HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

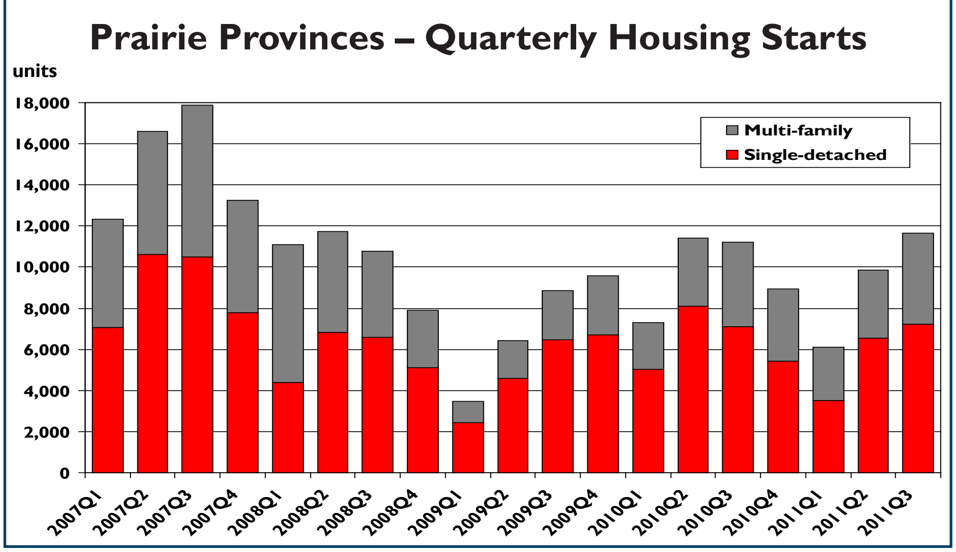
Date Released: Fourth Quarter 2011

New Home Market

Prairie housing starts higher in the third quarter

In the third quarter of 2011, housing starts in the Prairie region increased by almost four per cent to 11,655 from 11,224 last year. Both single-detached and multi-family starts were higher in the July to September period. Single detached starts amounted to 7,234 units, up two per cent from the 7,091 reported a year earlier. Meanwhile, multi-family starts, which consist of semi-detached, row, and apartment units, increased seven per cent from 4,133 from the third quarter in 2010 to 4,421 units this year. After three quarters, there have been a total of 27,629 housing starts in the Prairies, down about eight per cent from the 29,934 units started in the first nine months of 2010.

Figure 1



Source: CMHC

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In Alberta, third quarter new residential construction reached 7,589 units, up two per cent from the third quarter of 2010. The growth in starts can be attributed to a stronger multi-family segment, where activity rose by over six per cent from 2,798 last year to 2,968 starts in the third quarter of 2011. On the other hand, single-detached starts in Alberta decreased modestly from 4,639 last year to 4,621 units in the third quarter. Year-to-date, single-detached starts across Alberta were down 21 per cent from last year's production at this time. The gap between single-detached starts this year and last year has been narrowing but is not expected to close due to a slow first quarter. From January to September, there were a total of 18,081 housing starts in Alberta, down over 15 per cent from the same time period last year.

Housing starts in Alberta's two Census Metropolitan Areas (CMAs) were mixed. During the third quarter, housing starts in the Calgary CMA declined four per cent from 2,820 units last year to 2,705 in 2011. Meanwhile, in the Edmonton CMA, starts increased six per cent from 2,512 last year to 2,659 this third quarter. Edmonton's third quarter production of 1,124 multi-family units was 27 per higher than a year ago, more than offsetting the six per cent decline in single-detached units of 1,535. After three quarters, housing starts in the Edmonton CMA of 7,891 and the Calgary CMA of 7,437 were behind last year's pace by 15 per cent and 16 per cent, respectively. In Alberta's five largest Census Agglomerations (CAs), third quarter housing starts were higher in Red Deer and Grande Prairie, while a decline was experienced in Medicine Hat, Wood Buffalo, and Lethbridge.

In Saskatchewan, new home production in the third quarter amounted to 2,153 starts, up 20 per cent from the 1,800 in the third quarter of 2010. Production was comprised of 1,324 single-detached and 829 multi-family units, up 12 per cent and 35 per cent, respectively. Rental construction in urban centres has helped bolster activity this quarter, and the year-to-date 646 rental starts far exceeds the 106 units started last year at this time. This brought the year-to-date total starts to 5,230, an increase of almost 29 per cent from last year. However, this activity in new construction has lifted new home supply as the number of units under construction in Saskatchewan has risen by 30 per cent from last year to 4,948 units by the end of the third quarter. Over the same period, the inventory of completed and unabsorbed units increased by more than 51 per cent to 489 units. Moving into 2012, some moderation in housing starts is expected to mitigate the risk of a rapid build-up of inventory.

Housing starts in the Regina CMA of 440 units represented a nine per cent increase from last year's third quarter. Housing starts in the Saskatoon CMA declined four per cent from 766 units to 735 units this third quarter. On a year-to-date basis, housing starts have been robust in both of Saskatchewan's CMAs, showing growth of 24 per cent in Regina and 27 per cent in Saskatoon. To the end of September, Lloydminster and Estevan reported the largest gain in starts among Saskatchewan's urban centres, up 181 and 114 per cent, respectively.

In Manitoba, housing starts of 1,913 in the third quarter represented a four per cent decline from the 1,987 units started in the third quarter 2010. Single-detached starts in the third quarter edged higher from 1,267 last year to 1,289 this year. Over the same period, multi-family starts declined from 720 to 624 units. Despite the decrease in the third quarter, year-to-date multi-family starts of 1,485 this year remained four per cent above last year's tally at this time. On the other hand, despite some gains in the third quarter, single-detached starts of 2,833 this year are nine per cent below the 3,119 units started over the nine month period last year. Overall, after three quarters, total housing starts in Manitoba declined five per cent to 4,318 units from 4,548 last year.

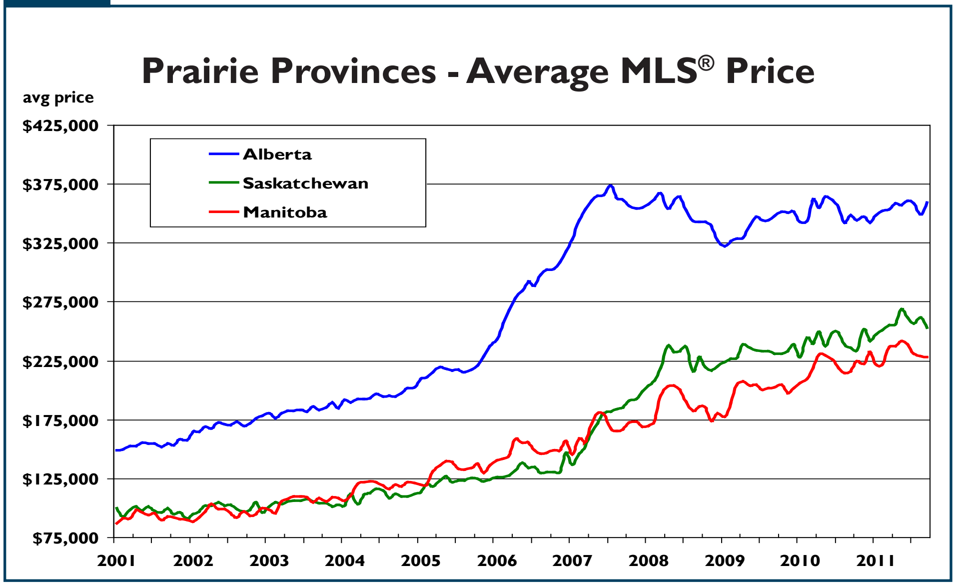
In the Winnipeg CMA, housing starts declined 24 per cent from 1,185 in the third quarter of 2010 to 897 units in the third quarter of 2011. Multi-family starts in the third quarter amounted to 303 units, down from 595 units a year earlier. A lower level of apartment rental starts in the third quarter of this year contributed to the decline. On the other hand, single-detached construction of 594 units in the third quarter edged past the 590 units started last year. After three quarters, total housing starts in Winnipeg have reached 2,272 units, down 13 per cent from last year.

Resale Market

MLS® sales higher in Manitoba, Saskatchewan, and Alberta

MLS® sales in the Prairie region totalled 21,573 during the third quarter of 2011, representing a gain of 16 per cent from 18,606 last year. This brings the nine month resale transaction tally to 63,082, up seven per cent from 58,980 experienced last year. During the third quarter, MLS® sales in the Prairies increased the

Figure 3



Source: CREA (Raw)

most in Alberta, where resales grew by over 17 per cent. Alberta's economy is generating employment and this is increasing the flow of migrants to the province and providing a lift to housing demand. Third quarter MLS® sales in Saskatchewan expanded at a pace similar to the regional average at near 16 per cent. Manitoba's MLS® sales of 4,037 during the third quarter of this year represented a gain of almost 11 per cent from 3,639 last year. Persistently low mortgage rates have supported resale transactions and will likely continue to do so through the remainder of 2011 and into 2012.

In the third quarter of 2011, the average MLS® price was $316,431 in the Prairie region, up over three per cent year-over-year. Buyers' market conditions in most of Alberta's housing markets have held back some price growth. In Alberta, the resale price from July to September averaged $355,971, up less than two per cent from the third quarter of 2010. The year-to-date average MLS® price in Alberta of $356,011 was less than one per cent higher than the average of $354,165 last year. The highest growth during the third quarter occurred in Saskatchewan where the MLS® average price grew by nearly seven per cent from $241,434 last year to 257,371 this year. Not far behind was Manitoba where the average price rose by just under six per cent from $216,873 in the third quarter of 2010 to $229,718 this year.

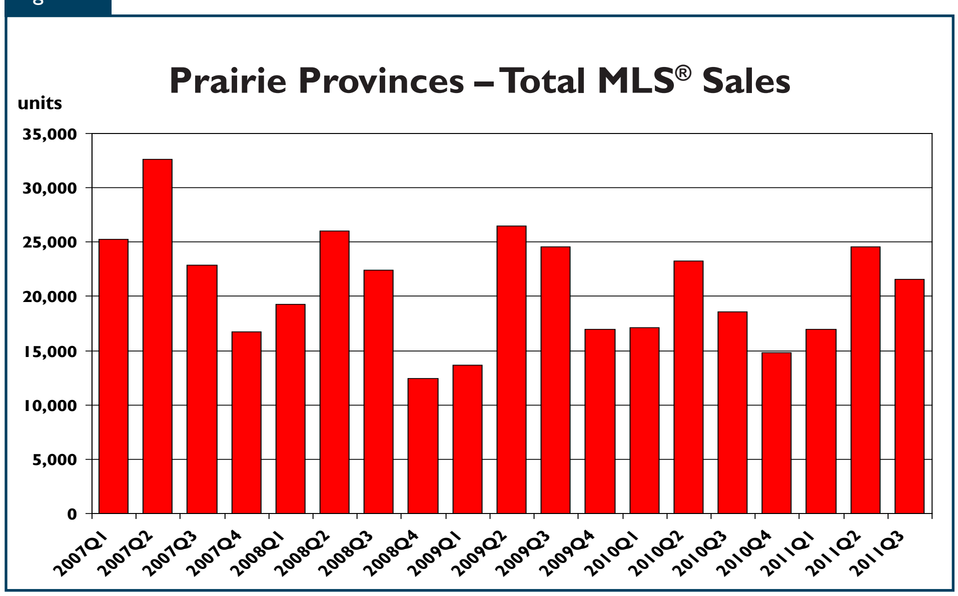
Economy

Migrants drawn to Alberta's labour market

Migration patterns to the Prairies remain favourable and supportive of housing demand. Net migration to Manitoba and Saskatchewan are expected remain elevated thanks to gains from international migrants. Alberta will also benefit from international migration, but large gains are also expected from inter provincial flows.

At mid-year 2011, net interprovincial migration to Alberta amounted to 9,995, a significant increase from 951 at mid-year 2010. Add in international migrants and non-permanent residents and total net migration to Alberta has reached 22,016 after six months, up

Figure 2

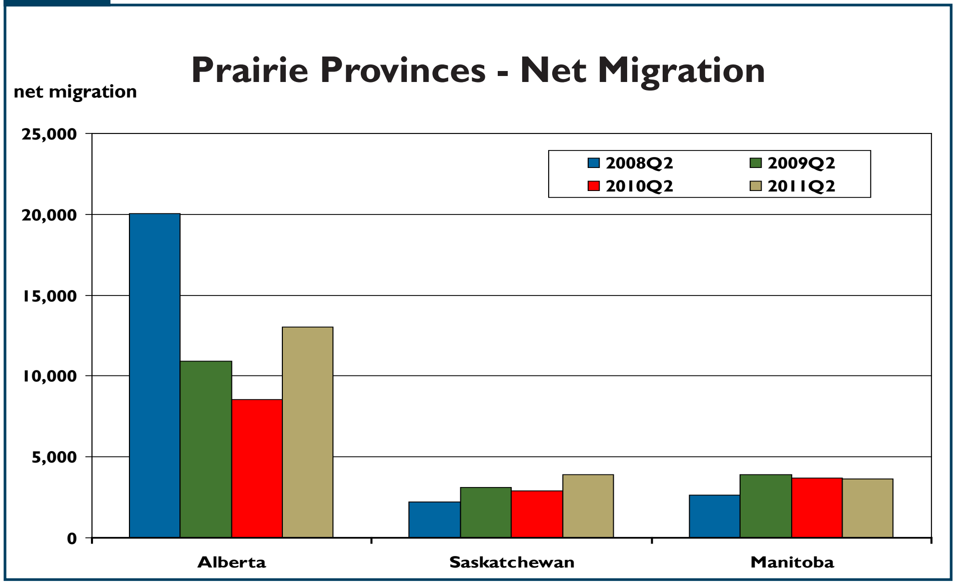


Source: CREA (Raw)

almost 59 per cent from the same period last year and already more than 2010's annual total of 19,613. The new migrants to Alberta have been attracted by its expanding economy and improved job opportunities. Through three quarters of 2011, employment in Alberta has increased about 3.5 per cent from the same period last year representing 71,400 additional jobs.

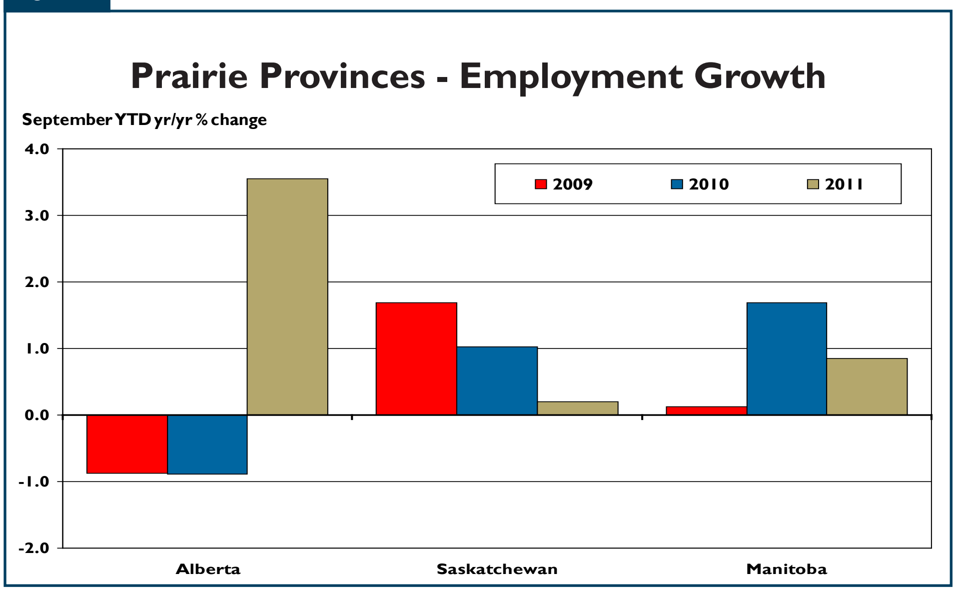
In Saskatchewan, after six months, net migration of 4,823 represented a seven per cent decline from last year. Gains in international migration could not offset a reduction of inter-provincial migrants. Employment growth in Saskatchewan and Manitoba after nine months has been at less than one per cent, resulting in a weaker draw for migration. Manitoba's net migration has amounted to 5,398, down 10 per cent from mid-year 2010. Like Saskatchewan, Manitoba is experiencing growth in international migration and a reduced level of interprovincial migrants. Despite the lower levels of inter provincial flows to Saskatchewan and Manitoba, total net migration remains elevated by historical standards in both provinces.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

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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 Prairie Region
Third 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										
Q3 2011	5,703	746	64	17	838	1,411	183	536	2,157	11,655
Q3 2010	5,562	624	51	16	822	1,596	73	768	1,712	11,224
% Change	2.5	19.6	25.5	6.3	1.9	-11.6	150.7	-30.2	26.0	3.8
Year-to-date 2011	14,220	2,018	163	47	2,267	2,789	312	1,678	4,135	27,629
Year-to-date 2010	16,417	2,004	204	30	2,026	3,070	147	1,499	4,537	29,934
% Change	-13.4	0.7	-20.1	56.7	11.9	-9.2	112.2	11.9	-8.9	-7.7
UNDER CONSTRUCTION										
Q3 2011	11,134	1,754	187	38	2,712	7,938	244	2,700	2,406	29,113
Q3 2010	12,224	1,634	314	32	2,594	8,595	164	2,059	1,852	29,468
% Change	-8.9	7.3	-40.4	18.8	4.5	-7.6	48.8	31.1	29.9	-1.2
COMPLETIONS										
Q3 2011	4,896	622	41	15	852	1,047	149	523	1,533	9,678
Q3 2010	5,691	712	81	12	770	1,320	49	731	2,173	11,539
% Change	-14.0	-12.6	-49.4	25.0	10.6	-20.7	**	-28.5	-29.5	-16.1
Year-to-date 2011	13,652	1,628	187	36	2,116	2,605	302	1,799	3,637	25,962
Year-to-date 2010	14,643	1,824	189	31	1,686	4,456	131	1,337	4,727	29,024
% Change	-6.8	-10.7	-1.1	16.1	25.5	-41.5	130.5	34.6	-23.1	-10.5
COMPLETED & NOT ABSORBED										
Q3 2011	1,635	226	18	15	320	1,674	13	198	na	4,099
Q3 2010	1,456	190	21	6	263	1,779	10	151	na	3,876
% Change	12.3	18.9	-14.3	150.0	21.7	-5.9	30.0	31.1	n/a	5.8
ABSORBED										
Q3 2011	4,106	509	32	7	661	1,176	64	442	na	6,997
Q3 2010	4,907	658	75	12	633	1,308	22	305	na	7,920
% Change	-16.3	-22.6	-57.3	-41.7	4.4	-10.1	190.9	44.9	n/a	-11.7
Year-to-date 2011	11,960	1,461	184	18	1,777	2,532	142	1,130	na	19,204
Year-to-date 2010	12,787	1,742	171	29	1,611	3,925	42	675	na	20,982
% Change	-6.5	-16.1	7.6	-37.9	10.3	-35.5	**	67.4	n/a	-8.5

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

Table 1.1a: Housing Activity Summary of Manitoba Third 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										
Q3 2011	703	22	0	15	66	62	125	160	760	1,913
Q3 2010	706	34	0	11	61	168	25	398	584	1,987
% Change	-0.4	-35.3	n/a	36.4	8.2	-63.1	**	-59.8	30.1	-3.7
Year-to-date 2011	1,735	86	4	26	164	190	173	475	1,465	4,318
Year-to-date 2010	1,759	66	0	19	169	278	27	784	1,446	4,548
% Change	-1.4	30.3	n/a	36.8	-3.0	-31.7	**	-39.4	1.3	-5.1
UNDER CONSTRUCTION										
Q3 2011	1,204	40	4	19	176	351	136	906	760	3,596
Q3 2010	1,100	48	0	16	180	307	33	769	590	3,043
% Change	9.5	-16.7	n/a	18.8	-2.2	14.3	**	17.8	28.8	18.2
COMPLETIONS										
Q3 2011	686	36	3	10	31	140	84	99	600	1,689
Q3 2010	698	18	0	6	48	62	11	218	725	1,786
% Change	-1.7	100.0	n/a	66.7	-35.4	125.8	**	-54.6	-17.2	-5.4
Year-to-date 2011	1,536	66	3	26	120	201	90	526	1,217	3,785
Year-to-date 2010	1,509	40	0	16	104	221	40	380	1,466	3,776
% Change	1.8	65.0	n/a	62.5	15.4	-9.0	125.0	38.4	-17.0	0.2
COMPLETED & NOT ABSORBED										
Q3 2011	143	10	0	14	10	48	3	60	n/a	288
Q3 2010	198	1	0	6	19	111	1	2	n/a	338
% Change	-27.8	**	n/a	133.3	-47.4	-56.8	200.0	**	n/a	-14.8
ABSORBED										
Q3 2011	582	8	0	5	18	121	53	108	n/a	895
Q3 2010	567	7	0	6	13	93	10	31	n/a	727
% Change	2.6	14.3	n/a	-16.7	38.5	30.1	**	**	n/a	23.1
Year-to-date 2011	1,321	13	0	14	94	225	53	331	n/a	2,051
Year-to-date 2010	1,232	13	4	15	52	250	10	181	n/a	1,757
% Change	7.2	0.0	-100.0	-6.7	80.8	-10.0	**	82.9	n/a	16.7

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

Table 1.1b: Housing Activity Summary of Saskatchewan Third 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										
Q3 2011	874	52	34	1	174	160	58	200	600	2,153
Q3 2010	813	32	12	0	182	280	45	0	436	1,800
% Change	7.5	62.5	183.3	n/a	-4.4	-42.9	28.9	n/a	37.6	19.6
Year-to-date 2011	2,259	126	55	3	513	505	135	511	1,123	5,230
Year-to-date 2010	2,159	62	50	3	305	526	72	34	849	4,060
% Change	4.6	103.2	10.0	0.0	68.2	-4.0	87.5	**	32.3	28.8
UNDER CONSTRUCTION										
Q3 2011	1,987	106	58	3	589	1,038	87	446	634	4,948
Q3 2010	1,852	58	17	1	375	859	66	135	436	3,799
% Change	7.3	82.8	**	200.0	57.1	20.8	31.8	**	45.4	30.2
COMPLETIONS										
Q3 2011	704	40	5	1	74	19	54	328	405	1,630
Q3 2010	623	24	30	2	172	197	10	16	332	1,406
% Change	13.0	66.7	-83.3	-50.0	-57.0	-90.4	**	**	22.0	15.9
Year-to-date 2011	1,933	98	13	2	296	327	123	500	1,156	4,448
Year-to-date 2010	1,842	64	30	7	239	469	35	48	850	3,584
% Change	4.9	53.1	-56.7	-71.4	23.8	-30.3	**	**	36.0	24.1
COMPLETED & NOT ABSORBED										
Q3 2011	180	7	0	0	43	124	1	134	n/a	489
Q3 2010	142	11	0	0	21	149	0	0	n/a	323
% Change	26.8	-36.4	n/a	n/a	104.8	-16.8	n/a	n/a	n/a	51.4
ABSORBED										
Q3 2011	602	38	6	0	61	65	7	222	n/a	1 001
Q3 2010	495	18	24	1	134	159	4	0	n/a	835
% Change	21.6	111.1	-75.0	-100.0	-54.5	-59.1	75.0	n/a	n/a	19.9
Year-to-date 2011	1,586	74	12	1	213	331	60	305	n/a	2,582
Year-to-date 2010	1,534	46	24	6	193	449	13	0	n/a	2,265
% Change	3.4	60.9	-50.0	-83.3	10.4	-26.3	**	n/a	n/a	14.0

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

Table 1.1c: Housing Activity Summary of Alberta Third 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										
Q3 2011	4,126	672	30	1	598	1,189	0	176	797	7,589
Q3 2010	4,043	558	39	5	579	1,148	3	370	692	7,437
% Change	2.1	20.4	-23.1	-80.0	3.3	3.6	-100.0	-52.4	15.2	2.0
Year-to-date 2011	10,226	1,806	104	18	1,590	2,094	4	692	1,547	18,081
Year-to-date 2010	12,499	1,876	154	8	1,552	2,266	48	681	2,242	21,326
% Change	-18.2	-3.7	-32.5	125.0	2.4	-7.6	-91.7	1.6	-31.0	-15.2
UNDER CONSTRUCTION										
Q3 2011	7,943	1,608	125	16	1,947	6,549	21	1,348	1,012	20,569
Q3 2010	9,272	1,528	297	15	2,039	7,429	65	1,155	826	22,626
% Change	-14.3	5.2	-57.9	6.7	-4.5	-11.8	-67.7	16.7	22.5	-9.1
COMPLETIONS										
Q3 2011	3,506	546	33	4	747	888	11	96	528	6,359
Q3 2010	4,370	670	51	4	550	1,061	28	497	1,116	8,347
% Change	-19.8	-18.5	-35.3	0.0	35.8	-16.3	-60.7	-80.7	-52.7	-23.8
Year-to-date 2011	10,183	1,464	171	8	1,700	2,077	89	773	1,264	17,729
Year-to-date 2010	11,292	1,720	159	8	1,343	3,766	56	909	2,411	21,664
% Change	-9.8	-14.9	7.5	0.0	26.6	-44.8	58.9	-15.0	-47.6	-18.2
COMPLETED & NOT ABSORBED										
Q3 2011	1,312	209	18	1	267	1,502	9	4	n/a	3,322
Q3 2010	1,116	178	21	0	223	1,519	9	149	n/a	3,215
% Change	17.6	17.4	-14.3	n/a	19.7	-1.1	0.0	-97.3	n/a	3.3
ABSORBED										
Q3 2011	2 922	463	26	2	582	990	4	112	n/a	5 101
Q3 2010	3 845	633	51	5	486	1 056	8	274	n/a	6 358
% Change	-24.0	-26.9	-49.0	-60.0	19.8	-6.3	-50.0	-59.1	n/a	-19.8
Year-to-date 2011	9,053	1,374	172	3	1,470	1,976	29	494	n/a	14,571
Year-to-date 2010	10,021	1,683	143	8	1,366	3,226	19	494	n/a	16,960
% Change	-9.7	-18.4	20.3	-62.5	7.6	-38.7	52.6	0.0	n/a	-14.1

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

Table 1.2: History of Housing Starts of Prairie 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	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692
% Change	-5.7	32.5	135.9	16.0	5.2	30.5	-21.0	-27.1	-22.1	-3.6
2002	23,117	1,060	103	94	3,451	5,733	414	3,273	8,089	45,334
% Change	27.0	49.7	30.4	-23.0	46.2	56.3	60.5	37.2	21.6	31.3
2001	18,198	708	79	122	2,360	3,667	258	2,385	6,652	34,518

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba
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	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206
% Change	7.1	-33.3	-100.0	-6.7	151.6	**	-64.3	58.9	4.6	16.3
2002	1,699	6	7	30	31	81	28	285	1,450	3,617
% Change	31.4	-25.0	n/a	-38.8	-51.6	**	-36.4	**	9.0	22.1
2001	1,293	8	0	49	64	15	44	76	1,330	2,963

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan
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	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315
% Change	2.9	-5.3	125.0	185.7	25.1	36.4	-7.4	3.2	11.1	11.9
2002	1,378	38	4	7	479	291	27	126	613	2,963
% Change	28.9	26.7	**	-78.8	103.0	-21.1	170.0	**	1.3	24.4
2001	1,069	30	1	33	236	369	10	28	605	2,381

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta
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	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171
% Change	-7.3	34.3	154.3	7.0	0.4	26.6	-18.7	-37.0	-31.9	-6.7
2002	20,040	1,016	92	57	2,941	5,361	359	2,862	6,026	38,754
% Change	26.5	51.6	17.9	42.5	42.8	63.3	76.0	25.5	27.8	32.8
2001	15,836	670	78	40	2,060	3,283	204	2,281	4,717	29,174

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 100,000+											
Winnipeg	594	590	4	14	120	54	179	527	897	1,185	-24.3
Centres 10,000 - 49,999											
Brandon	43	47	2	4	47	22	8	39	100	112	-10.7
Hanover RM	28	18	8	6	4	4	0	0	40	28	42.9
Portage la Prairie	16	31	0	0	0	0	23	0	39	31	25.8
St. Andrews	12	14	0	0	0	0	0	0	12	14	-14.3
Steinbach MD	25	19	12	14	0	0	12	0	49	33	48.5
Thompson	0	0	0	0	16	0	0	0	16	0	n/a
Total Manitoba (10,000+)	718	719	26	38	187	80	222	566	1,153	1,403	-17.8

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - September 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+											
Winnipeg	1,478	1,479	34	28	227	121	533	976	2,272	2,604	-12.7
Centres 10,000 - 49,999											
Brandon	79	99	6	10	82	55	44	42	211	206	2.4
Hanover RM	66	57	12	12	4	4	0	0	82	73	12.3
Portage la Prairie	34	52	0	0	0	0	23	44	57	96	-40.6
St. Andrews	32	35	0	0	0	0	0	0	32	35	-8.6
Steinbach MD	72	57	42	28	4	0	65	0	183	85	115.3
Thompson	0	3	0	0	16	0	0	0	16	3	**
Total Manitoba (10,000+)	1,761	1,782	94	78	333	180	665	1,062	2,853	3,102	-8.0

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Third Quarter 2011												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 100,000+											
Regina	260	194	10	48	83	18	87	145	440	405	8.6
Saskatoon	487	472	30	28	75	150	143	116	735	766	-4.0
Centres 10,000 - 49,999											
Estevan	14	20	2	0	17	0	56	0	89	20	**
Lloydminster	18	25	0	0	29	12	63	0	110	37	197.3
Moose Jaw	23	24	0	0	0	8	0	4	23	36	-36.1
North Battleford	13	17	4	0	20	0	4	0	41	17	141.2
Prince Albert	31	37	2	0	10	0	3	15	46	52	-11.5
Swift Current	13	9	4	4	0	0	4	0	21	13	61.5
Yorkton	16	16	10	2	22	0	0	0	48	18	166.7
Total Saskatchewan (10,000+)	875	814	62	82	256	188	360	280	1,553	1,364	13.9

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - September 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+											
Regina	690	531	38	78	138	82	274	230	1,140	921	23.8
Saskatoon	1,239	1,297	74	48	353	213	565	197	2,231	1,755	27.1
Centres 10,000 - 49,999											
Estevan	38	34	14	2	24	8	95	36	171	80	113.8
Lloydminster	58	47	2	0	43	12	63	0	166	59	181.4
Moose Jaw	57	52	0	0	0	12	0	4	57	68	-16.2
North Battleford	34	40	4	4	24	12	12	0	74	56	32.1
Prince Albert	88	91	6	0	10	0	3	53	107	144	-25.7
Swift Current	28	38	8	4	56	4	4	16	96	62	54.8
Yorkton	33	36	10	6	22	0	0	24	65	66	-1.5
Total Saskatchewan (10,000+)	2,265	2,166	156	142	670	343	1,016	560	4,107	3,211	27.9

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 100,000+											
Calgary	1,417	1,402	270	198	342	300	676	920	2,705	2,820	-4.1
Edmonton	1,535	1,627	386	362	142	176	596	347	2,659	2,512	5.9
Centres 50,000 - 99,999											
Grande Prairie	214	133	4	8	0	0	0	0	218	141	54.6
Lethbridge	148	138	20	32	20	35	0	0	188	205	-8.3
Medicine Hat	34	64	2	0	4	3	0	40	40	107	-62.6
Red Deer	78	75	22	4	17	17	89	16	206	112	83.9
Wood Buffalo	191	184	0	6	0	0	0	125	191	315	-39.4
Centres 10,000 - 49,999											
Bonneyville MD	42	33	0	0	0	0	0	0	42	33	27.3
Brooks	7	9	2	0	0	0	0	0	9	9	0.0
Camrose	26	15	0	0	0	0	0	70	26	85	-69.4
Canmore	7	7	0	0	6	6	0	0	13	13	0.0
Clearwater County MD	18	17	0	0	0	0	0	0	18	17	5.9
Cold Lake	26	24	2	2	0	0	0	0	28	26	7.7
Foothills No 31 MD	35	60	0	0	0	0	0	0	35	60	-41.7
High River T	7	21	10	6	5	0	0	0	22	27	-18.5
Lacombe T	27	20	10	2	0	0	0	0	37	22	68.2
Lacombe County CM	23	7	0	0	0	0	0	0	23	7	**
Mackenzie No 23 MD	36	26	2	0	5	0	0	0	43	26	65.4
Mountain View County MD	12	12	0	0	0	0	0	0	12	12	0.0
Okotoks	68	59	0	0	0	0	0	0	68	59	15.3
Red Deer County CM	17	13	0	0	0	0	0	0	17	13	30.8
Strathmore T	10	12	2	6	10	10	4	0	26	28	-7.1
Sylvan Lake	29	22	0	2	7	0	0	0	36	24	50.0
Wetaskiwin County No 10 CM	25	14	0	0	0	0	0	0	25	14	78.6
Wetaskiwin	12	4	2	2	0	0	0	0	14	6	133.3
Yellowhead County MD	26	19	0	0	0	0	0	0	26	19	36.8
Total Alberta (10,000+)	4,127	4,048	742	632	558	547	1,365	1,518	6,792	6,745	0.7

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - September 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+											
Calgary	3,767	4,737	664	668	850	812	954	1,220	6,235	7,437	-16.2
Edmonton	3,761	4,816	1,004	1,122	403	623	1,542	1,330	6,710	7,891	-15.0
Centres 50,000 - 99,999											
Grande Prairie	429	378	16	10	4	0	0	0	449	388	15.7
Lethbridge	382	422	56	68	125	55	57	15	620	560	10.7
Medicine Hat	95	191	8	8	8	15	0	40	111	254	-56.3
Red Deer	236	292	78	14	31	50	89	113	434	469	-7.5
Wood Buffalo	394	396	24	66	12	3	97	125	527	590	-10.7
Centres 10,000 - 49,999											
Bonneyville MD	108	91	0	2	0	0	0	0	108	93	16.1
Brooks	24	24	2	0	0	0	0	0	26	24	8.3
Camrose	40	57	14	12	0	8	0	70	54	147	-63.3
Canmore	14	11	4	2	10	12	5	0	33	25	32.0
Clearwater County MD	30	29	0	0	0	0	0	0	30	29	3.4
Cold Lake	73	60	2	6	0	0	0	0	75	66	13.6
Foothills No 31 MD	83	130	0	0	0	0	0	0	83	130	-36.2
High River T	29	56	12	14	13	0	0	0	54	70	-22.9
Lacombe T	55	98	30	6	0	0	0	10	85	114	-25.4
Lacombe County CM	47	22	0	0	0	0	0	0	47	22	113.6
Mackenzie No 23 MD	77	70	2	2	19	4	0	0	98	76	28.9
Mountain View County MD	31	36	0	0	0	0	0	0	31	36	-13.9
Okotoks	158	244	4	12	0	0	0	0	162	256	-36.7
Red Deer County CM	43	42	0	0	0	0	0	0	43	42	2.4
Strathmore T	21	28	10	10	78	20	42	0	151	58	160.3
Sylvan Lake	101	88	2	2	7	0	0	0	110	90	22.2
Wetaskiwin County No 10 CM	53	40	0	0	0	0	0	0	53	40	32.5
Wetaskiwin	18	11	4	2	0	0	0	0	22	13	69.2
Yellowhead County MD	41	43	0	0	0	0	0	0	41	43	-4.7
Total Alberta (10,000+)	10,244	12,507	1,944	2,028	1,560	1,602	2,786	2,947	16,534	19,084	-13.4

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Winnipeg	18	51	102	3	46	164	133	363
Centres 10,000 - 49,999								
Brandon	40	8	7	14	4	4	4	35
Hanover RM	4	0	0	4	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	23	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	12	0	0	0
Thompson	0	0	16	0	0	0	0	0
Total Manitoba (10,000+)	62	59	125	21	62	168	160	398

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - September 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+								
Winnipeg	84	118	143	3	170	274	363	702
Centres 10,000 - 49,999								
Brandon	72	41	10	14	8	4	36	38
Hanover RM	4	0	0	4	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	23	44
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	4	0	12	0	53	0
Thompson	0	0	16	0	0	0	0	0
Total Manitoba (10,000+)	160	159	173	21	190	278	475	784

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Regina	63	18	20	0	40	145	47	0
Saskatoon	75	150	0	0	77	116	66	0
Centres 10,000 - 49,999								
Estevan	17	0	0	0	39	0	17	0
Lloydminster	29	12	0	0	0	0	63	0
Moose Jaw	0	8	0	0	0	4	0	0
North Battleford	20	0	0	0	4	0	0	0
Prince Albert	0	0	10	0	0	15	3	0
Swift Current	0	0	0	0	0	0	4	0
Yorkton	0	0	22	0	0	0	0	0
Total Saskatchewan (10,000+)	204	188	52	0	160	280	200	0

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - September 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+								
Regina	118	82	20	0	183	230	91	0
Saskatoon	353	213	0	0	240	189	325	8
Centres 10,000 - 49,999								
Estevan	24	4	0	4	78	36	17	0
Lloydminster	43	12	0	0	0	0	63	0
Moose Jaw	0	12	0	0	0	4	0	0
North Battleford	24	12	0	0	4	0	8	0
Prince Albert	0	0	10	0	0	27	3	26
Swift Current	0	4	56	0	0	16	4	0
Yorkton	0	0	22	0	0	24	0	0
Total Saskatchewan (10,000+)	562	339	108	4	505	526	511	34

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Calgary	342	300	0	0	676	806	0	114
Edmonton	142	176	0	0	459	296	137	51
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	0	0
Lethbridge	20	35	0	0	0	0	0	0
Medicine Hat	4	3	0	0	0	40	0	0
Red Deer	17	14	0	3	50	6	39	10
Wood Buffalo	0	0	0	0	0	0	0	125
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	0	0	0	0	0	0	70
Canmore	6	6	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	5	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	5	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	10	10	0	0	4	0	0	0
Sylvan Lake	7	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	558	544	0	3	1,189	1,148	176	370

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta January - September 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+								
Calgary	850	812	0	0	905	976	49	244
Edmonton	403	589	0	34	938	1,143	604	187
Centres 50,000 - 99,999								
Grande Prairie	4	0	0	0	0	0	0	0
Lethbridge	125	55	0	0	57	15	0	0
Medicine Hat	4	7	4	8	0	40	0	0
Red Deer	31	47	0	3	50	58	39	55
Wood Buffalo	12	0	0	3	97	0	0	125
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	8	0	0	0	0	0	70
Canmore	10	12	0	0	5	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	13	0	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	10	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	19	4	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	78	20	0	0	42	0	0	0
Sylvan Lake	7	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,556	1,554	4	48	2,094	2,266	692	681

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Manitoba
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Winnipeg	583	595	79	224	235	366	897	1,185
Centres 10,000 - 49,999								
Brandon	41	43	48	16	11	53	100	112
Hanover RM	36	24	4	0	0	4	40	28
Portage la Prairie	16	31	0	0	23	0	39	31
St. Andrews	12	14	0	0	0	0	12	14
Steinbach MD	37	33	12	0	0	0	49	33
Thompson	0	0	0	0	16	0	16	0
Total Manitoba (10,000+)	725	740	143	240	285	423	1,153	1,403

Table 2.5a: Starts by Submarket and by Intended Market
Manitoba
January - September 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+								
Winnipeg	1,490	1,485	276	414	506	705	2,272	2,604
Centres 10,000 - 49,999								
Brandon	77	96	88	52	46	58	211	206
Hanover RM	78	69	4	0	0	4	82	73
Portage la Prairie	34	52	0	0	23	44	57	96
St. Andrews	32	35	0	0	0	0	32	35
Steinbach MD	114	85	12	0	57	0	183	85
Thompson	0	3	0	0	16	0	16	3
Total Manitoba (10,000+)	1,825	1,825	380	466	648	811	2,853	3,102

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Saskatchewan
Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Regina	264	193	103	167	73	45	440	405
Saskatoon	546	498	123	268	66	0	735	766
Centres 10,000 - 49,999								
Estevan	14	20	58	0	17	0	89	20
Lloydminster	23	37	24	0	63	0	110	37
Moose Jaw	23	24	0	12	0	0	23	36
North Battleford	17	17	24	0	0	0	41	17
Prince Albert	33	37	0	15	13	0	46	52
Swift Current	14	13	3	0	4	0	21	13
Yorkton	26	18	0	0	22	0	48	18
Total Saskatchewan (10,000+)	960	857	335	462	258	45	1,553	1,364

Table 2.5b: Starts by Submarket and by Intended Market
Saskatchewan
January - September 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+								
Regina	702	529	304	326	134	66	1,140	921
Saskatoon	1,360	1,379	546	368	325	8	2,231	1,755
Centres 10,000 - 49,999								
Estevan	53	36	101	40	17	4	171	80
Lloydminster	65	59	38	0	63	0	166	59
Moose Jaw	57	51	0	17	0	0	57	68
North Battleford	38	42	28	12	8	2	74	56
Prince Albert	94	91	0	27	13	26	107	144
Swift Current	28	42	4	20	64	0	96	62
Yorkton	43	42	0	24	22	0	65	66
Total Saskatchewan (10,000+)	2,440	2,271	1,021	834	646	106	4,107	3,211

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta Third Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Calgary	1,687	1,598	1,018	1,108	0	114	2,705	2,820
Edmonton	1,874	1,950	648	511	137	51	2,659	2,512
Centres 50,000 - 99,999								
Grande Prairie	218	141	0	0	0	0	218	141
Lethbridge	172	168	16	37	0	0	188	205
Medicine Hat	34	67	6	40	0	0	40	107
Red Deer	100	79	67	20	39	13	206	112
Wood Buffalo	191	190	0	0	0	125	191	315
Centres 10,000 - 49,999								
Bonneyville MD	42	33	0	0	0	0	42	33
Brooks	9	9	0	0	0	0	9	9
Camrose	26	15	0	0	0	70	26	85
Canmore	13	7	0	6	0	0	13	13
Clearwater County MD	18	17	0	0	0	0	18	17
Cold Lake	28	26	0	0	0	0	28	26
Foothills No 31 MD	35	60	0	0	0	0	35	60
High River T	17	27	5	0	0	0	22	27
Lacombe T	31	22	6	0	0	0	37	22
Lacombe County CM	23	7	0	0	0	0	23	7
Mackenzie No 23 MD	43	26	0	0	0	0	43	26
Mountain View County MD	12	12	0	0	0	0	12	12
Okotoks	68	59	0	0	0	0	68	59
Red Deer County CM	17	13	0	0	0	0	17	13
Strathmore T	12	18	14	10	0	0	26	28
Sylvan Lake	36	24	0	0	0	0	36	24
Wetaskiwin County No 10 CM	25	14	0	0	0	0	25	14
Wetaskiwin	14	6	0	0	0	0	14	6
Yellowhead County MD	26	19	0	0	0	0	26	19
Total Alberta (10,000+)	4,828	4,640	1,788	1,732	176	373	6,792	6,745

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - September 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+								
Calgary	4,429	5,429	1,757	1,764	49	244	6,235	7,437
Edmonton	4,703	5,895	1,403	1,775	604	221	6,710	7,891
Centres 50,000 - 99,999								
Grande Prairie	449	388	0	0	0	0	449	388
Lethbridge	442	488	178	72	0	0	620	560
Medicine Hat	99	202	8	44	4	8	111	254
Red Deer	314	306	81	105	39	58	434	469
Wood Buffalo	430	462	97	0	0	128	527	590
Centres 10,000 - 49,999								
Bonneyville MD	108	93	0	0	0	0	108	93
Brooks	26	24	0	0	0	0	26	24
Camrose	54	77	0	0	0	70	54	147
Canmore	22	13	11	12	0	0	33	25
Clearwater County MD	30	29	0	0	0	0	30	29
Cold Lake	75	66	0	0	0	0	75	66
Foothills No 31 MD	83	130	0	0	0	0	83	130
High River T	41	70	13	0	0	0	54	70
Lacombe T	79	104	6	10	0	0	85	114
Lacombe County CM	47	22	0	0	0	0	47	22
Mackenzie No 23 MD	84	76	14	0	0	0	98	76
Mountain View County MD	31	36	0	0	0	0	31	36
Okotoks	162	256	0	0	0	0	162	256
Red Deer County CM	43	42	0	0	0	0	43	42
Strathmore T	31	38	120	20	0	0	151	58
Sylvan Lake	110	90	0	0	0	0	110	90
Wetaskiwin County No 10 CM	53	40	0	0	0	0	53	40
Wetaskiwin	22	13	0	0	0	0	22	13
Yellowhead County MD	41	43	0	0	0	0	41	43
Total Alberta (10,000+)	12,136	14,529	3,702	3,826	696	729	16,534	19,084

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba Third Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 100,000+											
Winnipeg	583	608	14	6	69	31	136	175	802	820	-2.2
Centres 10,000 - 49,999											
Brandon	43	28	8	4	33	19	52	61	136	112	21.4
Hanover RM	22	25	8	4	0	0	0	0	30	29	3.4
Portage la Prairie	14	16	0	0	3	0	0	44	17	60	-71.7
St. Andrews	11	9	0	0	0	0	0	0	11	9	22.2
Steinbach MD	24	19	14	10	4	0	51	0	93	29	**
Thompson	0	2	0	0	0	0	0	0	0	2	-100.0
Total Manitoba (10,000+)	697	707	44	24	109	50	239	280	1,089	1,061	2.6

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - September 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+											
Winnipeg	1,300	1,292	32	20	136	56	563	429	2,031	1,797	13.0
Centres 10,000 - 49,999											
Brandon	72	55	10	6	41	47	89	79	212	187	13.4
Hanover RM	60	60	10	8	8	0	0	0	78	68	14.7
Portage la Prairie	36	42	0	0	3	12	0	44	39	98	-60.2
St. Andrews	28	29	0	0	0	0	0	49	28	78	-64.1
Steinbach MD	69	48	32	22	4	10	75	0	180	80	125.0
Thompson	0	2	0	0	0	0	0	0	0	2	-100.0
Total Manitoba (10,000+)	1,565	1,528	84	56	192	125	727	601	2,568	2,310	11.2

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 100,000+											
Regina	205	180	10	8	32	52	99	105	346	345	0.3
Saskatoon	382	318	28	16	42	132	205	56	657	522	25.9
Centres 10,000 - 49,999											
Estevan	12	14	4	0	0	8	39	36	55	58	-5.2
Lloydminster	21	18	0	0	5	0	0	0	26	18	44.4
Moose Jaw	20	21	0	0	0	4	0	0	20	25	-20.0
North Battleford	11	16	2	4	0	0	4	0	17	20	-15.0
Prince Albert	37	33	0	0	0	0	0	8	37	41	-9.8
Swift Current	10	11	2	0	44	8	0	8	56	27	107.4
Yorkton	9	14	2	4	0	0	0	0	11	18	-38.9
Total Saskatchewan (10,000+)	707	625	48	32	123	204	347	213	1,225	1,074	14.1

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - September 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+											
Regina	464	569	66	14	86	81	309	159	925	823	12.4
Saskatoon	1,155	971	70	40	207	149	410	208	1,842	1,368	34.6
Centres 10,000 - 49,999											
Estevan	36	28	10	2	0	8	39	60	85	98	-13.3
Lloydminster	50	34	2	0	5	0	0	0	57	34	67.6
Moose Jaw	50	53	0	0	0	12	0	24	50	89	-43.8
North Battleford	39	34	6	6	5	13	4	0	54	53	1.9
Prince Albert	88	84	0	6	0	18	33	34	121	142	-14.8
Swift Current	31	41	6	0	56	8	8	8	101	57	77.2
Yorkton	27	38	6	8	0	0	24	24	57	70	-18.6
Total Saskatchewan (10,000+)	1,940	1,852	166	76	359	289	827	517	3,292	2,734	20.4

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
Third Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	% Change
Centres 100,000+											
Calgary	1,210	1,704	236	216	275	229	271	1,122	1,992	3,271	-39.1
Edmonton	1,218	1,532	304	384	259	204	423	338	2,204	2,458	-10.3
Centres 50,000 - 99,999											
Grande Prairie	130	85	4	6	8	0	0	0	142	91	56.0
Lethbridge	230	220	10	16	22	8	0	0	262	244	7.4
Medicine Hat	48	66	2	6	8	12	0	34	58	118	-50.8
Red Deer	80	129	28	12	0	50	3	12	111	203	-45.3
Wood Buffalo	170	184	12	60	0	20	263	0	445	264	68.6
Centres 10,000 - 49,999											
Bonneyville MD	44	39	0	0	0	0	0	0	44	39	12.8
Brooks	10	8	0	0	0	0	0	0	10	8	25.0
Camrose	11	17	6	6	0	8	0	0	17	31	-45.2
Canmore	4	6	4	0	24	0	0	4	32	10	**
Clearwater County MD	8	11	0	0	0	0	0	0	8	11	-27.3
Cold Lake	31	14	0	2	0	0	0	0	31	16	93.8
Foothills No 31 MD	34	41	0	0	0	0	0	0	34	41	-17.1
High River T	11	17	6	2	17	8	0	0	34	27	25.9
Lacombe T	17	36	10	2	0	0	0	0	27	38	-28.9
Lacombe County CM	13	9	0	0	0	0	0	0	13	9	44.4
Mackenzie No 23 MD	32	29	0	0	14	4	0	0	46	33	39.4
Mountain View County MD	11	10	0	0	0	0	0	0	11	10	10.0
Okotoks	50	88	2	6	0	0	0	0	52	94	-44.7
Red Deer County CM	16	17	0	0	0	0	0	0	16	17	-5.9
Strathmore T	9	12	4	2	76	19	24	48	113	81	39.5
Sylvan Lake	35	27	0	0	0	5	0	0	35	32	9.4
Wetaskiwin County No 10 CM	19	17	0	0	0	0	0	0	19	17	11.8
Wetaskiwin	8	5	4	2	0	0	0	0	12	7	71.4
Yellowhead County MD	17	14	0	0	0	0	0	0	17	14	21.4
Total Alberta (10,000+)	3,510	4,374	634	722	703	577	984	1,558	5,831	7,231	-19.4

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type Alberta January - September 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+											
Calgary	3,416	4,492	570	572	836	483	557	2,474	5,379	8,021	-32.9
Edmonton	4,020	3,764	860	1,000	598	539	1,123	1,384	6,601	6,687	-1.3
Centres 50,000 - 99,999											
Grande Prairie	384	401	20	18	8	4	79	96	491	519	-5.4
Lethbridge	435	482	52	88	60	58	194	0	741	628	18.0
Medicine Hat	130	156	4	8	15	12	47	62	196	238	-17.6
Red Deer	225	311	50	50	16	95	70	12	361	468	-22.9
Wood Buffalo	486	428	28	72	75	134	691	211	1,280	845	51.5
Centres 10,000 - 49,999											
Bonneyville MD	100	88	0	2	0	0	0	0	100	90	11.1
Brooks	24	31	0	2	0	3	0	0	24	36	-33.3
Camrose	32	55	8	8	5	16	0	63	45	142	-68.3
Canmore	9	9	4	2	36	0	24	190	73	201	-63.7
Clearwater County MD	26	37	0	0	0	0	0	0	26	37	-29.7
Cold Lake	72	57	2	6	0	0	0	0	74	63	17.5
Foothills No 31 MD	90	116	0	0	0	0	0	0	90	116	-22.4
High River T	34	55	10	4	17	8	0	0	61	67	-9.0
Lacombe T	58	88	24	4	0	0	10	0	92	92	0.0
Lacombe County CM	32	32	0	0	0	0	0	0	32	32	0.0
Mackenzie No 23 MD	60	47	0	2	14	4	0	0	74	53	39.6
Mountain View County MD	34	24	0	0	0	0	0	0	34	24	41.7
Okotoks	157	260	6	14	0	0	31	0	194	274	-29.2
Red Deer County CM	40	58	0	0	0	0	0	0	40	58	-31.0
Strathmore T	25	25	8	10	80	19	24	96	137	150	-8.7
Sylvan Lake	82	81	2	2	10	14	0	0	94	97	-3.1
Wetaskiwin County No 10 CM	46	49	0	0	0	0	0	0	46	49	-6.1
Wetaskiwin	12	16	4	2	0	4	0	0	16	22	-27.3
Yellowhead County MD	43	50	0	0	0	0	0	0	43	50	-14.0
Total Alberta (10,000+)	10,191	11,300	1,654	1,866	1,770	1,412	2,850	4,675	16,465	19,253	-14.5

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba Third Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Winnipeg	13	23	56	8	112	56	24	119
Centres 10,000 - 49,999								
Brandon	12	19	21	0	28	6	24	55
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	3	0	0	0	0	0	0	44
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	4	0	0	0	51	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	28	42	81	8	140	62	99	218

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - September 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+								
Winnipeg	80	45	56	11	173	215	390	214
Centres 10,000 - 49,999								
Brandon	20	43	21	4	28	6	61	73
Hanover RM	4	0	4	0	0	0	0	0
Portage la Prairie	3	0	0	12	0	0	0	44
St. Andrews	0	0	0	0	0	0	0	49
Steinbach MD	0	0	4	10	0	0	75	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	107	88	85	37	201	221	526	380

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Regina	32	52	0	0	19	105	80	0
Saskatoon	42	132	0	0	0	48	205	8
Centres 10,000 - 49,999								
Estevan	0	4	0	4	0	36	39	0
Lloydminster	5	0	0	0	0	0	0	0
Moose Jaw	0	4	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	4	0
Prince Albert	0	0	0	0	0	0	0	8
Swift Current	0	8	44	0	0	8	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	79	200	44	4	19	197	328	16

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - September 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+								
Regina	86	81	0	0	154	159	155	0
Saskatoon	207	149	0	0	126	200	284	8
Centres 10,000 - 49,999								
Estevan	0	4	0	4	0	60	39	0
Lloydminster	5	0	0	0	0	0	0	0
Moose Jaw	0	12	0	0	0	24	0	0
North Battleford	5	13	0	0	0	0	4	0
Prince Albert	0	0	0	18	15	18	18	16
Swift Current	0	8	56	0	8	8	0	0
Yorkton	0	0	0	0	24	0	0	24
Total Saskatchewan (10,000+)	303	267	56	22	327	469	500	48

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
Third Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Calgary	275	229	0	0	214	881	57	241
Edmonton	252	200	7	4	384	82	39	256
Centres 50,000 - 99,999								
Grande Prairie	4	0	4	0	0	0	0	0
Lethbridge	22	8	0	0	0	0	0	0
Medicine Hat	8	0	0	12	0	34	0	0
Red Deer	0	50	0	0	3	12	0	0
Wood Buffalo	0	12	0	8	263	0	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	4	0	4	0	0	0	0
Canmore	24	0	0	0	0	4	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	17	8	0	0	0	0	0	0
Lacombe T	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	14	4	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	76	19	0	0	24	48	0	0
Sylvan Lake	0	5	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	692	549	11	28	888	1,061	96	497

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - September 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+								
Calgary	836	483	0	0	376	2,233	181	241
Edmonton	530	535	68	4	967	968	156	416
Centres 50,000 - 99,999								
Grande Prairie	4	4	4	0	0	84	79	12
Lethbridge	60	58	0	0	194	0	0	0
Medicine Hat	8	0	7	12	47	62	0	0
Red Deer	8	95	8	0	19	12	51	0
Wood Buffalo	75	106	0	28	416	34	275	177
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	0	0	0	0	0	0
Camrose	5	8	0	8	0	0	0	63
Canmore	36	0	0	0	24	190	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	17	8	0	0	0	0	0	0
Lacombe T	0	0	0	0	10	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	14	4	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	31	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	80	19	0	0	24	96	0	0
Sylvan Lake	10	14	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	4	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,683	1,356	87	56	2,077	3,766	773	909

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba Third Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Winnipeg	589	608	133	85	80	127	802	820
Centres 10,000 - 49,999								
Brandon	40	23	48	31	48	58	136	112
Hanover RM	30	29	0	0	0	0	30	29
Portage la Prairie	17	16	0	0	0	44	17	60
St. Andrews	11	9	0	0	0	0	11	9
Steinbach MD	38	29	0	0	55	0	93	29
Thompson	0	2	0	0	0	0	0	2
Total Manitoba (10,000+)	725	716	181	116	183	229	1,089	1,061

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - September 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+								
Winnipeg	1,302	1,292	283	280	446	225	2,031	1,797
Centres 10,000 - 49,999								
Brandon	65	46	60	61	87	80	212	187
Hanover RM	70	68	4	0	4	0	78	68
Portage la Prairie	39	42	0	0	0	56	39	98
St. Andrews	28	29	0	0	0	49	28	78
Steinbach MD	101	70	0	0	79	10	180	80
Thompson	0	2	0	0	0	0	0	2
Total Manitoba (10,000+)	1,605	1,549	347	341	616	420	2,568	2,310

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Third Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Regina	209	181	51	160	86	4	346	345
Saskatoon	408	364	42	150	207	8	657	522
Centres 10,000 - 49,999								
Estevan	16	14	0	40	39	4	55	58
Lloydminster	26	18	0	0	0	0	26	18
Moose Jaw	20	20	0	5	0	0	20	25
North Battleford	13	18	0	0	4	2	17	20
Prince Albert	37	33	0	0	0	8	37	41
Swift Current	9	11	1	16	46	0	56	27
Yorkton	11	18	0	0	0	0	11	18
Total Saskatchewan (10,000+)	749	677	94	371	382	26	1,225	1,074

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - September 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+								
Regina	468	566	244	248	213	9	925	823
Saskatoon	1,226	1,039	327	319	289	10	1,842	1,368
Centres 10,000 - 49,999								
Estevan	46	30	0	64	39	4	85	98
Lloydminster	57	34	0	0	0	0	57	34
Moose Jaw	50	52	0	37	0	0	50	89
North Battleford	45	38	5	13	4	2	54	53
Prince Albert	88	90	15	18	18	34	121	142
Swift Current	31	41	10	16	60	0	101	57
Yorkton	33	46	24	0	0	24	57	70
Total Saskatchewan (10,000+)	2,044	1,936	625	715	623	83	3,292	2,734

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Alberta Third Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010	Q3 2011	Q3 2010
Centres 100,000+								
Calgary	1,442	1,930	493	1,100	57	241	1,992	3,271
Edmonton	1,466	1,883	692	315	46	260	2,204	2,458
Centres 50,000 - 99,999								
Grande Prairie	138	91	0	0	4	0	142	91
Lethbridge	240	234	22	10	0	0	262	244
Medicine Hat	50	72	8	34	0	12	58	118
Red Deer	108	141	3	62	0	0	111	203
Wood Buffalo	182	256	263	0	0	8	445	264
Centres 10,000 - 49,999								
Bonneyville MD	44	39	0	0	0	0	44	39
Brooks	10	8	0	0	0	0	10	8
Camrose	17	27	0	0	0	4	17	31
Canmore	6	6	26	4	0	0	32	10
Clearwater County MD	8	11	0	0	0	0	8	11
Cold Lake	31	16	0	0	0	0	31	16
Foothills No 31 MD	34	41	0	0	0	0	34	41
High River T	22	19	12	8	0	0	34	27
Lacombe T	25	38	2	0	0	0	27	38
Lacombe County CM	13	9	0	0	0	0	13	9
Mackenzie No 23 MD	32	33	14	0	0	0	46	33
Mountain View County MD	11	10	0	0	0	0	11	10
Okotoks	52	94	0	0	0	0	52	94
Red Deer County CM	16	17	0	0	0	0	16	17
Strathmore T	13	14	100	67	0	0	113	81
Sylvan Lake	35	27	0	5	0	0	35	32
Wetaskiwin County No 10 CM	19	17	0	0	0	0	19	17
Wetaskiwin	12	7	0	0	0	0	12	7
Yellowhead County MD	17	14	0	0	0	0	17	14
Total Alberta (10,000+)	4,085	5,091	1,639	1,615	107	525	5,831	7,231

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - September 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+								
Calgary	3,974	5,072	1,222	2,708	183	241	5,379	8,021
Edmonton	4,810	4,707	1,567	1,560	224	420	6,601	6,687
Centres 50,000 - 99,999								
Grande Prairie	408	423	0	84	83	12	491	519
Lethbridge	471	554	270	74	0	0	741	628
Medicine Hat	134	164	55	62	7	12	196	238
Red Deer	275	361	27	107	59	0	361	468
Wood Buffalo	589	552	416	88	275	205	1,280	845
Centres 10,000 - 49,999								
Bonneyville MD	100	90	0	0	0	0	100	90
Brooks	24	33	0	3	0	0	24	36
Camrose	40	67	5	4	0	71	45	142
Canmore	11	11	62	190	0	0	73	201
Clearwater County MD	26	37	0	0	0	0	26	37
Cold Lake	74	63	0	0	0	0	74	63
Foothills No 31 MD	90	116	0	0	0	0	90	116
High River T	49	59	12	8	0	0	61	67
Lacombe T	78	92	14	0	0	0	92	92
Lacombe County CM	32	32	0	0	0	0	32	32
Mackenzie No 23 MD	60	53	14	0	0	0	74	53
Mountain View County MD	34	24	0	0	0	0	34	24
Okotoks	163	274	0	0	31	0	194	274
Red Deer County CM	40	58	0	0	0	0	40	58
Strathmore T	33	35	104	115	0	0	137	150
Sylvan Lake	84	86	10	11	0	0	94	97
Wetaskiwin County No 10 CM	46	49	0	0	0	0	46	49
Wetaskiwin	16	18	0	0	0	4	16	22
Yellowhead County MD	43	50	0	0	0	0	43	50
Total Alberta (10,000+)	11,818	13,171	3,785	5,117	862	965	16,465	19,253

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $275,000		$275,000 - $324,999		$325,000 - $374,999		$375,000 - $424,999		$425,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q3 2011	45	8.8	121	23.5	137	26.7	69	13.4	142	27.6	514	358,904	397,823
Q3 2010	65	12.5	133	25.5	154	29.5	67	12.8	103	19.7	522	342,900	370,854
Year-to-date 2011	112	9.4	311	26.2	301	25.3	156	13.1	308	25.9	1,188	352,874	390,586
Year-to-date 2010	165	14.6	301	26.6	300	26.5	136	12.0	231	20.4	1,133	339,467	370,261

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
Third Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q3 2011	6	3.4	15	8.4	35	19.7	38	21.3	84	47.2	178	420,246	448,466
Q3 2010	8	5.0	14	8.7	39	24.2	30	18.6	70	43.5	161	405,000	442,728
Year-to-date 2011	18	4.4	31	7.6	68	16.6	87	21.2	206	50.2	410	425,000	467,979
Year-to-date 2010	23	4.5	46	9.1	123	24.3	94	18.5	221	43.6	507	400,000	434,418
Saskatoon CMA													
Q3 2011	25	6.2	89	22.0	120	29.7	59	14.6	111	27.5	404	359,900	398,043
Q3 2010	30	9.8	61	19.9	74	24.2	59	19.3	82	26.8	306	363,909	388,891
Year-to-date 2011	103	9.2	230	20.5	323	28.8	175	15.6	289	25.8	1,120	359,981	385,552
Year-to-date 2010	104	11.1	198	21.1	237	25.3	152	16.2	247	26.3	938	360,000	382,701
Total Urban Centres in Saskatchewan (50,000+)													
Q3 2011	31	5.3	104	17.9	155	26.6	97	16.7	195	33.5	582	375,000	413,464
Q3 2010	38	8.1	75	16.1	113	24.2	89	19.1	152	32.5	467	379,900	407,452
Year-to-date 2011	121	7.9	261	17.1	391	25.6	262	17.1	495	32.4	1,530	373,300	407,641
Year-to-date 2010	127	8.8	244	16.9	360	24.9	246	17.0	468	32.4	1,445	371,900	400,847

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Third Quarter 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q3 2011	96	56.1	32	18.7	13	7.6	4	2.3	26	15.2	171	335,000	382,607
Q3 2010	42	50.0	21	25.0	10	11.9	1	1.2	10	11.9	84	349,408	378,815
Year-to-date 2011	242	53.7	91	20.2	41	9.1	16	3.5	61	13.5	451	339,280	375,227
Year-to-date 2010	229	55.2	87	21.0	33	8.0	24	5.8	42	10.1	415	335,000	362,278
Lethbridge													
Q3 2011	74	46.3	28	17.5	22	13.8	21	13.1	15	9.4	160	360,918	383,832
Q3 2010	111	53.1	41	19.6	32	15.3	12	5.7	13	6.2	209	344,800	360,512
Year-to-date 2011	197	49.3	78	19.5	48	12.0	44	11.0	33	8.3	400	352,350	383,089
Year-to-date 2010	292	62.0	90	19.1	54	11.5	18	3.8	17	3.6	471	325,700	336,037
Medicine Hat													
Q3 2011	18	48.6	8	21.6	6	16.2	0	0.0	5	13.5	37	350,000	365,026
Q3 2010	41	69.5	8	13.6	4	6.8	1	1.7	5	8.5	59	315,000	324,837
Year-to-date 2011	84	57.1	28	19.0	16	10.9	2	1.4	17	11.6	147	329,000	350,575
Year-to-date 2010	108	62.4	32	18.5	18	10.4	1	0.6	14	8.1	173	329,000	338,162
Red Deer													
Q3 2011	34	41.0	12	14.5	9	10.8	15	18.1	13	15.7	83	366,000	420,898
Q3 2010	57	44.5	12	9.4	18	14.1	10	7.8	31	24.2	128	385,206	414,104
Year-to-date 2011	95	39.4	41	17.0	21	8.7	32	13.3	52	21.6	241	379,900	431,134
Year-to-date 2010	131	42.3	49	15.8	49	15.8	21	6.8	60	19.4	310	375,922	412,756
Wood Buffalo													
Q3 2011	0	0.0	0	0.0	1	0.8	0	0.0	131	99.2	132	749,900	768,299
Q3 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2011	0	0.0	1	0.2	2	0.5	1	0.2	436	99.1	440	744,400	752,291
Year-to-date 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Calgary CMA													
Q3 2011	176	15.3	145	12.6	219	19.0	172	14.9	442	38.3	1,154	456,980	546,247
Q3 2010	247	14.5	297	17.5	353	20.8	213	12.5	591	34.7	1,701	443,992	510,879
Year-to-date 2011	568	16.8	411	12.2	625	18.5	473	14.0	1,297	38.4	3,374	455,297	541,018
Year-to-date 2010	853	18.9	794	17.6	979	21.7	522	11.6	1,363	30.2	4,511	429,900	508,876
Edmonton CMA													
Q3 2011	105	9.8	206	19.2	216	20.1	132	12.3	416	38.7	1,075	451,500	518,081
Q3 2010	222	15.7	259	18.4	303	21.5	183	13.0	443	31.4	1,410	439,350	500,574
Year-to-date 2011	486	13.1	634	17.2	727	19.7	507	13.7	1,342	36.3	3,696	450,000	514,177
Year-to-date 2010	653	18.4	751	21.1	715	20.1	434	12.2	1,000	28.1	3,553	426,500	484,770
Total Urban Centres in Alberta (50,000+)													
Q3 2011	503	17.9	431	15.3	486	17.3	344	12.2	1,048	37.3	2,812	448,735	520,626
Q3 2010	720	19.1	638	16.9	720	19.1	421	11.2	1,276	33.8	3,775	437,700	499,837
Year-to-date 2011	1,672	19.1	1,284	14.7	1,480	16.9	1,075	12.3	3,238	37.0	8,749	448,500	518,311
Year-to-date 2010	2,266	23.0	1,804	18.3	1,849	18.7	1,021	10.4	2,922	29.6	9,862	423,231	488,731

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
Third 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	518	-10.4	1,060	998	1,494	71.0	206,454	16.2	220,709
	February	755	10.4	1,079	1,213	1,561	69.1	210,059	11.3	215,447
	March	1,176	21.4	1,119	1,813	1,562	71.6	219,046	7.0	212,903
	April	1,428	17.2	1,159	2,250	1,729	67.0	230,297	10.8	219,894
	May	1,522	2.2	1,098	2,233	1,527	71.9	229,813	12.5	216,252
	June	1,544	-6.3	1,048	1,955	1,418	73.9	226,392	10.7	221,173
	July	1,297	-12.3	1,058	1,723	1,514	69.9	219,012	9.4	219,187
	August	1,112	-11.3	972	1,633	1,491	65.2	214,981	6.3	217,513
	September	1,230	3.1	1,129	1,672	1,509	74.8	216,327	6.6	222,160
	October	1,023	-3.9	1,132	1,356	1,567	72.2	224,439	9.7	228,521
	November	874	0.2	1,109	1,120	1,592	69.7	222,723	12.7	232,287
	December	685	7.2	1,204	579	1,580	76.2	232,648	15.3	236,684
2011	January	596	15.1	1,213	1,158	1,684	72.0	221,933	7.5	231,583
	February	822	8.9	1,178	1,396	1,725	68.3	222,071	5.7	229,836
	March	1,236	5.1	1,173	1,648	1,516	77.4	236,552	8.0	234,706
	April	1,210	-15.3	1,072	1,874	1,518	70.6	237,461	3.1	228,287
	May	1,565	2.8	1,096	2,452	1,608	68.2	241,504	5.1	229,917
	June	1,635	5.9	1,112	1,997	1,523	73.0	238,844	5.5	233,122
	July	1,343	3.5	1,148	1,799	1,592	72.1	231,391	5.7	233,877
	August	1,374	23.6	1,115	1,917	1,629	68.4	229,210	6.6	235,283
	September	1,320	7.3	1,185	1,790	1,595	74.3	228,548	5.6	233,975
	October									
	November									
	December									
	Q3 2010	3,639	-7.3	3,159	5,028	4,514	70.0	216,873	7.6	219,734
	Q3 2011	4,037	10.9	3,448	5,506	4,816	71.6	229,719	5.9	234,365
	YTD 2010	10,582	0.7		15,490			221,180	9.9	
	YTD 2011	11,101	4.9		16,031			233,345	5.5	

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

Table 5b: MLS® Residential Activity for Saskatchewan
Third 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	531	2.1	888	1,092	1,527	58.2	228,430	2.0	237,972
	February	727	14.8	908	1,407	1,752	51.8	244,386	7.6	236,303
	March	1,067	34.0	925	2,232	1,844	50.2	239,716	5.4	236,663
	April	1,066	9.3	882	2,320	1,791	49.2	249,634	4.3	243,466
	May	1,104	-3.8	871	2,391	1,791	48.6	237,618	0.7	232,545
	June	1,077	-13.5	831	2,230	1,688	49.2	248,978	6.3	240,545
	July	1,004	-23.0	838	1,878	1,658	50.5	249,053	6.6	241,315
	August	1,026	-9.0	890	1,907	1,668	53.4	238,716	2.4	242,313
	September	976	-7.7	912	1,739	1,679	54.3	236,455	2.5	242,368
	October	864	-6.5	992	1,389	1,702	58.3	234,147	1.4	243,727
	November	863	11.9	1,006	1,272	1,788	56.3	251,732	7.8	254,600
	December	567	-4.5	925	764	1,733	53.4	241,971	1.3	254,088
2011	January	612	15.3	1,027	1,412	1,978	51.9	247,357	8.3	253,376
	February	753	3.6	933	1,536	1,841	50.7	251,302	2.8	247,095
	March	977	-8.4	890	2,079	1,696	52.5	255,440	6.6	253,940
	April	1,036	-2.8	891	2,135	1,709	52.1	256,034	2.6	252,743
	May	1,261	14.2	961	2,612	1,805	53.2	268,574	13.0	259,250
	June	1,280	18.8	992	2,428	1,891	52.5	261,765	5.1	257,702
	July	1,093	8.9	979	2,020	1,809	54.1	256,870	3.1	254,810
	August	1,243	21.2	995	2,018	1,719	57.9	261,565	9.6	264,739
	September	1,146	17.4	1,030	1,896	1,810	56.9	253,300	7.1	259,407
	October									
	November									
	December									
	Q3 2010	3,006	-13.8	2,640	5,524	5,005	52.7	241,434	3.8	242,015
	Q3 2011	3,482	15.8	3,004	5,934	5,338	56.3	257,371	6.6	259,675
	YTD 2010	8,578	-2.6		17,196			242,141	4.1	
	YTD 2011	9,401	9.6		18,136			257,986	6.5	

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

Table 5c: MLS® Residential Activity for Alberta Third 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	2,934	34.6	4,525	8,162	9,126	49.6	343,264	6.4	344,527
	February	4,077	26.3	4,575	8,891	9,408	48.6	343,748	5.1	347,295
	March	5,351	30.5	4,514	12,379	9,844	45.9	362,231	10.3	355,441
	April	5,544	5.9	4,515	12,648	10,323	43.7	355,102	7.7	358,019
	May	5,207	-16.1	4,131	11,993	9,715	42.5	364,303	7.1	360,444
	June	4,746	-35.4	3,589	11,483	9,525	37.7	361,434	4.0	356,245
	July	4,086	-37.4	3,672	9,444	8,785	41.8	355,295	3.1	352,211
	August	3,941	-26.9	3,697	8,634	8,642	42.8	342,571	-0.5	348,417
	September	3,934	-24.6	3,948	8,940	8,862	44.5	349,048	0.4	355,367
	October	3,483	-29.7	3,987	7,606	8,712	45.8	344,569	-2.0	348,041
	November	3,625	-12.4	4,198	6,193	8,486	49.5	347,196	-1.0	353,847
	December	2,795	-7.6	4,374	3,783	8,729	50.1	341,999	-2.8	348,335
2011	January	2,874	-2.0	4,414	8,007	9,014	49.0	348,488	1.5	352,752
	February	3,943	-3.3	4,402	8,881	9,289	47.4	352,076	2.4	355,892
	March	5,118	-4.4	4,329	10,294	8,377	51.7	353,530	-2.4	348,834
	April	5,012	-9.6	4,307	10,468	8,613	50.0	358,865	1.1	360,114
	May	5,659	8.7	4,288	11,788	8,944	47.9	357,086	-2.0	351,713
	June	5,920	24.7	4,545	10,926	8,932	50.9	361,079	-0.1	351,729
	July	4,919	20.4	4,616	9,628	8,971	51.5	359,062	1.1	353,567
	August	4,819	22.3	4,395	9,683	9,054	48.5	349,533	2.0	356,880
	September	4,316	9.7	4,394	9,016	8,767	50.1	359,637	3.0	362,761
	October									
	November									
	December									
	Q3 2010	11,961	-30.2	11,317	27,018	26,289	43.0	349,048	1.1	352,073
	Q3 2011	14,054	17.5	13,405	28,327	26,792	50.0	355,971	2.0	357,667
	YTD 2010	39,820	-12.3		92,574			354,165	4.4	
	YTD 2011	42,580	6.9		88,691			356,011	0.5	

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

Table 6a: Level of Economic Indicators for Manitoba
Third 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	614.2	5.4	2,345	111.2	728	3,356,975	95.61
	April - June	642	3.7	6.0	619.5	5.4	3,672	98.5	737	3,709,727	96.03
	July - September	612	3.4	5.5	622.5	5.5	2,604	96.3	752	3,535,526	96.04
	October - December	599	3.3	5.3	622.9	5.1	2,336	98.4	761	3,819,713	98.64
2011	January - March	600	3.5	5.3	625.6	5.3	1,741	98.9	760	3,659,616	101.95
	April - June	614	3.6	5.6	623.3	5.3	3,657	102.7	760	4,044,381	104.18
	July - September	600	3.5	5.3	623.1	5.5		91.1	764		100.57
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
Third 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	1.1	0.4	23.0	70.6	1.0	-9.3	19.8
	April - June	5.7	-0.2	0.6	2.0	0.5	-6.4	24.8	1.8	-5.8	10.4
	July - September	-1.9	-0.4	-0.2	2.0	0.1	20.8	8.1	4.2	-0.2	3.8
	October - December	-3.1	-0.4	-0.3	2.5	-0.6	44.5	7.5	4.0	10.1	4.8
2011	January - March	-2.4	-0.2	-0.3	1.9	-0.1	-25.8	-11.1	4.4	9.0	6.6
	April - June	-4.5	-0.1	-0.5	0.6	-0.1	-0.4	4.3	3.2	9.0	8.5
	July - September	-1.9	0.1	-0.2	0.1	0.0		-5.4	1.7		4.7
	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 Saskatchewan
Third Quarter 2011

		Interest Rates										
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2010	January - March	615	3.6	5.6	523.2	4.8	2,292	111.2	833	2,825,735	95.61
	April - June	642	3.7	6.0	526.0	5.3	2,900	98.5	831	2,831,062	96.03
	July - September	612	3.4	5.5	524.8	5.2	2,640	96.3	837	2,599,448	96.04
	October - December	599	3.3	5.3	523.5	5.5	1,271	98.4	840	2,655,224	98.64
2011	January - March	600	3.5	5.3	524.7	5.4	903	98.9	844	3,094,886	101.95
	April - June	614	3.6	5.6	525.4	5.0	3,920	102.7	849	3,212,815	104.18
	July - September	600	3.5	5.3	526.1	4.6		91.1	865		100.57
	October - December										

Table 6.1b: Growth(1) of Economic Indicators for Saskatchewan
Third Quarter 2011

		Interest Rates									
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
2010	January - March	-1.3	-1.2	-0.1	0.6	0.2	-1.3	70.6	6.6	-10.3	19.8
	April - June	5.7	-0.2	0.6	1.1	0.5	-7.0	24.8	5.9	-5.7	10.4
	July - September	-1.9	-0.4	-0.2	1.3	0.5	-6.9	8.1	3.7	-6.6	3.8
	October - December	-3.1	-0.4	-0.3	0.6	0.6	-28.7	7.5	1.5	9.4	4.8
2011	January - March	-2.4	-0.2	-0.3	0.3	0.7	-60.6	-11.1	1.3	9.5	6.6
	April - June	-4.5	-0.1	-0.5	-0.1	-0.3	35.2	4.3	2.2	13.5	8.5
	July - September	-1.9	0.1	-0.2	0.3	-0.5		-5.4	3.4		4.7
	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 Alberta
Third 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	2,001.6	6.9	5,317	111.2	728	14,022,301	95.61
	April - June	642	3.7	6.0	2,011.1	7.0	8,559	98.5	737	14,600,854	96.03
	July - September	612	3.4	5.5	2,023.5	6.3	5,459	96.3	752	15,474,820	96.04
	October - December	599	3.3	5.3	2,034.4	5.7	278	98.4	761	15,975,769	98.64
2011	January - March	600	3.5	5.3	2,061.9	5.8	8,983	98.9	760	16,260,366	101.95
	April - June	614	3.6	5.6	2,073.1	5.6	13,033	102.7	760	16,991,850	104.18
	July - September	600	3.5	5.3	2,110.3	5.5		91.1	764		100.57
	October - December										

Table 6.1c: Growth(1) of Economic Indicators for Alberta
Third 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-2.2	1.5	-60.4	70.6	1.0	1.9	19.8
	April - June	5.7	-0.2	0.6	-0.7	0.3	-21.4	24.8	1.8	11.8	10.4
	July - September	-1.9	-0.4	-0.2	0.4	-0.8	21.0	8.1	4.2	15.2	3.8
	October - December	-3.1	-0.4	-0.3	1.0	-1.4	120.6	7.5	4.0	16.6	4.8
2011	January - March	-2.4	-0.2	-0.3	3.0	-1.2	68.9	-11.1	4.4	16.0	6.6
	April - June	-4.5	-0.1	-0.5	3.1	-1.3	52.3	4.3	3.2	16.4	8.5
	July - September	-1.9	0.1	-0.2	4.3	-0.8		-5.4	1.7		4.7
	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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