HOUSING MARKET INFORMATION

HOUSING NOW

Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2012

New Home Market

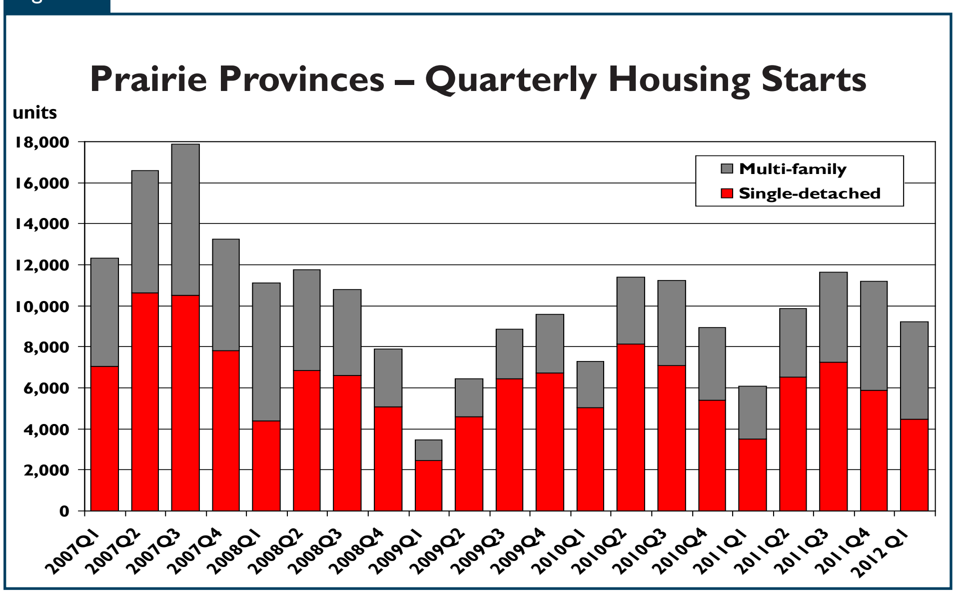
Prairie housing starts increase in first quarter

Total housing starts in the Prairie Provinces amounted to 9,241 during the first quarter of 2012, up over 50 per cent from the 6,099 started in the same period in 2011. In the single-detached segment, starts increased by 27 per cent to 4,472 units.

Meanwhile, multi-family starts, which consist of semi-detached, row, and apartment units, rose by 85 per cent to 4,769 units. All three Prairie Provinces experienced a higher level of housing starts during the first quarter of 2012.

In Alberta, first quarter 2012 housing starts of 6,484 units represented a 54 per cent gain from the previous year. Improving economic and demographic

Figure 1



Source: CMHC

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Canada

Housing market intelligence you can count on

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HOME TO CANADIANS

conditions are lifting housing demand, and builders are responding by increasing production. Alberta's single-detached starts of 3,113 units during the first quarter of 2012 were 26 per cent higher than production a year earlier. Larger growth was experienced in the multi-family segment where builders initiated 3,371 units, up 93 per cent on a year-over-year basis. It should be noted that Alberta's housing starts during the first quarter of 2011 were relatively low and that current growth rates for housing starts are expected to moderate through the balance of this year.

In Alberta's two Census Metropolitan Areas (CMAs), both Calgary and Edmonton experienced a higher level of new housing construction. There were 3,200 housing starts in the Calgary CMA during the first quarter of 2012, more than double the 1,548 started a year earlier. By segment, Calgary experienced a 28 per cent increase in single-detached starts as activity rose to 1,256 units. After the first three months of 2012, multi-family production in Calgary reached 1,944 units, up more than threefold from 567 units a year ago. Calgary usually has more single-detached starts than multi-family, but for the past two consecutive quarters multi-family production has been higher.

In the Edmonton CMA, first quarter 2012 production of 2,205 units represented a 41 per cent gain from same period in 2011. The 1,083 single-detached starts from January to March represented a 35 per cent gain from the 801 units started during the first quarter of 2011. Meanwhile, a higher level of rental starts helped lift Edmonton's multi-family production to 1,122 units, up 47 per cent from the 764 units started during the first quarter of 2011.

First quarter 2012 housing starts of 424 units in Alberta's five largest Census Agglomerations (CAs) represented a decrease of 22 per cent year-over-year. The largest decline occurred in Lethbridge, where starts went from 260 to 94 units. Grande Prairie's starts were reduced from 60 to 45 units during the same period, while Wood Buffalo's starts declined 15 per cent to 103 units. On the other hand, first quarter 2012 starts in Medicine Hat rose to 45 units from 18 last year. Gains in first quarter starts were also experienced in Red Deer, as new construction rose from 85 units last year to 137 units this year.

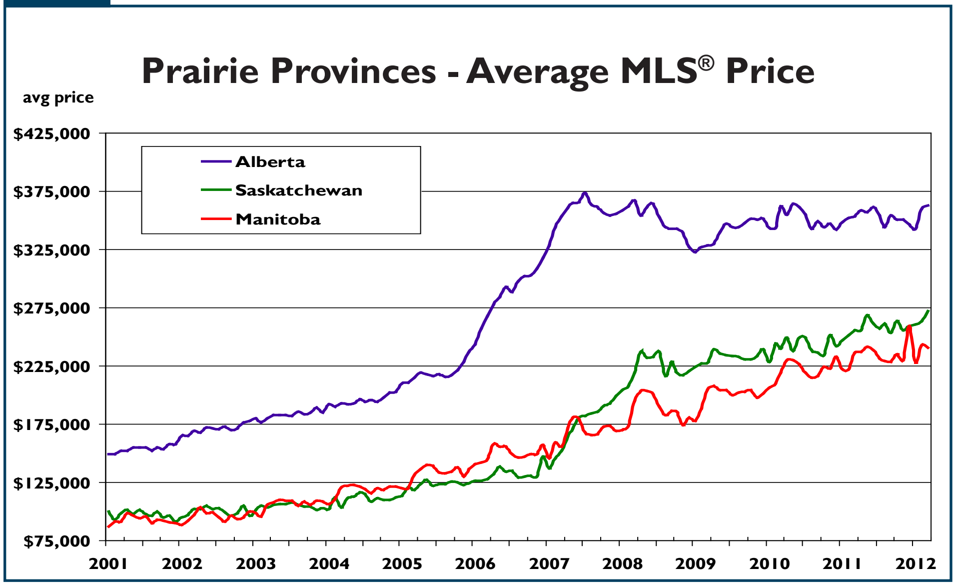
In Saskatchewan, economic and demographic growth continued to propel housing demand. Saskatchewan's first quarter 2012 housing starts of 1,601 units were 38 per cent higher than the 1,156 units started a year earlier. New construction for both single-detached and multi-family units was higher. Single-detached starts rose by 36 per cent on a year-over-year basis to 766 units while multi-family starts increased by 41 per cent to 835 units. Condominium apartment starts in Saskatchewan were up more than threefold year-over year and helped propel multi-family activity during the first quarter. The number of completed and unabsorbed condominium apartment units stood at 99 units in March 2012, down 44 per cent year-over year. While inventories were low, the number of condominium apartment units under construction was up 71 per cent year-over-year in March.

In Saskatchewan's two CMAs, housing starts more than doubled in Regina while Saskatoon experienced a small decline. Regina recorded 740 housing starts during the first quarter of 2012, up from 330 units a year earlier. Multi-family production rose in Regina as 500 units were initiated during the first quarter, up from 160 in 2011. Single-detached starts were also higher year-over-year, as production increased from 170 units in the first quarter of 2011 to 240 units in 2012. Regina has been experiencing strong employment growth and this is contributing to increased housing demand. In Saskatoon, first quarter 2012 housing starts amounted to 628 units, down three per cent from a year earlier. Multi-family starts in Saskatoon declined year-over-year from 358 units to 261 units, while singled-detached increased from 290 to 367 units.

In Manitoba, first quarter 2012 housing starts totalled 1,156 units, up 58 per cent from the 732 units started during the first quarter of 2011. In the multi-family segment, starts more than doubled from last year, rising from 235 units to 563 units. Rental vacancy rates remain low in Manitoba and this has supported rental construction. During the first quarter of 2012, about 28 per cent of the multi-family starts were apartment rental units. Apartment condominium starts are also on the rise, contributing to the growth in multi-family construction. In Manitoba's single-detached segment, starts rose by 19 per cent in the first quarter, from 497 units to 593.

Housing starts in the Winnipeg CMA usually represent more than half of Manitoba's production and this was the case during the first quarter of 2012. Reflective of the provincial gains, Winnipeg housing starts rose 53 per cent, from 490 units in the first quarter of 2011 to 751 units in the first quarter of 2012. Strong gains in multi-family production were reported, while the increase in single-

Figure 2



Source: CREA (Raw)

detached construction was comparatively modest. Multi-family starts in Winnipeg increased from 142 units last year to 358 units this year. Meanwhile, single-detached starts in Winnipeg rose from 348 units to 393 units.

Resale Market

Saskatchewan leading MLS® sales growth in the Prairies

Prairie region MLS® sales reached 19,127, up 13 per cent year-over-year in the first quarter of 2012. In Saskatchewan, a record level of migration has helped lift housing demand. MLS® sales in Saskatchewan increased 34 per cent to 3,133 transactions in the first quarter of 2012. Saskatchewan MLS® sales in 2012 are projected to exceed the annual record set in 2011. In Alberta, resale transactions are also rising, with first quarter sales of 13,359 up 12 per cent from the same period in 2011. Resale transactions in Manitoba also remain elevated. Manitoba's first quarter 2012 sales amounted to 2,635, down slightly from the 2,654 sales during the first quarter of 2011. In spite of the 19 unit decline, MLS® sales in Manitoba are projected to set a record in 2012. Low mortgage rates, improving labour market conditions, and substantial in-migration will underpin MLS® sales in the Prairies.

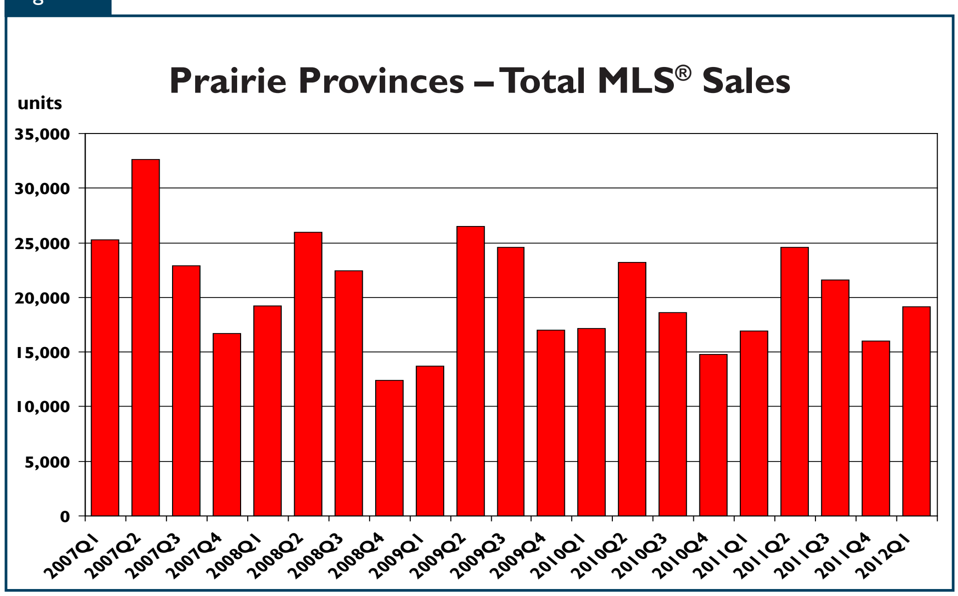
The average MLS® price in the Prairie region was $325,821 during the first quarter of 2012, up 2.2 per cent from $318,737 a year earlier. Price growth in Saskatchewan was 5.7 per cent over the past year, moving the first quarter 2011 average up from $251,997 to $266,349 this year. In Manitoba, the average MLS® price increased from $228,784 to $238,378, up 4.2 per cent. Price growth was the slowest in Alberta, where the average price increased 1.5 per cent, from $351,836 in the first quarter of 2011 to $357,060 one year later.

Economy

Employment opportunities drawing migrants to the Prairies

Net migration to the Prairies rose 68 per cent from 39,673 in 2010 to 66,828 in 2011. Migration to Saskatchewan reached a record of 11,841 in 2011. In Manitoba, migration of 9,948 in 2011 remained elevated

Figure 3

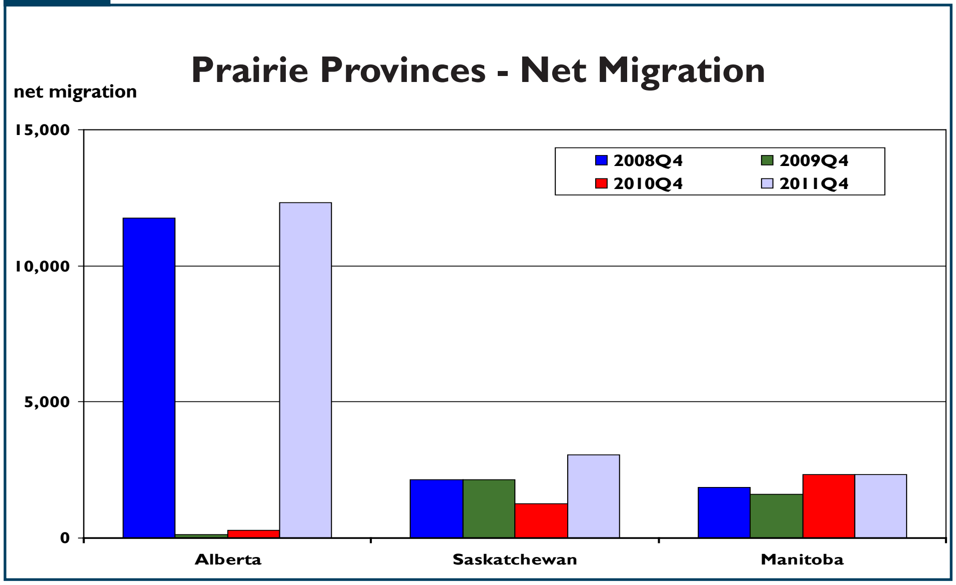


Source: CREA (Raw)

but represented a declined of nine per cent from the record of 2010. In Alberta, after two years of decline, net migration increased from 19,613 people in 2010 to 45,039 in 2011. Economic growth in the Prairies is creating employment opportunities and drawing migrants to this region

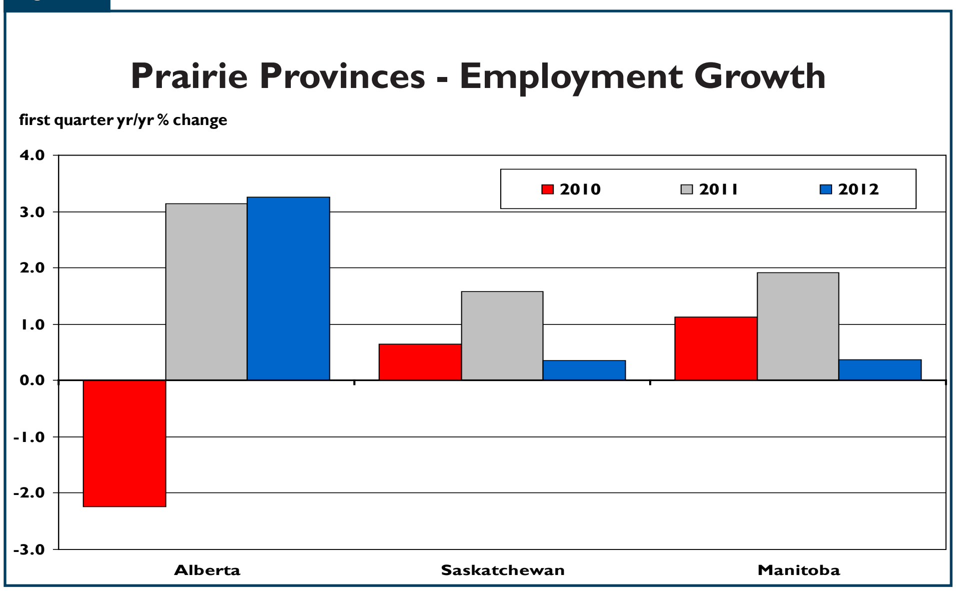
Job growth in the Prairies is being led by Alberta. Through the first quarter of 2012, Alberta's full-time employment was 93,500 higher than a year earlier, up 5.7 per cent year-over-year. While not as impressive as Alberta, full-time employment growth in Saskatchewan and Manitoba increased by 0.8 per cent and 0.5 per cent, respectively. Unemployment rates remained relatively low in the Prairies during the first quarter of 2012, averaging 5.4 per cent in Manitoba, 4.9 per cent in Saskatchewan, and 5.1 per cent in Alberta. Job creation will keep the unemployment rate low in the Prairies through 2012, supporting wage growth and attracting a continued flow of migrants.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

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SYMBOLS

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

STATISTICS CANADA GEOGRAPHICAL CHANGES: 2012

Alberta:

In 2012, Statistics Canada redefined the geographic boundaries for the Grande Prairie Census Agglomeration (CA). Effective January 2012, the following communities are no longer included in the Grande Prairie CA: Beaverlodge, Grande Prairie County, Hythe, Sexsmith, and Wembley.

Year-over-year comparisons are not applicable due to geographic changes in the Grande Prairie CA effective January 2012.

Saskatchewan:

In 2012, Statistics Canada redefined the geographic boundaries for the Estevan and North Battleford Census Agglomerations (CAs). Effective January 2012, the North Battleford CA no longer includes the Rural Municipality (RM) of North Battleford No. 437, but adds the RM of Battle River No. 438. Effective January 2012, Bienfait Town is included in the Estevan CA.

Year-over-year comparisons are not applicable due to geographic changes in the Estevan and Battlefords CAs effective January 2012.

Manitoba:

In 2012, Statistics Canada redefined the geographic boundaries for the Portage la Prairie Census Agglomeration (CA). Effective January 2012, the Portage la Prairie CA no longer includes the Rural Municipality (RM) of Portage la Prairie.

Year-over-year comparisons are not applicable due to geographic changes in the Portage la Prairie CA effective January 2012.

Table 1: Housing Activity Summary of Prairie Region First Quarter 2012										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2012	3,909	716	152	24	738	2,002	9	899	758	9,241
Q1 2011	3,220	500	58	7	595	682	38	619	380	6,099
% Change	21.4	43.2	162.1	**	24.0	193.5	-76.3	45.2	99.5	51.5
Year-to-date 2012	3,909	716	152	24	738	2,002	9	899	758	9,241
Year-to-date 2011	3,220	500	58	7	595	682	38	619	380	6,099
% Change	21.4	43.2	162.1	**	24.0	193.5	-76.3	45.2	99.5	51.5
UNDER CONSTRUCTION										
Q1 2012	10,555	1,862	350	53	2,874	9,543	196	3,342	1,466	30,275
Q1 2011	9,591	1,382	233	32	2,653	7,702	178	2,893	954	25,618
% Change	10.1	34.7	50.2	65.6	8.3	23.9	10.1	15.5	53.7	18.2
COMPLETIONS										
Q1 2012	3,999	602	63	9	714	1,242	106	600	1,409	8,744
Q1 2011	4,210	484	99	10	509	849	62	445	1,353	8,021
% Change	-5.0	24.4	-36.4	-10.0	40.3	46.3	71.0	34.8	4.1	9.0
Year-to-date 2012	3,999	602	63	9	714	1,242	106	600	1,409	8,744
Year-to-date 2011	4,210	484	99	10	509	849	62	445	1,353	8,021
% Change	-5.0	24.4	-36.4	-10.0	40.3	46.3	71.0	34.8	4.1	9.0
COMPLETED & NOT ABSORBED										
Q1 2012	1,659	258	39	10	361	1,373	16	81	na	3,797
Q1 2011	1,596	222	28	12	277	1,927	13	25	na	4,100
% Change	3.9	16.2	39.3	-16.7	30.3	-28.7	23.1	**	n/a	-7.4
ABSORBED										
Q1 2012	3,552	557	18	11	588	1,037	70	396	na	6,229
Q1 2011	3,694	445	99	5	431	614	22	297	na	5,607
% Change	-3.8	25.2	-81.8	120.0	36.4	68.9	**	33.3	n/a	11.1
Year-to-date 2012	3,552	557	18	11	588	1,037	70	396	na	6,229
Year-to-date 2011	3,694	445	99	5	431	614	22	297	na	5,607
% Change	-3.8	25.2	-81.8	120.0	36.4	68.9	**	33.3	n/a	11.1

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

Table 1.1a: Housing Activity Summary of Manitoba
First Quarter 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2012	437	28	0	2	81	143	0	159	272	1,156
Q1 2011	394	24	4	5	60	48	10	84	103	732
% Change	10.9	16.7	-100.0	-60.0	35.0	197.9	-100.0	89.3	164.1	57.9
Year-to-date 2012	437	28	0	2	81	143	0	159	272	1,156
Year-to-date 2011	394	24	4	5	60	48	10	84	103	732
% Change	10.9	16.7	-100.0	-60.0	35.0	197.9	-100.0	89.3	164.1	57.9
UNDER CONSTRUCTION										
Q1 2012	1,350	36	0	11	245	500	33	884	282	3,375
Q1 2011	1,183	36	7	17	158	430	44	1,012	103	2,990
% Change	14.1	0.0	-100.0	-35.3	55.1	16.3	-25.0	-12.6	173.8	12.9
COMPLETIONS										
Q1 2012	233	14	4	4	38	100	63	27	523	1,006
Q1 2011	215	8	0	9	36	0	4	16	514	802
% Change	8.4	75.0	n/a	-55.6	5.6	n/a	**	68.8	1.8	25.4
Year-to-date 2012	233	14	4	4	38	100	63	27	523	1,006
Year-to-date 2011	215	8	0	9	36	0	4	16	514	802
% Change	8.4	75.0	n/a	-55.6	5.6	n/a	**	68.8	1.8	25.4
COMPLETED & NOT ABSORBED										
Q1 2012	111	4	0	7	7	40	11	56	n/a	236
Q1 2011	114	3	0	9	11	96	0	1	n/a	234
% Change	-2.6	33.3	n/a	-22.2	-36.4	-58.3	n/a	**	n/a	0.9
ABSORBED										
Q1 2012	212	3	0	9	29	93	43	29	n/a	418
Q1 2011	207	2	0	5	31	4	0	0	n/a	249
% Change	2.4	50.0	n/a	80.0	-6.5	**	n/a	n/a	n/a	67.9
Year-to-date 2012	212	3	0	9	29	93	43	29	n/a	418
Year-to-date 2011	207	2	0	5	31	4	0	0	n/a	249
% Change	2.4	50.0	n/a	80.0	-6.5	**	n/a	n/a	n/a	67.9

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

Table 1.1b: Housing Activity Summary of Saskatchewan First Quarter 2012										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2012	638	48	34	20	92	513	5	79	172	1,601
Q1 2011	497	42	8	2	93	154	24	249	87	1,156
% Change	28.4	14.3	**	**	-1.1	**	-79.2	-68.3	97.7	38.5
Year-to-date 2012	638	48	34	20	92	513	5	79	172	1,601
Year-to-date 2011	497	42	8	2	93	154	24	249	87	1,156
% Change	28.4	14.3	**	**	-1.1	**	-79.2	-68.3	97.7	38.5
UNDER CONSTRUCTION										
Q1 2012	1,851	120	109	31	417	1,473	124	388	475	4,988
Q1 2011	1,536	92	24	4	399	861	73	676	455	4,120
% Change	20.5	30.4	**	**	4.5	71.1	69.9	-42.6	4.4	21.1
COMPLETIONS										
Q1 2012	660	34	38	3	164	294	27	195	277	1,692
Q1 2011	633	30	0	0	66	153	13	8	317	1,220
% Change	4.3	13.3	n/a	n/a	148.5	92.2	107.7	**	-12.6	38.7
Year-to-date 2012	660	34	38	3	164	294	27	195	277	1,692
Year-to-date 2011	633	30	0	0	66	153	13	8	317	1,220
% Change	4.3	13.3	n/a	n/a	148.5	92.2	107.7	**	-12.6	38.7
COMPLETED & NOT ABSORBED										
Q1 2012	220	15	11	2	41	99	4	0	n/a	392
Q1 2011	212	17	4	1	32	177	0	0	n/a	443
% Change	3.8	-11.8	175.0	100.0	28.1	-44.1	n/a	n/a	n/a	-11.5
ABSORBED										
Q1 2012	554	22	13	1	138	292	25	188	n/a	1 233
Q1 2011	479	18	0	0	26	119	9	8	n/a	659
% Change	15.7	22.2	n/a	n/a	**	145.4	177.8	**	n/a	87.1
Year-to-date 2012	554	22	13	1	138	292	25	188	n/a	1,233
Year-to-date 2011	479	18	0	0	26	119	9	8	n/a	659
% Change	15.7	22.2	n/a	n/a	**	145.4	177.8	**	n/a	87.1

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

Table 1.1c: Housing Activity Summary of Alberta
First Quarter 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2012	2,834	640	118	2	565	1,346	4	661	314	6,484
Q1 2011	2,329	434	46	0	442	480	4	286	190	4,211
% Change	21.7	47.5	156.5	n/a	27.8	180.4	0.0	131.1	65.3	54.0
Year-to-date 2012	2,834	640	118	2	565	1,346	4	661	314	6,484
Year-to-date 2011	2,329	434	46	0	442	480	4	286	190	4,211
% Change	21.7	47.5	156.5	n/a	27.8	180.4	0.0	131.1	65.3	54.0
UNDER CONSTRUCTION										
Q1 2012	7,354	1,706	241	11	2,212	7,570	39	2,070	709	21,912
Q1 2011	6,872	1,254	202	11	2,096	6,411	61	1,205	396	18,508
% Change	7.0	36.0	19.3	0.0	5.5	18.1	-36.1	71.8	79.0	18.4
COMPLETIONS										
Q1 2012	3,106	554	21	2	512	848	16	378	609	6,046
Q1 2011	3,362	446	99	1	407	696	45	421	522	5,999
% Change	-7.6	24.2	-78.8	100.0	25.8	21.8	-64.4	-10.2	16.7	0.8
Year-to-date 2012	3,106	554	21	2	512	848	16	378	609	6,046
Year-to-date 2011	3,362	446	99	1	407	696	45	421	522	5,999
% Change	-7.6	24.2	-78.8	100.0	25.8	21.8	-64.4	-10.2	16.7	0.8
COMPLETED & NOT ABSORBED										
Q1 2012	1,328	239	28	1	313	1,234	1	25	n/a	3,169
Q1 2011	1,270	202	24	2	234	1,654	13	24	n/a	3,423
% Change	4.6	18.3	16.7	-50.0	33.8	-25.4	-92.3	4.2	n/a	-7.4
ABSORBED										
Q1 2012	2 786	532	5	1	421	652	2	179	n/a	4 578
Q1 2011	3 008	425	99	0	374	491	13	289	n/a	4 699
% Change	-7.4	25.2	-94.9	n/a	12.6	32.8	-84.6	-38.1	n/a	-2.6
Year-to-date 2012	2,786	532	5	1	421	652	2	179	n/a	4,578
Year-to-date 2011	3,008	425	99	0	374	491	13	289	n/a	4,699
% Change	-7.4	25.2	-94.9	n/a	12.6	32.8	-84.6	-38.1	n/a	-2.6

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

Table 1.2: History of Housing Starts of Prairie Region 2002 - 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	19,010	2,796	319	69	3,138	4,991	398	2,720	5,377	38,818
% Change	-8.4	10.5	20.8	53.3	11.2	32.2	130.1	18.9	-13.7	-0.2
2010	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692
% Change	-5.7	32.5	135.9	16.0	5.2	30.5	-21.0	-27.1	-22.1	-3.6
2002	23,117	1,060	103	94	3,451	5,733	414	3,273	8,089	45,334

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba 2002 - 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	2,367	104	8	34	286	351	207	803	1,923	6,083
% Change	3.6	33.3	166.7	6.3	37.5	-1.7	**	-17.6	0.1	3.3
2010	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206
% Change	7.1	-33.3	-100.0	-6.7	151.6	**	-64.3	58.9	4.6	16.3
2002	1,699	6	7	30	31	81	28	285	1,450	3,617

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan 2002 - 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	2,999	180	125	14	582	954	167	656	1,354	7,031
% Change	7.5	73.1	150.0	180.0	37.3	43.9	103.7	48.1	0.7	19.0
2010	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315
% Change	2.9	-5.3	125.0	185.7	25.1	36.4	-7.4	3.2	11.1	11.9
2002	1,378	38	4	7	479	291	27	126	613	2,963

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta
2002 - 2011

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2011	13,644	2,512	186	21	2,270	3,686	24	1,261	2,100	25,704
% Change	-13.0	7.0	-11.8	162.5	3.7	33.8	-61.3	44.9	-29.2	-5.1
2010	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171
% Change	-7.3	34.3	154.3	7.0	0.4	26.6	-18.7	-37.0	-31.9	-6.7
2002	20,040	1,016	92	57	2,941	5,361	359	2,862	6,026	38,754

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba First Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Winnipeg	393	348	26	10	57	53	275	79	751	490	53.3
Centres 10,000 - 49,999											
Brandon	16	10	6	2	8	15	61	0	91	27	**
Hanover RM	5	12	4	0	0	0	0	0	9	12	-25.0
Portage la Prairie	0	3	0	0	0	0	0	0	0	3	-100.0
St. Andrews	3	12	0	0	0	0	0	0	3	12	-75.0
Steinbach	22	14	8	14	0	4	0	53	30	85	-64.7
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	439	399	44	26	65	72	336	132	884	629	40.5

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - March 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
Centres 100,000+											
Winnipeg	393	348	26	10	57	53	275	79	751	490	53.3
Centres 10,000 - 49,999											
Brandon	16	10	6	2	8	15	61	0	91	27	**
Hanover RM	5	12	4	0	0	0	0	0	9	12	-25.0
Portage la Prairie	0	3	0	0	0	0	0	0	0	3	-100.0
St. Andrews	3	12	0	0	0	0	0	0	3	12	-75.0
Steinbach	22	14	8	14	0	4	0	53	30	85	-64.7
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	439	399	44	26	65	72	336	132	884	629	40.5

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan First Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Regina	240	170	34	4	54	8	412	148	740	330	124.2
Saskatoon	367	290	22	30	63	77	176	251	628	648	-3.1
Centres 10,000 - 49,999											
Estevan	3	3	0	8	5	0	0	0	8	11	-27.3
Lloydminster	25	11	0	2	0	14	0	0	25	27	-7.4
Moose Jaw	20	6	0	0	0	0	0	0	20	6	**
North Battleford	1	3	0	0	0	0	0	4	1	7	-85.7
Prince Albert	2	11	0	0	0	0	4	0	6	11	-45.5
Swift Current	0	3	0	4	0	20	0	0	0	27	-100.0
Yorkton	1	2	0	0	0	0	0	0	1	2	-50.0
Total Saskatchewan (10,000+)	659	499	56	48	122	119	592	403	1,429	1,069	33.7

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - March 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
Centres 100,000+											
Regina	240	170	34	4	54	8	412	148	740	330	124.2
Saskatoon	367	290	22	30	63	77	176	251	628	648	-3.1
Centres 10,000 - 49,999											
Estevan	3	3	0	8	5	0	0	0	8	11	-27.3
Lloydminster	25	11	0	2	0	14	0	0	25	27	-7.4
Moose Jaw	20	6	0	0	0	0	0	0	20	6	**
North Battleford	1	3	0	0	0	0	0	4	1	7	-85.7
Prince Albert	2	11	0	0	0	0	4	0	6	11	-45.5
Swift Current	0	3	0	4	0	20	0	0	0	27	-100.0
Yorkton	1	2	0	0	0	0	0	0	1	2	-50.0
Total Saskatchewan (10,000+)	659	499	56	48	122	119	592	403	1,429	1,069	33.7

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Calgary	1,256	981	196	158	366	213	1,382	196	3,200	1,548	106.7
Edmonton	1,083	801	396	230	197	42	529	492	2,205	1,565	40.9
Centres 50,000 - 99,999											
Grande Prairie	39	54	6	2	0	4	0	0	45	60	-25.0
Lethbridge	84	96	2	8	8	99	0	57	94	260	-63.8
Medicine Hat	21	12	4	2	0	4	20	0	45	18	150.0
Red Deer	49	62	10	18	8	5	70	0	137	85	61.2
Wood Buffalo	57	95	0	14	40	12	6	0	103	121	-14.9
Centres 10,000 - 49,999											
Bonnyville MD	9	12	0	0	0	0	0	0	9	12	-25.0
Brooks	4	9	2	0	0	0	0	0	6	9	-33.3
Camrose	10	7	8	10	0	0	0	0	18	17	5.9
Canmore	0	1	4	0	0	0	0	5	4	6	-33.3
Clearwater County MD	4	4	0	0	0	0	0	0	4	4	0.0
Cold Lake	14	10	0	0	0	0	0	0	14	10	40.0
Foothills No 31 MD	22	21	2	0	0	0	0	0	24	21	14.3
High River	5	9	22	0	0	3	0	0	27	12	125.0
Lacombe	6	9	16	10	0	0	0	0	22	19	15.8
Lacombe County CM	5	9	0	0	0	0	0	0	5	9	-44.4
Mackenzie No 23 MD	6	7	0	0	0	14	0	0	6	21	-71.4
Mountain View County MD	10	6	0	0	0	0	0	0	10	6	66.7
Okotoks	35	42	4	2	0	0	0	0	39	44	-11.4
Red Deer County CM	17	11	0	0	0	0	0	0	17	11	54.5
Strathmore	4	1	12	6	0	68	0	16	16	91	-82.4
Sylvan Lake	27	31	0	2	24	0	0	0	51	33	54.5
Wetaskiwin County No 10 CM	6	5	0	0	0	0	0	0	6	5	20.0
Wetaskiwin	2	0	0	0	0	0	0	0	2	0	n/a
Yellowhead County MD	20	7	0	0	0	0	0	0	20	7	185.7
Total Alberta (10,000+)	2,836	2,329	684	462	643	464	2,007	766	6,170	4,021	53.4

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - March 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
Centres 100,000+											
Calgary	1,256	981	196	158	366	213	1,382	196	3,200	1,548	106.7
Edmonton	1,083	801	396	230	197	42	529	492	2,205	1,565	40.9
Centres 50,000 - 99,999											
Grande Prairie	39	54	6	2	0	4	0	0	45	60	-25.0
Lethbridge	84	96	2	8	8	99	0	57	94	260	-63.8
Medicine Hat	21	12	4	2	0	4	20	0	45	18	150.0
Red Deer	49	62	10	18	8	5	70	0	137	85	61.2
Wood Buffalo	57	95	0	14	40	12	6	0	103	121	-14.9
Centres 10,000 - 49,999											
Bonnyville MD	9	12	0	0	0	0	0	0	9	12	-25.0
Brooks	4	9	2	0	0	0	0	0	6	9	-33.3
Camrose	10	7	8	10	0	0	0	0	18	17	5.9
Canmore	0	1	4	0	0	0	0	5	4	6	-33.3
Clearwater County MD	4	4	0	0	0	0	0	0	4	4	0.0
Cold Lake	14	10	0	0	0	0	0	0	14	10	40.0
Foothills No 31 MD	22	21	2	0	0	0	0	0	24	21	14.3
High River	5	9	22	0	0	3	0	0	27	12	125.0
Lacombe	6	9	16	10	0	0	0	0	22	19	15.8
Lacombe County CM	5	9	0	0	0	0	0	0	5	9	-44.4
Mackenzie No 23 MD	6	7	0	0	0	14	0	0	6	21	-71.4
Mountain View County MD	10	6	0	0	0	0	0	0	10	6	66.7
Okotoks	35	42	4	2	0	0	0	0	39	44	-11.4
Red Deer County CM	17	11	0	0	0	0	0	0	17	11	54.5
Strathmore	4	1	12	6	0	68	0	16	16	91	-82.4
Sylvan Lake	27	31	0	2	24	0	0	0	51	33	54.5
Wetaskiwin County No 10 CM	6	5	0	0	0	0	0	0	6	5	20.0
Wetaskiwin	2	0	0	0	0	0	0	0	2	0	n/a
Yellowhead County MD	20	7	0	0	0	0	0	0	20	7	185.7
Total Alberta (10,000+)	2,836	2,329	684	462	643	464	2,007	766	6,170	4,021	53.4

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Winnipeg	57	50	0	3	140	48	135	31
Centres 10,000 - 49,999								
Brandon	8	12	0	3	3	0	24	0
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	4	0	0	0	53
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	65	62	0	10	143	48	159	84

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - March 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
Centres 100,000+								
Winnipeg	57	50	0	3	140	48	135	31
Centres 10,000 - 49,999								
Brandon	8	12	0	3	3	0	24	0
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	4	0	0	0	53
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	65	62	0	10	143	48	159	84

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Regina	54	8	0	0	337	104	75	44
Saskatoon	63	77	0	0	176	50	0	201
Centres 10,000 - 49,999								
Estevan	5	0	0	0	0	0	0	0
Lloydminster	0	14	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	4
Prince Albert	0	0	0	0	0	0	4	0
Swift Current	0	0	0	20	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	122	99	0	20	513	154	79	249

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - March 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
Centres 100,000+								
Regina	54	8	0	0	337	104	75	44
Saskatoon	63	77	0	0	176	50	0	201
Centres 10,000 - 49,999								
Estevan	5	0	0	0	0	0	0	0
Lloydminster	0	14	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	4
Prince Albert	0	0	0	0	0	0	4	0
Swift Current	0	0	0	20	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	122	99	0	20	513	154	79	249

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Calgary	366	213	0	0	1,216	147	166	49
Edmonton	193	42	4	0	54	255	475	237
Centres 50,000 - 99,999								
Grande Prairie	0	4	0	0	0	0	0	0
Lethbridge	8	99	0	0	0	57	0	0
Medicine Hat	0	0	0	4	0	0	20	0
Red Deer	8	5	0	0	70	0	0	0
Wood Buffalo	40	12	0	0	6	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	0	0	0	0	0	0	0
Canmore	0	0	0	0	0	5	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	0	3	0	0	0	0	0	0
Lacombe	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	14	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	0	68	0	0	0	16	0	0
Sylvan Lake	24	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	639	460	4	4	1,346	480	661	286

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta January - March 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
Centres 100,000+								
Calgary	366	213	0	0	1,216	147	166	49
Edmonton	193	42	4	0	54	255	475	237
Centres 50,000 - 99,999								
Grande Prairie	0	4	0	0	0	0	0	0
Lethbridge	8	99	0	0	0	57	0	0
Medicine Hat	0	0	0	4	0	0	20	0
Red Deer	8	5	0	0	70	0	0	0
Wood Buffalo	40	12	0	0	6	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	0	0	0	0	0	0	0
Canmore	0	0	0	0	0	5	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	0	3	0	0	0	0	0	0
Lacombe	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	14	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	0	68	0	0	0	16	0	0
Sylvan Lake	24	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	639	460	4	4	1,346	480	661	286

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Winnipeg	407	357	209	99	135	34	751	490
Centres 10,000 - 49,999								
Brandon	16	10	17	14	24	3	91	27
Hanover RM	9	12	0	0	0	0	9	12
Portage la Prairie	0	3	0	0	0	0	0	3
St. Andrews	3	12	0	0	0	0	3	12
Steinbach	30	28	0	0	0	57	30	85
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	465	422	226	113	159	94	884	629

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Winnipeg	407	357	209	99	135	34	751	490
Centres 10,000 - 49,999								
Brandon	16	10	17	14	24	3	91	27
Hanover RM	9	12	0	0	0	0	9	12
Portage la Prairie	0	3	0	0	0	0	0	3
St. Andrews	3	12	0	0	0	0	3	12
Steinbach	30	28	0	0	0	57	30	85
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	465	422	226	113	159	94	884	629

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Regina	283	171	377	115	80	44	740	330
Saskatoon	385	328	243	119	0	201	628	648
Centres 10,000 - 49,999								
Estevan	3	11	5	0	0	0	8	11
Lloydminster	25	13	0	14	0	0	25	27
Moose Jaw	20	6	0	0	0	0	20	6
North Battleford	1	3	0	0	0	4	1	7
Prince Albert	2	11	0	0	4	0	6	11
Swift Current	0	2	0	1	0	24	0	27
Yorkton	1	2	0	0	0	0	1	2
Total Saskatchewan (10,000+)	720	547	625	249	84	273	1,429	1,069

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Regina	283	171	377	115	80	44	740	330
Saskatoon	385	328	243	119	0	201	628	648
Centres 10,000 - 49,999								
Estevan	3	11	5	0	0	0	8	11
Lloydminster	25	13	0	14	0	0	25	27
Moose Jaw	20	6	0	0	0	0	20	6
North Battleford	1	3	0	0	0	4	1	7
Prince Albert	2	11	0	0	4	0	6	11
Swift Current	0	2	0	1	0	24	0	27
Yorkton	1	2	0	0	0	0	1	2
Total Saskatchewan (10,000+)	720	547	625	249	84	273	1,429	1,069

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Calgary	1,472	1,137	1,562	362	166	49	3,200	1,548
Edmonton	1,492	1,035	234	293	479	237	2,205	1,565
Centres 50,000 - 99,999								
Grande Prairie	45	60	0	0	0	0	45	60
Lethbridge	84	104	10	156	0	0	94	260
Medicine Hat	23	14	2	0	20	4	45	18
Red Deer	59	80	78	5	0	0	137	85
Wood Buffalo	87	121	16	0	0	0	103	121
Centres 10,000 - 49,999								
Bonnyville MD	9	12	0	0	0	0	9	12
Brooks	6	9	0	0	0	0	6	9
Camrose	18	17	0	0	0	0	18	17
Canmore	2	1	2	5	0	0	4	6
Clearwater County MD	4	4	0	0	0	0	4	4
Cold Lake	14	10	0	0	0	0	14	10
Foothills No 31 MD	24	21	0	0	0	0	24	21
High River	27	9	0	3	0	0	27	12
Lacombe	22	19	0	0	0	0	22	19
Lacombe County CM	5	9	0	0	0	0	5	9
Mackenzie No 23 MD	6	7	0	14	0	0	6	21
Mountain View County MD	10	6	0	0	0	0	10	6
Okotoks	39	44	0	0	0	0	39	44
Red Deer County CM	17	11	0	0	0	0	17	11
Strathmore	16	7	0	84	0	0	16	91
Sylvan Lake	42	33	9	0	0	0	51	33
Wetaskiwin County No 10 CM	6	5	0	0	0	0	6	5
Wetaskiwin	2	0	0	0	0	0	2	0
Yellowhead County MD	20	7	0	0	0	0	20	7
Total Alberta (10,000+)	3,592	2,809	1,913	922	665	290	6,170	4,021

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Calgary	1,472	1,137	1,562	362	166	49	3,200	1,548
Edmonton	1,492	1,035	234	293	479	237	2,205	1,565
Centres 50,000 - 99,999								
Grande Prairie	45	60	0	0	0	0	45	60
Lethbridge	84	104	10	156	0	0	94	260
Medicine Hat	23	14	2	0	20	4	45	18
Red Deer	59	80	78	5	0	0	137	85
Wood Buffalo	87	121	16	0	0	0	103	121
Centres 10,000 - 49,999								
Bonnyville MD	9	12	0	0	0	0	9	12
Brooks	6	9	0	0	0	0	6	9
Camrose	18	17	0	0	0	0	18	17
Canmore	2	1	2	5	0	0	4	6
Clearwater County MD	4	4	0	0	0	0	4	4
Cold Lake	14	10	0	0	0	0	14	10
Foothills No 31 MD	24	21	0	0	0	0	24	21
High River	27	9	0	3	0	0	27	12
Lacombe	22	19	0	0	0	0	22	19
Lacombe County CM	5	9	0	0	0	0	5	9
Mackenzie No 23 MD	6	7	0	14	0	0	6	21
Mountain View County MD	10	6	0	0	0	0	10	6
Okotoks	39	44	0	0	0	0	39	44
Red Deer County CM	17	11	0	0	0	0	17	11
Strathmore	16	7	0	84	0	0	16	91
Sylvan Lake	42	33	9	0	0	0	51	33
Wetaskiwin County No 10 CM	6	5	0	0	0	0	6	5
Wetaskiwin	2	0	0	0	0	0	2	0
Yellowhead County MD	20	7	0	0	0	0	20	7
Total Alberta (10,000+)	3,592	2,809	1,913	922	665	290	6,170	4,021

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba First Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Winnipeg	155	143	4	6	77	22	76	0	312	171	82.5
Centres 10,000 - 49,999											
Brandon	16	12	4	2	4	4	4	8	28	26	7.7
Hanover RM	16	24	6	0	16	8	0	0	38	32	18.8
Portage la Prairie	5	14	0	0	0	0	23	0	28	14	100.0
St. Andrews	14	9	0	0	0	0	0	0	14	9	55.6
Steinbach	30	22	8	6	0	0	24	8	62	36	72.2
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Total Manitoba (10,000+)	237	224	22	14	97	34	127	16	483	288	67.7

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - March 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
Centres 100,000+											
Winnipeg	155	143	4	6	77	22	76	0	312	171	82.5
Centres 10,000 - 49,999											
Brandon	16	12	4	2	4	4	4	8	28	26	7.7
Hanover RM	16	24	6	0	16	8	0	0	38	32	18.8
Portage la Prairie	5	14	0	0	0	0	23	0	28	14	100.0
St. Andrews	14	9	0	0	0	0	0	0	14	9	55.6
Steinbach	30	22	8	6	0	0	24	8	62	36	72.2
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Total Manitoba (10,000+)	237	224	22	14	97	34	127	16	483	288	67.7

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Regina	207	117	26	10	5	5	294	36	532	168	**
Saskatoon	362	421	18	24	170	54	188	93	738	592	24.7
Centres 10,000 - 49,999											
Estevan	7	9	0	0	8	0	7	0	22	9	144.4
Lloydminster	24	11	0	0	15	0	0	0	39	11	**
Moose Jaw	16	19	0	0	0	0	0	0	16	19	-15.8
North Battleford	12	13	2	2	4	5	0	0	18	20	-10.0
Prince Albert	24	24	2	0	0	0	0	0	26	24	8.3
Swift Current	12	13	0	4	0	0	0	8	12	25	-52.0
Yorkton	8	9	4	2	0	0	0	24	12	35	-65.7
Total Saskatchewan (10,000+)	672	636	52	42	202	64	489	161	1,415	903	56.7

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - March 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
Centres 100,000+											
Regina	207	117	26	10	5	5	294	36	532	168	**
Saskatoon	362	421	18	24	170	54	188	93	738	592	24.7
Centres 10,000 - 49,999											
Estevan	7	9	0	0	8	0	7	0	22	9	144.4
Lloydminster	24	11	0	0	15	0	0	0	39	11	**
Moose Jaw	16	19	0	0	0	0	0	0	16	19	-15.8
North Battleford	12	13	2	2	4	5	0	0	18	20	-10.0
Prince Albert	24	24	2	0	0	0	0	0	26	24	8.3
Swift Current	12	13	0	4	0	0	0	8	12	25	-52.0
Yorkton	8	9	4	2	0	0	0	24	12	35	-65.7
Total Saskatchewan (10,000+)	672	636	52	42	202	64	489	161	1,415	903	56.7

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta First Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Calgary	1,158	970	170	132	223	207	491	247	2,042	1,556	31.2
Edmonton	1,214	1,477	360	314	162	195	494	403	2,230	2,389	-6.7
Centres 50,000 - 99,999											
Grande Prairie	74	143	0	14	0	0	0	79	74	236	-68.6
Lethbridge	76	123	20	10	54	22	48	144	198	299	-33.8
Medicine Hat	35	47	2	2	4	3	0	47	41	99	-58.6
Red Deer	72	79	22	6	0	8	0	6	94	99	-5.1
Wood Buffalo	130	163	0	6	0	50	0	150	130	369	-64.8
Centres 10,000 - 49,999											
Bonnyville MD	28	28	0	0	0	0	4	0	32	28	14.3
Brooks	8	7	0	0	4	0	0	0	12	7	71.4
Camrose	3	14	0	2	0	0	119	0	122	16	**
Canmore	3	3	0	0	11	0	64	0	78	3	**
Clearwater County MD	7	12	0	0	0	0	0	0	7	12	-41.7
Cold Lake	18	20	2	0	0	0	0	0	20	20	0.0
Foothills No 31 MD	29	24	0	0	0	0	0	0	29	24	20.8
High River	13	13	24	2	12	0	0	0	49	15	**
Lacombe	10	24	8	6	0	0	0	10	18	40	-55.0
Lacombe County CM	14	9	0	0	0	0	0	0	14	9	55.6
Mackenzie No 23 MD	21	14	0	0	5	0	0	0	26	14	85.7
Mountain View County MD	14	14	0	0	0	0	0	0	14	14	0.0
Okotoks	21	60	4	2	0	0	0	31	25	93	-73.1
Red Deer County CM	19	14	0	0	0	0	0	0	19	14	35.7
Strathmore	4	10	4	2	4	4	6	0	18	16	12.5
Sylvan Lake	40	19	0	0	0	10	0	0	40	29	37.9
Wetaskiwin County No 10 CM	14	15	0	0	0	0	0	0	14	15	-6.7
Wetaskiwin	7	2	2	0	4	0	0	0	13	2	**
Yellowhead County MD	16	20	0	0	0	0	0	0	16	20	-20.0
Total Alberta (10,000+)	3,108	3,363	620	498	483	499	1,226	1,117	5,437	5,477	-0.7

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type Alberta January - March 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
Centres 100,000+											
Calgary	1,158	970	170	132	223	207	491	247	2,042	1,556	31.2
Edmonton	1,214	1,477	360	314	162	195	494	403	2,230	2,389	-6.7
Centres 50,000 - 99,999											
Grande Prairie	74	143	0	14	0	0	0	79	74	236	-68.6
Lethbridge	76	123	20	10	54	22	48	144	198	299	-33.8
Medicine Hat	35	47	2	2	4	3	0	47	41	99	-58.6
Red Deer	72	79	22	6	0	8	0	6	94	99	-5.1
Wood Buffalo	130	163	0	6	0	50	0	150	130	369	-64.8
Centres 10,000 - 49,999											
Bonnyville MD	28	28	0	0	0	0	4	0	32	28	14.3
Brooks	8	7	0	0	4	0	0	0	12	7	71.4
Camrose	3	14	0	2	0	0	119	0	122	16	**
Canmore	3	3	0	0	11	0	64	0	78	3	**
Clearwater County MD	7	12	0	0	0	0	0	0	7	12	-41.7
Cold Lake	18	20	2	0	0	0	0	0	20	20	0.0
Foothills No 31 MD	29	24	0	0	0	0	0	0	29	24	20.8
High River	13	13	24	2	12	0	0	0	49	15	**
Lacombe	10	24	8	6	0	0	0	10	18	40	-55.0
Lacombe County CM	14	9	0	0	0	0	0	0	14	9	55.6
Mackenzie No 23 MD	21	14	0	0	5	0	0	0	26	14	85.7
Mountain View County MD	14	14	0	0	0	0	0	0	14	14	0.0
Okotoks	21	60	4	2	0	0	0	31	25	93	-73.1
Red Deer County CM	19	14	0	0	0	0	0	0	19	14	35.7
Strathmore	4	10	4	2	4	4	6	0	18	16	12.5
Sylvan Lake	40	19	0	0	0	10	0	0	40	29	37.9
Wetaskiwin County No 10 CM	14	15	0	0	0	0	0	0	14	15	-6.7
Wetaskiwin	7	2	2	0	4	0	0	0	13	2	**
Yellowhead County MD	16	20	0	0	0	0	0	0	16	20	-20.0
Total Alberta (10,000+)	3,108	3,363	620	498	483	499	1,226	1,117	5,437	5,477	-0.7

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Winnipeg	22	22	55	0	76	0	0	0
Centres 10,000 - 49,999								
Brandon	4	4	0	0	0	0	4	8
Hanover RM	8	4	8	4	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	23	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	24	0	0	8
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	34	30	63	4	100	0	27	16

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - March 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
Centres 100,000+								
Winnipeg	22	22	55	0	76	0	0	0
Centres 10,000 - 49,999								
Brandon	4	4	0	0	0	0	4	8
Hanover RM	8	4	8	4	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	23	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	24	0	0	8
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	34	30	63	4	100	0	27	16

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Regina	5	5	0	0	208	36	86	0
Saskatoon	170	54	0	0	86	85	102	8
Centres 10,000 - 49,999								
Estevan	8	0	0	0	0	0	7	0
Lloydminster	15	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	4	5	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	0	0	0	0	0	8	0	0
Yorkton	0	0	0	0	0	24	0	0
Total Saskatchewan (10,000+)	202	64	0	0	294	153	195	8

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - March 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
Centres 100,000+								
Regina	5	5	0	0	208	36	86	0
Saskatoon	170	54	0	0	86	85	102	8
Centres 10,000 - 49,999								
Estevan	8	0	0	0	0	0	7	0
Lloydminster	15	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	4	5	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	0	0	0	0	0	8	0	0
Yorkton	0	0	0	0	0	24	0	0
Total Saskatchewan (10,000+)	202	64	0	0	294	153	195	8

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Calgary	223	207	0	0	491	123	0	124
Edmonton	158	163	4	32	169	372	325	31
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	0	79
Lethbridge	54	22	0	0	48	144	0	0
Medicine Hat	4	0	0	3	0	47	0	0
Red Deer	0	0	0	8	0	0	0	6
Wood Buffalo	0	50	0	0	0	0	0	150
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	4	0
Brooks	0	0	4	0	0	0	0	0
Camrose	0	0	0	0	70	0	49	0
Canmore	11	0	0	0	64	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	12	0	0	0	0	0	0	0
Lacombe	0	0	0	0	0	10	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	5	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	31
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	4	4	0	0	6	0	0	0
Sylvan Lake	0	10	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	4	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	471	456	12	43	848	696	378	421

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta January - March 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
Centres 100,000+								
Calgary	223	207	0	0	491	123	0	124
Edmonton	158	163	4	32	169	372	325	31
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	0	79
Lethbridge	54	22	0	0	48	144	0	0
Medicine Hat	4	0	0	3	0	47	0	0
Red Deer	0	0	0	8	0	0	0	6
Wood Buffalo	0	50	0	0	0	0	0	150
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	4	0
Brooks	0	0	4	0	0	0	0	0
Camrose	0	0	0	0	70	0	49	0
Canmore	11	0	0	0	64	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	12	0	0	0	0	0	0	0
Lacombe	0	0	0	0	0	10	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	5	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	31
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	4	4	0	0	6	0	0	0
Sylvan Lake	0	10	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	4	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	471	456	12	43	848	696	378	421

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Winnipeg	151	137	106	34	55	0	312	171
Centres 10,000 - 49,999								
Brandon	16	11	8	7	4	8	28	26
Hanover RM	26	24	4	4	8	4	38	32
Portage la Prairie	5	14	0	0	23	0	28	14
St. Andrews	14	9	0	0	0	0	14	9
Steinbach	38	28	24	0	0	8	62	36
Thompson	1	0	0	0	0	0	1	0
Total Manitoba (10,000+)	251	223	142	45	90	20	483	288

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Winnipeg	151	137	106	34	55	0	312	171
Centres 10,000 - 49,999								
Brandon	16	11	8	7	4	8	28	26
Hanover RM	26	24	4	4	8	4	38	32
Portage la Prairie	5	14	0	0	23	0	28	14
St. Andrews	14	9	0	0	0	0	14	9
Steinbach	38	28	24	0	0	8	62	36
Thompson	1	0	0	0	0	0	1	0
Total Manitoba (10,000+)	251	223	142	45	90	20	483	288

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Regina	203	117	216	43	113	8	532	168
Saskatoon	403	442	233	139	102	11	738	592
Centres 10,000 - 49,999								
Estevan	7	9	8	0	7	0	22	9
Lloydminster	39	11	0	0	0	0	39	11
Moose Jaw	16	19	0	0	0	0	16	19
North Battleford	14	15	4	5	0	0	18	20
Prince Albert	26	24	0	0	0	0	26	24
Swift Current	12	15	0	8	0	2	12	25
Yorkton	12	11	0	24	0	0	12	35
Total Saskatchewan (10,000+)	732	663	461	219	222	21	1,415	903

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Regina	203	117	216	43	113	8	532	168
Saskatoon	403	442	233	139	102	11	738	592
Centres 10,000 - 49,999								
Estevan	7	9	8	0	7	0	22	9
Lloydminster	39	11	0	0	0	0	39	11
Moose Jaw	16	19	0	0	0	0	16	19
North Battleford	14	15	4	5	0	0	18	20
Prince Albert	26	24	0	0	0	0	26	24
Swift Current	12	15	0	8	0	2	12	25
Yorkton	12	11	0	24	0	0	12	35
Total Saskatchewan (10,000+)	732	663	461	219	222	21	1,415	903

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Alberta First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Calgary	1,328	1,098	714	332	0	126	2,042	1,556
Edmonton	1,528	1,797	369	529	333	63	2,230	2,389
Centres 50,000 - 99,999								
Grande Prairie	74	157	0	0	0	79	74	236
Lethbridge	96	127	102	172	0	0	198	299
Medicine Hat	37	49	4	47	0	3	41	99
Red Deer	86	85	8	0	0	14	94	99
Wood Buffalo	130	219	0	0	0	150	130	369
Centres 10,000 - 49,999								
Bonnyville MD	28	28	0	0	4	0	32	28
Brooks	8	7	0	0	4	0	12	7
Camrose	3	16	70	0	49	0	122	16
Canmore	3	3	75	0	0	0	78	3
Clearwater County MD	7	12	0	0	0	0	7	12
Cold Lake	20	20	0	0	0	0	20	20
Foothills No 31 MD	29	24	0	0	0	0	29	24
High River	41	15	8	0	0	0	49	15
Lacombe	18	30	0	10	0	0	18	40
Lacombe County CM	14	9	0	0	0	0	14	9
Mackenzie No 23 MD	26	14	0	0	0	0	26	14
Mountain View County MD	14	14	0	0	0	0	14	14
Okotoks	25	62	0	0	0	31	25	93
Red Deer County CM	19	14	0	0	0	0	19	14
Strathmore	8	12	10	4	0	0	18	16
Sylvan Lake	40	19	0	10	0	0	40	29
Wetaskiwin County No 10 CM	14	15	0	0	0	0	14	15
Wetaskiwin	9	2	0	0	4	0	13	2
Yellowhead County MD	16	20	0	0	0	0	16	20
Total Alberta (10,000+)	3,681	3,907	1,362	1,104	394	466	5,437	5,477

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Calgary	1,328	1,098	714	332	0	126	2,042	1,556
Edmonton	1,528	1,797	369	529	333	63	2,230	2,389
Centres 50,000 - 99,999								
Grande Prairie	74	157	0	0	0	79	74	236
Lethbridge	96	127	102	172	0	0	198	299
Medicine Hat	37	49	4	47	0	3	41	99
Red Deer	86	85	8	0	0	14	94	99
Wood Buffalo	130	219	0	0	0	150	130	369
Centres 10,000 - 49,999								
Bonnyville MD	28	28	0	0	4	0	32	28
Brooks	8	7	0	0	4	0	12	7
Camrose	3	16	70	0	49	0	122	16
Canmore	3	3	75	0	0	0	78	3
Clearwater County MD	7	12	0	0	0	0	7	12
Cold Lake	20	20	0	0	0	0	20	20
Foothills No 31 MD	29	24	0	0	0	0	29	24
High River	41	15	8	0	0	0	49	15
Lacombe	18	30	0	10	0	0	18	40
Lacombe County CM	14	9	0	0	0	0	14	9
Mackenzie No 23 MD	26	14	0	0	0	0	26	14
Mountain View County MD	14	14	0	0	0	0	14	14
Okotoks	25	62	0	0	0	31	25	93
Red Deer County CM	19	14	0	0	0	0	19	14
Strathmore	8	12	10	4	0	0	18	16
Sylvan Lake	40	19	0	10	0	0	40	29
Wetaskiwin County No 10 CM	14	15	0	0	0	0	14	15
Wetaskiwin	9	2	0	0	4	0	13	2
Yellowhead County MD	16	20	0	0	0	0	16	20
Total Alberta (10,000+)	3,681	3,907	1,362	1,104	394	466	5,437	5,477

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
First Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q1 2012	37	20.6	31	17.2	30	16.7	27	15.0	55	30.6	180	389,450	406,716
Q1 2011	40	22.0	45	24.7	35	19.2	10	5.5	52	28.6	182	359,450	399,247
Year-to-date 2012	37	20.6	31	17.2	30	16.7	27	15.0	55	30.6	180	389,450	406,716
Year-to-date 2011	40	22.0	45	24.7	35	19.2	10	5.5	52	28.6	182	359,450	399,247

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
First 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 (%)			
Regina CMA													
Q1 2012	43	22.6	42	22.1	33	17.4	21	11.1	51	26.8	190	421,500	446,533
Q1 2011	20	19.4	24	23.3	14	13.6	16	15.5	29	28.2	103	419,900	491,702
Year-to-date 2012	43	22.6	42	22.1	33	17.4	21	11.1	51	26.8	190	421,500	446,533
Year-to-date 2011	20	19.4	24	23.3	14	13.6	16	15.5	29	28.2	103	419,900	491,702
Saskatoon CMA													
Q1 2012	167	48.0	86	24.7	32	9.2	28	8.0	35	10.1	348	352,300	379,603
Q1 2011	151	43.0	92	26.2	54	15.4	28	8.0	26	7.4	351	360,000	375,392
Year-to-date 2012	167	48.0	86	24.7	32	9.2	28	8.0	35	10.1	348	352,300	379,603
Year-to-date 2011	151	43.0	92	26.2	54	15.4	28	8.0	26	7.4	351	360,000	375,392
Total Urban Centres in Saskatchewan (50,000+)													
Q1 2012	210	39.0	128	23.8	65	12.1	49	9.1	86	16.0	538	372,000	403,240
Q1 2011	171	37.7	116	25.6	68	15.0	44	9.7	55	12.1	454	370,640	401,779
Year-to-date 2012	210	39.0	128	23.8	65	12.1	49	9.1	86	16.0	538	372,000	403,240
Year-to-date 2011	171	37.7	116	25.6	68	15.0	44	9.7	55	12.1	454	370,640	401,779

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta First 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 (%)			
Grande Prairie													
Q1 2012	50	67.6	17	23.0	7	9.5	0	0.0	0	0.0	74	325,000	330,854
Q1 2011	78	57.4	24	17.6	12	8.8	3	2.2	19	14.0	136	325,000	363,508
Year-to-date 2012	50	67.6	17	23.0	7	9.5	0	0.0	0	0.0	74	325,000	330,854
Year-to-date 2011	78	57.4	24	17.6	12	8.8	3	2.2	19	14.0	136	325,000	363,508
Lethbridge													
Q1 2012	57	64.0	14	15.7	3	3.4	10	11.2	5	5.6	89	327,800	343,201
Q1 2011	72	47.7	36	23.8	14	9.3	20	13.2	9	6.0	151	352,700	393,711
Year-to-date 2012	57	64.0	14	15.7	3	3.4	10	11.2	5	5.6	89	327,800	343,201
Year-to-date 2011	72	47.7	36	23.8	14	9.3	20	13.2	9	6.0	151	352,700	393,711
Medicine Hat													
Q1 2012	14	37.8	5	13.5	7	18.9	2	5.4	9	24.3	37	368,900	459,608
Q1 2011	42	67.7	9	14.5	6	9.7	1	1.6	4	6.5	62	304,500	327,661
Year-to-date 2012	14	37.8	5	13.5	7	18.9	2	5.4	9	24.3	37	368,900	459,608
Year-to-date 2011	42	67.7	9	14.5	6	9.7	1	1.6	4	6.5	62	304,500	327,661
Red Deer													
Q1 2012	28	37.3	17	22.7	9	12.0	10	13.3	11	14.7	75	384,500	421,775
Q1 2011	29	34.9	15	18.1	9	10.8	8	9.6	22	26.5	83	397,000	439,323
Year-to-date 2012	28	37.3	17	22.7	9	12.0	10	13.3	11	14.7	75	384,500	421,775
Year-to-date 2011	29	34.9	15	18.1	9	10.8	8	9.6	22	26.5	83	397,000	439,323
Wood Buffalo													
Q1 2012	0	0.0	0	0.0	0	0.0	0	0.0	107	100.0	107	829,500	834,591
Q1 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	107	100.0	107	829,500	834,591
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Calgary CMA													
Q1 2012	166	14.1	136	11.6	228	19.4	139	11.8	507	43.1	1,176	466,556	577,822
Q1 2011	170	16.7	118	11.6	199	19.6	150	14.7	380	37.4	1,017	453,977	533,868
Year-to-date 2012	166	14.1	136	11.6	228	19.4	139	11.8	507	43.1	1,176	466,556	577,822
Year-to-date 2011	170	16.7	118	11.6	199	19.6	150	14.7	380	37.4	1,017	453,977	533,868
Edmonton CMA													
Q1 2012	138	11.9	199	17.2	251	21.6	162	14.0	410	35.3	1,160	449,450	512,773
Q1 2011	231	17.8	210	16.1	235	18.1	190	14.6	435	33.4	1,301	445,900	502,140
Year-to-date 2012	138	11.9	199	17.2	251	21.6	162	14.0	410	35.3	1,160	449,450	512,773
Year-to-date 2011	231	17.8	210	16.1	235	18.1	190	14.6	435	33.4	1,301	445,900	502,140
Total Urban Centres in Alberta (50,000+)													
Q1 2012	453	16.7	388	14.3	505	18.6	323	11.9	1,049	38.6	2,718	450,696	539,847
Q1 2011	622	21.4	413	14.2	476	16.3	373	12.8	1,029	35.3	2,913	443,800	509,629
Year-to-date 2012	453	16.7	388	14.3	505	18.6	323	11.9	1,049	38.6	2,718	450,696	539,847
Year-to-date 2011	622	21.4	413	14.2	476	16.3	373	12.8	1,029	35.3	2,913	443,800	509,629

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba First 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	596	15.1	1,195	1,158	1,641	72.8	221,933	7.5	226,956
	February	822	8.9	1,151	1,396	1,725	66.7	222,071	5.7	226,890
	March	1,236	5.1	1,162	1,648	1,517	76.6	236,552	8.0	232,740
	April	1,210	-15.3	1,073	1,874	1,521	70.5	237,461	3.1	224,559
	May	1,565	2.8	1,090	2,452	1,624	67.1	241,504	5.1	228,746
	June	1,635	5.9	1,106	1,997	1,506	73.4	238,844	5.5	231,001
	July	1,343	3.5	1,149	1,799	1,581	72.7	231,391	5.7	231,252
	August	1,374	23.6	1,115	1,917	1,615	69.0	229,210	6.6	233,074
	September	1,320	7.3	1,182	1,790	1,578	74.9	228,548	5.6	233,163
	October	1,163	13.7	1,228	1,463	1,606	76.5	234,871	4.6	231,470
	November	951	8.8	1,183	1,078	1,570	75.4	229,934	3.2	240,343
	December	729	6.4	1,309	618	1,705	76.8	259,453	11.5	269,664
2012	January	607	1.8	1,150	1,237	1,685	68.2	227,807	2.6	234,725
	February	824	0.2	1,105	1,346	1,593	69.4	243,192	9.5	247,296
	March	1,204	-2.6	1,187	1,755	1,646	72.1	240,414	1.6	238,062
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	2,654	8.4	3,508	4,202	4,883	71.8	228,784	7.1	228,850
	Q1 2012	2,635	-0.7	3,442	4,338	4,924	69.9	238,378	4.2	239,911
	YTD 2010	0	n/a		0			-	n/a	
	YTD 2011	0	n/a		0			-	n/a	

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[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Saskatchewan First 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	612	15.3	987	1,412	1,881	52.5	247,357	8.3	254,498
	February	753	3.6	929	1,536	1,814	51.2	251,302	2.8	247,646
	March	977	-8.4	901	2,079	1,695	53.2	255,440	6.6	253,214
	April	1,036	-2.8	902	2,135	1,716	52.6	256,034	2.6	249,355
	May	1,261	14.2	960	2,612	1,783	53.8	268,574	13.0	255,202
	June	1,280	18.8	994	2,428	1,884	52.8	261,765	5.1	255,655
	July	1,093	8.9	991	2,020	1,814	54.6	256,870	3.1	252,742
	August	1,243	21.2	991	2,018	1,724	57.5	261,565	9.6	266,732
	September	1,146	17.4	1,042	1,896	1,825	57.1	253,300	7.1	259,073
	October	988	14.4	1,087	1,637	1,957	55.5	263,907	12.7	272,817
	November	912	5.7	1,065	1,367	1,919	55.5	255,580	1.5	257,972
	December	690	21.7	1,138	785	1,917	59.4	259,641	7.3	271,381
2012	January	821	34.2	1,257	1,704	2,108	59.6	260,726	5.4	270,369
	February	1,032	37.1	1,194	1,915	2,128	56.1	263,489	4.8	269,659
	March	1,280	31.0	1,216	2,372	2,040	59.6	272,260	6.6	275,203
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	2,342	0.7	2,817	5,027	5,390	52.3	251,997	5.6	251,827
	Q1 2012	3,133	33.8	3,667	5,991	6,276	58.4	266,349	5.7	271,741
	YTD 2010	0	n/a		0			-	n/a	
	YTD 2011	0	n/a		0			-	n/a	

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[1]Source: CREA

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

Table 5c: MLS® Residential Activity for Alberta First 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	2,874	-2.0	4,333	8,007	8,928	48.5	348,488	1.5	352,403
	February	3,943	-3.3	4,383	8,881	9,404	46.6	352,076	2.4	356,164
	March	5,118	-4.4	4,303	10,294	8,521	50.5	353,530	-2.4	350,940
	April	5,012	-9.6	4,403	10,468	8,690	50.7	358,865	1.1	357,824
	May	5,659	8.7	4,333	11,788	8,978	48.3	357,086	-2.0	351,711
	June	5,920	24.7	4,607	10,926	8,976	51.3	361,079	-0.1	351,051
	July	4,996	22.3	4,687	9,628	8,980	52.2	354,512	-0.2	351,882
	August	4,938	25.3	4,512	9,683	9,068	49.8	344,392	0.5	351,163
	September	4,379	11.3	4,433	9,016	8,749	50.7	354,262	1.5	359,172
	October	4,098	17.7	4,575	7,566	8,607	53.2	350,909	1.8	352,309
	November	3,909	7.8	4,543	5,820	8,211	55.3	350,806	1.0	355,592
	December	2,910	4.1	4,640	3,670	8,632	53.8	346,573	1.3	350,950
2012	January	3,109	8.2	4,570	8,024	8,611	53.1	342,572	-1.7	343,047
	February	4,476	13.5	4,802	8,735	8,908	53.9	359,721	2.2	360,500
	March	5,774	12.8	5,101	10,743	8,904	57.3	362,798	2.6	358,988
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	11,935	-3.5	13,019	27,182	26,853	48.5	351,836	0.1	353,186
	Q1 2012	13,359	11.9	14,473	27,502	26,423	54.8	357,060	1.5	354,456
	YTD 2010	0	n/a		0			-	n/a	
	YTD 2011	0	n/a		0			-	n/a	

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

Table 6a: Level of Economic Indicators for Manitoba First Quarter 2012												
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2011	January - March	600	3.5	5.3	625.6	5.3	1,741	98.9	760	3,659,616	101.95
	April - June	614	3.6	5.6	623.0	5.4	3,657	102.7	760	4,047,808	104.18
	July - September	600	3.5	5.3	623.3	5.6	2,231	91.1	764	3,678,426	100.57
	October - December	598	3.5	5.3	625.7	5.4	2,319	97.2	773	3,930,289	98.88
2012	January - March	596	3.3	5.3	627.8	5.4		107.3	767		100.34
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba First Quarter 2012											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	1.9	-0.1	-25.8	-11.1	4.4	9.0	6.6
	April - June	-4.5	-0.1	-0.5	0.5	-0.1	-0.4	4.3	3.2	9.1	8.5
	July - September	-1.9	0.1	-0.2	0.2	0.1	-14.3	-5.4	1.7	4.0	4.7
	October - December	-0.2	0.2	0.0	0.4	0.3	-0.7	-1.2	1.5	2.9	0.2
2012	January - March	-0.6	-0.2	-0.1	0.4	0.2		8.5	1.0		-1.6
	April - June										
	July - September										
	October - December										

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

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

Table 6b: Level of Economic Indicators for Saskatchewan First Quarter 2012

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2011	January - March	600	3.5	5.3	524.8	5.4	903	98.9	844	3,094,886	101.95
	April - June	614	3.6	5.6	525.5	4.9	3,920	102.7	849	3,214,075	104.18
	July - September	600	3.5	5.3	525.9	4.7	3,970	91.1	865	3,138,397	100.57
	October - December	598	3.5	5.3	526.9	4.8	3,048	97.2	873	3,128,507	98.88
2012	January - March	596	3.3	5.3	529.6	4.9		107.3	873		100.34
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan First Quarter 2012

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	0.3	0.6	-60.6	-11.1	1.3	9.5	6.6
	April - June	-4.5	-0.1	-0.5	-0.1	-0.4	35.2	4.3	2.2	13.5	8.5
	July - September	-1.9	0.1	-0.2	0.2	-0.6	50.4	-5.4	3.4	20.7	4.7
	October - December	-0.2	0.2	0.0	0.6	-0.7	139.8	-1.2	4.0	17.8	0.2
2012	January - March	-0.6	-0.2	-0.1	0.9	-0.4		8.5	3.5		-1.6
	April - June										
	July - September										
	October - December										

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

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

Table 6c: Level of Economic Indicators for Alberta First Quarter 2012

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2011	January - March	600	3.5	5.3	2,064.2	5.8	8,983	98.9	760	16,260,366	101.95
	April - June	614	3.6	5.6	2,073.4	5.6	13,033	102.7	760	16,998,575	104.18
	July - September	600	3.5	5.3	2,111.2	5.5	10,716	91.1	764	18,445,034	100.57
	October - December	598	3.5	5.3	2,130.0	5.0	12,307	97.2	773	19,169,256	98.88
2012	January - March	596	3.3	5.3	2,131.8	5.1		107.3	767		100.34
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta First Quarter 2012

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	3.1	-1.1	68.9	-11.1	4.4	16.0	6.6
	April - June	-4.5	-0.1	-0.5	3.0	-1.3	52.3	4.3	3.2	16.4	8.5
	July - September	-1.9	0.1	-0.2	4.4	-0.8	96.3	-5.4	1.7	19.2	4.7
	October - December	-0.2	0.2	0.0	4.7	-0.8	**	-1.2	1.5	20.0	0.2
2012	January - March	-0.6	-0.2	-0.1	3.3	-0.7		8.5	1.0		-1.6
	April - June										
	July - September										
	October - December										

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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