HOUSING MARKET INFORMATION

# HOUSING NOW
## Regina CMA

CANADA MORTGAGE AND HOUSING CORPORATION

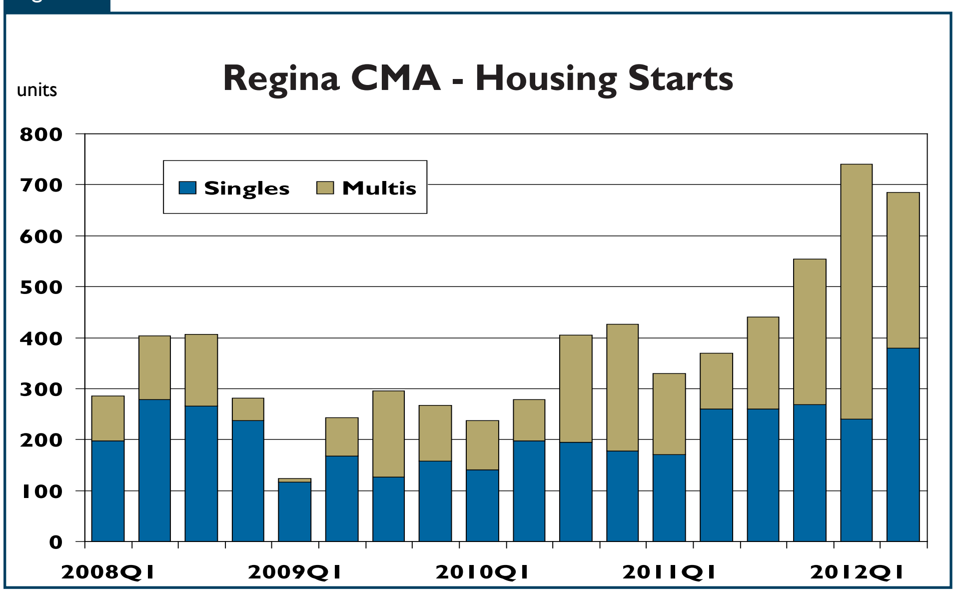
Date Released: Third Quarter 2012

## New Home Market

### Housing starts maintain pace in second quarter

Home builders in the Regina Census Metropolitan Area (CMA) maintained a heightened pace of construction in the second quarter of 2012. Following a strong year-over-year gain in the first three months of the year, housing starts totalled 685 units in the second quarter, up from 370 during the corresponding period in 2011. As was the case in the first quarter of 2012, each month in the second quarter reported higher construction than the previous year. For the year-to-date, housing starts totalled 1,425 units in the Regina CMA, up from 700 units in the first half of 2011. Housing starts continue to be supported by full-time employment growth, wage gains, and strong net migration.

Figure 1




Source: CMHC

### Table of Contents



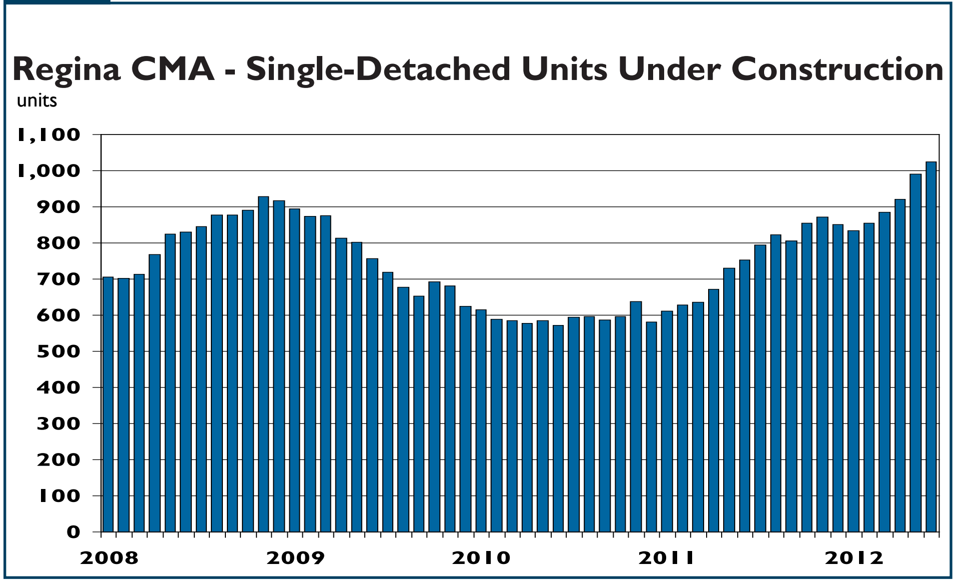


Canada

*Housing market intelligence you can count on*

CMHC SCHL
HOME TO CANADIANS

Figure 2




Source: CMHC

From April to June, foundations were poured for 380 single-detached units across the Regina CMA, a 46 per cent increase over the previous year. Year-over-year increases were reported in each month during the quarter, with the strongest gain reported in April. The extent of the year-over-year gains has been dissipating as the year progresses, as the market is competing with progressively stronger construction from 2011. After six months, single-detached starts in the CMA totalled 620 units, up from 430 units in the first half of 2011. Of the areas comprising the Regina CMA, the Northwest continues to report the strongest increase in single-detached construction thus far, with starts more than double levels recorded in the first half of 2011.

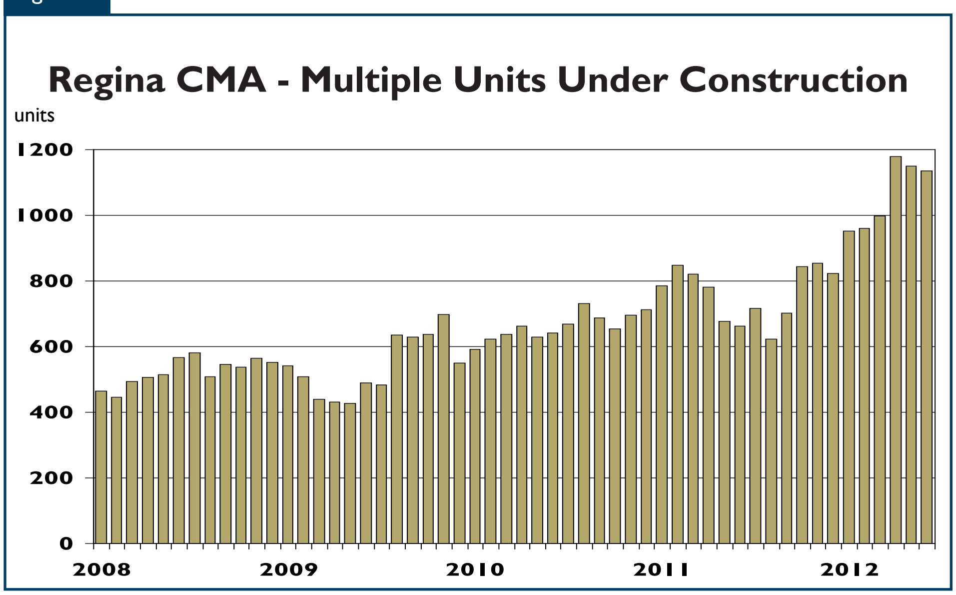
Given the elevated pace of starts, the number of single-detached units under construction continued to increase in the second quarter. At the end of June, 1,024 single-detached homes were under construction, 36 per cent more than the previous year and the highest total since 1976. As a result, upward pressure on construction costs was maintained. Statistics Canada's latest New House Price Index (NHPI) for Regina showed that contractor selling prices increased by 4.3 per cent year-over-year, among the highest gains in Canada. This increase has not translated into a higher average absorbed price, however, as buyers have boosted the share of absorptions in the lower price ranges.

The share of units absorbed under $350,000 was 19 per cent in the second quarter of 2012, up from 14 per cent one year earlier. As a result of this compositional shift, the average absorbed price was $459,969 from April to June, 3.4 per cent lower than the previous year.

The inventory of complete and unabsorbed single-detached units remained elevated in the second quarter. With 62 units in June, single-detached inventories were 44 per cent higher than June 2011. Thus far in 2012, the number of completions has been relatively on par with absorptions, maintaining a consistent stock of inventory since the early months of the year. Given the elevated volume of units under construction, rising inventories are likely as we move forward.

Multi-family starts, which consist of semi-detached units, rows, and apartments, totalled 305 units from April to June, compared to 110 units in the second quarter of 2011. With this gain, year-to-date multi-family starts totalled 805 units, up from

Figure 3




Source: CMHC

270 during the first half of 2011. Apartments reported the strongest increase in construction to-date, with 605 apartment starts reported in the first half of the year. Given the low apartment vacancy rate in the Regina CMA, a number of these apartment starts are intended for rental tenure. To the end of June, 75 apartment rentals have initiated construction.

While single-detached inventories remained elevated, the number of complete and unabsorbed multi-family units continued to be lower on a year-over-year basis. With 48 units at the end of June, the inventory of completed and unabsorbed multi-family units was 26 per cent lower than corresponding levels in 2011. Of these, 41 were apartment units with the balance in semi-detached units and rows. Thus far in 2012, multi-family absorptions have kept pace with completions, maintaining the relatively low stock of inventory that existed in the first quarter. However, the number of multi-family units under construction in June reached 1,135 units, among the highest in 29 years. Given this, it is likely that multi-family inventories will increase in the near future.

# Resale Market

## Existing home sales and prices up in second quarter

Following a 20 per cent year-over-year increase during the first quarter of 2012, residential MLS® sales in Regina strengthened in the second quarter compared to the previous year. Year-over-year improvements were recorded in each month during the quarter, with April reporting the strongest gain. Overall sales during the second quarter totalled 1,315 units, a 13 per cent increase from corresponding levels in 2011. After six months, residential sales in Regina increased 16 per cent over the first half of 2011, totalling 2,236 units.

Active listings in Regina stood at 1,334 units at the end of June, down nine per cent from a year prior. Stronger sales combined with a modest reduction in new listings in recent months have helped to reduce supply levels. The ratio of sales-to-active listings averaged 32 per cent in the second quarter of 2012 compared with an average of 29 per cent in the first quarter and 28 per cent during the same period last year. Given these conditions, homes continue to spend less time on the market than they did a year prior. The average listing period through the second quarter of the year was 29 days, down from the corresponding average of 33 days in 2011.

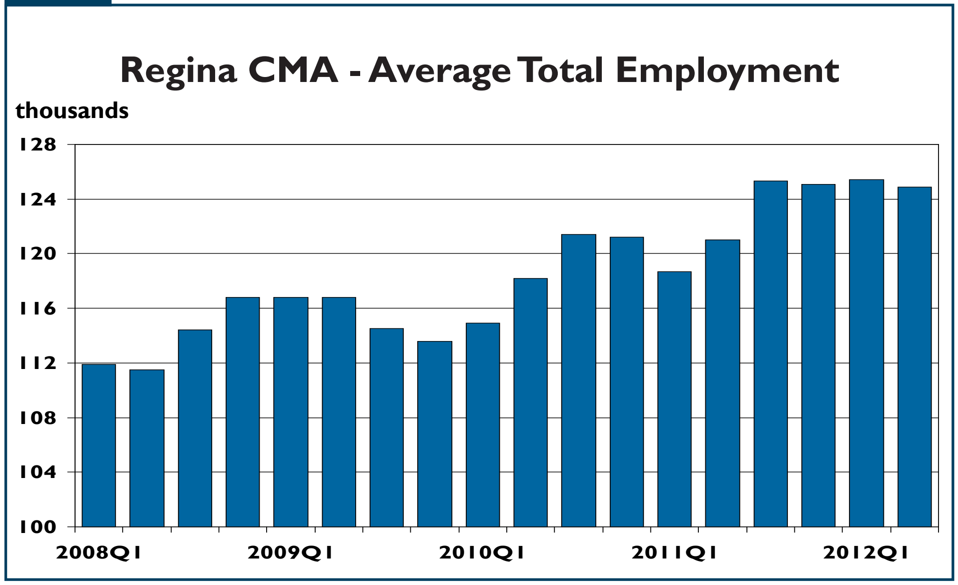
With a higher sales-to-active listings ratio and shorter listing durations, average sale prices continue to increase compared with 2011 levels. Following a 5.9 per cent year-over-year gain in the first quarter, the MLS® residential price increased by 8.8 per cent year-over-year in the second quarter, averaging $309.466. To the end of June, the average sale price increased by 7.5 cent to just under $300,000.

# Economy

## Employment expansion continued in the second quarter

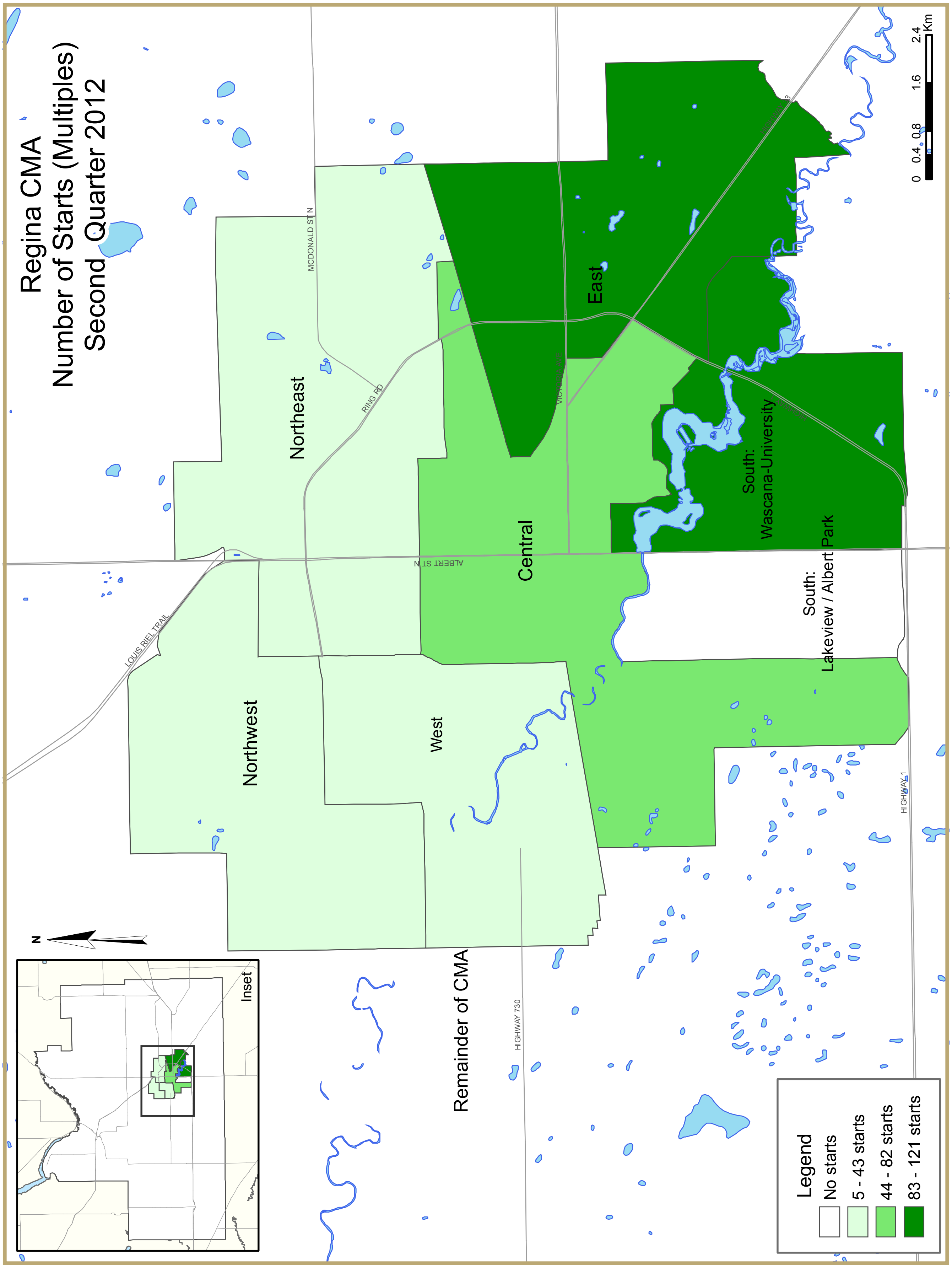
The strong labour market conditions identified earlier in Regina in 2012 continued in the second quarter, with employment and wages both moving higher. Average employment during the first six months of 2012 grew by nearly 5,000 positions year-over-year, representing an increase of four per cent. Supporting housing demand, full-time job growth continued to outperform gains in part-time positions. After six months, average full-time employment increased 4.6 per cent, compared to a one per cent gain among part-time jobs. This factor, combined with a low rate of unemployment, supported continued wage increases. Statistics Canada reported Average Weekly Earnings for Regina rose by 5.5 per cent in the first half of 2012.

Figure 4

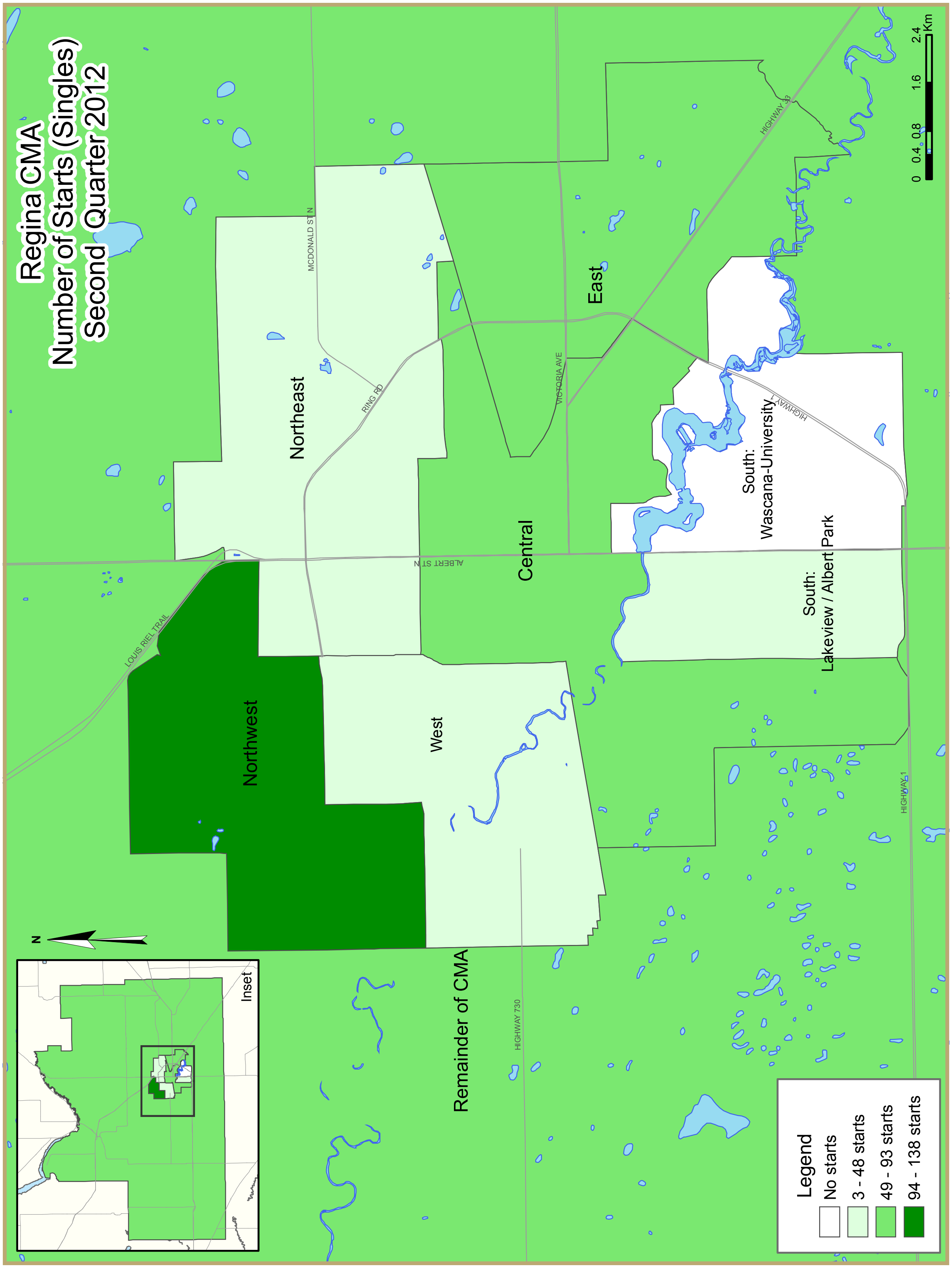


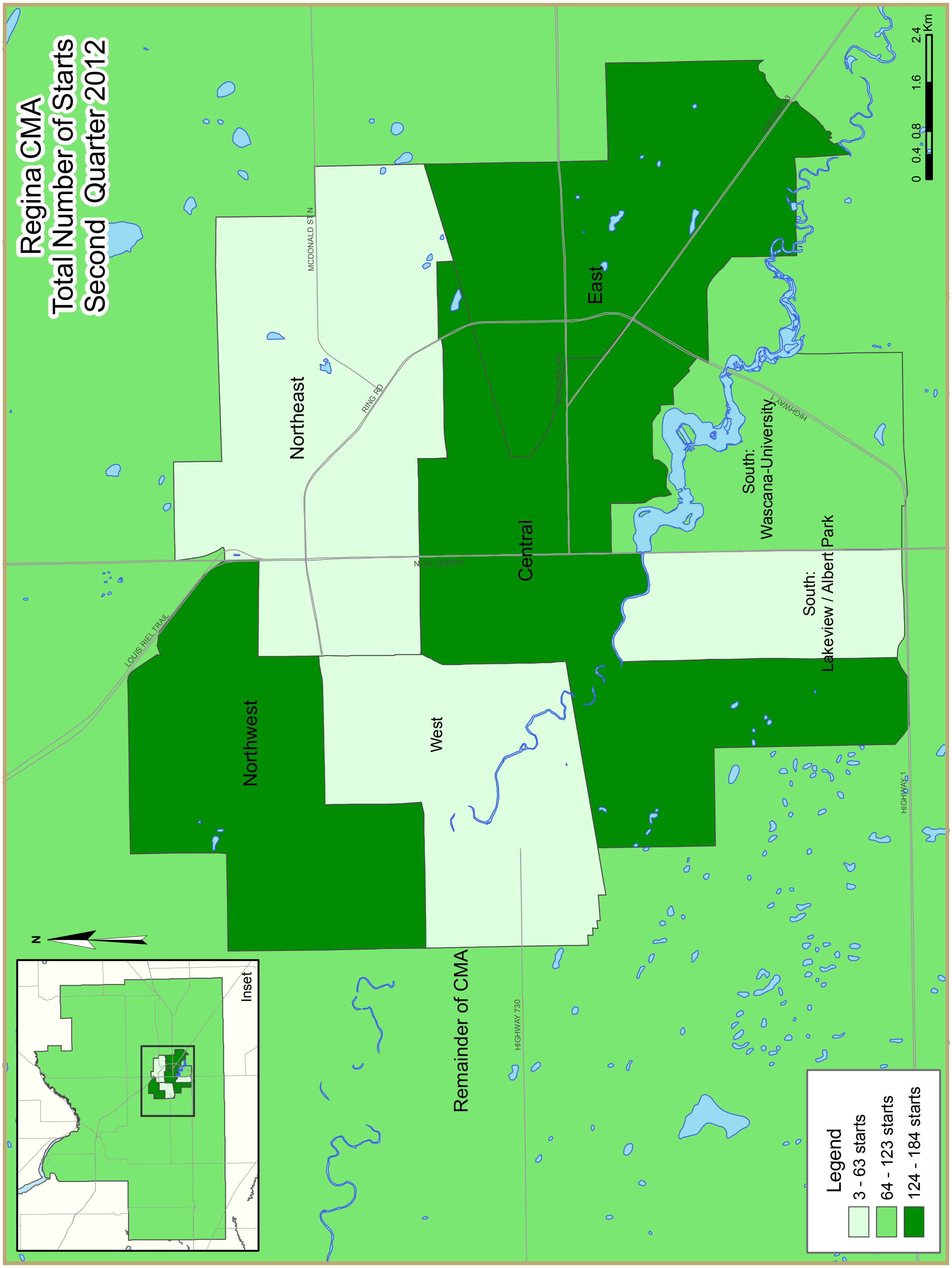

Source: Statistics Canada, Seasonally Adjusted

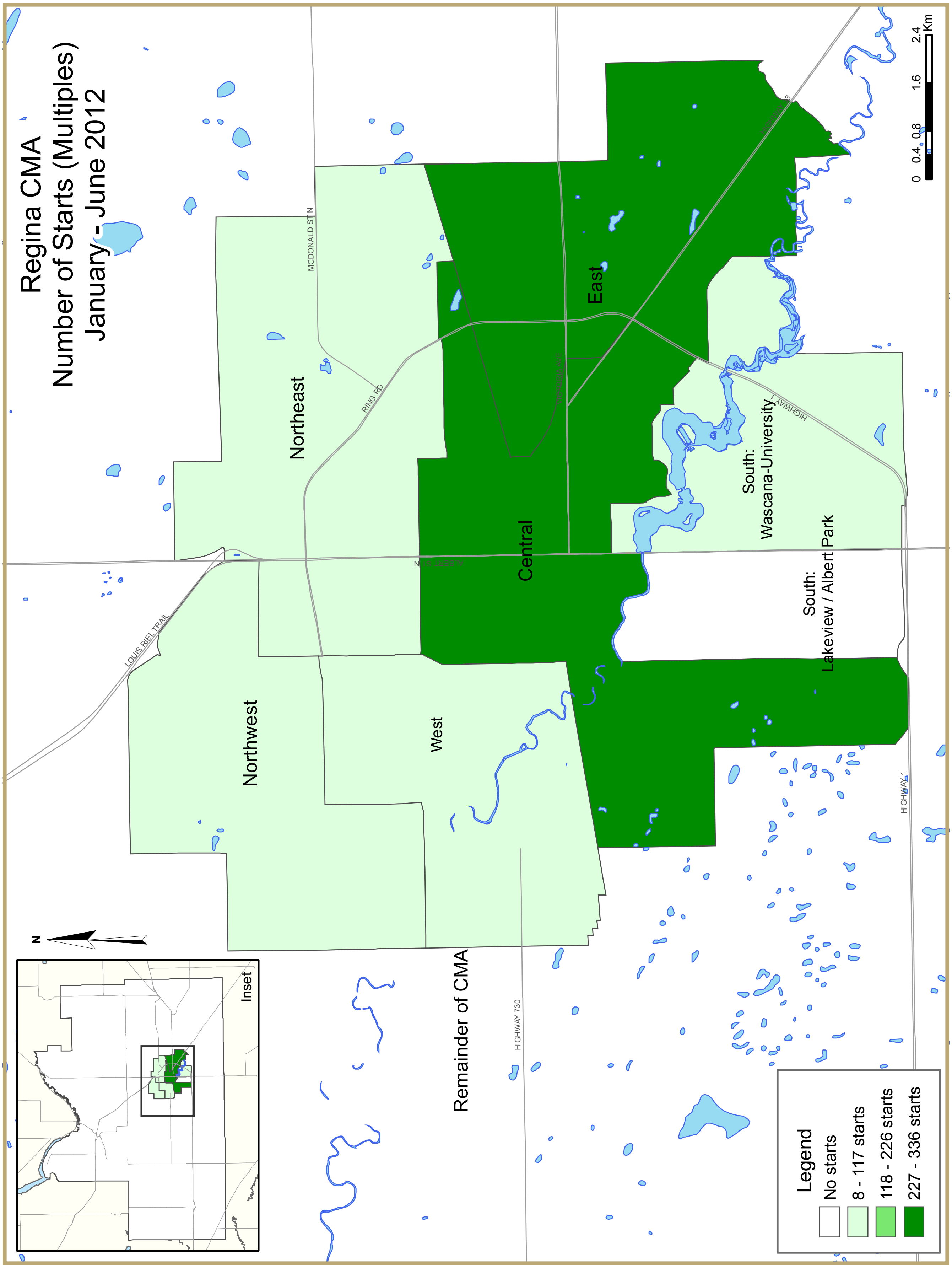
Saskatchewan's population continued to increase in the first three months of 2012, thanks largely to heightened international migration. Statistics Canada's estimates for the first quarter of 2012 indicate that Saskatchewan drew a net total of 3,427 migrants from January to March, up from 903 one year earlier. Of these, 2,737 were international migrants, representing the highest quarterly performance for international migration on record dating back to 1970. The high inflow of non-permanent residents reported in previous quarters was also maintained, with 699 people reported from January through March. Meanwhile, inter-provincial migration stalled for the second consecutive quarter. However, the net loss of nine migrants to other provinces in the first quarter of 2012 was a substantial improvement from the loss of 593 people one year earlier.

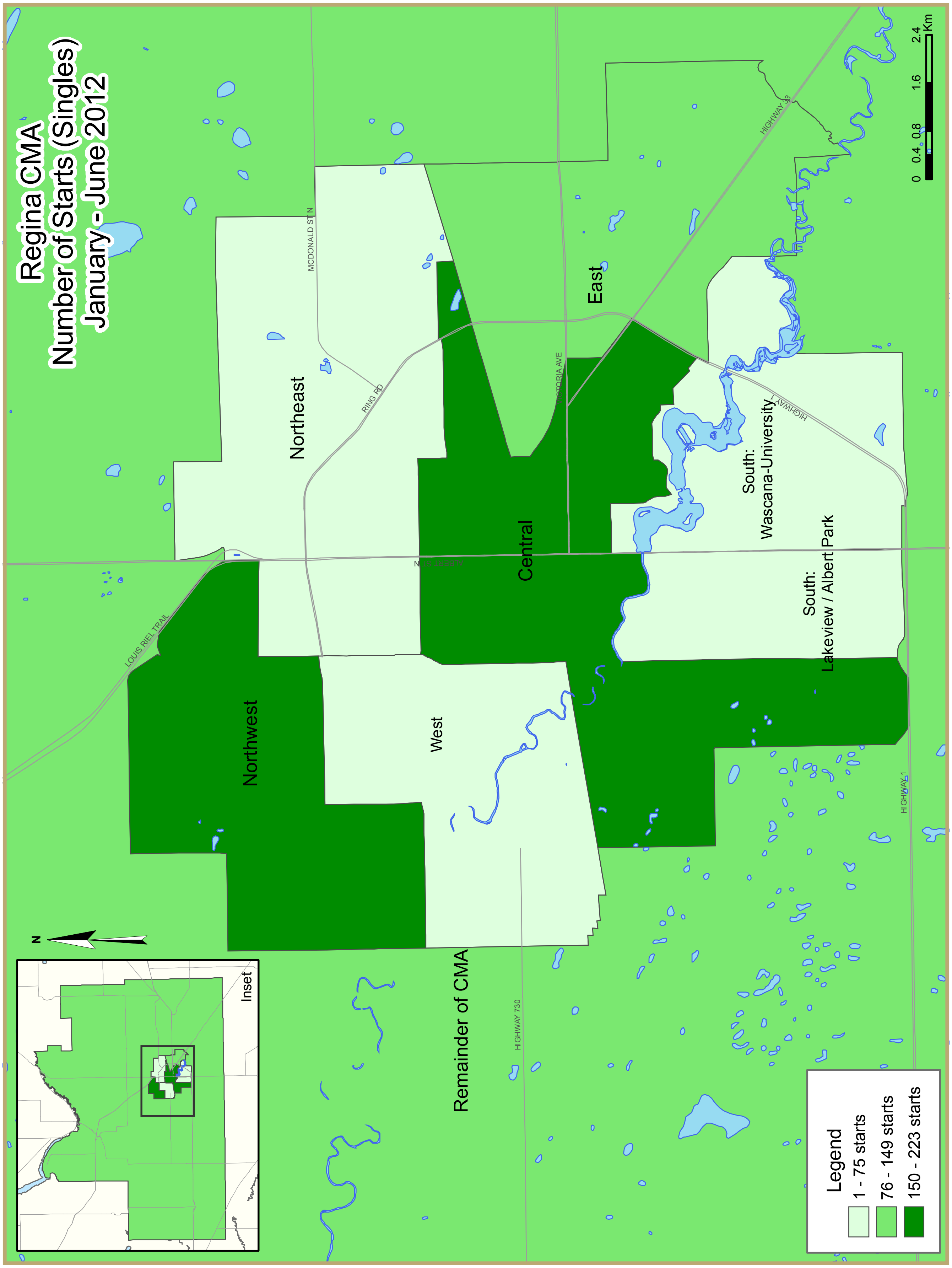


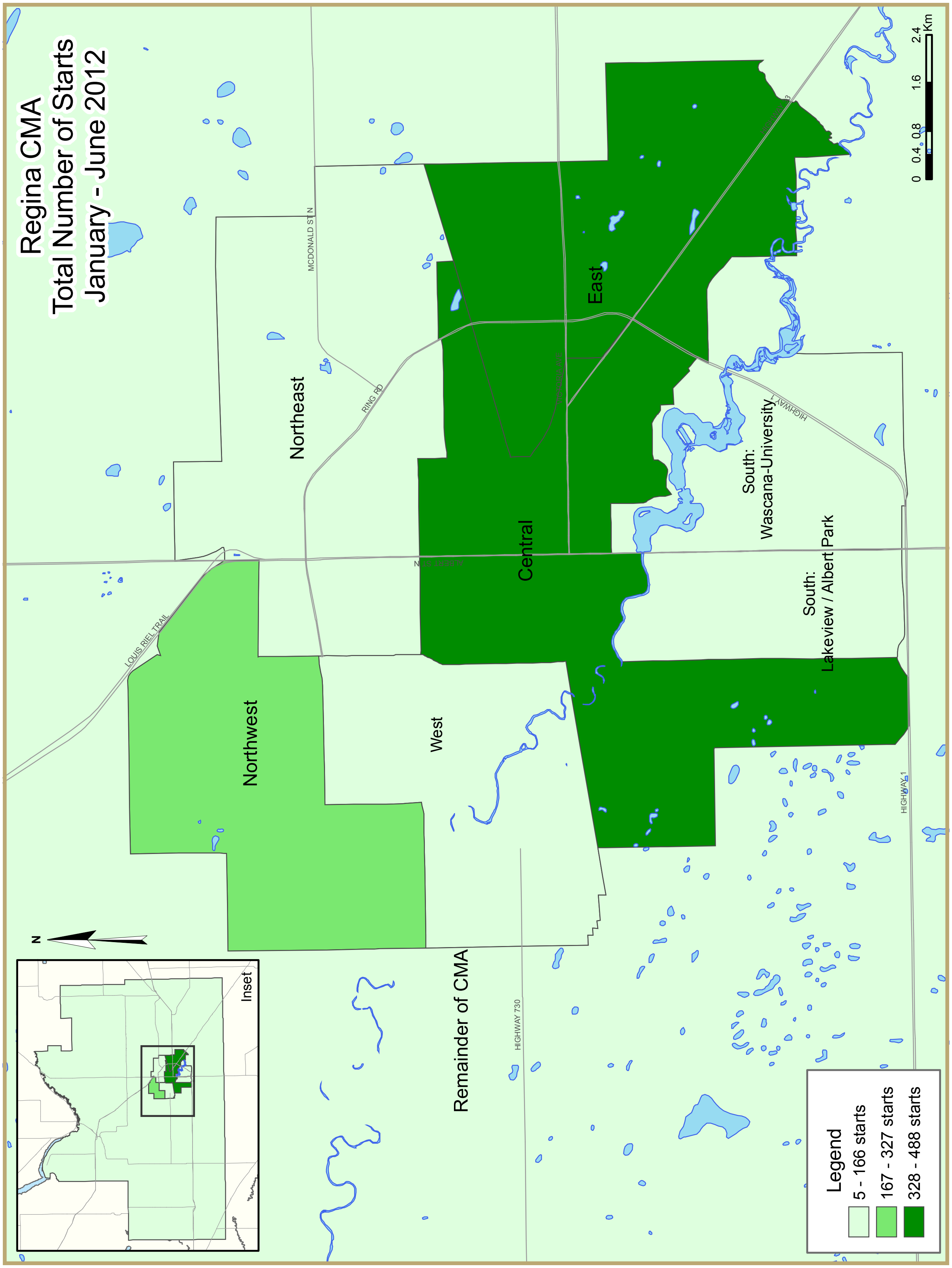
Regina CMA
Number of Starts (Multiples)
Second Quarter 2012
Northeast
Northwest
West
Central
East
South:
Wascana-University
South:
Lakeview / Albert Park
Remainder of CMA
MCDONALD ST N
RING RD
ALBERT ST N
LOUIS RIEL TRAIL
HIGHWAY 730
HIGHWAY 1
N
Inset
0 0.4 0.8 1.6 2.4
Km
Legend
No starts
5 - 43 starts
44 - 82 starts
83 - 121 starts


Regina CMA
Number of Starts (Singles)
Second Quarter 2012
Northeast
East
Central
South: Wascana-University
South: Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
N
MCDONALD ST N
RING RD
VICTORIA AVE
ALBERT ST N
LOUIS RIEL TRAIL
HIGHWAY 33
HIGHWAY 1
HIGHWAY 730
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
3 - 48 starts
49 - 93 starts
94 - 138 starts


Regina CMA
Total Number of Starts
Second Quarter 2012
Northeast
East
Central
Northwest
West
South: Wascana-University
South: Lakeview / Albert Park
Remainder of CMA
MCDONALD ST N
RING RD
LOUIS RIEL TRAIL
HIGHWAY 730
HIGHWAY 1
N
Inset
0 0.4 0.8 1.6 2.4 Km
Legend
3 - 63 starts
64 - 123 starts
124 - 184 starts


Regina CMA
Number of Starts (Multiples)
January - June 2012
Northeast
Northwest
West
Central
East
South: Wascana-University
South: Lakeview / Albert Park
Remainder of CMA
Inset
N
RING RD
LOUIS RIEL TRAIL
HIGHWAY 730
HIGHWAY 1
0 0.4 0.8 1.6 2.4 Km
Legend
No starts
8 - 117 starts
118 - 226 starts
227 - 336 starts


Regina CMA
Number of Starts (Singles)
January - June 2012
Northeast
East
Central
South: Wascana-University
South: Lakeview / Albert Park
Northwest
West
Remainder of CMA
Inset
Legend
1 - 75 starts
76 - 149 starts
150 - 223 starts
0 0.4 0.8 1.6 2.4 Km
N


Regina CMA
Total Number of Starts
January - June 2012
Northeast
East
Central
Northwest
West
South: Wascana-University
South: Lakeview / Albert Park
Remainder of CMA
MCDONALD ST N
RING RD
LOUIS RIEL TRAIL
HIGHWAY 1
HIGHWAY 730
Inset
N
0 0.4 0.8 1.6 2.4 Km
Legend
5 - 166 starts
167 - 327 starts
328 - 488 starts

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.1 | Housing Activity Summary by Submarket |
| 1.2 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 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 Regina CMA Second Quarter 2012 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q2 2012 | 380 | 42 | 13 | 0 | 31 | 193 | 26 | 0 | 685 |
| Q2 2011 | 257 | 10 | 0 | 0 | 47 | 39 | 17 | 0 | 370 |
| % Change | 47.9 | ** | n/a | n/a | -34.0 | ** | 52.9 | n/a | 85.1 |
| Year-to-date 2012 | 619 | 68 | 31 | 0 | 71 | 530 | 31 | 75 | 1,425 |
| Year-to-date 2011 | 426 | 12 | 0 | 1 | 57 | 143 | 17 | 44 | 700 |
| % Change | 45.3 | ** | n/a | -100.0 | 24.6 | ** | 82.4 | 70.5 | 103.6 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q2 2012 | 1,019 | 88 | 31 | 1 | 125 | 666 | 70 | 159 | 2,159 |
| Q2 2011 | 747 | 20 | 0 | 3 | 124 | 377 | 25 | 119 | 1,415 |
| % Change | 36.4 | ** | n/a | -66.7 | 0.8 | 76.7 | 180.0 | 33.6 | 52.6 |
| **COMPLETIONS** | | | | | | | | | |
| Q2 2012 | 232 | 0 | 0 | 0 | 51 | 94 | 18 | 12 | 407 |
| Q2 2011 | 142 | 0 | 0 | 0 | 51 | 99 | 44 | 75 | 411 |
| % Change | 63.4 | n/a | n/a | n/a | 0.0 | -5.1 | -59.1 | -84.0 | -1.0 |
| Year-to-date 2012 | 427 | 8 | 0 | 3 | 56 | 302 | 45 | 98 | 939 |
| Year-to-date 2011 | 259 | 0 | 0 | 0 | 58 | 135 | 52 | 75 | 579 |
| % Change | 64.9 | n/a | n/a | n/a | -3.4 | 123.7 | -13.5 | 30.7 | 62.2 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q2 2012 | 62 | 6 | 0 | 0 | 1 | 41 | 0 | 0 | 110 |
| Q2 2011 | 43 | 1 | 0 | 0 | 7 | 57 | 0 | 0 | 108 |
| % Change | 44.2 | ** | n/a | n/a | -85.7 | -28.1 | n/a | n/a | 1.9 |
| **ABSORBED** | | | | | | | | | |
| Q2 2012 | 232 | 0 | 0 | 0 | 51 | 94 | 20 | 12 | 409 |
| Q2 2011 | 136 | 0 | 0 | 1 | 51 | 99 | 44 | 75 | 406 |
| % Change | 70.6 | n/a | n/a | -100.0 | 0.0 | -5.1 | -54.5 | -84.0 | 0.7 |
| Year-to-date 2012 | 429 | 3 | 0 | 1 | 58 | 294 | 45 | 98 | 928 |
| Year-to-date 2011 | 252 | 2 | 0 | 1 | 58 | 147 | 50 | 75 | 585 |
| % Change | 70.2 | 50.0 | n/a | 0.0 | 0.0 | 100.0 | -10.0 | 30.7 | 58.6 |

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

| Table 1.1: Housing Activity Summary by Submarket Second Quarter 2012 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2012 | 87 | 34 | 13 | 0 | 0 | 9 | 22 | 0 | 165 |
| Q2 2011 | 88 | 8 | 0 | 0 | 35 | 31 | 9 | 0 | 171 |
| **South: Lakeview / Albert Park** | | | | | | | | | |
| Q2 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Q2 2011 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **South: Wascana-Univerity** | | | | | | | | | |
| Q2 2012 | 0 | 0 | 0 | 0 | 8 | 77 | 0 | 0 | 85 |
| Q2 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **East** | | | | | | | | | |
| Q2 2012 | 63 | 0 | 0 | 0 | 14 | 107 | 0 | 0 | 184 |
| Q2 2011 | 33 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 45 |
| **West** | | | | | | | | | |
| Q2 2012 | 3 | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 9 |
| Q2 2011 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Northeast** | | | | | | | | | |
| Q2 2012 | 6 | 6 | 0 | 0 | 0 | 0 | 4 | 0 | 16 |
| Q2 2011 | 7 | 2 | 0 | 0 | 0 | 0 | 8 | 0 | 17 |
| **Northwest** | | | | | | | | | |
| Q2 2012 | 138 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 143 |
| Q2 2011 | 65 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 73 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2012 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| Q2 2011 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 47 |
| **Regina CMA** | | | | | | | | | |
| Q2 2012 | 380 | 42 | 13 | 0 | 31 | 193 | 26 | 0 | 685 |
| Q2 2011 | 257 | 10 | 0 | 0 | 47 | 39 | 17 | 0 | 370 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>Second Quarter 2012 | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2012 | 240 | 76 | 31 | 0 | 67 | 243 | 37 | 78 | 772 |
| Q2 2011 | 223 | 12 | 0 | 0 | 66 | 84 | 17 | 119 | 521 |
| **South: Lakeview / Albert Park** | | | | | | | | | |
| Q2 2012 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| Q2 2011 | 10 | 0 | 0 | 0 | 0 | 34 | 0 | 0 | 44 |
| **South: Wascana-Univerity** | | | | | | | | | |
| Q2 2012 | 2 | 0 | 0 | 0 | 8 | 77 | 0 | 0 | 87 |
| Q2 2011 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 |
| **East** | | | | | | | | | |
| Q2 2012 | 180 | 0 | 0 | 1 | 37 | 330 | 0 | 6 | 554 |
| Q2 2011 | 110 | 0 | 0 | 2 | 30 | 223 | 0 | 0 | 365 |
| **West** | | | | | | | | | |
| Q2 2012 | 7 | 2 | 0 | 0 | 8 | 0 | 3 | 0 | 20 |
| Q2 2011 | 17 | 0 | 0 | 1 | 24 | 0 | 0 | 0 | 42 |
| **Northeast** | | | | | | | | | |
| Q2 2012 | 19 | 10 | 0 | 0 | 0 | 0 | 30 | 0 | 59 |
| Q2 2011 | 29 | 4 | 0 | 0 | 0 | 0 | 8 | 0 | 41 |
| **Northwest** | | | | | | | | | |
| Q2 2012 | 302 | 0 | 0 | 0 | 5 | 16 | 0 | 75 | 398 |
| Q2 2011 | 159 | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 195 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2012 | 255 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 255 |
| Q2 2011 | 199 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 203 |
| **Regina CMA** | | | | | | | | | |
| Q2 2012 | 1,019 | 88 | 31 | 1 | 125 | 666 | 70 | 159 | 2,159 |
| Q2 2011 | 747 | 20 | 0 | 3 | 124 | 377 | 25 | 119 | 1,415 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>Second Quarter 2012 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2012 | 75 | 0 | 0 | 0 | 47 | 26 | 7 | 0 | 155 |
| Q2 2011 | 33 | 0 | 0 | 0 | 12 | 61 | 14 | 75 | 195 |
| **South: Lakeview / Albert Park** | | | | | | | | | |
| Q2 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q2 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **South: Wascana-Univerity** | | | | | | | | | |
| Q2 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q2 2011 | 0 | 0 | 0 | 0 | 8 | 38 | 0 | 0 | 46 |
| **East** | | | | | | | | | |
| Q2 2012 | 40 | 0 | 0 | 0 | 0 | 36 | 6 | 0 | 82 |
| Q2 2011 | 34 | 0 | 0 | 0 | 23 | 0 | 0 | 0 | 57 |
| **West** | | | | | | | | | |
| Q2 2012 | 2 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 9 |
| Q2 2011 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Northeast** | | | | | | | | | |
| Q2 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 5 |
| Q2 2011 | 4 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 34 |
| **Northwest** | | | | | | | | | |
| Q2 2012 | 73 | 0 | 0 | 0 | 0 | 32 | 0 | 12 | 117 |
| Q2 2011 | 43 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 51 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2012 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| Q2 2011 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| **Regina CMA** | | | | | | | | | |
| Q2 2012 | 232 | 0 | 0 | 0 | 51 | 94 | 18 | 12 | 407 |
| Q2 2011 | 142 | 0 | 0 | 0 | 51 | 99 | 44 | 75 | 411 |

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

| Table 1.1: Housing Activity Summary by Submarket Second Quarter 2012 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2012 | 27 | 4 | 0 | 0 | 1 | 14 | 0 | 0 | 46 |
| Q2 2011 | 10 | 0 | 0 | 0 | 5 | 5 | 0 | 0 | 20 |
| **South: Lakeview / Albert Park** | | | | | | | | | |
| Q2 2012 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 |
| Q2 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **South: Wascana-Univerity** | | | | | | | | | |
| Q2 2012 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 |
| Q2 2011 | 0 | 0 | 0 | 0 | 0 | 31 | 0 | 0 | 31 |
| **East** | | | | | | | | | |
| Q2 2012 | 12 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 13 |
| Q2 2011 | 19 | 0 | 0 | 0 | 1 | 8 | 0 | 0 | 28 |
| **West** | | | | | | | | | |
| Q2 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q2 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Northeast** | | | | | | | | | |
| Q2 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q2 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Northwest** | | | | | | | | | |
| Q2 2012 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| Q2 2011 | 11 | 0 | 0 | 0 | 1 | 13 | 0 | 0 | 25 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2012 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Q2 2011 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Regina CMA** | | | | | | | | | |
| Q2 2012 | 62 | 6 | 0 | 0 | 1 | 41 | 0 | 0 | 110 |
| Q2 2011 | 43 | 1 | 0 | 0 | 7 | 57 | 0 | 0 | 108 |

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

## Table 1.1: Housing Activity Summary by Submarket
## Second Quarter 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Central** | | | | | | | | | |
| Q2 2012 | 68 | 0 | 0 | 0 | 46 | 16 | 9 | 0 | 139 |
| Q2 2011 | 31 | 0 | 0 | 0 | 7 | 56 | 14 | 75 | 183 |
| **South: Lakeview / Albert Park** | | | | | | | | | |
| Q2 2012 | 2 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 5 |
| Q2 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **South: Wascana-Univerity** | | | | | | | | | |
| Q2 2012 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 |
| Q2 2011 | 0 | 0 | 0 | 0 | 8 | 7 | 0 | 0 | 15 |
| **East** | | | | | | | | | |
| Q2 2012 | 51 | 0 | 0 | 0 | 2 | 41 | 6 | 0 | 100 |
| Q2 2011 | 28 | 0 | 0 | 0 | 26 | 28 | 0 | 0 | 82 |
| **West** | | | | | | | | | |
| Q2 2012 | 5 | 0 | 0 | 0 | 3 | 0 | 3 | 0 | 11 |
| Q2 2011 | 1 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 2 |
| **Northeast** | | | | | | | | | |
| Q2 2012 | 3 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 5 |
| Q2 2011 | 4 | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 34 |
| **Northwest** | | | | | | | | | |
| Q2 2012 | 66 | 0 | 0 | 0 | 0 | 32 | 0 | 12 | 110 |
| Q2 2011 | 45 | 0 | 0 | 0 | 10 | 8 | 0 | 0 | 63 |
| **Remainder of the CMA** | | | | | | | | | |
| Q2 2012 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| Q2 2011 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| **Regina CMA** | | | | | | | | | |
| Q2 2012 | 232 | 0 | 0 | 0 | 51 | 94 | 20 | 12 | 409 |
| Q2 2011 | 136 | 0 | 0 | 1 | 51 | 99 | 44 | 75 | 406 |

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

## Table 1.2: History of Housing Starts of Regina CMA 2002 - 2011

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2011 | 954 | 38 | 0 | 1 | 134 | 349 | 49 | 169 | 1,694 |
| % Change | 36.3 | ** | n/a | -75.0 | -5.0 | 30.2 | -35.5 | 12.7 | 25.8 |
| 2010 | 700 | 8 | 0 | 4 | 141 | 268 | 76 | 150 | 1,347 |
| % Change | 24.1 | -33.3 | n/a | -20.0 | 54.9 | 42.6 | n/a | 114.3 | 44.8 |
| 2009 | 564 | 12 | 0 | 5 | 91 | 188 | 0 | 70 | 930 |
| % Change | -41.9 | 20.0 | n/a | -44.4 | -2.2 | -26.0 | n/a | 79.5 | -32.4 |
| 2008 | 970 | 10 | 0 | 9 | 93 | 254 | 0 | 39 | 1,375 |
| % Change | 15.1 | 150.0 | n/a | -55.0 | -61.9 | 6.3 | -100.0 | -17.0 | -1.6 |
| 2007 | 843 | 4 | 0 | 20 | 244 | 239 | 1 | 47 | 1,398 |
| % Change | 16.6 | -33.3 | n/a | -23.1 | 9.4 | n/a | -83.3 | ** | 41.8 |
| 2006 | 723 | 6 | 0 | 26 | 223 | 0 | 6 | 2 | 986 |
| % Change | 27.7 | -25.0 | -100.0 | ** | 15.5 | -100.0 | 0.0 | -94.7 | 11.0 |
| 2005 | 566 | 8 | 1 | 6 | 193 | 70 | 6 | 38 | 888 |
| % Change | -4.6 | ** | n/a | -50.0 | -38.9 | -74.5 | -86.0 | ** | -28.5 |
| 2004 | 593 | 2 | 0 | 12 | 316 | 274 | 43 | 2 | 1,242 |
| % Change | 17.2 | n/a | -100.0 | -20.0 | 88.1 | 40.5 | ** | n/a | 39.7 |
| 2003 | 506 | 0 | 1 | 15 | 168 | 195 | 4 | 0 | 889 |
| % Change | 1.2 | -100.0 | -75.0 | ** | ** | 93.1 | 33.3 | n/a | 36.6 |
| 2002 | 500 | 2 | 4 | 4 | 37 | 101 | 3 | 0 | 651 |

Source: CMHC (Starts and Completions Survey)

| Table 2: Starts by Submarket and by Dwelling Type<br>Second Quarter 2012 | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | % Change |
| Central | 87 | 91 | 56 | 14 | 13 | 35 | 9 | 31 | 165 | 171 | -3.5 |
| South: Lakeview / Albert Park | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| South: Wascana-Univerity | 0 | 0 | 0 | 0 | 8 | 0 | 77 | 0 | 85 | 0 | n/a |
| East | 63 | 33 | 0 | 0 | 14 | 12 | 107 | 0 | 184 | 45 | ** |
| West | 3 | 12 | 2 | 0 | 4 | 0 | 0 | 0 | 9 | 12 | -25.0 |
| Northeast | 6 | 7 | 10 | 10 | 0 | 0 | 0 | 0 | 16 | 17 | -5.9 |
| Northwest | 138 | 65 | 0 | 0 | 5 | 0 | 0 | 8 | 143 | 73 | 95.9 |
| Remainder of the CMA | 80 | 47 | 0 | 0 | 0 | 0 | 0 | 0 | 80 | 47 | 70.2 |
| **Regina CMA** | 380 | 260 | 68 | 24 | 44 | 47 | 193 | 39 | 685 | 370 | 85.1 |

| Table 2.1: Starts by Submarket and by Dwelling Type<br>January - June 2012 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Central | 152 | 155 | 84 | 14 | 46 | 43 | 206 | 98 | 488 | 310 | 57.4 |
| South: Lakeview / Albert Park | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 5 | 0.0 |
| South: Wascana-Univerity | 1 | 0 | 0 | 0 | 8 | 0 | 77 | 0 | 86 | 0 | n/a |
| East | 110 | 59 | 2 | 0 | 35 | 12 | 235 | 53 | 382 | 124 | ** |
| West | 4 | 14 | 4 | 2 | 4 | 0 | 0 | 0 | 12 | 16 | -25.0 |
| Northeast | 9 | 11 | 12 | 12 | 0 | 0 | 0 | 0 | 21 | 23 | -8.7 |
| Northwest | 223 | 109 | 0 | 0 | 5 | 0 | 87 | 36 | 315 | 145 | 117.2 |
| Remainder of the CMA | 116 | 77 | 0 | 0 | 0 | 0 | 0 | 0 | 116 | 77 | 50.6 |
| **Regina CMA** | 620 | 430 | 102 | 28 | 98 | 55 | 605 | 187 | 1,425 | 700 | 103.6 |

Source: CMHC (Starts and Completions Survey)

| Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market<br>Second Quarter 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 |
| Central | 13 | 35 | 0 | 0 | 9 | 31 | 0 | 0 |
| South: Lakeview / Albert Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South: Wascana-Univerity | 8 | 0 | 0 | 0 | 77 | 0 | 0 | 0 |
| East | 14 | 12 | 0 | 0 | 107 | 0 | 0 | 0 |
| West | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northeast | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northwest | 5 | 0 | 0 | 0 | 0 | 8 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Regina CMA** | 44 | 47 | 0 | 0 | 193 | 39 | 0 | 0 |

| Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market<br>January - June 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Central | 46 | 43 | 0 | 0 | 206 | 54 | 0 | 44 |
| South: Lakeview / Albert Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South: Wascana-Univerity | 8 | 0 | 0 | 0 | 77 | 0 | 0 | 0 |
| East | 35 | 12 | 0 | 0 | 235 | 53 | 0 | 0 |
| West | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northeast | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northwest | 5 | 0 | 0 | 0 | 12 | 36 | 75 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Regina CMA** | 98 | 55 | 0 | 0 | 530 | 143 | 75 | 44 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 |
| Central | 134 | 96 | 9 | 66 | 22 | 9 | 165 | 171 |
| South: Lakeview / Albert Park | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| South: Wascana-Univerity | 0 | 0 | 85 | 0 | 0 | 0 | 85 | 0 |
| East | 63 | 33 | 121 | 12 | 0 | 0 | 184 | 45 |
| West | 5 | 12 | 4 | 0 | 0 | 0 | 9 | 12 |
| Northeast | 12 | 9 | 0 | 0 | 4 | 8 | 16 | 17 |
| Northwest | 138 | 65 | 5 | 8 | 0 | 0 | 143 | 73 |
| Remainder of the CMA | 80 | 47 | 0 | 0 | 0 | 0 | 80 | 47 |
| **Regina CMA** | 435 | 267 | 224 | 86 | 26 | 17 | 685 | 370 |

| Table 2.5: Starts by Submarket and by Intended Market January - June 2012 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Central | 242 | 160 | 221 | 97 | 25 | 53 | 488 | 310 |
| South: Lakeview / Albert Park | 5 | 5 | 0 | 0 | 0 | 0 | 5 | 5 |
| South: Wascana-Univerity | 1 | 0 | 85 | 0 | 0 | 0 | 86 | 0 |
| East | 110 | 59 | 272 | 65 | 0 | 0 | 382 | 124 |
| West | 6 | 13 | 6 | 3 | 0 | 0 | 12 | 16 |
| Northeast | 15 | 15 | 0 | 0 | 6 | 8 | 21 | 23 |
| Northwest | 223 | 109 | 17 | 36 | 75 | 0 | 315 | 145 |
| Remainder of the CMA | 116 | 77 | 0 | 0 | 0 | 0 | 116 | 77 |
| **Regina CMA** | 718 | 438 | 601 | 201 | 106 | 61 | 1,425 | 700 |

Source: CMHC (Starts and Completions Survey)

| Table 3: Completions by Submarket and by Dwelling Type<br>Second Quarter 2012 | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | % Change |
| Central | 80 | 33 | 2 | 14 | 47 | 12 | 26 | 136 | 155 | 195 | -20.5 |
| South: Lakeview / Albert Park | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| South: Wascana-Univerity | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 38 | 0 | 46 | -100.0 |
| East | 40 | 34 | 0 | 0 | 6 | 23 | 36 | 0 | 82 | 57 | 43.9 |
| West | 5 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 9 | 2 | ** |
| Northeast | 3 | 4 | 2 | 30 | 0 | 0 | 0 | 0 | 5 | 34 | -85.3 |
| Northwest | 73 | 43 | 0 | 2 | 0 | 6 | 44 | 0 | 117 | 51 | 129.4 |
| Remainder of the CMA | 37 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 25 | 48.0 |
| **Regina CMA** | 240 | 142 | 8 | 46 | 53 | 49 | 106 | 174 | 407 | 411 | -1.0 |

| Table 3.1: Completions by Submarket and by Dwelling Type<br>January - June 2012 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| Central | 134 | 53 | 22 | 18 | 47 | 12 | 146 | 172 | 349 | 255 | 36.9 |
| South: Lakeview / Albert Park | 3 | 6 | 0 | 0 | 0 | 0 | 36 | 0 | 39 | 6 | ** |
| South: Wascana-Univerity | 1 | 0 | 0 | 0 | 0 | 8 | 0 | 38 | 1 | 46 | -97.8 |
| East | 87 | 63 | 0 | 2 | 6 | 28 | 158 | 0 | 251 | 93 | 169.9 |
| West | 12 | 2 | 4 | 0 | 5 | 0 | 0 | 0 | 21 | 2 | ** |
| Northeast | 11 | 11 | 4 | 34 | 0 | 0 | 0 | 0 | 15 | 45 | -66.7 |
| Northwest | 123 | 63 | 2 | 2 | 0 | 6 | 60 | 0 | 185 | 71 | 160.6 |
| Remainder of the CMA | 76 | 61 | 2 | 0 | 0 | 0 | 0 | 0 | 78 | 61 | 27.9 |
| **Regina CMA** | 447 | 259 | 34 | 56 | 58 | 54 | 400 | 210 | 939 | 579 | 62.2 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**Second Quarter 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 |
| Central | 47 | 12 | 0 | 0 | 26 | 61 | 0 | 75 |
| South: Lakeview / Albert Park | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| South: Wascana-Univerity | 0 | 8 | 0 | 0 | 0 | 38 | 0 | 0 |
| East | 0 | 23 | 6 | 0 | 36 | 0 | 0 | 0 |
| West | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northeast | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northwest | 0 | 6 | 0 | 0 | 32 | 0 | 12 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Regina CMA** | 47 | 49 | 6 | 0 | 94 | 99 | 12 | 75 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - June 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Central | 47 | 12 | 0 | 0 | 60 | 97 | 86 | 75 |
| South: Lakeview / Albert Park | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 0 |
| South: Wascana-Univerity | 0 | 8 | 0 | 0 | 0 | 38 | 0 | 0 |
| East | 0 | 28 | 6 | 0 | 158 | 0 | 0 | 0 |
| West | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northeast | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Northwest | 0 | 6 | 0 | 0 | 48 | 0 | 12 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Regina CMA** | 52 | 54 | 6 | 0 | 302 | 135 | 98 | 75 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**Second Quarter 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 | Q2 2012 | Q2 2011 |
| Central | 75 | 33 | 73 | 73 | 7 | 89 | 155 | 195 |
| South: Lakeview / Albert Park | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| South: Wascana-Univerity | 0 | 0 | 0 | 46 | 0 | 0 | 0 | 46 |
| East | 40 | 34 | 36 | 23 | 6 | 0 | 82 | 57 |
| West | 2 | 2 | 4 | 0 | 3 | 0 | 9 | 2 |
| Northeast | 3 | 4 | 0 | 0 | 2 | 30 | 5 | 34 |
| Northwest | 73 | 43 | 32 | 8 | 12 | 0 | 117 | 51 |
| Remainder of the CMA | 37 | 25 | 0 | 0 | 0 | 0 | 37 | 25 |
| **Regina CMA** | 232 | 142 | 145 | 150 | 30 | 119 | 407 | 411 |

**Table 3.5: Completions by Submarket and by Intended Market**
**January - June 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| Central | 131 | 53 | 107 | 109 | 111 | 93 | 349 | 255 |
| South: Lakeview / Albert Park | 3 | 6 | 36 | 0 | 0 | 0 | 39 | 6 |
| South: Wascana-Univerity | 1 | 0 | 0 | 46 | 0 | 0 | 1 | 46 |
| East | 84 | 63 | 161 | 30 | 6 | 0 | 251 | 93 |
| West | 7 | 2 | 9 | 0 | 5 | 0 | 21 | 2 |
| Northeast | 8 | 11 | 0 | 0 | 7 | 34 | 15 | 45 |
| Northwest | 123 | 63 | 48 | 8 | 14 | 0 | 185 | 71 |
| Remainder of the CMA | 78 | 61 | 0 | 0 | 0 | 0 | 78 | 61 |
| **Regina CMA** | 435 | 259 | 361 | 193 | 143 | 127 | 939 | 579 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## Second Quarter 2012

| 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 (%) | | | |
| **Central** | | | | | | | | | | | | | |
| Q2 2012 | 15 | 23.8 | 9 | 14.3 | 13 | 20.6 | 13 | 20.6 | 13 | 20.6 | 63 | 420,926 | 433,543 |
| Q2 2011 | 4 | 13.8 | 4 | 13.8 | 6 | 20.7 | 7 | 24.1 | 8 | 27.6 | 29 | 457,000 | 526,064 |
| Year-to-date 2012 | 30 | 26.8 | 19 | 17.0 | 28 | 25.0 | 14 | 12.5 | 21 | 18.8 | 112 | 415,922 | 426,115 |
| Year-to-date 2011 | 6 | 12.0 | 9 | 18.0 | 8 | 16.0 | 12 | 24.0 | 15 | 30.0 | 50 | 467,450 | 503,663 |
| **South: Lakeview / Albert Park** | | | | | | | | | | | | | |
| Q2 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Q2 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| **South: Wascana-University** | | | | | | | | | | | | | |
| Q2 2012 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Q2 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2012 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **East** | | | | | | | | | | | | | |
| Q2 2012 | 2 | 3.9 | 15 | 29.4 | 5 | 9.8 | 10 | 19.6 | 19 | 37.3 | 51 | 469,995 | 527,543 |
| Q2 2011 | 5 | 17.9 | 3 | 10.7 | 4 | 14.3 | 7 | 25.0 | 9 | 32.1 | 28 | 482,250 | 467,543 |
| Year-to-date 2012 | 7 | 7.3 | 27 | 28.1 | 13 | 13.5 | 16 | 16.7 | 33 | 34.4 | 96 | 450,000 | 496,903 |
| Year-to-date 2011 | 8 | 14.0 | 9 | 15.8 | 6 | 10.5 | 12 | 21.1 | 22 | 38.6 | 57 | 489,900 | 528,040 |
| **West** | | | | | | | | | | | | | |
| Q2 2012 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Q2 2011 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2012 | 4 | 66.7 | 1 | 16.7 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 6 | -- | -- |
| Year-to-date 2011 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| **Northeast** | | | | | | | | | | | | | |
| Q2 2012 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Q2 2011 | 3 | 75.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2012 | 7 | 87.5 | 1 | 12.5 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| Year-to-date 2011 | 7 | 63.6 | 4 | 36.4 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 300,000 | 317,657 |
| **Northwest** | | | | | | | | | | | | | |
| Q2 2012 | 9 | 13.6 | 19 | 28.8 | 18 | 27.3 | 6 | 9.1 | 14 | 21.2 | 66 | 424,835 | 439,700 |
| Q2 2011 | 4 | 9.1 | 10 | 22.7 | 13 | 29.5 | 9 | 20.5 | 8 | 18.2 | 44 | 422,406 | 438,801 |
| Year-to-date 2012 | 19 | 16.8 | 30 | 26.5 | 24 | 21.2 | 15 | 13.3 | 25 | 22.1 | 113 | 421,000 | 441,506 |
| Year-to-date 2011 | 5 | 8.8 | 13 | 22.8 | 19 | 33.3 | 11 | 19.3 | 9 | 15.8 | 57 | 420,829 | 434,762 |
| **Remainder of the CMA** | | | | | | | | | | | | | |
| Q2 2012 | 10 | 28.6 | 5 | 14.3 | 3 | 8.6 | 5 | 14.3 | 12 | 34.3 | 35 | 439,000 | 474,173 |
| Q2 2011 | 0 | 0.0 | 6 | 28.6 | 7 | 33.3 | 1 | 4.8 | 7 | 33.3 | 21 | 435,000 | 493,990 |
| Year-to-date 2012 | 17 | 23.0 | 12 | 16.2 | 7 | 9.5 | 10 | 13.5 | 28 | 37.8 | 74 | 450,000 | 481,462 |
| Year-to-date 2011 | 10 | 20.0 | 13 | 26.0 | 11 | 22.0 | 3 | 6.0 | 13 | 26.0 | 50 | 400,551 | 456,167 |
| **Regina CMA** | | | | | | | | | | | | | |
| Q2 2012 | 42 | 18.9 | 48 | 21.6 | 39 | 17.6 | 34 | 15.3 | 59 | 26.6 | 222 | 429,731 | 459,969 |
| Q2 2011 | 18 | 14.0 | 24 | 18.6 | 30 | 23.3 | 24 | 18.6 | 33 | 25.6 | 129 | 430,000 | 475,964 |
| Year-to-date 2012 | 85 | 20.6 | 90 | 21.8 | 72 | 17.5 | 55 | 13.3 | 110 | 26.7 | 412 | 427,107 | 453,773 |
| Year-to-date 2011 | 38 | 16.4 | 48 | 20.7 | 44 | 19.0 | 40 | 17.2 | 62 | 26.7 | 232 | 428,077 | 482,951 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>Second Quarter 2012 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Q2 2012 | Q2 2011 | % Change | YTD 2012 | YTD 2011 | % Change |
| Central | 433,543 | 526,064 | -17.6 | 426,115 | 503,663 | -15.4 |
| South: Lakeview / Albert Park | -- | -- | n/a | -- | -- | n/a |
| South: Wascana-Univerity | -- | -- | n/a | -- | -- | n/a |
| East | 527,543 | 467,543 | 12.8 | 496,903 | 528,040 | -5.9 |
| West | -- | -- | n/a | -- | -- | n/a |
| Northeast | -- | -- | n/a | -- | 317,657 | n/a |
| Northwest | 439,700 | 438,801 | 0.2 | 441,506 | 434,762 | 1.6 |
| Remainder of the CMA | 474,173 | 493,990 | -4.0 | 481,462 | 456,167 | 5.5 |
| **Regina CMA** | 459,969 | 475,964 | -3.4 | 453,773 | 482,951 | -6.0 |

Source: CMHC (Market Absorption Survey)

| Table 5: MLS® Residential Activity for Regina Second Quarter 2012 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 |
| 2011 | January | 215 | 17.5 | 340 | 404 | 565 | 60.2 | 260,133 | 8.3 | 272,278 |
| | February | 239 | -10.5 | 282 | 466 | 517 | 54.5 | 272,609 | 3.4 | 273,021 |
| | March | 316 | -9.7 | 296 | 569 | 450 | 65.8 | 275,431 | 9.8 | 268,113 |
| | April | 349 | -9.8 | 295 | 650 | 518 | 56.9 | 269,061 | 4.7 | 272,084 |
| | May | 401 | 10.5 | 299 | 766 | 537 | 55.7 | 296,838 | 17.8 | 274,443 |
| | June | 412 | 21.2 | 320 | 677 | 497 | 64.4 | 285,613 | 4.0 | 274,076 |
| | July | 330 | 5.1 | 318 | 595 | 528 | 60.2 | 272,548 | -3.3 | 259,187 |
| | August | 388 | 10.2 | 308 | 557 | 516 | 59.7 | 280,972 | 10.6 | 285,053 |
| | September | 371 | 20.5 | 342 | 560 | 554 | 61.7 | 272,295 | 13.1 | 288,816 |
| | October | 342 | 24.8 | 363 | 477 | 571 | 63.6 | 282,313 | 9.8 | 285,398 |
| | November | 311 | 21.0 | 364 | 344 | 516 | 70.5 | 273,243 | 2.9 | 283,341 |
| | December | 225 | 21.0 | 371 | 236 | 533 | 69.6 | 273,919 | 8.8 | 288,901 |
| 2012 | January | 249 | 15.8 | 380 | 431 | 544 | 69.9 | 284,744 | 9.5 | 298,042 |
| | February | 298 | 24.7 | 349 | 439 | 481 | 72.6 | 285,374 | 4.7 | 287,514 |
| | March | 374 | 18.4 | 363 | 630 | 512 | 70.9 | 287,772 | 4.5 | 295,111 |
| | April | 443 | 26.9 | 376 | 624 | 505 | 74.5 | 312,873 | 16.3 | 306,647 |
| | May | 444 | 10.7 | 323 | 762 | 517 | 62.5 | 303,393 | 2.2 | 281,423 |
| | June | 428 | 3.9 | 367 | 659 | 510 | 72.0 | 312,241 | 9.3 | 298,209 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q2 2011 | 1,162 | 6.6 | | 2,093 | | | 284,516 | 9.1 | |
| | Q2 2012 | 1,315 | 13.2 | | 2,045 | | | 309,466 | 8.8 | |
| | | | | | | | | | | |
| | YTD 2011 | 1,932 | 2.2 | | 3,532 | | | 278,843 | 8.3 | |
| | YTD 2012 | 2,236 | 15.7 | | 3,545 | | | 299,874 | 7.5 | |

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

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

| Table 6: Economic Indicators<br>Second Quarter 2012 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Interest Rates | | | NHPI, Total, Regina CMA 2007=100 | CPI, 2002 =100 | Regina 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 | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 142.1 | 120.5 | 120.7 | 4.6 | 72.1 | 889 |
| | February | 607 | 3.50 | 5.44 | 144.7 | 120.7 | 119.5 | 5.0 | 71.7 | 896 |
| | March | 601 | 3.50 | 5.34 | 145.1 | 121.8 | 119.0 | 5.6 | 71.8 | 904 |
| | April | 621 | 3.70 | 5.69 | 145.2 | 121.9 | 119.4 | 5.7 | 72.1 | 907 |
| | May | 616 | 3.70 | 5.59 | 147.6 | 123.0 | 120.6 | 5.4 | 72.5 | 905 |
| | June | 604 | 3.50 | 5.39 | 147.6 | 122.1 | 121.6 | 5.1 | 72.7 | 911 |
| | July | 604 | 3.50 | 5.39 | 147.6 | 122.3 | 123.1 | 4.9 | 73.3 | 911 |
| | August | 604 | 3.50 | 5.39 | 149.3 | 122.5 | 124.2 | 4.5 | 73.5 | 915 |
| | September | 592 | 3.50 | 5.19 | 149.3 | 123.6 | 125.3 | 4.2 | 73.8 | 923 |
| | October | 598 | 3.50 | 5.29 | 149.3 | 123.6 | 125.4 | 3.8 | 73.5 | 932 |
| | November | 598 | 3.50 | 5.29 | 149.7 | 123.9 | 125.4 | 3.6 | 73.2 | 943 |
| | December | 598 | 3.50 | 5.29 | 149.7 | 123.0 | 125.1 | 4.0 | 73.2 | 951 |
| 2012 | January | 598 | 3.50 | 5.29 | 149.7 | 123.5 | 125 | 4.4 | 73.5 | 955 |
| | February | 595 | 3.20 | 5.24 | 153.3 | 123.3 | 125.2 | 4.4 | 73.4 | 959 |
| | March | 595 | 3.20 | 5.24 | 153.3 | 124.2 | 125.4 | 3.9 | 73.1 | 955 |
| | April | 607 | 3.20 | 5.44 | 153.3 | 124.8 | 125.2 | 3.8 | 72.7 | 962 |
| | May | 601 | 3.20 | 5.34 | 154.0 | 125.1 | 125.3 | 3.9 | 72.7 | 957 |
| | June | 595 | 3.20 | 5.24 | | 124.7 | 124.9 | 4.0 | 72.5 | 961 |
| | 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.

# CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

# Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

**Get the market intelligence you need today!**

**Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.**

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

## CMHC's 2012 Mortgage Consumer Survey

The 2012 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify valuable business opportunities to help you build stronger client relationships.

Visit www.cmhc.ca/2012survey for complete details and find out how CMHC can help.


64255_2012_Q03