HOUSING NOW
Greater Sudbury CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2011

New Home Market

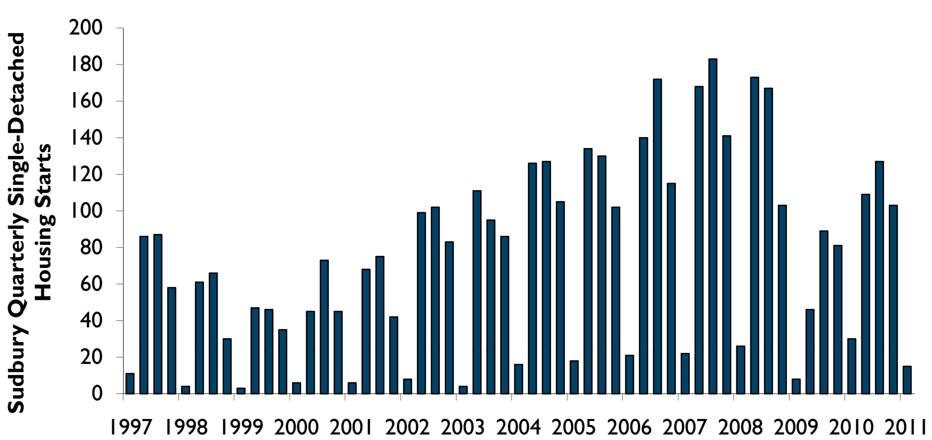
First Quarter Starts in 2011 Below Last Five Year Average

After a weak 2009 in terms of new single-detached housing construction, activity picked up significantly in 2010 and is expected to post positive gains during 2011. Nevertheless, the first quarter of the year fell six units behind the five year average as only 15 units broke ground. Seasonally adjusted single-detached starts fell for the tenth consecutive month.

Last year's best first quarter in over 12 years, with 30 housing starts, contrasted with this year's results. This can be explained by several factors. First, the number of units under construction is higher than the historical average and builders are concentrating their efforts in finishing the projects that are underway. Second, the weather in Sudbury, nearly

Figure 1

Single-Detached Home Construction Off to Slow Start



Source: CMHC

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eight degrees Celsius cooler than average, was not as cooperative with temperatures last March. Two sizeable snowfalls during the month dampened the enthusiasm of some builders to begin units. Finally, cautious builders slowed down construction activity as a reaction to the minor increase of completed and unoccupied inventory that was witnessed in the first quarter.

However, this increase in inventory did not affect the price for new units. The demand is still present and average prices have risen nearly 10 per cent for absorbed new single-detached units in Sudbury for the first quarter of 2011, when compared with the previous year's same period.

Elsewhere in Northeastern Ontario, housing starts are behind in North Bay and Sault Ste. Marie while housing starts in Timmins began the year swiftly compared to last year.

Resale Market

Sudbury Resale Market Starts Strong in 2011

Sudbury's resale home market got off to another strong start to the year with both sales and prices moving ahead from already good levels last year. Average resale home prices rose 5.4 per cent in the first quarter partly caused by a drop in new listings.

Sudbury seasonally adjusted sales continued the two-year upward trend this first quarter. The slowdown in sales predates the Vale Inco strike while recovery was getting under way even prior to the conclusion of the strike as is witnessed in 2010 first and second quarter sales.

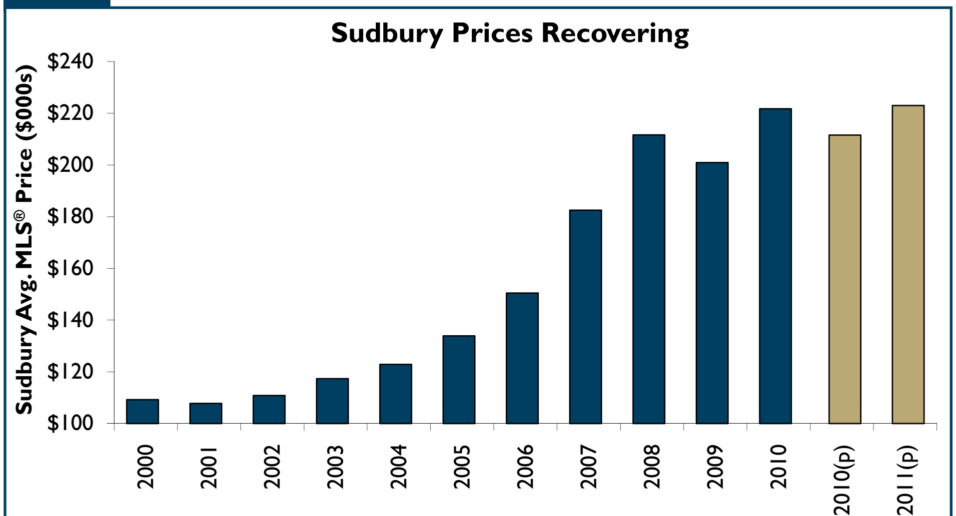
Listings, on the other hand, peaked in the first quarter of 2010 on a seasonally adjusted basis and have been trending down since then. With the combination of strengthening sales and declining listings, price pressure is returning with healthy market average gains reflecting tighter buying conditions.

Average prices troughed one quarter after sales in the second quarter of 2009. Although price declines reflected uncertainty in the market due to labour unrest, it only took rumours of upcoming labour peace to get the market moving positively in the third quarter of that year. Other economic forces such as concerns relating interest rates picking up and a recovering economy were at play to get prices moving up again. This offers further evidence to the claim that Sudbury is far less reliant on the major nickel mines compared to the days of the last significant mining strike in the late 1970's.

Employment gains in the latter half of 2010 carrying on into this year are at least partly the cause of the uptick in activity thus far. With Sudbury's economy recovering and stabilizing in 2010 and now witnessing more modest growth in 2011, the housing market is deemed balanced.

In Timmins, the resale market is off to a strong start while Sault Ste. Marie and North Bay sales have moderated activity. Price gains are strongest in North Bay, followed by Timmins and Sault Ste. Marie. Average house prices ranged between $122,000 and $225,000 in these three markets.

Figure 2



(p) – Price data Jan 1-March 31
Source: Sudbury Real Estate Board

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

Commodity Prices Boost Sudbury's Employment

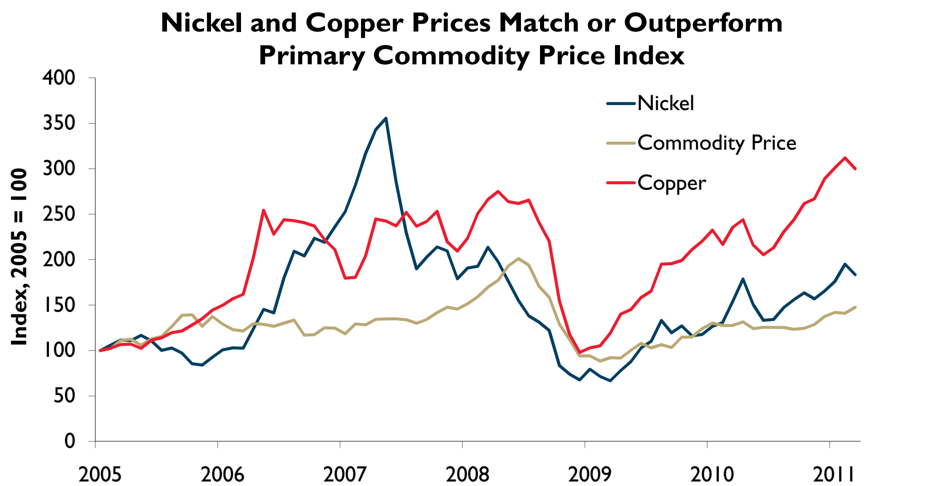
Prices for nickel and copper are two of the 24 commodities included in the Bank of Canada Commodity Price Index[1]. The prices of these metals have been compared to the Index to show the relative strength of these commodities that are integral to the Sudbury economy. In most instances since 2005, both metals relevant to Sudbury have traded above the weighted Bank of Canada index.

The price strength of copper and nickel has positively impacted the economy in Sudbury bringing employment recovery and income growth. Both copper and nickel are vital to the construction sector and their performance will be linked to continued growth in China and India, recovery in the United States and reconstruction efforts in Japan.

The goods producing sector in Sudbury is showing improvement lately and the services sector continues its steady support of the local economy. Service sector job stability has supported the local economy amidst recent volatility but now the mining sector is again poised to take the lead during the next upswing.

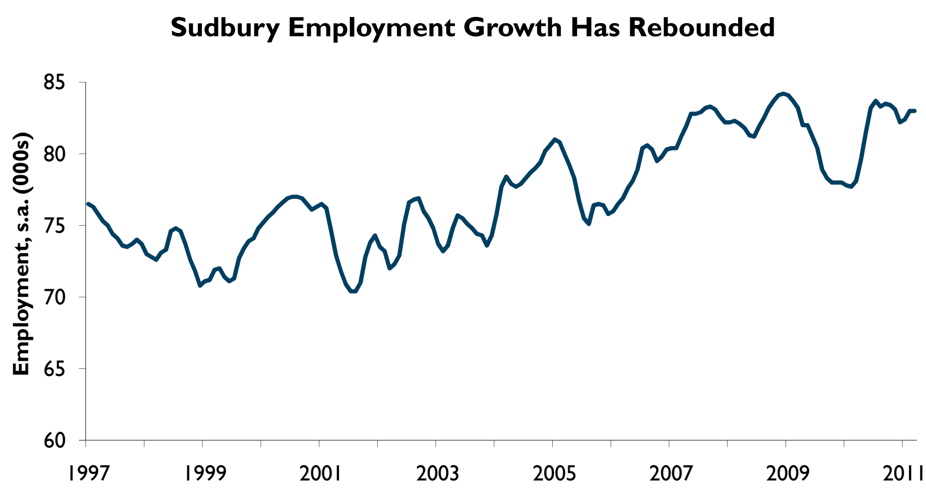
Several construction projects are under way in Greater Sudbury which is a positive indicator in itself. Estimates are for sizeable projects in mining, retail, education, health care and civic institutions. With so much construction about to start, additional jobs will follow in health care, education, research, government services, mining supply and in the service sector.

Figure 3



Data to March 2011
Source: Bank of Canada and International Monetary Fund

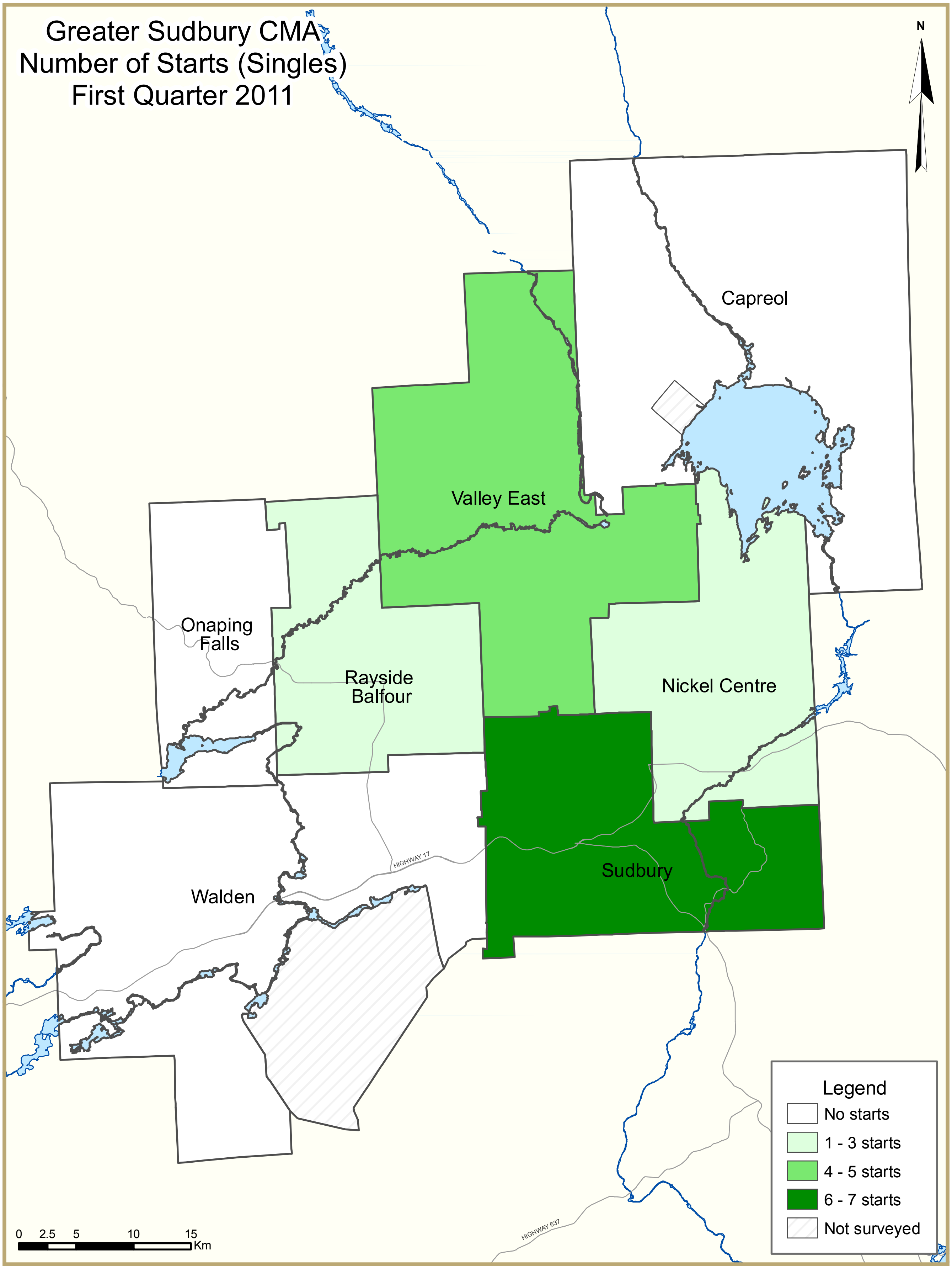
Figure 4

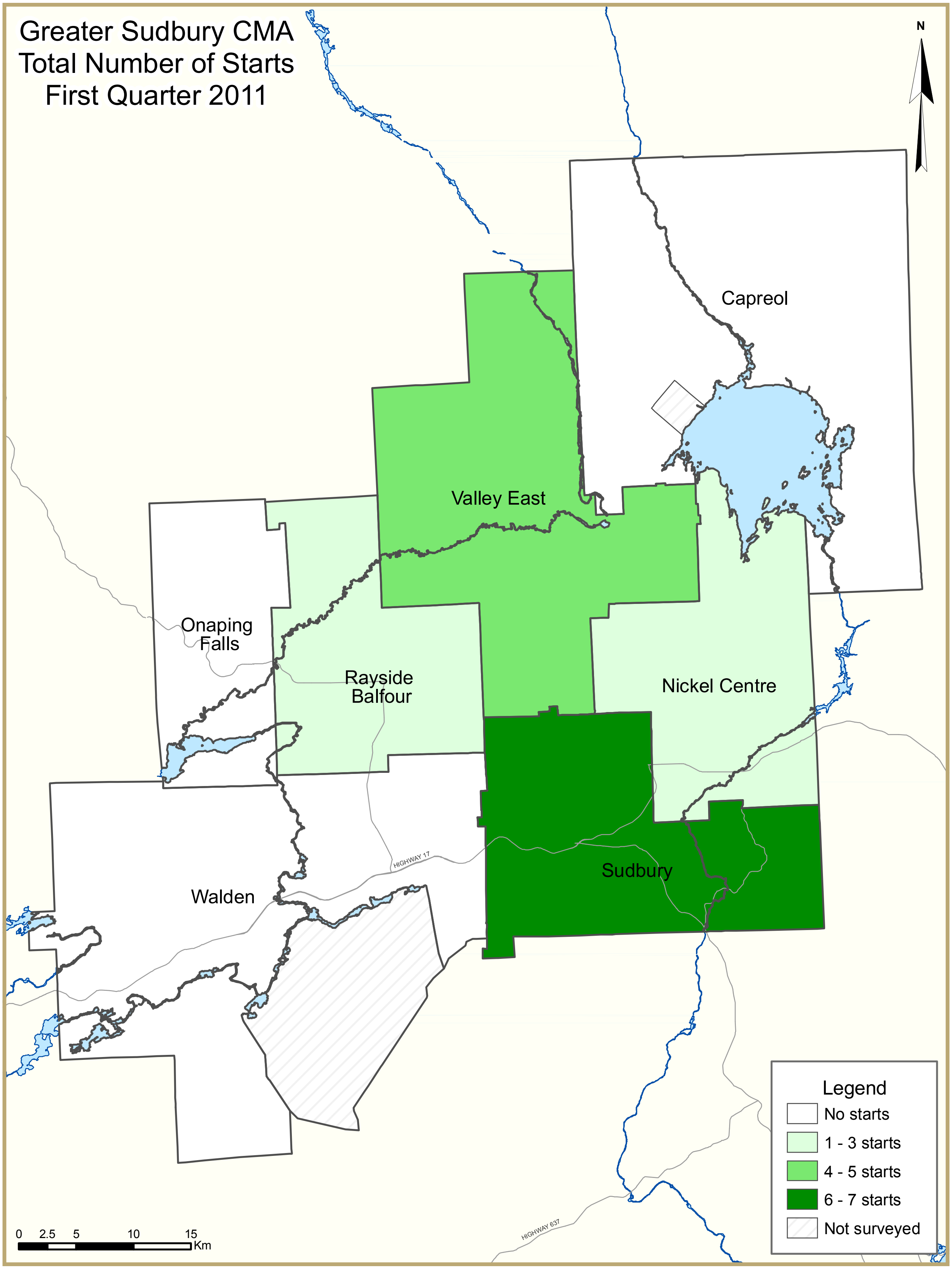


Data to March 2011
Source: Statistics Canada

[1] The Bank of Canada Commodity Price Index is a price index of the spot or transaction U.S. dollar prices of 24 commodities produced in Canada and sold in world markets, with weights updated on an annual basis.


Greater Sudbury CMA
Number of Starts (Multiples)
First Quarter 2011
N
Capreol
Valley East
Onaping
Falls
Rayside
Balfour
Nickel Centre
Walden
Sudbury
HIGHWAY 17
HIGHWAY 637
Legend
No starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
First Quarter 2011
N
Capreol
Valley East
Onaping
Falls
Rayside
Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
No starts
1 - 3 starts
4 - 5 starts
6 - 7 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
First Quarter 2011
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Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
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HIGHWAY 637
Legend
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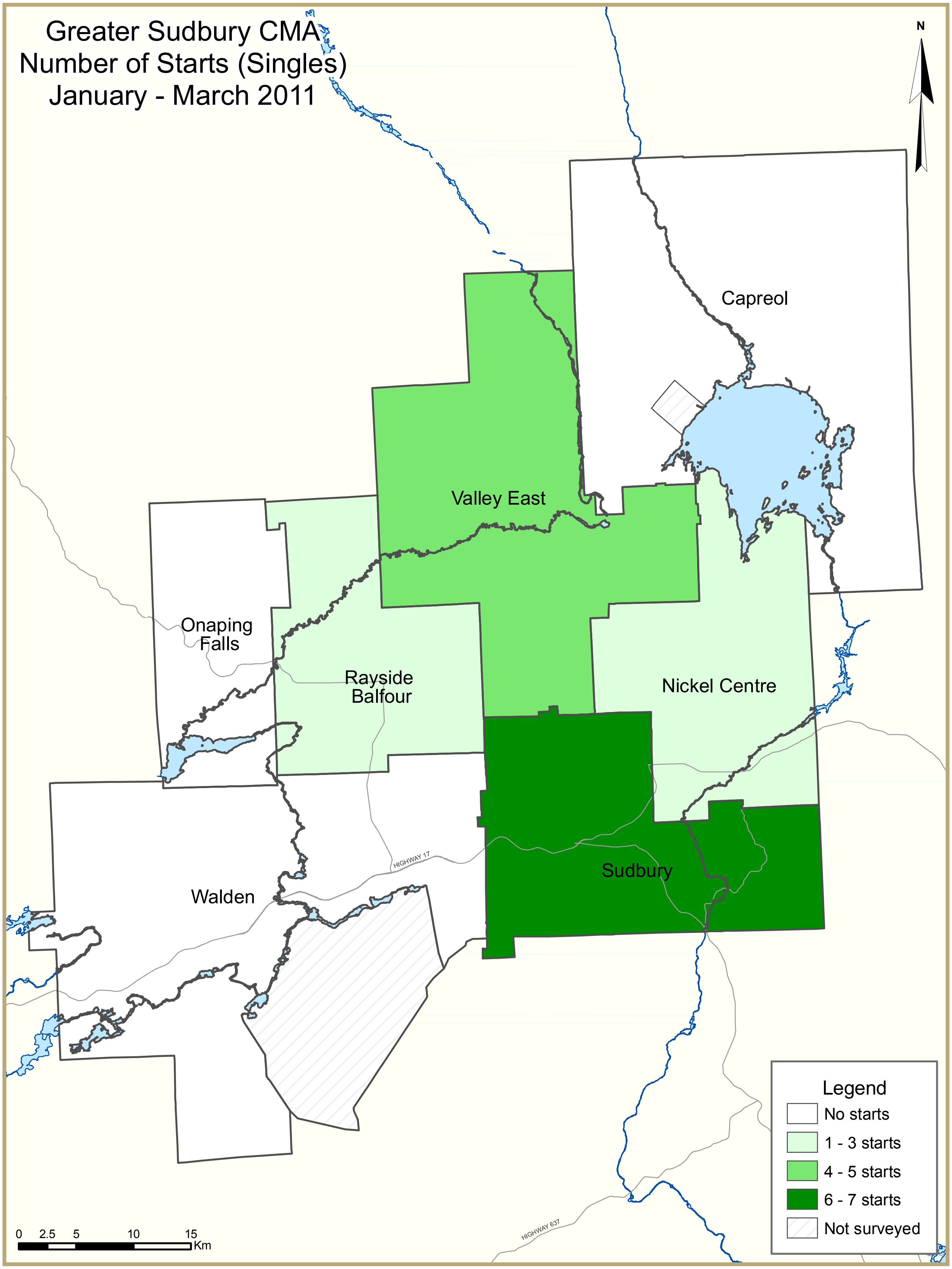
1 - 3 starts
4 - 5 starts
6 - 7 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - March 2011
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15
Km
Legend
No starts
Not surveyed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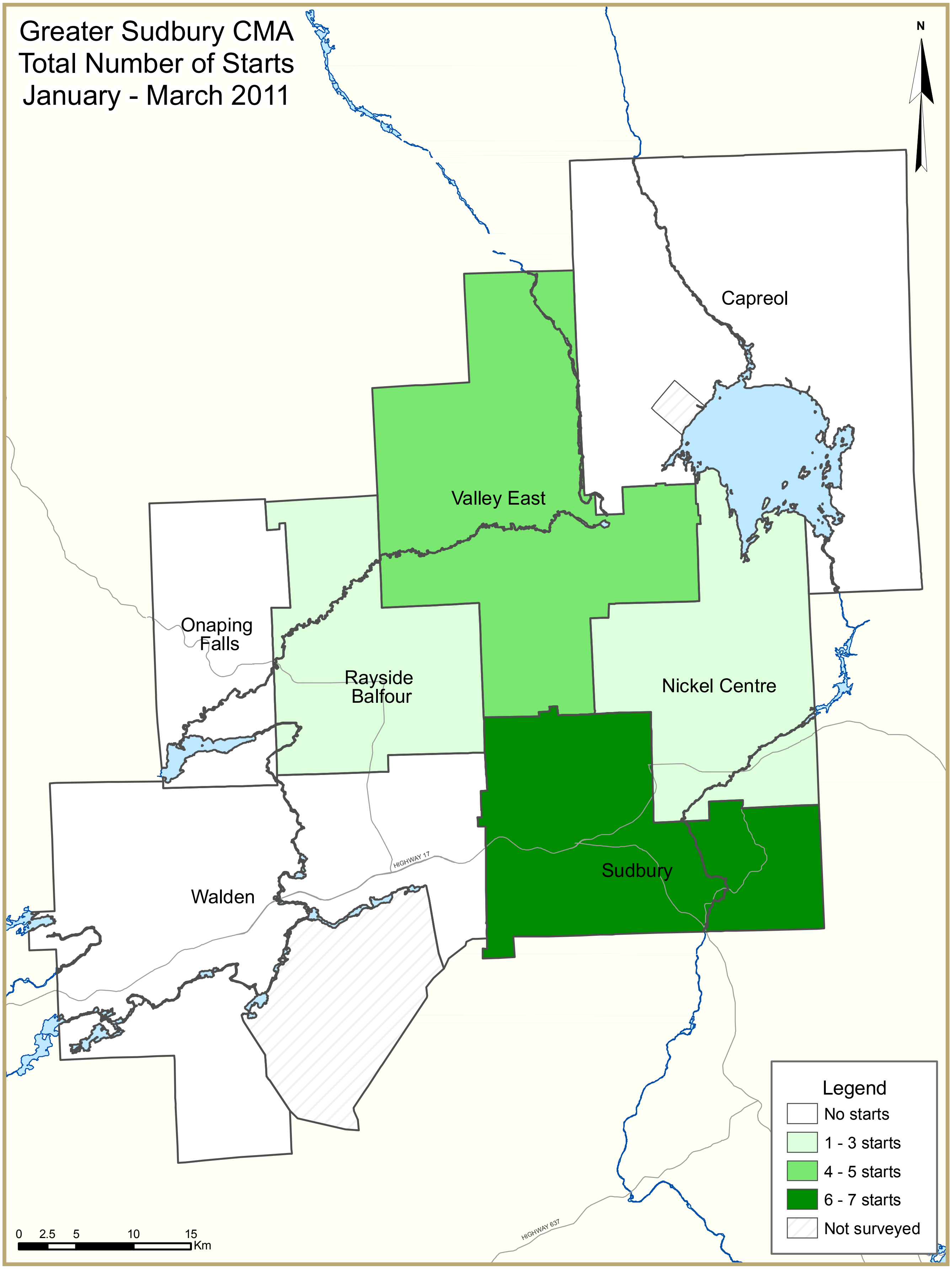
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Not surveyed
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

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 Greater Sudbury CMA First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2011	15	0	0	0	0	0	0	0	15
Q1 2010	30	0	0	0	0	0	0	0	30
% Change	-50.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-50.0
Year-to-date 2011	15	0	0	0	0	0	0	0	15
Year-to-date 2010	30	0	0	0	0	0	0	0	30
% Change	-50.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-50.0
UNDER CONSTRUCTION									
Q1 2011	147	4	7	0	0	27	17	114	316
Q1 2010	120	6	7	0	0	12	70	28	243
% Change	22.5	-33.3	0.0	n/a	n/a	125.0	-75.7	**	30.0
COMPLETIONS									
Q1 2011	62	0	0	0	0	0	42	42	146
Q1 2010	58	6	0	0	0	15	4	4	87
% Change	6.9	-100.0	n/a	n/a	n/a	-100.0	**	**	67.8
Year-to-date 2011	62	0	0	0	0	0	42	42	146
Year-to-date 2010	58	6	0	0	0	15	4	4	87
% Change	6.9	-100.0	n/a	n/a	n/a	-100.0	**	**	67.8
COMPLETED & NOT ABSORBED									
Q1 2011	8	0	0	0	0	1	23	10	42
Q1 2010	7	2	0	0	0	6	0	0	15
% Change	14.3	-100.0	n/a	n/a	n/a	-83.3	n/a	n/a	180.0
ABSORBED									
Q1 2011	62	0	0	0	0	0	19	9	90
Q1 2010	61	5	0	0	0	12	4	4	86
% Change	1.6	-100.0	n/a	n/a	n/a	-100.0	**	125.0	4.7
Year-to-date 2011	62	0	0	0	0	0	19	9	90
Year-to-date 2010	61	5	0	0	0	12	4	4	86
% Change	1.6	-100.0	n/a	n/a	n/a	-100.0	**	125.0	4.7

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q1 2011	15	0	0	0	0	0	0	0	15
Q1 2010	30	0	0	0	0	0	0	0	30
North Bay									
Q1 2011	4	0	0	0	0	0	0	0	4
Q1 2010	17	2	0	0	0	0	0	0	19
Sault Ste. Marie									
Q1 2011	9	2	0	0	0	0	0	0	11
Q1 2010	16	0	0	0	0	0	0	0	16
Timmins									
Q1 2011	5	0	0	0	0	0	0	0	5
Q1 2010	0	0	0	0	0	0	0	0	0
Elliot Lake									
Q1 2011	1	0	0	0	0	0	0	0	1
Q1 2010	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	1	0	0	0	0	0	0	0	1
West Nipissing									
Q1 2011	0	0	0	0	0	0	0	0	0
Q1 2010	0	0	0	0	0	0	0	0	0
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q1 2011	147	4	7	0	0	27	17	114	316
Q1 2010	120	6	7	0	0	12	70	28	243
North Bay									
Q1 2011	68	2	0	0	0	0	0	0	70
Q1 2010	72	4	0	0	0	0	0	67	143
Sault Ste. Marie									
Q1 2011	48	2	0	0	0	0	0	0	50
Q1 2010	59	2	0	0	0	0	5	59	125
Timmins									
Q1 2011	7	0	0	0	0	0	0	0	7
Q1 2010	4	0	0	0	0	0	0	0	4
Elliot Lake									
Q1 2011	2	0	0	0	0	0	0	0	2
Q1 2010	2	0	0	0	0	0	0	0	2
Temiskaming Shores									
Q1 2011	2	0	0	0	0	0	0	0	2
Q1 2010	0	0	0	0	0	0	0	0	0
West Nipissing									
Q1 2011	5	0	0	0	0	0	0	4	9
Q1 2010	4	0	4	0	0	0	0	45	53

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q1 2011	62	0	0	0	0	0	42	42	146
Q1 2010	58	6	0	0	0	15	4	4	87
North Bay									
Q1 2011	14	6	0	0	0	0	0	0	20
Q1 2010	22	4	0	0	0	0	10	0	36
Sault Ste. Marie									
Q1 2011	22	4	0	0	0	0	0	0	26
Q1 2010	15	0	0	0	0	0	0	0	15
Timmins									
Q1 2011	8	0	0	0	0	0	0	0	8
Q1 2010	9	0	0	0	0	0	0	0	9
Elliot Lake									
Q1 2011	2	0	0	0	0	0	0	0	2
Q1 2010	8	0	0	0	0	0	0	0	8
Temiskaming Shores									
Q1 2011	1	0	0	0	0	0	0	0	1
Q1 2010	3	0	0	0	0	0	0	0	3
West Nipissing									
Q1 2011	10	0	0	0	0	0	0	0	10
Q1 2010	18	0	0	0	0	0	0	0	18
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q1 2011	8	0	0	0	0	1	23	10	42
Q1 2010	7	2	0	0	0	6	0	0	15
North Bay									
Q1 2011	5	6	0	0	0	0	0	0	11
Q1 2010	8	4	0	0	0	0	0	0	12
Sault Ste. Marie									
Q1 2011	4	0	0	0	0	0	0	24	28
Q1 2010	2	0	0	0	0	0	0	0	2
Timmins									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q1 2011	62	0	0	0	0	0	19	9	90
Q1 2010	61	5	0	0	0	12	4	4	86
North Bay									
Q1 2011	14	4	0	0	0	0	2	0	20
Q1 2010	22	2	0	0	0	0	10	0	34
Sault Ste. Marie									
Q1 2011	21	2	0	0	0	0	0	0	23
Q1 2010	19	0	0	0	0	0	0	0	19
Timmins									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.2: History of Housing Starts Greater Sudbury CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	369	4	0	0	0	15	25	162	575
% Change	64.7	-50.0	n/a	n/a	n/a	-44.4	-66.2	38.5	27.8
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477
% Change	16.7	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	19.3
2005	384	12	4	0	0	0	0	0	400
% Change	2.7	20.0	n/a	n/a	n/a	n/a	-100.0	n/a	3.1
2004	374	10	0	0	0	0	4	0	388
% Change	26.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	26.8
2003	296	10	0	0	0	0	0	0	306
% Change	1.4	**	-100.0	n/a	n/a	n/a	n/a	n/a	2.7
2002	292	2	4	0	0	0	0	0	298
% Change	52.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	56.0
2001	191	0	0	0	0	0	0	0	191

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type 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
Greater Sudbury CMA	15	30	0	0	0	0	0	0	15	30	-50.0
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	2	1	0	0	0	0	0	0	2	1	100.0
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	2	9	0	0	0	0	0	0	2	9	-77.8
Sudbury City	7	9	0	0	0	0	0	0	7	9	-22.2
Valley East Town	4	10	0	0	0	0	0	0	4	10	-60.0
Walden Town	0	1	0	0	0	0	0	0	0	1	-100.0
North Bay	4	17	0	2	0	0	0	0	4	19	-78.9
Sault Ste. Marie	9	16	2	0	0	0	0	0	11	16	-31.3
Timmins	5	0	0	0	0	0	0	0	5	0	n/a
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	0	1	0	0	0	0	0	0	0	1	-100.0
West Nipissing	0	0	0	0	0	0	0	0	0	0	n/a

Table 2.1: Starts by Submarket and by Dwelling Type 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
Greater Sudbury CMA	15	30	0	0	0	0	0	0	15	30	-50.0
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	2	1	0	0	0	0	0	0	2	1	100.0
Onaping Falls Town	0	0	0	0	0	0	0	0	0	0	n/a
Rayside-Balfour Town	2	9	0	0	0	0	0	0	2	9	-77.8
Sudbury City	7	9	0	0	0	0	0	0	7	9	-22.2
Valley East Town	4	10	0	0	0	0	0	0	4	10	-60.0
Walden Town	0	1	0	0	0	0	0	0	0	1	-100.0
North Bay	4	17	0	2	0	0	0	0	4	19	-78.9
Sault Ste. Marie	9	16	2	0	0	0	0	0	11	16	-31.3
Timmins	5	0	0	0	0	0	0	0	5	0	n/a
Elliot Lake	1	0	0	0	0	0	0	0	1	0	n/a
Temiskaming Shores	0	1	0	0	0	0	0	0	0	1	-100.0
West Nipissing	0	0	0	0	0	0	0	0	0	0	n/a

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market 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
Greater Sudbury CMA	0	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market 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
Greater Sudbury CMA	0	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Greater Sudbury CMA	15	30	0	0	0	0	15	30
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	2	1	0	0	0	0	2	1
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	2	9	0	0	0	0	2	9
Sudbury City	7	9	0	0	0	0	7	9
Valley East Town	4	10	0	0	0	0	4	10
Walden Town	0	1	0	0	0	0	0	1
North Bay	4	19	0	0	0	0	4	19
Sault Ste. Marie	11	16	0	0	0	0	11	16
Timmins	5	0	0	0	0	0	5	0
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	0	1	0	0	0	0	0	1
West Nipissing	0	0	0	0	0	0	0	0

Table 2.5: Starts by Submarket and by Intended Market January - March 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Greater Sudbury CMA	15	30	0	0	0	0	15	30
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	2	1	0	0	0	0	2	1
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	2	9	0	0	0	0	2	9
Sudbury City	7	9	0	0	0	0	7	9
Valley East Town	4	10	0	0	0	0	4	10
Walden Town	0	1	0	0	0	0	0	1
North Bay	4	19	0	0	0	0	4	19
Sault Ste. Marie	11	16	0	0	0	0	11	16
Timmins	5	0	0	0	0	0	5	0
Elliot Lake	1	0	0	0	0	0	1	0
Temiskaming Shores	0	1	0	0	0	0	0	1
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
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
Greater Sudbury CMA	62	58	0	6	42	4	42	19	146	87	67.8
Capreol Town	2	0	0	0	0	0	0	0	2	0	n/a
Nickel Centre Town	10	4	0	0	30	0	0	0	40	4	**
Onaping Falls Town	2	0	0	0	0	0	0	0	2	0	n/a
Rayside-Balfour Town	7	8	0	0	12	0	0	0	19	8	137.5
Sudbury City	24	24	0	6	0	4	42	15	66	49	34.7
Valley East Town	13	18	0	0	0	0	0	4	13	22	-40.9
Walden Town	4	4	0	0	0	0	0	0	4	4	0.0
North Bay	14	22	6	4	0	10	0	0	20	36	-44.4
Sault Ste. Marie	22	15	4	0	0	0	0	0	26	15	73.3
Timmins	8	9	0	0	0	0	0	0	8	9	-11.1
Elliot Lake	2	8	0	0	0	0	0	0	2	8	-75.0
Temiskaming Shores	1	3	0	0	0	0	0	0	1	3	-66.7
West Nipissing	10	18	0	0	0	0	0	0	10	18	-44.4

Table 3.1: Completions by Submarket and by Dwelling Type
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
Greater Sudbury CMA	62	58	0	6	42	4	42	19	146	87	67.8
Capreol Town	2	0	0	0	0	0	0	0	2	0	n/a
Nickel Centre Town	10	4	0	0	30	0	0	0	40	4	**
Onaping Falls Town	2	0	0	0	0	0	0	0	2	0	n/a
Rayside-Balfour Town	7	8	0	0	12	0	0	0	19	8	137.5
Sudbury City	24	24	0	6	0	4	42	15	66	49	34.7
Valley East Town	13	18	0	0	0	0	0	4	13	22	-40.9
Walden Town	4	4	0	0	0	0	0	0	4	4	0.0
North Bay	14	22	6	4	0	10	0	0	20	36	-44.4
Sault Ste. Marie	22	15	4	0	0	0	0	0	26	15	73.3
Timmins	8	9	0	0	0	0	0	0	8	9	-11.1
Elliot Lake	2	8	0	0	0	0	0	0	2	8	-75.0
Temiskaming Shores	1	3	0	0	0	0	0	0	1	3	-66.7
West Nipissing	10	18	0	0	0	0	0	0	10	18	-44.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market 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
Greater Sudbury CMA	0	0	42	4	0	15	42	4
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	30	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	12	0	0	0	0	0
Sudbury City	0	0	0	4	0	15	42	0
Valley East Town	0	0	0	0	0	0	0	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	10	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2011								
Submarket	Row				Apt. & Other			
	Freehold and		Rental		Freehold and		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Greater Sudbury CMA	0	0	42	4	0	15	42	4
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	30	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	12	0	0	0	0	0
Sudbury City	0	0	0	4	0	15	42	0
Valley East Town	0	0	0	0	0	0	0	4
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	10	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010	Q1 2011	Q1 2010
Greater Sudbury CMA	62	64	0	15	84	8	146	87
Capreol Town	2	0	0	0	0	0	2	0
Nickel Centre Town	10	4	0	0	30	0	40	4
Onaping Falls Town	2	0	0	0	0	0	2	0
Rayside-Balfour Town	7	8	0	0	12	0	19	8
Sudbury City	24	30	0	15	42	4	66	49
Valley East Town	13	18	0	0	0	4	13	22
Walden Town	4	4	0	0	0	0	4	4
North Bay	20	26	0	0	0	10	20	36
Sault Ste. Marie	26	15	0	0	0	0	26	15
Timmins	8	9	0	0	0	0	8	9
Elliot Lake	2	8	0	0	0	0	2	8
Temiskaming Shores	1	3	0	0	0	0	1	3
West Nipissing	10	18	0	0	0	0	10	18

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Greater Sudbury CMA	62	64	0	15	84	8	146	87
Capreol Town	2	0	0	0	0	0	2	0
Nickel Centre Town	10	4	0	0	30	0	40	4
Onaping Falls Town	2	0	0	0	0	0	2	0
Rayside-Balfour Town	7	8	0	0	12	0	19	8
Sudbury City	24	30	0	15	42	4	66	49
Valley East Town	13	18	0	0	0	4	13	22
Walden Town	4	4	0	0	0	0	4	4
North Bay	20	26	0	0	0	10	20	36
Sault Ste. Marie	26	15	0	0	0	0	26	15
Timmins	8	9	0	0	0	0	8	9
Elliot Lake	2	8	0	0	0	0	2	8
Temiskaming Shores	1	3	0	0	0	0	1	3
West Nipissing	10	18	0	0	0	0	10	18

Source: CMHC (Starts and Completions Survey)

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q1 2011	0	0.0	0	0.0	1	3.2	14	45.2	16	51.6	31	359,000	375,208
Q1 2010	0	0.0	0	0.0	11	30.6	13	36.1	12	33.3	36	329,449	342,474
Year-to-date 2011	0	0.0	0	0.0	1	3.2	14	45.2	16	51.6	31	359,000	375,208
Year-to-date 2010	0	0.0	0	0.0	11	30.6	13	36.1	12	33.3	36	329,449	342,474
North Bay													
Q1 2011	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Q1 2010	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
Year-to-date 2011	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Year-to-date 2010	0	0.0	1	16.7	1	16.7	1	16.7	3	50.0	6	--	--
Sault Ste. Marie													
Q1 2011	0	0.0	2	22.2	1	11.1	1	11.1	5	55.6	9	--	--
Q1 2010	0	0.0	4	57.1	2	28.6	0	0.0	1	14.3	7	--	--
Year-to-date 2011	0	0.0	2	22.2	1	11.1	1	11.1	5	55.6	9	--	--
Year-to-date 2010	0	0.0	4	57.1	2	28.6	0	0.0	1	14.3	7	--	--

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2011						
Submarket	Q1 2011	Q1 2010	% Change	YTD 2011	YTD 2010	% Change
Greater Sudbury CMA	375,208	342,474	9.6	375,208	342,474	9.6
North Bay	--	--	n/a	--	--	n/a
Sault Ste. Marie	--	--	n/a	--	--	n/a

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury First Quarter 2011										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	108	21.3	169	330	413	40.9	198,871	0.8	208,380
	February	131	35.1	173	321	423	40.9	218,665	11.0	226,468
	March	180	63.6	179	499	444	40.3	214,017	13.0	219,769
	April	278	65.5	216	566	482	44.8	231,093	12.3	238,441
	May	261	29.2	218	498	389	56.0	232,328	16.4	211,947
	June	206	-15.2	152	511	387	39.3	219,575	11.9	214,922
	July	193	-5.9	171	437	386	44.3	234,202	16.6	230,819
	August	226	0.9	196	381	349	56.2	222,264	10.1	217,115
	September	185	-8.0	170	362	341	49.9	216,755	7.0	220,192
	October	167	-5.1	190	300	349	54.4	217,237	4.0	223,564
	November	181	18.3	198	303	355	55.8	219,736	9.7	223,858
	December	128	17.4	212	165	355	59.7	212,097	2.0	222,282
2011	January	123	13.9	195	247	308	63.3	221,444	11.4	234,124
	February	160	22.1	208	297	374	55.6	217,067	-0.7	229,635
	March	214	18.9	209	369	321	65.1	228,269	6.7	240,535
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	419	41.6		1,150			211,567	8.9	
	Q1 2011	497	18.6		913			222,974	5.4	
	YTD 2010	419	41.6		1,150			211,567	8.9	
	YTD 2011	497	18.6		913			222,974	5.4	

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Source: CREA (MLS®)

Table 5b: MLS® Residential Activity for Sault Ste. Marie First Quarter 2011										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	70	9.4	115	139	189	60.8	135,632	12.6	132,903
	February	63	-4.5	92	148	203	45.3	132,724	12.3	142,241
	March	118	43.9	121	233	228	53.1	124,394	-1.1	130,633
	April	141	23.7	114	255	208	54.8	132,943	7.5	138,024
	May	131	19.1	108	261	192	56.3	150,331	16.4	143,862
	June	136	-5.6	104	227	161	64.6	135,073	-1.8	132,664
	July	132	-7.0	102	237	184	55.4	146,477	11.4	136,270
	August	135	2.3	104	214	175	59.4	134,963	12.5	140,803
	September	117	-6.4	101	178	168	60.1	126,425	-7.8	129,140
	October	116	-4.1	121	162	182	66.5	138,276	5.7	143,454
	November	92	-24.0	110	115	157	70.1	122,610	-10.4	124,383
	December	63	-7.4	120	68	190	63.2	139,881	1.2	132,918
2011	January	73	4.3	116	145	194	59.8	136,379	0.6	130,778
	February	72	14.3	107	126	177	60.5	124,257	-6.4	134,615
	March	96	-18.6	103	191	185	55.7	134,006	7.7	136,835
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	251	18.4		520			129,619	6.4	
	Q1 2011	241	-4.0		462			131,812	1.7	
	YTD 2010	251	18.4		520			129,619	6.4	
	YTD 2011	241	-4.0		462			131,812	1.7	

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Source: CREA (MLS®)

Table 5c: MLS® Residential Activity for North Bay
First Quarter 2011

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	72	94.6	141	153	198	71.2	199,434	-3.2	194,990
	February	80	-2.4	108	141	176	61.4	208,298	14.3	213,061
	March	142	77.5	122	244	193	63.2	227,376	22.5	232,776
	April	177	25.5	117	242	175	66.9	228,400	13.6	216,712
	May	134	3.1	95	238	166	57.2	209,220	10.3	209,476
	June	139	-0.7	95	246	184	51.6	212,787	2.2	207,481
	July	98	-39.1	74	181	132	56.1	201,187	7.1	210,741
	August	102	-2.9	87	157	157	55.4	223,734	26.6	224,584
	September	94	-23.0	86	157	160	53.8	206,394	7.3	215,775
	October	70	-23.9	90	129	160	56.3	191,534	-2.5	207,151
	November	94	25.3	131	145	220	59.5	200,308	-6.3	203,695
	December	58	5.5	115	63	175	65.7	187,347	-5.3	204,381
2011	January	49	-31.9	98	131	168	58.3	213,779	7.2	209,557
	February	80	0.0	107	136	171	62.6	225,260	8.1	225,981
	March	112	-21.1	96	225	175	54.9	231,678	1.9	221,817
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	294	47.7		538			215,342	14.5	
	Q1 2011	241	-18.0		492			225,908	4.9	
	YTD 2010	294	47.7		538			215,342	14.5	
	YTD 2011	241	-18.0		492			225,909	4.9	

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Source: CREA (MLS®)

Table 5d: MLS® Residential Activity for Timmins First Quarter 2011										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2010	January	43	-8.5	70	103	141	49.6	114,428	12.8	138,414
	February	43	-14.0	61	125	155	39.4	114,009	-1.7	144,004
	March	94	32.4	95	181	163	58.3	115,072	14.5	119,699
	April	101	14.8	82	187	157	52.2	131,500	16.0	136,186
	May	99	5.3	88	195	153	57.5	123,959	1.9	124,570
	June	131	31.0	97	209	154	63.0	138,793	19.5	149,725
	July	90	-23.1	72	189	150	48.0	111,331	-12.4	82,178
	August	106	8.2	88	164	148	59.5	126,050	-2.1	130,249
	September	112	0.9	99	167	157	63.1	128,949	1.8	129,266
	October	100	26.6	112	137	162	69.1	116,862	-5.3	112,194
	November	108	42.1	112	130	159	70.4	138,071	14.5	130,883
	December	55	57.1	108	68	155	69.7	130,121	1.8	111,618
2011	January	55	27.9	91	106	148	61.5	118,418	3.5	129,425
	February	74	72.1	104	136	166	62.7	123,920	8.7	123,126
	March	98	4.3	96	135	122	78.7	122,859	6.8	128,878
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	180	7.1		409			114,664	8.8	
	Q1 2011	227	26.1		377			122,129	6.5	
	YTD 2010	180	7.1		409			114,664	8.8	
	YTD 2011	227	26.1		377			122,129	6.5	

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

Source: CREA (MLS®)

Table 6: Economic Indicators First Quarter 2011											
		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 1997=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	106.50	114.50	77.8	10.5	62.9	805
	February	604	3.60	5.39	106.80	115.10	77.7	10.8	63.0	813
	March	631	3.60	5.85	106.80	115.30	78.1	10.4	63.1	829
	April	655	3.80	6.25	106.50	115.70	79.6	9.6	63.7	844
	May	639	3.70	5.99	106.50	116.20	81.5	8.9	64.7	850
	June	633	3.60	5.89	106.50	116.00	83.2	8.2	65.4	855
	July	627	3.50	5.79	104.50	117.00	83.7	8.4	65.9	861
	August	604	3.30	5.39	104.40	117.00	83.3	9.4	66.3	867
	September	604	3.30	5.39	104.40	117.10	83.5	9.8	66.7	866
	October	598	3.20	5.29	105.00	117.80	83.4	9.6	66.3	868
	November	607	3.35	5.44	105.00	118.00	83.1	8.8	65.5	869
	December	592	3.35	5.19	105.00	117.90	82.2	8.4	64.5	869
2011	January	592	3.35	5.19	105.30	117.80	82.4	7.8	64.3	871
	February	607	3.50	5.44	105.30	118.00	83.0	7.4	64.4	872
	March	601	3.50	5.34		119.40	83.0	7.6	64.6	881
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	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

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

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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