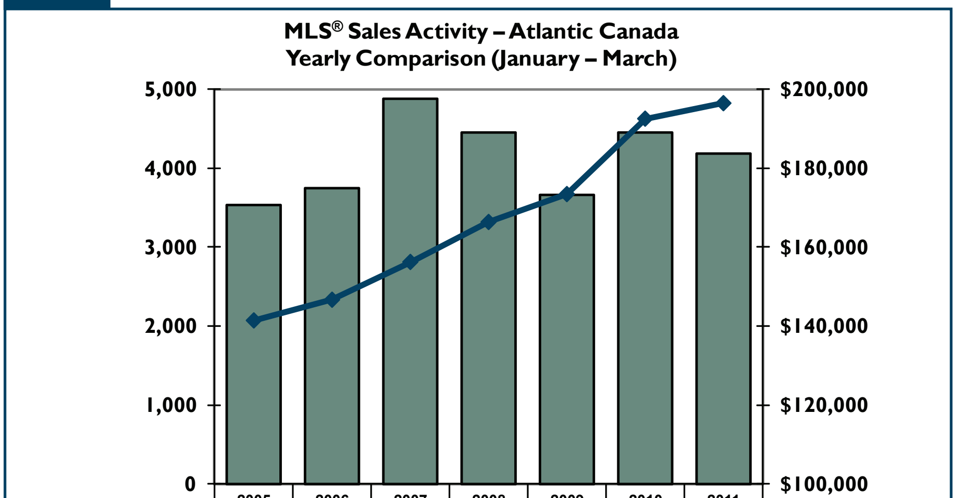
Mixed Urban Starts Activity

Of the six large urban centres in Atlantic Canada, two reported positive growth in starts activity for the quarter. Four centres reported decreases in the quarter, including

MLS® Sales Decline

MLS® sales in Atlantic Canada were down 5.8 per cent in the first quarter (unadjusted) compared to a year ago. Weakness in the first quarter occurred in three of the Atlantic Provinces, including NB

Figure 3



	2005	2006	2007	2008	2009	2010	2011
MLS Sales	3,528	3,747	4,881	4,450	3,665	4,449	4,189
Avg. Price	$141,423	$146,666	$156,226	$166,341	$173,403	$192,486	$196,409

Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association MLS® Average Price: Annual Data, Price for each year unadjusted with a 6.6 per cent decrease, NS with a 6.2 per cent decrease and NL, where activity was down 5.6 per cent compared to a year ago. In PE, sales increased 1.4 per cent compared to a year ago.

MLS® Price Growth Continues to Slow

The average MLS® price in Atlantic Canada was up two per cent (unadjusted) in the first quarter to $196,409.

The number of listings reported to the end of March 2011, on an unadjusted basis, was down less than one per cent compared to 2010.

Economic Factors

The labour force increased by 0.5 per cent in the first quarter in Atlantic Canada (seasonally adjusted). There was a gain of 0.7 per cent in total employment during the quarter.

Overall the unemployment rate in Atlantic Canada dropped to 10.2 per cent in the first quarter, compared to 10.3 per cent last year.

The economic forecast remains on track to be positive in 2011, but economic factors such as the strong dollar, higher oil prices and moderate employment growth will limit gains.

In NL, energy and mining activity will be the main drivers of growth while capital investment will provide additional stimulus for the provincial economy. Overall, NL has the most positive outlook in Atlantic Canada in 2011.

For PE, slower growth is expected in 2011 compared to 2010. Information technology and investment in the Biosciences sector will continue to be the focus for longer term growth for the Island economy. The aerospace industry, located mainly in the Summerside area, will also continue to expand.

For NS, economic growth will continue to remain positive in 2011, but a decline in spending from energy and energy-related investment activities will result in a slowdown in the level of growth.

Economic growth in NB will remain the weakest for 2011. Although higher prices in the energy sector, as well as some improvement in potash prices, will contribute to a rebound in exports, the economic outlook will be impacted by a reduction in capital investment.

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SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Atlantic Region First Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	505	58	86	0	15	52	5	328	284	1,333
Q1 2010	651	98	112	2	7	4	35	296	388	1,593
% Change	-22.4	-40.8	-23.2	-100.0	114.3	**	-85.7	10.8	-26.8	-16.3
Year-to-date 2011	505	58	86	0	15	52	5	328	284	1,333
Year-to-date 2010	651	98	112	2	7	4	35	296	388	1,593
% Change	-22.4	-40.8	-23.2	-100.0	114.3	**	-85.7	10.8	-26.8	-16.3
UNDER CONSTRUCTION										
Q1 2011	2,330	390	553	11	76	441	32	2,147	902	6,882
Q1 2010	2,275	352	498	8	71	579	52	1,345	584	5,764
% Change	2.4	10.8	11.0	37.5	7.0	-23.8	-38.5	59.6	54.5	19.4
COMPLETIONS										
Q1 2011	1,045	156	174	6	24	94	59	171	968	2,697
Q1 2010	1,228	174	83	3	47	65	62	163	921	2,746
% Change	-14.9	-10.3	109.6	100.0	-48.9	44.6	-4.8	4.9	5.1	-1.8
Year-to-date 2011	1,045	156	174	6	24	94	59	171	968	2,697
Year-to-date 2010	1,228	174	83	3	47	65	62	163	921	2,746
% Change	-14.9	-10.3	109.6	100.0	-48.9	44.6	-4.8	4.9	5.1	-1.8
COMPLETED & NOT ABSORBED										
Q1 2011	169	72	51	1	21	78	3	133	na	528
Q1 2010	149	89	15	0	30	125	2	74	na	484
% Change	13.4	-19.1	**	n/a	-30.0	-37.6	50.0	79.7	n/a	9.1
ABSORBED										
Q1 2011	795	127	148	5	22	136	17	56	na	1 306
Q1 2010	973	149	90	3	48	69	52	61	na	1 445
% Change	-18.3	-14.8	64.4	66.7	-54.2	97.1	-67.3	-8.2	n/a	-9.6
Year-to-date 2011	795	127	148	5	22	136	17	56	na	1,306
Year-to-date 2010	973	149	90	3	48	69	52	61	na	1,445
% Change	-18.3	-14.8	64.4	66.7	-54.2	97.1	-67.3	-8.2	n/a	-9.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador First Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	182	0	34	0	12	24	0	0	113	365
Q1 2010	201	0	36	2	7	4	12	0	174	436
% Change	-9.5	n/a	-5.6	-100.0	71.4	**	-100.0	n/a	-35.1	-16.3
Year-to-date 2011	182	0	34	0	12	24	0	0	113	365
Year-to-date 2010	201	0	36	2	7	4	12	0	174	436
% Change	-9.5	n/a	-5.6	-100.0	71.4	**	-100.0	n/a	-35.1	-16.3
UNDER CONSTRUCTION										
Q1 2011	1,058	14	183	11	27	90	22	12	230	1,647
Q1 2010	1,003	12	156	8	28	66	20	0	207	1,500
% Change	5.5	16.7	17.3	37.5	-3.6	36.4	10.0	n/a	11.1	9.8
COMPLETIONS										
Q1 2011	380	4	106	6	0	0	8	0	433	937
Q1 2010	452	10	50	3	12	26	0	0	362	915
% Change	-15.9	-60.0	112.0	100.0	-100.0	-100.0	n/a	n/a	19.6	2.4
Year-to-date 2011	380	4	106	6	0	0	8	0	433	937
Year-to-date 2010	452	10	50	3	12	26	0	0	362	915
% Change	-15.9	-60.0	112.0	100.0	-100.0	-100.0	n/a	n/a	19.6	2.4
COMPLETED & NOT ABSORBED										
Q1 2011	20	0	0	1	0	0	0	0	n/a	21
Q1 2010	10	5	0	0	0	7	0	0	n/a	22
% Change	100.0	-100.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-4.5
ABSORBED										
Q1 2011	312	2	96	5	0	0	0	0	n/a	415
Q1 2010	383	4	48	3	12	28	0	0	n/a	478
% Change	-18.5	-50.0	100.0	66.7	-100.0	-100.0	n/a	n/a	n/a	-13.2
Year-to-date 2011	312	2	96	5	0	0	0	0	n/a	415
Year-to-date 2010	383	4	48	3	12	28	0	0	n/a	478
% Change	-18.5	-50.0	100.0	66.7	-100.0	-100.0	n/a	n/a	n/a	-13.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Prince Edward Island
First Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	23	8	11	0	0	0	0	21	38	101
Q1 2010	21	4	4	0	0	0	0	0	14	43
% Change	9.5	100.0	175.0	n/a	n/a	n/a	n/a	n/a	171.4	134.9
Year-to-date 2011	23	8	11	0	0	0	0	21	38	101
Year-to-date 2010	21	4	4	0	0	0	0	0	14	43
% Change	9.5	100.0	175.0	n/a	n/a	n/a	n/a	n/a	171.4	134.9
UNDER CONSTRUCTION										
Q1 2011	54	18	18	0	5	0	0	128	44	267
Q1 2010	35	18	22	0	5	46	0	171	20	317
% Change	54.3	0.0	-18.2	n/a	0.0	-100.0	n/a	-25.1	120.0	-15.8
COMPLETIONS										
Q1 2011	35	8	3	0	10	0	0	46	73	175
Q1 2010	85	2	6	0	8	0	5	44	49	199
% Change	-58.8	**	-50.0	n/a	25.0	n/a	-100.0	4.5	49.0	-12.1
Year-to-date 2011	35	8	3	0	10	0	0	46	73	175
Year-to-date 2010	85	2	6	0	8	0	5	44	49	199
% Change	-58.8	**	-50.0	n/a	25.0	n/a	-100.0	4.5	49.0	-12.1
COMPLETED & NOT ABSORBED										
Q1 2011	21	13	8	0	0	8	0	33	n/a	83
Q1 2010	2	0	2	0	0	8	0	0	n/a	12
% Change	**	n/a	**	n/a	n/a	0.0	n/a	n/a	n/a	**
ABSORBED										
Q1 2011	37	4	1	0	10	40	0	47	n/a	139
Q1 2010	81	2	4	0	8	9	1	24	n/a	129
% Change	-54.3	100.0	-75.0	n/a	25.0	**	-100.0	95.8	n/a	7.8
Year-to-date 2011	37	4	1	0	10	40	0	47	n/a	139
Year-to-date 2010	81	2	4	0	8	9	1	24	n/a	129
% Change	-54.3	100.0	-75.0	n/a	25.0	**	-100.0	95.8	n/a	7.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Nova Scotia First Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	228	48	37	0	0	28	4	295	85	725
Q1 2010	328	50	43	0	0	0	1	192	77	691
% Change	-30.5	-4.0	-14.0	n/a	n/a	n/a	**	53.6	10.4	4.9
Year-to-date 2011	228	48	37	0	0	28	4	295	85	725
Year-to-date 2010	328	50	43	0	0	0	1	192	77	691
% Change	-30.5	-4.0	-14.0	n/a	n/a	n/a	**	53.6	10.4	4.9
UNDER CONSTRUCTION										
Q1 2011	766	150	153	0	0	262	8	1,346	287	2,972
Q1 2010	831	130	162	0	15	353	3	743	209	2,446
% Change	-7.8	15.4	-5.6	n/a	-100.0	-25.8	166.7	81.2	37.3	21.5
COMPLETIONS										
Q1 2011	381	58	20	0	0	10	40	4	207	720
Q1 2010	413	66	25	0	0	27	14	28	243	816
% Change	-7.7	-12.1	-20.0	n/a	n/a	-63.0	185.7	-85.7	-14.8	-11.8
Year-to-date 2011	381	58	20	0	0	10	40	4	207	720
Year-to-date 2010	413	66	25	0	0	27	14	28	243	816
% Change	-7.7	-12.1	-20.0	n/a	n/a	-63.0	185.7	-85.7	-14.8	-11.8
COMPLETED & NOT ABSORBED										
Q1 2011	60	18	12	0	11	8	1	0	n/a	110
Q1 2010	36	11	0	0	18	40	0	0	n/a	105
% Change	66.7	63.6	n/a	n/a	-38.9	-80.0	n/a	n/a	n/a	4.8
ABSORBED										
Q1 2011	221	36	22	0	6	51	4	0	n/a	340
Q1 2010	242	44	25	0	3	27	8	0	n/a	349
% Change	-8.7	-18.2	-12.0	n/a	100.0	88.9	-50.0	n/a	n/a	-2.6
Year-to-date 2011	221	36	22	0	6	51	4	0	n/a	340
Year-to-date 2010	242	44	25	0	3	27	8	0	n/a	349
% Change	-8.7	-18.2	-12.0	n/a	100.0	88.9	-50.0	n/a	n/a	-2.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1d: Housing Activity Summary of New Brunswick
First Quarter 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2011	72	2	4	0	3	0	1	12	48	142
Q1 2010	101	44	29	0	0	0	22	104	123	423
% Change	-28.7	-95.5	-86.2	n/a	n/a	n/a	-95.5	-88.5	-61.0	-66.4
Year-to-date 2011	72	2	4	0	3	0	1	12	48	142
Year-to-date 2010	101	44	29	0	0	0	22	104	123	423
% Change	-28.7	-95.5	-86.2	n/a	n/a	n/a	-95.5	-88.5	-61.0	-66.4
UNDER CONSTRUCTION										
Q1 2011	452	208	199	0	44	89	2	661	341	1,996
Q1 2010	406	192	158	0	23	114	29	431	148	1,501
% Change	11.3	8.3	25.9	n/a	91.3	-21.9	-93.1	53.4	130.4	33.0
COMPLETIONS										
Q1 2011	249	86	45	0	14	84	11	121	255	865
Q1 2010	278	96	2	0	27	12	43	91	267	816
% Change	-10.4	-10.4	**	n/a	-48.1	**	-74.4	33.0	-4.5	6.0
Year-to-date 2011	249	86	45	0	14	84	11	121	255	865
Year-to-date 2010	278	96	2	0	27	12	43	91	267	816
% Change	-10.4	-10.4	**	n/a	-48.1	**	-74.4	33.0	-4.5	6.0
COMPLETED & NOT ABSORBED										
Q1 2011	68	41	31	0	10	62	2	100	n/a	314
Q1 2010	101	73	13	0	12	70	2	74	n/a	345
% Change	-32.7	-43.8	138.5	n/a	-16.7	-11.4	0.0	35.1	n/a	-9.0
ABSORBED										
Q1 2011	225	85	29	0	6	45	13	9	n/a	412
Q1 2010	267	99	13	0	25	5	43	37	n/a	489
% Change	-15.7	-14.1	123.1	n/a	-76.0	**	-69.8	-75.7	n/a	-15.7
Year-to-date 2011	225	85	29	0	6	45	13	9	n/a	412
Year-to-date 2010	267	99	13	0	25	5	43	37	n/a	489
% Change	-15.7	-14.1	123.1	n/a	-76.0	**	-69.8	-75.7	n/a	-15.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Atlantic Region 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	5.6	9.8	42.2	**	-54.8	-16.1	13.4	48.2	25.6	17.2
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	5.2	-18.8	58.0	**	-36.8	-81.0	**	-61.3	34.6	18.0
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	272	58	50	0	0	0	1	211	164	756
% Change	-6.8	26.1	42.9	n/a	-100.0	-100.0	-91.7	-13.2	-10.9	-13.8
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	12.7	17.9	21.9	n/a	-100.0	22.5	100.0	69.5	18.4	25.3
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-0.2	5.3	39.8	n/a	-38.9	0.8	-42.7	64.9	27.7	16.5
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
St. John's	173	199	0	0	16	7	52	40	241	246	-2.0
Centres 10,000 - 49,999											
Bay Roberts	6	0	0	0	0	0	0	0	6	0	n/a
Corner Brook	2	2	0	0	0	0	0	0	2	2	0.0
Gander	0	1	0	0	0	0	0	0	0	1	-100.0
Grand Falls-Windsor	1	1	0	0	0	12	2	0	3	13	-76.9
Total Newfoundland & Labrador (10,000+)	182	203	0	0	16	19	54	40	252	262	-3.8

Table 2.1a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
St. John's	173	199	0	0	16	7	52	40	241	246	-2.0
Centres 10,000 - 49,999											
Bay Roberts	6	0	0	0	0	0	0	0	6	0	n/a
Corner Brook	2	2	0	0	0	0	0	0	2	2	0.0
Gander	0	1	0	0	0	0	0	0	0	1	-100.0
Grand Falls-Windsor	1	1	0	0	0	12	2	0	3	13	-76.9
Total Newfoundland & Labrador (10,000+)	182	203	0	0	16	19	54	40	252	262	-3.8

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island First Quarter 2011												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	20	18	4	4	3	0	21	0	48	22	118.2
Centres 10,000 - 49,999											
Summerside	3	3	4	0	8	4	0	0	15	7	114.3
Total Prince Edward Island (10,000+)	23	21	8	4	11	4	21	0	63	29	117.2

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	20	18	4	4	3	0	21	0	48	22	118.2
Centres 10,000 - 49,999											
Summerside	3	3	4	0	8	4	0	0	15	7	114.3
Total Prince Edward Island (10,000+)	23	21	8	4	11	4	21	0	63	29	117.2

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Halifax	147	216	24	26	21	30	325	194	517	466	10.9
Centres 50,000 - 99,999											
Cape Breton	11	12	12	10	0	0	0	0	23	22	4.5
Centres 10,000 - 49,999											
Chester MD	2	4	0	0	0	0	0	0	2	4	-50.0
East Hants MD	17	10	6	2	0	0	0	4	23	16	43.8
Kentville C.A.	7	11	6	6	10	7	0	0	23	24	-4.2
Kings Subd A SC	4	19	0	2	0	0	0	0	4	21	-81.0
Lunenburg MD	8	10	0	0	0	0	0	0	8	10	-20.0
New Glasgow	10	18	0	2	4	0	0	0	14	20	-30.0
Queens RGM	2	2	0	0	0	0	0	0	2	2	0.0
Truro	16	22	2	2	0	0	0	0	18	24	-25.0
West Hants MD	4	2	0	0	0	0	0	0	4	2	100.0
Yarmouth MD	2	3	0	0	0	0	0	0	2	3	-33.3
Total Nova Scotia (10,000+)	230	329	50	50	35	37	325	198	640	614	4.2

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Halifax	147	216	24	26	21	30	325	194	517	466	10.9
Centres 50,000 - 99,999											
Cape Breton	11	12	12	10	0	0	0	0	23	22	4.5
Centres 10,000 - 49,999											
Chester MD	2	4	0	0	0	0	0	0	2	4	-50.0
East Hants MD	17	10	6	2	0	0	0	4	23	16	43.8
Kentville C.A.	7	11	6	6	10	7	0	0	23	24	-4.2
Kings Subd A SC	4	19	0	2	0	0	0	0	4	21	-81.0
Lunenburg MD	8	10	0	0	0	0	0	0	8	10	-20.0
New Glasgow	10	18	0	2	4	0	0	0	14	20	-30.0
Queens RGM	2	2	0	0	0	0	0	0	2	2	0.0
Truro	16	22	2	2	0	0	0	0	18	24	-25.0
West Hants MD	4	2	0	0	0	0	0	0	4	2	100.0
Yarmouth MD	2	3	0	0	0	0	0	0	2	3	-33.3
Total Nova Scotia (10,000+)	230	329	50	50	35	37	325	198	640	614	4.2

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Saint John	23	35	0	4	3	17	12	51	38	107	-64.5
Moncton	11	37	2	36	0	16	0	15	13	104	-87.5
Centres 50,000 - 99,999											
Fredericton	37	35	0	2	0	6	4	40	41	83	-50.6
Centres 10,000 - 49,999											
Bathurst	1	1	0	2	0	0	0	0	1	3	-66.7
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Edmundston	1	2	0	0	0	0	0	0	1	2	-50.0
Miramichi	0	1	0	0	0	0	0	0	0	1	-100.0
Total New Brunswick (10,000+)	73	111	2	44	3	39	16	106	94	300	-68.7

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Saint John	23	35	0	4	3	17	12	51	38	107	-64.5
Moncton	11	37	2	36	0	16	0	15	13	104	-87.5
Centres 50,000 - 99,999											
Fredericton	37	35	0	2	0	6	4	40	41	83	-50.6
Centres 10,000 - 49,999											
Bathurst	1	1	0	2	0	0	0	0	1	3	-66.7
Campbellton	0	0	0	0	0	0	0	0	0	0	n/a
Edmundston	1	2	0	0	0	0	0	0	1	2	-50.0
Miramichi	0	1	0	0	0	0	0	0	0	1	-100.0
Total New Brunswick (10,000+)	73	111	2	44	3	39	16	106	94	300	-68.7

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
St. John's	16	7	0	0	52	40	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	0	0	0	0
Grand Falls-Windsor	0	0	0	12	2	0	0	0
Total Newfoundland & Labrador (10,000+)	16	7	0	12	54	40	0	0

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	16	7	0	0	52	40	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	0	0	0	0
Grand Falls-Windsor	0	0	0	12	2	0	0	0
Total Newfoundland & Labrador (10,000+)	16	7	0	12	54	40	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 50,000 - 99,999								
Charlottetown	3	0	0	0	0	0	21	0
Centres 10,000 - 49,999								
Summerside	8	4	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	11	4	0	0	0	0	21	0

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	3	0	0	0	0	0	21	0
Centres 10,000 - 49,999								
Summerside	8	4	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	11	4	0	0	0	0	21	0

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
First Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Halifax	21	30	0	0	30	2	295	192
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	4	0	0
Kentville C.A.	10	7	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	0	0	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	0	0
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	35	37	0	0	30	6	295	192

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - March 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	21	30	0	0	30	2	295	192
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	4	0	0
Kentville C.A.	10	7	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	0	0	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	0	0
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	35	37	0	0	30	6	295	192

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Saint John	3	17	0	0	0	0	12	51
Moncton	0	4	0	12	0	0	0	15
Centres 50,000 - 99,999								
Fredericton	0	6	0	0	4	2	0	38
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	3	27	0	12	4	2	12	104

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	3	17	0	0	0	0	12	51
Moncton	0	4	0	12	0	0	0	15
Centres 50,000 - 99,999								
Fredericton	0	6	0	0	4	2	0	38
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	3	27	0	12	4	2	12	104

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Newfoundland and Labrador First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
St. John's	205	233	36	13	0	0	241	246
Centres 10,000 - 49,999								
Bay Roberts	6	0	0	0	0	0	6	0
Corner Brook	2	2	0	0	0	0	2	2
Gander	0	1	0	0	0	0	0	1
Grand Falls-Windsor	3	1	0	0	0	12	3	13
Total Newfoundland & Labrador (10,000+)	216	237	36	13	0	12	252	262

Table 2.5a: Starts by Submarket and by Intended Market Newfoundland and Labrador January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	205	233	36	13	0	0	241	246
Centres 10,000 - 49,999								
Bay Roberts	6	0	0	0	0	0	6	0
Corner Brook	2	2	0	0	0	0	2	2
Gander	0	1	0	0	0	0	0	1
Grand Falls-Windsor	3	1	0	0	0	12	3	13
Total Newfoundland & Labrador (10,000+)	216	237	36	13	0	12	252	262

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Prince Edward Island First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 50,000 - 99,999								
Charlottetown	27	22	0	0	21	0	48	22
Centres 10,000 - 49,999								
Summerside	15	7	0	0	0	0	15	7
Total Prince Edward Island (10,000+)	42	29	0	0	21	0	63	29

Table 2.5b: Starts by Submarket and by Intended Market Prince Edward Island January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	27	22	0	0	21	0	48	22
Centres 10,000 - 49,999								
Summerside	15	7	0	0	0	0	15	7
Total Prince Edward Island (10,000+)	42	29	0	0	21	0	63	29

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
First Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Halifax	194	274	28	0	295	192	517	466
Centres 50,000 - 99,999								
Cape Breton	23	21	0	0	0	1	23	22
Centres 10,000 - 49,999								
Chester MD	2	4	0	0	0	0	2	4
East Hants MD	21	16	0	0	2	0	23	16
Kentville C.A.	23	24	0	0	0	0	23	24
Kings Subd A SC	4	21	0	0	0	0	4	21
Lunenburg MD	6	10	0	0	2	0	8	10
New Glasgow	14	20	0	0	0	0	14	20
Queens RGM	2	2	0	0	0	0	2	2
Truro	18	24	0	0	0	0	18	24
West Hants MD	4	2	0	0	0	0	4	2
Yarmouth MD	2	3	0	0	0	0	2	3
Total Nova Scotia (10,000+)	313	421	28	0	299	193	640	614

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	194	274	28	0	295	192	517	466
Centres 50,000 - 99,999								
Cape Breton	23	21	0	0	0	1	23	22
Centres 10,000 - 49,999								
Chester MD	2	4	0	0	0	0	2	4
East Hants MD	21	16	0	0	2	0	23	16
Kentville C.A.	23	24	0	0	0	0	23	24
Kings Subd A SC	4	21	0	0	0	0	4	21
Lunenburg MD	6	10	0	0	2	0	8	10
New Glasgow	14	20	0	0	0	0	14	20
Queens RGM	2	2	0	0	0	0	2	2
Truro	18	24	0	0	0	0	18	24
West Hants MD	4	2	0	0	0	0	4	2
Yarmouth MD	2	3	0	0	0	0	2	3
Total Nova Scotia (10,000+)	313	421	28	0	299	193	640	614

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Saint John	22	56	3	0	13	51	38	107
Moncton	13	75	0	0	0	29	13	104
Centres 50,000 - 99,999								
Fredericton	41	37	0	0	0	46	41	83
Centres 10,000 - 49,999								
Bathurst	1	3	0	0	0	0	1	3
Campbellton	0	0	0	0	0	0	0	0
Edmundston	1	2	0	0	0	0	1	2
Miramichi	0	1	0	0	0	0	0	1
Total New Brunswick (10,000+)	78	174	3	0	13	126	94	300

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	22	56	3	0	13	51	38	107
Moncton	13	75	0	0	0	29	13	104
Centres 50,000 - 99,999								
Fredericton	41	37	0	0	0	46	41	83
Centres 10,000 - 49,999								
Bathurst	1	3	0	0	0	0	1	3
Campbellton	0	0	0	0	0	0	0	0
Edmundston	1	2	0	0	0	0	1	2
Miramichi	0	1	0	0	0	0	0	1
Total New Brunswick (10,000+)	78	174	3	0	13	126	94	300

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
St. John's	321	389	2	4	0	12	96	74	419	479	-12.5
Centres 10,000 - 49,999											
Bay Roberts	20	16	0	2	0	0	0	0	20	18	11.1
Corner Brook	13	18	2	4	0	0	0	0	15	22	-31.8
Gander	18	20	0	0	6	0	8	2	32	22	45.5
Grand Falls-Windsor	14	12	2	0	0	0	2	0	18	12	50.0
Total Newfoundland & Labrador (10,000+)	386	455	6	10	6	12	106	76	504	553	-8.9

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
St. John's	321	389	2	4	0	12	96	74	419	479	-12.5
Centres 10,000 - 49,999											
Bay Roberts	20	16	0	2	0	0	0	0	20	18	11.1
Corner Brook	13	18	2	4	0	0	0	0	15	22	-31.8
Gander	18	20	0	0	6	0	8	2	32	22	45.5
Grand Falls-Windsor	14	12	2	0	0	0	2	0	18	12	50.0
Total Newfoundland & Labrador (10,000+)	386	455	6	10	6	12	106	76	504	553	-8.9

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Prince Edward Island First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	33	80	8	2	13	18	40	44	94	144	-34.7
Centres 10,000 - 49,999											
Summerside	2	6	0	0	0	0	6	0	8	6	33.3
Total Prince Edward Island (10,000+)	35	86	8	2	13	18	46	44	102	150	-32.0

Table 3.1b: Completions by Submarket and by Dwelling Type Prince Edward Island January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	33	80	8	2	13	18	40	44	94	144	-34.7
Centres 10,000 - 49,999											
Summerside	2	6	0	0	0	0	6	0	8	6	33.3
Total Prince Edward Island (10,000+)	35	86	8	2	13	18	46	44	102	150	-32.0

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia First Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Halifax	194	210	34	40	16	25	12	27	256	302	-15.2
Centres 50,000 - 99,999											
Cape Breton	33	36	40	10	0	4	0	0	73	50	46.0
Centres 10,000 - 49,999											
Chester MD	8	6	0	0	0	0	0	0	8	6	33.3
East Hants MD	26	22	2	4	0	0	0	0	28	26	7.7
Kentville C.A.	6	11	4	4	10	0	0	0	20	15	33.3
Kings Subd A SC	18	16	4	2	0	0	0	16	22	34	-35.3
Lunenburg MD	24	24	0	0	0	0	0	0	24	24	0.0
New Glasgow	26	29	0	2	0	0	6	0	32	31	3.2
Queens RGM	4	7	0	0	0	0	0	12	4	19	-78.9
Truro	24	37	2	4	0	6	0	0	26	47	-44.7
West Hants MD	12	11	0	0	0	0	0	0	12	11	9.1
Yarmouth MD	8	8	0	0	0	0	0	0	8	8	0.0
Total Nova Scotia (10,000+)	383	417	86	66	26	35	18	55	513	573	-10.5

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia January - March 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Halifax	194	210	34	40	16	25	12	27	256	302	-15.2
Centres 50,000 - 99,999											
Cape Breton	33	36	40	10	0	4	0	0	73	50	46.0
Centres 10,000 - 49,999											
Chester MD	8	6	0	0	0	0	0	0	8	6	33.3
East Hants MD	26	22	2	4	0	0	0	0	28	26	7.7
Kentville C.A.	6	11	4	4	10	0	0	0	20	15	33.3
Kings Subd A SC	18	16	4	2	0	0	0	16	22	34	-35.3
Lunenburg MD	24	24	0	0	0	0	0	0	24	24	0.0
New Glasgow	26	29	0	2	0	0	6	0	32	31	3.2
Queens RGM	4	7	0	0	0	0	0	12	4	19	-78.9
Truro	24	37	2	4	0	6	0	0	26	47	-44.7
West Hants MD	12	11	0	0	0	0	0	0	12	11	9.1
Yarmouth MD	8	8	0	0	0	0	0	0	8	8	0.0
Total Nova Scotia (10,000+)	383	417	86	66	26	35	18	55	513	573	-10.5

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type
New Brunswick
First Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	% Change
Centres 100,000+											
Saint John	63	90	2	8	4	3	65	12	134	113	18.6
Moncton	106	103	86	86	30	12	26	14	248	215	15.3
Centres 50,000 - 99,999											
Fredericton	60	71	0	0	17	34	84	16	161	121	33.1
Centres 10,000 - 49,999											
Bathurst	11	14	0	2	0	0	4	43	15	59	-74.6
Campbellton	0	2	0	0	0	0	28	8	28	10	180.0
Edmundston	7	6	0	0	4	4	0	12	11	22	-50.0
Miramichi	13	9	0	0	0	0	0	0	13	9	44.4
Total New Brunswick (10,000+)	260	295	88	96	55	53	207	105	610	549	11.1

Table 3.1d: Completions by Submarket and by Dwelling Type
New Brunswick
January - March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Saint John	63	90	2	8	4	3	65	12	134	113	18.6
Moncton	106	103	86	86	30	12	26	14	248	215	15.3
Centres 50,000 - 99,999											
Fredericton	60	71	0	0	17	34	84	16	161	121	33.1
Centres 10,000 - 49,999											
Bathurst	11	14	0	2	0	0	4	43	15	59	-74.6
Campbellton	0	2	0	0	0	0	28	8	28	10	180.0
Edmundston	7	6	0	0	4	4	0	12	11	22	-50.0
Miramichi	13	9	0	0	0	0	0	0	13	9	44.4
Total New Brunswick (10,000+)	260	295	88	96	55	53	207	105	610	549	11.1

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
St. John's	0	12	0	0	96	74	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	6	0	8	2	0	0
Grand Falls-Windsor	0	0	0	0	2	0	0	0
Total Newfoundland and Labrador (10,000+)	0	12	6	0	106	76	0	0

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	0	12	0	0	96	74	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	6	0	8	2	0	0
Grand Falls-Windsor	0	0	0	0	2	0	0	0
Total Newfoundland and Labrador (10,000+)	0	12	6	0	106	76	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 50,000 - 99,999								
Charlottetown	13	14	0	4	0	0	40	44
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	6	0
Total Prince Edward Island (10,000+)	13	14	0	4	0	0	46	44

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	13	14	0	4	0	0	40	44
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	6	0
Total Prince Edward Island (10,000+)	13	14	0	4	0	0	46	44

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Halifax	16	25	0	0	12	27	0	0
Centres 50,000 - 99,999								
Cape Breton	0	0	0	4	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	10	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	16
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	2	0	4	0
Queens RGM	0	0	0	0	0	0	0	12
Truro	0	0	0	6	0	0	0	0
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	16	25	10	10	14	27	4	28

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	16	25	0	0	12	27	0	0
Centres 50,000 - 99,999								
Cape Breton	0	0	0	4	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	10	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	16
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	2	0	4	0
Queens RGM	0	0	0	0	0	0	0	12
Truro	0	0	0	6	0	0	0	0
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	16	25	10	10	14	27	4	28

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick First Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Saint John	4	3	0	0	0	0	65	12
Moncton	30	12	0	0	2	14	24	0
Centres 50,000 - 99,999								
Fredericton	17	8	0	26	84	0	0	16
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	4	43
Campbellton	0	0	0	0	0	0	28	8
Edmundston	4	4	0	0	0	0	0	12
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	55	27	0	26	86	14	121	91

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	4	3	0	0	0	0	65	12
Moncton	30	12	0	0	2	14	24	0
Centres 50,000 - 99,999								
Fredericton	17	8	0	26	84	0	0	16
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	4	43
Campbellton	0	0	0	0	0	0	28	8
Edmundston	4	4	0	0	0	0	0	12
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	55	27	0	26	86	14	121	91

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Newfoundland and Labrador First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
St. John's	413	438	6	41	0	0	419	479
Centres 10,000 - 49,999								
Bay Roberts	20	18	0	0	0	0	20	18
Corner Brook	15	22	0	0	0	0	15	22
Gander	26	22	0	0	6	0	32	22
Grand Falls-Windsor	16	12	0	0	2	0	18	12
Total Newfoundland & Labrador (10,000+)	490	512	6	41	8	0	504	553

Table 3.5a: Completions by Submarket and by Intended Market Newfoundland and Labrador January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	413	438	6	41	0	0	419	479
Centres 10,000 - 49,999								
Bay Roberts	20	18	0	0	0	0	20	18
Corner Brook	15	22	0	0	0	0	15	22
Gander	26	22	0	0	6	0	32	22
Grand Falls-Windsor	16	12	0	0	2	0	18	12
Total Newfoundland & Labrador (10,000+)	490	512	6	41	8	0	504	553

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
First Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 50,000 - 99,999								
Charlottetown	44	87	10	8	40	49	94	144
Centres 10,000 - 49,999								
Summerside	2	6	0	0	6	0	8	6
Total Prince Edward Island (10,000+)	46	93	10	8	46	49	102	150

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	44	87	10	8	40	49	94	144
Centres 10,000 - 49,999								
Summerside	2	6	0	0	6	0	8	6
Total Prince Edward Island (10,000+)	46	93	10	8	46	49	102	150

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
First Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Halifax	246	275	10	27	0	0	256	302
Centres 50,000 - 99,999								
Cape Breton	45	44	0	0	28	6	73	50
Centres 10,000 - 49,999								
Chester MD	8	6	0	0	0	0	8	6
East Hants MD	28	26	0	0	0	0	28	26
Kentville C.A.	10	15	0	0	10	0	20	15
Kings Subd A SC	22	18	0	0	0	16	22	34
Lunenburg MD	22	24	0	0	2	0	24	24
New Glasgow	28	31	0	0	4	0	32	31
Queens RGM	4	7	0	0	0	12	4	19
Truro	26	41	0	0	0	6	26	47
West Hants MD	12	9	0	0	0	2	12	11
Yarmouth MD	8	8	0	0	0	0	8	8
Total Nova Scotia (10,000+)	459	504	10	27	44	42	513	573

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	246	275	10	27	0	0	256	302
Centres 50,000 - 99,999								
Cape Breton	45	44	0	0	28	6	73	50
Centres 10,000 - 49,999								
Chester MD	8	6	0	0	0	0	8	6
East Hants MD	28	26	0	0	0	0	28	26
Kentville C.A.	10	15	0	0	10	0	20	15
Kings Subd A SC	22	18	0	0	0	16	22	34
Lunenburg MD	22	24	0	0	2	0	24	24
New Glasgow	28	31	0	0	4	0	32	31
Queens RGM	4	7	0	0	0	12	4	19
Truro	26	41	0	0	0	6	26	47
West Hants MD	12	9	0	0	0	2	12	11
Yarmouth MD	8	8	0	0	0	0	8	8
Total Nova Scotia (10,000+)	459	504	10	27	44	42	513	573

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market
New Brunswick
First Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Centres 100,000+								
Saint John	68	98	0	3	66	12	134	113
Moncton	204	182	10	24	34	9	248	215
Centres 50,000 - 99,999								
Fredericton	77	63	84	8	0	50	161	121
Centres 10,000 - 49,999								
Bathurst	11	16	0	0	4	43	15	59
Campbellton	0	2	0	0	28	8	28	10
Edmundston	7	6	4	4	0	12	11	22
Miramichi	13	9	0	0	0	0	13	9
Total New Brunswick (10,000+)	380	376	98	39	132	134	610	549

Table 3.5d: Completions by Submarket and by Intended Market
New Brunswick
January - March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	68	98	0	3	66	12	134	113
Moncton	204	182	10	24	34	9	248	215
Centres 50,000 - 99,999								
Fredericton	77	63	84	8	0	50	161	121
Centres 10,000 - 49,999								
Bathurst	11	16	0	0	4	43	15	59
Campbellton	0	2	0	0	28	8	28	10
Edmundston	7	6	4	4	0	12	11	22
Miramichi	13	9	0	0	0	0	13	9
Total New Brunswick (10,000+)	380	376	98	39	132	134	610	549

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q1 2011	39	12.3	87	27.4	91	28.7	37	11.7	63	19.9	317	319,650	342,113
Q1 2010	97	25.1	108	28.0	87	22.5	47	12.2	47	12.2	386	290,500	311,638
Year-to-date 2011	39	12.3	87	27.4	91	28.7	37	11.7	63	19.9	317	319,650	342,113
Year-to-date 2010	97	25.1	108	28.0	87	22.5	47	12.2	47	12.2	386	290,500	311,638

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
First Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q1 2011	0	0.0	0	0.0	4	10.8	23	62.2	10	27.0	37	220,000	232,757
Q1 2010	0	0.0	1	1.2	21	25.9	35	43.2	24	29.6	81	215,000	235,852
Year-to-date 2011	0	0.0	0	0.0	4	10.8	23	62.2	10	27.0	37	220,000	232,757
Year-to-date 2010	0	0.0	1	1.2	21	25.9	35	43.2	24	29.6	81	215,000	235,852

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia First Quarter 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q1 2011	5	15.6	13	40.6	4	12.5	9	28.1	1	3.1	32	202,500	236,303
Q1 2010	3	8.8	11	32.4	10	29.4	7	20.6	3	8.8	34	230,000	245,129
Year-to-date 2011	5	15.6	13	40.6	4	12.5	9	28.1	1	3.1	32	202,500	236,303
Year-to-date 2010	3	8.8	11	32.4	10	29.4	7	20.6	3	8.8	34	230,000	245,129
Halifax CMA													
Q1 2011	2	1.1	9	4.8	40	21.2	63	33.3	75	39.7	189	345,000	375,343
Q1 2010	0	0.0	21	10.1	69	33.2	68	32.7	50	24.0	208	319,750	340,602
Year-to-date 2011	2	1.1	9	4.8	40	21.2	63	33.3	75	39.7	189	345,000	375,343
Year-to-date 2010	0	0.0	21	10.1	69	33.2	68	32.7	50	24.0	208	319,750	340,602
Total Urban Centres in Nova Scotia (50,000+)													
Q1 2011	7	3.2	22	10.0	44	19.9	72	32.6	76	34.4	221	329,900	355,210
Q1 2010	3	1.2	32	13.2	79	32.6	75	31.0	53	21.9	242	309,000	327,188
Year-to-date 2011	7	3.2	22	10.0	44	19.9	72	32.6	76	34.4	221	329,900	355,210
Year-to-date 2010	3	1.2	32	13.2	79	32.6	75	31.0	53	21.9	242	309,000	327,188

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick First Quarter 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q1 2011	0	0.0	1	1.5	11	16.7	19	28.8	35	53.0	66	259,950	258,045
Q1 2010	0	0.0	1	1.6	11	17.2	30	46.9	22	34.4	64	239,000	237,180
Year-to-date 2011	0	0.0	1	1.5	11	16.7	19	28.8	35	53.0	66	259,950	258,045
Year-to-date 2010	0	0.0	1	1.6	11	17.2	30	46.9	22	34.4	64	239,000	237,180
Moncton CMA													
Q1 2011	0	0.0	0	0.0	26	28.0	30	32.3	37	39.8	93	229,900	251,380
Q1 2010	0	0.0	5	4.9	11	10.8	34	33.3	52	51.0	102	250,417	265,826
Year-to-date 2011	0	0.0	0	0.0	26	28.0	30	32.3	37	39.8	93	229,900	251,380
Year-to-date 2010	0	0.0	5	4.9	11	10.8	34	33.3	52	51.0	102	250,417	265,826
Saint John CMA													
Q1 2011	0	0.0	0	0.0	4	6.6	19	31.1	38	62.3	61	270,000	277,527
Q1 2010	0	0.0	2	2.0	15	15.0	38	38.0	45	45.0	100	243,500	255,183
Year-to-date 2011	0	0.0	0	0.0	4	6.6	19	31.1	38	62.3	61	270,000	277,527
Year-to-date 2010	0	0.0	2	2.0	15	15.0	38	38.0	45	45.0	100	243,500	255,183
Total Urban Centres in New Brunswick (50,000+)													
Q1 2011	0	0.0	1	0.5	41	18.6	68	30.9	110	50.0	220	254,450	260,630
Q1 2010	0	0.0	8	3.0	37	13.9	102	38.3	119	44.7	266	242,500	254,933
Year-to-date 2011	0	0.0	1	0.5	41	18.6	68	30.9	110	50.0	220	254,450	260,630
Year-to-date 2010	0	0.0	8	3.0	37	13.9	102	38.3	119	44.7	266	242,500	254,933

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador
First Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	240	36.4	425	600	694	61.2	235,741	22.5	229,422
	February	234	18.8	394	579	793	49.7	219,195	12.4	222,972
	March	309	23.6	410	734	728	56.3	234,403	18.4	232,848
	April	320	23.6	389	809	683	57.0	221,109	13.5	233,476
	May	338	7.0	373	796	656	56.9	235,986	17.6	237,300
	June	436	3.6	357	948	672	53.1	237,489	12.1	233,635
	July	469	-12.5	324	844	646	50.2	238,729	16.2	236,287
	August	430	-8.9	306	785	690	44.3	245,782	16.2	234,416
	September	424	-14.5	323	725	689	46.9	230,190	12.9	239,468
	October	410	-13.3	325	685	715	45.5	231,039	17.4	242,217
	November	328	-22.1	302	595	701	43.1	232,985	8.9	240,446
	December	298	-25.3	306	351	784	39.0	255,517	10.6	249,563
2011	January	207	-13.8	368	653	754	48.8	235,361	-0.2	238,131
	February	227	-3.0	372	578	759	49.0	240,403	9.7	249,043
	March	305	-1.3	386	710	703	54.9	250,836	7.0	252,677
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	783	25.7	1,229	1,913	2,215	55.5	230,268	17.8	228,497
	Q1 2011	739	-5.6	1,126	1,941	2,216	50.8	243,296	5.7	246,723
	YTD 2010	783	25.7		1,913			230,268	17.8	
	YTD 2011	739	-5.6		1,941			243,296	5.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Prince Edward Island First Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	54	3.8	121	209	231	52.4	159,319	-3.6	147,220
	February	65	-15.6	124	189	235	52.8	130,469	-1.1	143,608
	March	99	35.6	137	248	238	57.6	139,938	-5.2	151,659
	April	118	45.7	137	306	260	52.7	156,763	22.5	155,703
	May	132	15.8	130	352	253	51.4	145,113	-2.9	142,731
	June	184	20.3	141	336	244	57.8	137,355	-7.7	128,548
	July	148	-15.4	113	329	252	44.8	144,770	-3.9	140,019
	August	135	0.0	87	286	264	33.0	156,261	6.8	178,143
	September	143	-10.1	109	246	268	40.7	146,537	2.8	150,759
	October	156	4.0	128	176	233	54.9	150,091	-3.2	144,240
	November	126	3.3	124	173	257	48.2	157,116	3.8	149,990
	December	127	12.4	136	88	201	67.7	144,327	10.0	144,525
2011	January	64	18.5	131	211	260	50.4	149,670	-6.1	150,501
	February	59	-9.2	121	171	220	55.0	134,135	2.8	143,671
	March	98	-1.0	131	243	237	55.3	142,407	1.8	142,422
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	218	7.9	382	646	704	54.3	141,916	-2.9	147,639
	Q1 2011	221	1.4	383	625	717	53.4	142,302	0.3	145,580
	YTD 2010	218	7.9		646			141,916	-2.9	
	YTD 2011	221	1.4		625			142,302	0.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Nova Scotia First Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	502	27.7	875	1,345	1,550	56.5	194,301	8.3	205,253
	February	644	10.8	852	1,333	1,538	55.4	217,413	15.8	213,496
	March	905	30.8	911	2,052	1,662	54.8	211,172	11.9	204,733
	April	1,081	26.1	895	2,199	1,666	53.7	211,970	2.6	202,860
	May	1,084	-0.9	818	2,153	1,623	50.4	218,129	5.3	201,838
	June	1,154	-7.8	837	1,978	1,538	54.4	212,814	4.5	201,809
	July	912	-19.3	737	1,847	1,605	45.9	198,652	-2.2	204,742
	August	906	-11.9	776	1,574	1,482	52.4	202,573	8.3	206,323
	September	767	-14.4	751	1,440	1,486	50.5	191,388	-1.0	198,382
	October	825	-7.3	886	1,292	1,514	58.5	194,578	2.6	201,504
	November	741	7.4	848	1,120	1,564	54.2	200,072	2.3	210,931
	December	515	-0.6	848	755	1,859	45.6	211,971	5.9	222,064
2011	January	464	-7.6	795	1,383	1,643	48.4	207,798	6.9	217,527
	February	610	-5.3	806	1,302	1,537	52.4	207,051	-4.8	203,729
	March	850	-6.1	868	2,050	1,650	52.6	220,157	4.3	214,755
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	2,051	23.1	2,638	4,730	4,750	55.5	209,002	12.3	207,736
	Q1 2011	1,924	-6.2	2,469	4,735	4,830	51.1	213,021	1.9	212,048
	YTD 2010	2,051	23.1		4,730			209,002	12.3	
	YTD 2011	1,924	-6.2		4,735			213,021	1.9	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for New Brunswick First Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	350	24.6	639	940	1,133	56.4	155,783	9.7	153,945
	February	431	9.9	570	1,038	1,252	45.5	154,051	4.4	159,383
	March	616	23.0	631	1,504	1,265	49.9	155,110	1.8	152,770
	April	671	6.8	576	1,540	1,179	48.9	161,407	4.0	158,855
	May	656	-19.6	489	1,484	1,136	43.0	166,057	-0.4	158,772
	June	787	-8.1	542	1,368	1,080	50.2	166,820	4.0	158,528
	July	649	-21.9	525	1,330	1,138	46.1	159,513	4.9	162,582
	August	628	-7.4	516	1,168	1,070	48.2	154,373	-1.4	156,768
	September	594	0.8	566	1,182	1,127	50.2	151,660	0.0	157,481
	October	523	-3.9	573	959	1,154	49.7	152,087	0.6	158,156
	November	478	-4.0	565	868	1,199	47.1	153,079	-2.1	158,024
	December	319	-18.0	507	552	1,202	42.2	142,813	-3.9	153,555
2011	January	346	-1.1	628	1,000	1,217	51.6	151,260	-2.9	151,215
	February	433	0.5	578	922	1,106	52.3	151,063	-1.9	157,012
	March	526	-14.6	527	1,444	1,179	44.7	159,533	2.9	165,634
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	1,397	19.0	1,840	3,482	3,650	50.4	154,952	4.5	155,227
	Q1 2011	1,305	-6.6	1,733	3,366	3,502	49.5	154,530	-0.3	157,533
	YTD 2010	1,397	19.0		3,482			154,952	4.5	
	YTD 2011	1,305	-6.6		3,366			154,530	-0.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Newfoundland and Labrador First Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	216.3	15.0	241	91.3	781	681,469	95.61
	April - June	642	3.7	6.0	219.2	14.4	-233	90.8	783	1,567,910	96.03
	July - September	612	3.4	5.5	220.7	14.2	-571	88.2	793	1,435,340	96.04
	October - December	599	3.3	5.3	221.9	13.7	-38	83.1	811	1,513,637	98.64
2011	January - March	600	3.5	5.3	228.0	12.5			807		101.95
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth (1) of Economic Indicators for Newfoundland and Labrador First Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	1.8	0.0	-317.1	24.5	5.2	-25.3	19.8
	April - June	5.7	-0.2	0.6	3.9	-1.1	-118.2	17.9	5.6	59.8	10.4
	July - September	-1.9	-0.4	-0.2	4.2	-1.9	-146.0	6.0	5.1	0.9	3.8
	October - December	-3.1	-0.4	-0.3	4.1	-2.2	-106.0	-7.1	3.6	38.0	4.8
2011	January - March	-2.4	-0.2	-0.3	5.4	-2.6			3.3		6.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Prince Edward Island
First Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	71.3	10.2	298	91.3	663	248,637	95.61
	April - June	642	3.7	6.0	70.9	10.7	489	90.8	684	340,522	96.03
	July - September	612	3.4	5.5	70.4	12.0	913	88.2	690	321,664	96.04
	October - December	599	3.3	5.3	70.1	12.3	200	83.1	707	298,050	98.64
2011	January - March	600	3.5	5.3	70.8	11.4			700		101.95
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island
First Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	5.7	-2.1	38.6	24.5	-1.2	-14.7	19.8
	April - June	5.7	-0.2	0.6	4.3	-1.9	-28.9	17.9	3.8	-10.2	10.4
	July - September	-1.9	-0.4	-0.2	3.0	-0.4	137.1	6.0	8.1	-5.0	3.8
	October - December	-3.1	-0.4	-0.3	-0.5	1.7	-209.3	-7.1	9.9	-6.5	4.8
2011	January - March	-2.4	-0.2	-0.3	-0.7	1.3			5.6		6.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Nova Scotia
First Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	451.3	9.1	40	91.3	727	2,143,400	95.61
	April - June	642	3.7	6.0	455.2	8.7	993	90.8	730	2,508,905	96.03
	July - September	612	3.4	5.5	455.0	9.4	1,013	88.2	731	2,570,843	96.04
	October - December	599	3.3	5.3	448.4	9.9	-440	83.1	740	2,633,900	98.64
2011	January - March	600	3.5	5.3	453.1	9.3			745		101.95
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia
First Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-0.4	0.1	-88.2	24.5	3.0	2.5	19.8
	April - June	5.7	-0.2	0.6	1.3	-0.5	50.7	17.9	3.5	9.8	10.4
	July - September	-1.9	-0.4	-0.2	1.1	0.1	-47.6	6.0	3.2	10.0	3.8
	October - December	-3.1	-0.4	-0.3	-1.2	0.7	-199.1	-7.1	4.2	17.4	4.8
2011	January - March	-2.4	-0.2	-0.3	0.4	0.3			2.4		6.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6d: Level of Economic Indicators for New Brunswick First Quarter 2011												
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	358.7	8.9	729	91.3	712	3,966,080	95.61
	April - June	642	3.7	6.0	357.2	8.9	671	90.8	713	4,585,853	96.03
	July - September	612	3.4	5.5	355.3	9.5	746	88.2	717	4,419,010	96.04
	October - December	599	3.3	5.3	353.5	9.8	437	83.1	734	4,199,142	98.64
2011	January - March	600	3.5	5.3	353.5	9.5			733		101.95
	April - June										
	July - September										
	October - December										

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick First Quarter 2011											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-0.1	-0.1	3.4	24.5	3.2	26.9	19.8
	April - June	5.7	-0.2	0.6	-0.4	0.1	41.6	17.9	2.1	23.0	10.4
	July - September	-1.9	-0.4	-0.2	-1.2	0.9	29.7	6.0	0.6	19.3	3.8
	October - December	-3.1	-0.4	-0.3	-2.0	1.2	181.9	-7.1	3.5	16.5	4.8
2011	January - March	-2.4	-0.2	-0.3	-1.5	0.6			3.0		6.6
	April - June										
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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