HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2012

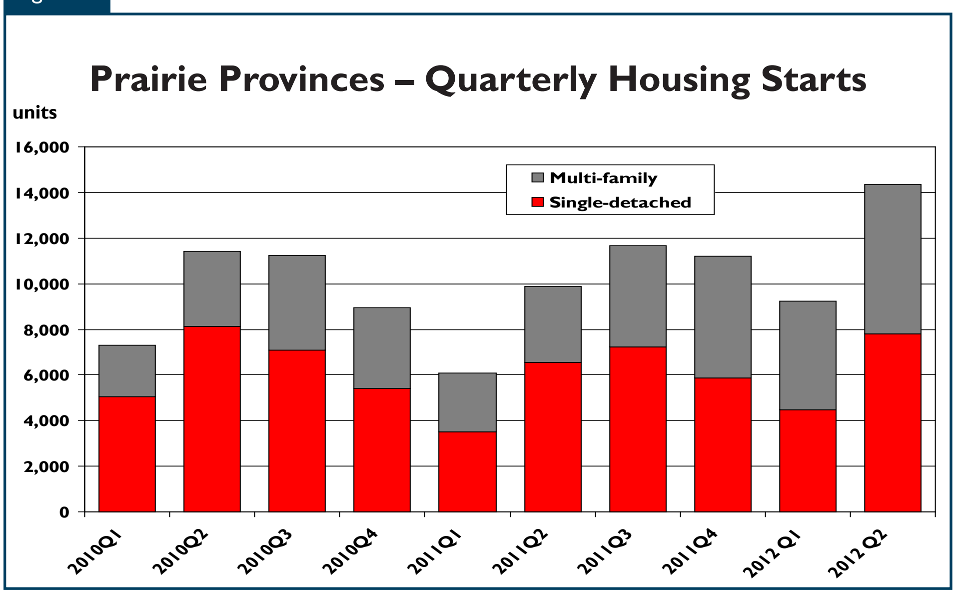
New Home Market

Prairie housing starts higher at mid-year

In the Prairie Provinces, housing starts in the second quarter of 2012 amounted to 14,365 units, up 45 per cent from 9,875 a year earlier. Single-detached starts amounted to 7,806 units in the second quarter, up 19 per cent from the 6,537 units started in the second quarter of 2011. In the multi-family segment, composed of semi-detached, row, and apartment units, there were 6,559 starts in the second quarter of 2012, up from 3,338 one year earlier. Through six months, Prairie housing starts have totalled 23,606 units, up 48 per cent from mid-year 2011.

In Alberta, economic growth and job creation are increasing housing demand and builders are responding

Figure 1



Source: CMHC

Table of Contents

Canada

Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

with higher production. Alberta's second quarter housing starts of 9,436 units represented a 50 per cent increase from last year's production during the same time period. Both single-detached and multi-family production increased during the second quarter. Single-detached starts rose almost 16 per cent to 4,855 units, while multi-family starts more than doubled to 4,581. Through six months of this year, housing starts in Alberta have risen by over 51 per cent to 15,920 units, up from 10,492 units last year.

The higher level of housing starts in Alberta was reflected in the province's two Census Metropolitan Areas (CMAs). The Calgary CMA recorded 3,844 housing starts in the second quarter of 2012, up from 1,982 last year. By segment, multi-family construction in Calgary increased from 613 units in the second quarter of 2011 to 2,270 units in the second quarter of 2012. Single-detached starts rose by 13 per cent year-over-year, reaching 1,574 units. Combined, housing starts to the end of June in the Calgary CMA amounted to 7,044 units, up from last year's production of 3,530 units.

In the Edmonton CMA, 3,263 housing starts were recorded during the second quarter of 2012, up 31 per cent from 2,486 in 2011. In the single-detached segment, 1,512 units were started in the second quarter of 2012 compared to 1,425 last year. Meanwhile, second quarter multi-family starts increased by 65 per cent to 1,751 units. After six months, housing starts in the Edmonton CMA have risen by 35 per cent to 5,468 units.

In Alberta's five largest Census Agglomerations (CAs) second quarter 2012 housing starts were mixed as activity rose in Grande Prairie, Medicine Hat and Red Deer, and declined in Lethbridge and Wood Buffalo. Comparing mid-year activity this year with last year, housing starts in Grande Prairie increased to 270 units, Medicine Hat's starts rose from 71 units to 139, and Red Deer housing starts were almost 38 per cent higher at 314 units. In Lethbridge, starts decreased by 41 per cent to 255 units while in Wood Buffalo, starts declined from 336 in the first half of 2011 to 223 units so far this year.

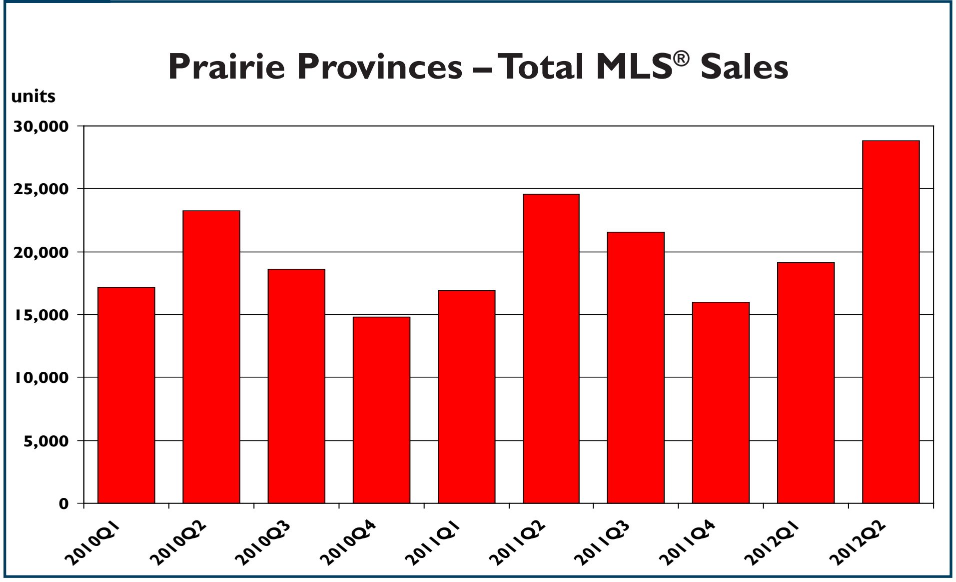
In Saskatchewan, housing markets are in a heighted period of demand due to strong economic and demographic factors. Saskatchewan's housing starts totalled 2,776 units in the second quarter of 2012, a 44 per cent gain from the 1,921 units started in the same period of 2011. As was the case in the first quarter, both single-detached and multi-family starts were higher in the second quarter. Single-detached starts increased by 32 per cent on a year-over-year basis to 1,715 units, while multi-family starts rose 69 per cent to 1,051units. Halfway through 2012, total housing starts in Saskatchewan reached 4,367 units, up 42 per cent year-over-year.

Saskatchewan's two largest centres, Regina and Saskatoon CMA, both experienced a higher level of housing starts from April to June. The Regina CMA had 685 housing starts in the second quarter of 2012, up from 370 units a year earlier. To the end of June, starts in the Regina CMA amounted to 1,425 units, up from 700 starts in the same period of 2011. Condominium construction has been on the upswing, contributing to the increased level of housing construction in Regina. In Saskatoon, second quarter housing starts increased by nine per cent to 927 units, up from 848 last year. Through two quarters of 2012, Saskatoon's housing starts amounted to 1,555 units, up four per cent year-over-year.

In Manitoba, second quarter housing starts totalled 2,163 units, representing a 29 per cent increase from second quarter 2011 production of 1,673 units. Both single-detached and multi-family starts increased during the second quarter. Single-detached starts increased 18 per cent year-over year to 1,236 units, while multi-family starts increased 48 per cent to 927 units. Both rental and condominium construction in Manitoba contributed to the higher multi-family construction. On a year-to-date basis, housing starts in Manitoba amounted to 3,319 units, up 38 per cent from the first six months of 2011.

In the Winnipeg CMA, housing starts in the second quarter of 2012 increased 32 per cent year-over-year to 1,171 units. A higher level of rental and condominium starts accounted for most of the gains. A low vacancy rate in Winnipeg is supporting rental construction. Second quarter multi-family construction of 619 starts represented a 77 per cent increase from 349 units started in the April to June period of 2011. In the single-detached market, builders initiated 552 units during the second quarter, up from 536 a year earlier. On a year-to-date basis, total housing starts in the Winnipeg CMA reached 1,922 units, up 40 per cent from 2011's mid-year total of 1,375 units.

Figure 2



Source: CREA (Raw)

Resale Market

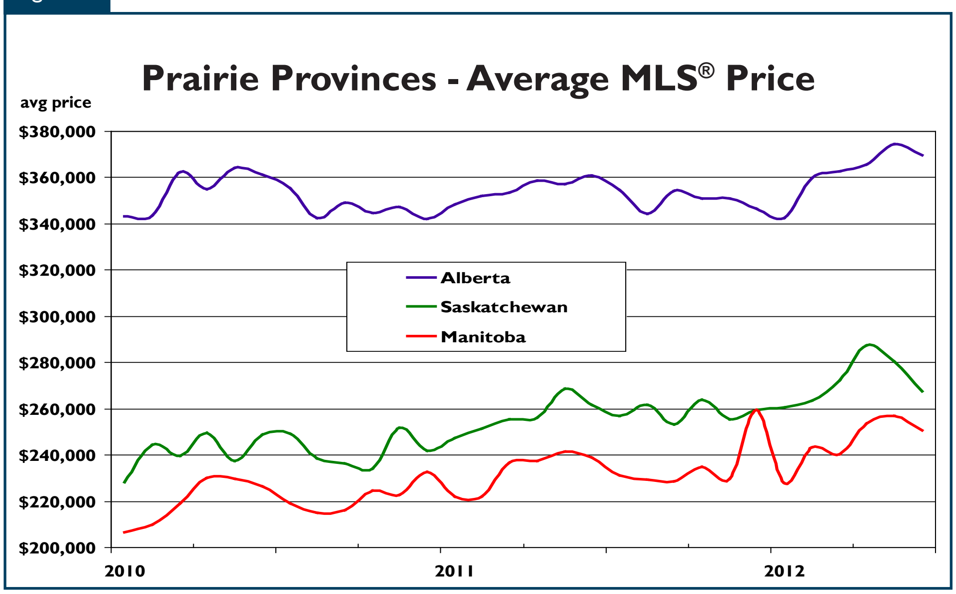
MLS® sales continued to increase in the Prairie Region

In the second quarter of 2012, MLS® sales in the Prairie region amounted to 28,812, up 16 per from 24,924 sales in the second quarter of 2011. All three Prairie Provinces experienced a higher level of sales during the second quarter, with Alberta showing the most growth. MLS® sales in Alberta increased 18 per cent in the second quarter, from 16,591 in 2011 to 19,575 this year. In Saskatchewan, a record level of migration in 2011 and strong inflows early in 2012 continued to underpin housing demand. Resale transactions in Saskatchewan increased 13 per cent year-over-year to 4,421 sales in the second quarter of 2012. In Manitoba, second quarter 2012 resale transactions amounted to 4,816, up nine per cent, year-over-year. Given the gains halfway into 2012, MLS® sales in Saskatchewan and Manitoba are on pace to surpass the record set in 2011.

At mid-year 2012, residential MLS® sales in the Prairie Region amounted to 47,939, up 14 per cent from 42,082 last year. This year's activity represented the highest mid-year total since 2007 when there were 57,832 transactions. Low mortgage rates, employment and wage growth, and elevated in-migration are fundamental factors supporting housing demand in the Prairie Region.

The higher level of housing demand has helped move the average MLS® price higher in the Prairie region. The second quarter Prairie average MLS® price was $336,717, up 4.3 per cent from $322,698 in 2011. Price growth was slowest in Alberta where markets were transitioning to more balanced condition, and highest in Manitoba where sellers' market conditions existed in Winnipeg. In Alberta, the average MLS® price rose 3.1 per cent in the second quarter of 2012 to $370,307. In Saskatchewan, market conditions were stronger, reflected in the average MLS® price rising by just under six per cent to $278,245. In Manitoba, the average MLS® price rose by over six per cent in the second quarter to $253,866.

Figure 3



Source: CREA (Raw)

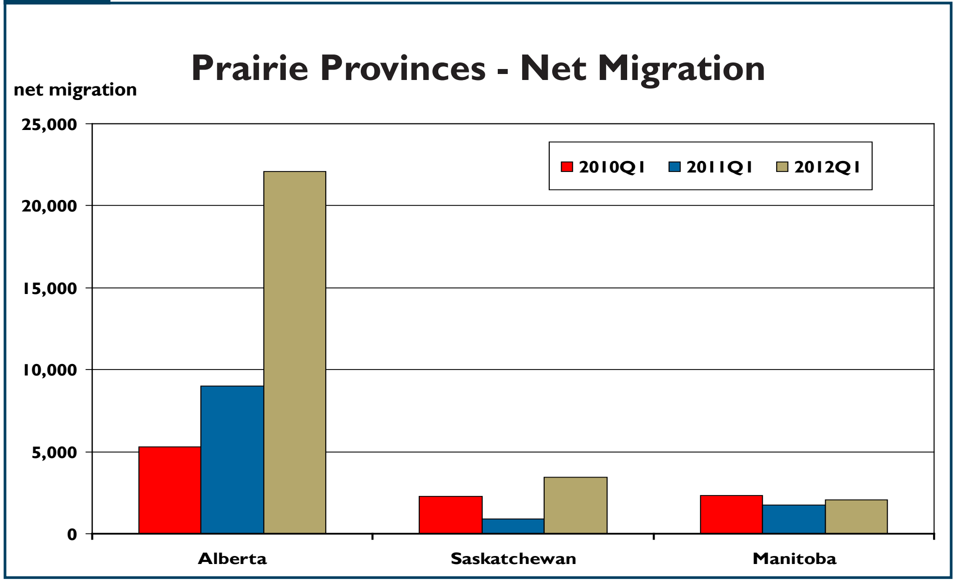
Economy

Employment and demographic growth generating housing demand

Economic growth, employment opportunities, and low unemployment rates are drawing migrants to the Prairie Region. During the first quarter of 2012, net migration to the Prairie Region amounted to 27,572, more than double the 11,627 people that came to the Prairies in the first quarter of 2011. All three Prairie Provinces experienced a higher level of net migration in the first quarter compared to a year earlier. In Alberta, strong interprovincial and international migration helped increase net migration from 8,983 to 22,067 people. In Saskatchewan, net migration rose from 903 in the first three months of 2011 to 3,427 this year. Saskatchewan's gains in the first quarter of 2012 were all from international migration, as was the case in Manitoba. Net migration to Manitoba amounted to 2,078 in the first quarter, up from 1,741 a year earlier. Positive net migration to the Prairies will continue to support demand for all types of housing.

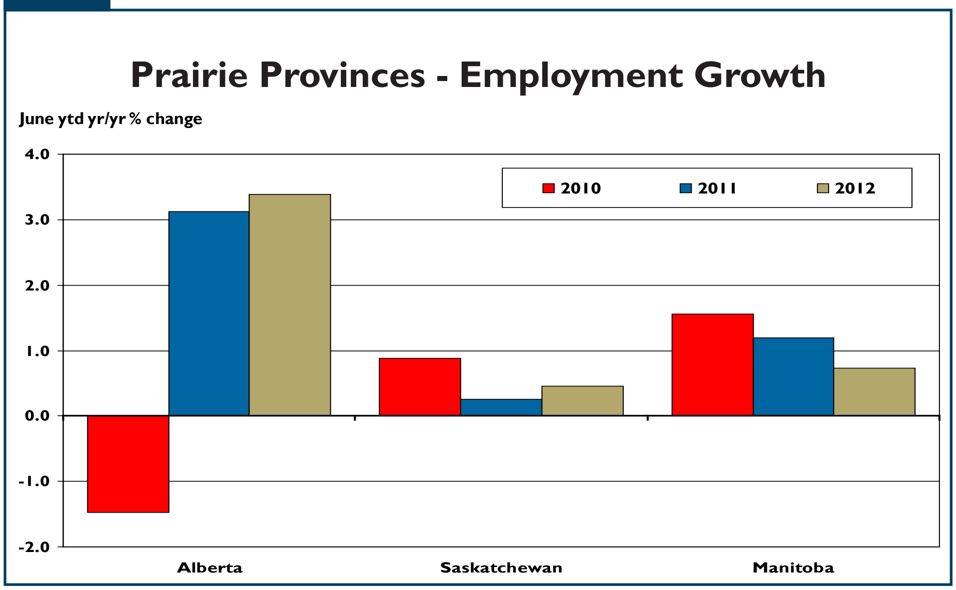
In the labour markets, job growth in the Prairies is being led by Alberta. At mid-year 2012, Alberta's full-time employment was 76,000 positions higher than a year earlier, up 4.5 per cent year-over-year. Full-time employment in Saskatchewan has risen by 9,000 jobs, representing a growth rate of 2.1 per cent. In Manitoba, employment growth of less than one per cent contributed to a gain 2,700 full-time jobs. At mid-year, the unemployment rates in the Prairies remained low, averaging 5.3 per cent in Manitoba, and 4.9 per cent in both Saskatchewan and Alberta. Tight labour market conditions, rising wages and employment opportunities will continue to draw migrants to the Prairies.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current 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
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current 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 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 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 Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

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
Second 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										
Q2 2012	5,930	1,064	132	16	1,064	2,440	103	1,220	2,396	14,365
Q2 2011	5,297	772	41	23	834	696	91	523	1,598	9,875
% Change	12.0	37.8	**	-30.4	27.6	**	13.2	133.3	49.9	45.5
Year-to-date 2012	9,839	1,780	284	40	1,802	4,442	112	2,119	3,154	23,606
Year-to-date 2011	8,517	1,272	99	30	1,429	1,378	129	1,142	1,978	15,974
% Change	15.5	39.9	186.9	33.3	26.1	**	-13.2	85.6	59.5	47.8
UNDER CONSTRUCTION										
Q2 2012	11,663	2,210	407	45	3,081	9,759	238	4,412	2,777	34,626
Q2 2011	10,334	1,632	187	47	2,697	7,613	194	2,626	1,796	27,126
% Change	12.9	35.4	117.6	-4.3	14.2	28.2	22.7	68.0	54.6	27.6
COMPLETIONS										
Q2 2012	4,815	714	75	26	861	1,556	55	408	1,066	9,576
Q2 2011	4,546	522	47	11	755	709	91	831	751	8,263
% Change	5.9	36.8	59.6	136.4	14.0	119.5	-39.6	-50.9	41.9	15.9
Year-to-date 2012	8,814	1,316	138	35	1,575	2,798	161	1,008	2,475	18,320
Year-to-date 2011	8,756	1,006	146	21	1,264	1,558	153	1,276	2,104	16,284
% Change	0.7	30.8	-5.5	66.7	24.6	79.6	5.2	-21.0	17.6	12.5
COMPLETED & NOT ABSORBED										
Q2 2012	1,481	267	30	15	351	1,343	13	105	n/a	3,605
Q2 2011	1,500	191	22	12	298	1,855	9	262	n/a	4,149
% Change	-1.3	39.8	36.4	25.0	17.8	-27.6	44.4	-59.9	n/a	-13.1
ABSORBED										
Q2 2012	4,458	635	63	17	804	1,405	45	250	n/a	7,677
Q2 2011	4,160	507	53	6	685	742	56	391	n/a	6,600
% Change	7.2	25.2	18.9	183.3	17.4	89.4	-19.6	-36.1	n/a	16.3
Year-to-date 2012	8,010	1,192	81	28	1,392	2,442	115	646	n/a	13,906
Year-to-date 2011	7,854	952	152	11	1,116	1,356	78	688	n/a	12,207
% Change	2.0	25.2	-46.7	154.5	24.7	80.1	47.4	-6.1	n/a	13.9

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

Table 1.1a: Housing Activity Summary of Manitoba
Second 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										
Q2 2012	674	28	3	2	90	275	0	332	759	2,163
Q2 2011	638	40	0	6	38	80	38	231	602	1,673
% Change	5.6	-30.0	n/a	-66.7	136.8	**	-100.0	43.7	26.1	29.3
Year-to-date 2012	1,111	56	3	4	171	418	0	491	1,031	3,319
Year-to-date 2011	1,032	64	4	11	98	128	48	315	705	2,405
% Change	7.7	-12.5	-25.0	-63.6	74.5	**	-100.0	55.9	46.2	38.0
UNDER CONSTRUCTION										
Q2 2012	1,365	50	3	8	253	656	18	1,063	858	4,308
Q2 2011	1,186	56	7	15	143	429	95	833	602	3,366
% Change	15.1	-10.7	-57.1	-46.7	76.9	52.9	-81.1	27.6	42.5	28.0
COMPLETIONS										
Q2 2012	660	12	0	4	84	131	15	141	181	1,228
Q2 2011	635	22	0	7	53	61	2	411	103	1,294
% Change	3.9	-45.5	n/a	-42.9	58.5	114.8	**	-65.7	75.7	-5.1
Year-to-date 2012	893	26	4	8	122	231	78	168	704	2,234
Year-to-date 2011	850	30	0	16	89	61	6	427	617	2,096
% Change	5.1	-13.3	n/a	-50.0	37.1	**	**	-60.7	14.1	6.6
COMPLETED & NOT ABSORBED										
Q2 2012	167	4	0	5	11	66	12	70	n/a	335
Q2 2011	150	6	0	11	15	57	0	144	n/a	383
% Change	11.3	-33.3	n/a	-54.5	-26.7	15.8	n/a	-51.4	n/a	-12.5
ABSORBED										
Q2 2012	536	2	0	5	52	94	15	119	n/a	823
Q2 2011	532	3	0	4	45	100	0	223	n/a	907
% Change	0.8	-33.3	n/a	25.0	15.6	-6.0	n/a	-46.6	n/a	-9.3
Year-to-date 2012	748	5	0	14	81	187	58	148	n/a	1,241
Year-to-date 2011	739	5	0	9	76	104	0	223	n/a	1,156
% Change	1.2	0.0	n/a	55.6	6.6	79.8	n/a	-33.6	n/a	7.4

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

Table 1.1b: Housing Activity Summary of Saskatchewan Second 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										
Q2 2012	1,120	108	30	13	94	484	83	73	761	2,766
Q2 2011	888	32	13	0	246	191	53	62	436	1,921
% Change	26.1	**	130.8	n/a	-61.8	153.4	56.6	17.7	74.5	44.0
Year-to-date 2012	1,758	156	64	33	186	997	88	152	933	4,367
Year-to-date 2011	1,385	74	21	2	339	345	77	311	523	3,077
% Change	26.9	110.8	**	**	-45.1	189.0	14.3	-51.1	78.4	41.9
UNDER CONSTRUCTION										
Q2 2012	2,250	200	120	32	353	1,555	175	360	841	5,886
Q2 2011	1,829	94	29	3	489	897	71	574	458	4,444
% Change	23.0	112.8	**	**	-27.8	73.4	146.5	-37.3	83.6	32.4
COMPLETIONS										
Q2 2012	717	26	19	15	148	407	28	114	380	1,854
Q2 2011	596	28	8	1	156	155	56	164	434	1,598
% Change	20.3	-7.1	137.5	**	-5.1	162.6	-50.0	-30.5	-12.4	16.0
Year-to-date 2012	1,377	60	57	18	312	701	55	309	657	3,546
Year-to-date 2011	1,229	58	8	1	222	308	69	172	751	2,818
% Change	12.0	3.4	**	**	40.5	127.6	-20.3	79.7	-12.5	25.8
COMPLETED & NOT ABSORBED										
Q2 2012	169	17	6	8	22	170	0	0	n/a	392
Q2 2011	200	15	6	0	44	170	0	71	n/a	506
% Change	-15.5	13.3	0.0	n/a	-50.0	0.0	n/a	-100.0	n/a	-22.5
ABSORBED										
Q2 2012	647	20	20	6	148	232	22	12	n/a	1,107
Q2 2011	505	18	6	1	126	147	44	75	n/a	922
% Change	28.1	11.1	**	**	17.5	57.8	-50.0	-84.0	n/a	20.1
Year-to-date 2012	1,201	42	33	7	286	524	47	200	n/a	2,340
Year-to-date 2011	984	36	6	1	152	266	53	83	n/a	1,581
% Change	22.1	16.7	**	**	88.2	97.0	-11.3	141.0	n/a	48.0

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

Table 1.1c: Housing Activity Summary of Alberta Second 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										
Q2 2012	4,136	928	99	1	880	1,681	20	815	876	9,436
Q2 2011	3,771	700	28	17	550	425	0	230	560	6,281
% Change	9.7	32.6	**	-94.1	60.0	**	n/a	**	56.4	50.2
Year-to-date 2012	6,970	1,568	217	3	1,445	3,027	24	1,476	1,190	15,920
Year-to-date 2011	6,100	1,134	74	17	992	905	4	516	750	10,492
% Change	14.3	38.3	193.2	-82.4	45.7	**	**	186.0	58.7	51.7
UNDER CONSTRUCTION										
Q2 2012	8,048	1,960	284	5	2,475	7,548	45	2,989	1,078	24,432
Q2 2011	7,319	1,482	151	29	2,065	6,287	28	1,219	736	19,316
% Change	10.0	32.3	88.1	-82.8	19.9	20.1	60.7	145.2	46.5	26.5
COMPLETIONS										
Q2 2012	3,438	676	56	7	629	1,018	12	153	505	6,494
Q2 2011	3,315	472	39	3	546	493	33	256	214	5,371
% Change	3.7	43.2	43.6	133.3	15.2	106.5	-63.6	-40.2	136.0	20.9
Year-to-date 2012	6,544	1,230	77	9	1,141	1,866	28	531	1,114	12,540
Year-to-date 2011	6,677	918	138	4	953	1,189	78	677	736	11,370
% Change	-2.0	34.0	-44.2	125.0	19.7	56.9	-64.1	-21.6	51.4	10.3
COMPLETED & NOT ABSORBED										
Q2 2012	1,145	246	24	2	318	1,107	1	35	n/a	2,878
Q2 2011	1,150	170	16	1	239	1,628	9	47	n/a	3,260
% Change	-0.4	44.7	50.0	100.0	33.1	-32.0	-88.9	-25.5	n/a	-11.7
ABSORBED										
Q2 2012	3 275	613	43	6	604	1 079	8	119	n/a	5,747
Q2 2011	3 123	486	47	1	514	495	12	93	n/a	4,771
% Change	4.9	26.1	-8.5	**	17.5	118.0	-33.3	28.0	n/a	20.5
Year-to-date 2012	6,061	1,145	48	7	1,025	1,731	10	298	n/a	10,325
Year-to-date 2011	6,131	911	146	1	888	986	25	382	n/a	9,470
% Change	-1.1	25.7	-67.1	**	15.4	75.6	-60.0	-22.0	n/a	9.0

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 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
Centres 100,000+											
Winnipeg	552	536	32	20	49	54	538	275	1,171	885	32.3
Centres 10,000 - 49,999											
Brandon	30	26	2	2	20	20	9	36	61	84	-27.4
Hanover RM	39	26	2	4	6	0	6	0	53	30	76.7
Portage la Prairie	13	15	0	0	0	0	0	0	13	15	-13.3
St. Andrews	11	8	0	0	0	0	0	0	11	8	37.5
Steinbach	30	33	10	16	0	0	54	0	94	49	91.8
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Total Manitoba (10,000+)	676	644	46	42	75	74	607	311	1,404	1,071	31.1

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba 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
Centres 100,000+											
Winnipeg	945	884	58	30	106	107	813	354	1,922	1,375	39.8
Centres 10,000 - 49,999											
Brandon	46	36	8	4	28	35	70	36	152	111	36.9
Hanover RM	44	38	6	4	6	0	6	0	62	42	47.6
Portage la Prairie	13	18	0	0	0	0	0	0	13	18	-27.8
St. Andrews	14	20	0	0	0	0	0	0	14	20	-30.0
Steinbach	52	47	18	30	0	4	54	53	124	134	-7.5
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Total Manitoba (10,000+)	1,115	1,043	90	68	140	146	943	443	2,288	1,700	34.6

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan 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
Centres 100,000+											
Regina	380	260	68	24	44	47	193	39	685	370	85.1
Saskatoon	588	462	54	14	84	201	201	171	927	848	9.3
Centres 10,000 - 49,999											
Estevan	13	21	0	4	12	7	0	39	25	71	-64.8
Lloydminster	28	29	0	0	0	0	64	0	92	29	**
Moose Jaw	34	28	0	0	0	0	0	0	34	28	21.4
North Battleford	10	18	0	0	6	4	8	4	24	26	-7.7
Prince Albert	39	46	6	4	20	0	67	0	132	50	164.0
Swift Current	22	12	0	0	8	36	0	0	30	48	-37.5
Yorkton	20	15	6	0	6	0	24	0	56	15	**
Total Saskatchewan (10,000+)	1,134	891	134	46	180	295	557	253	2,005	1,485	35.0

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan 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
Centres 100,000+											
Regina	620	430	102	28	98	55	605	187	1,425	700	103.6
Saskatoon	955	752	76	44	147	278	377	422	1,555	1,496	3.9
Centres 10,000 - 49,999											
Estevan	16	24	0	12	17	7	0	39	33	82	-59.8
Lloydminster	53	40	0	2	0	14	64	0	117	56	108.9
Moose Jaw	54	34	0	0	0	0	0	0	54	34	58.8
North Battleford	11	21	0	0	6	4	8	8	25	33	-24.2
Prince Albert	41	57	6	4	20	0	71	0	138	61	126.2
Swift Current	22	15	0	4	8	56	0	0	30	75	-60.0
Yorkton	21	17	6	0	6	0	24	0	57	17	**
Total Saskatchewan (10,000+)	1,793	1,390	190	94	302	414	1,149	656	3,434	2,554	34.5

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	1,574	1,369	276	236	516	295	1,478	82	3,844	1,982	93.9
Edmonton	1,512	1,425	532	388	336	219	883	454	3,263	2,486	31.3
Centres 50,000 - 99,999											
Grande Prairie	163	161	46	10	16	0	0	0	225	171	31.6
Lethbridge	153	138	8	28	0	6	0	0	161	172	-6.4
Medicine Hat	78	49	0	4	0	0	16	0	94	53	77.4
Red Deer	115	96	32	38	27	9	3	0	177	143	23.8
Wood Buffalo	68	108	22	10	18	0	12	97	120	215	-44.2
Centres 10,000 - 49,999											
Bonnyville MD	36	54	0	0	0	0	0	0	36	54	-33.3
Brooks	16	8	0	0	0	0	0	0	16	8	100.0
Camrose	24	7	4	4	4	0	4	0	36	11	**
Canmore	3	6	4	4	0	4	0	0	7	14	-50.0
Clearwater County MD	11	8	0	0	0	0	0	0	11	8	37.5
Cold Lake	27	37	2	0	0	0	0	0	29	37	-21.6
Foothills No 31 MD	32	27	12	0	0	0	0	0	44	27	63.0
High River	15	13	2	2	11	5	0	0	28	20	40.0
Lacombe	26	19	0	10	4	0	80	0	110	29	**
Lacombe County CM	7	15	0	0	0	0	0	0	7	15	-53.3
Mackenzie No 23 MD	29	34	0	0	0	0	0	0	29	34	-14.7
Mountain View County MD	21	13	0	0	0	0	0	0	21	13	61.5
Okotoks	39	48	0	2	0	0	0	0	39	50	-22.0
Red Deer County CM	43	15	0	0	8	0	0	0	51	15	**
Strathmore	5	10	2	2	12	0	0	22	19	34	-44.1
Sylvan Lake	26	41	12	0	15	0	0	0	53	41	29.3
Wetaskiwin County No 10 CM	15	23	0	0	0	0	0	0	15	23	-34.8
Wetaskiwin	12	6	2	2	0	0	0	0	14	8	75.0
Yellowhead County MD	22	8	0	0	0	0	0	0	22	8	175.0
Total Alberta (10,000+)	4,137	3,788	956	740	971	538	2,496	655	8,560	5,721	49.6

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	2,830	2,350	472	394	882	508	2,860	278	7,044	3,530	99.5
Edmonton	2,595	2,226	928	618	533	261	1,412	946	5,468	4,051	35.0
Centres 50,000 - 99,999											
Grande Prairie	202	215	52	12	16	4	0	0	270	231	16.9
Lethbridge	237	234	10	36	8	105	0	57	255	432	-41.0
Medicine Hat	99	61	4	6	0	4	36	0	139	71	95.8
Red Deer	164	158	42	56	35	14	73	0	314	228	37.7
Wood Buffalo	125	203	22	24	58	12	18	97	223	336	-33.6
Centres 10,000 - 49,999											
Bonnyville MD	45	66	0	0	0	0	0	0	45	66	-31.8
Brooks	20	17	2	0	0	0	0	0	22	17	29.4
Camrose	34	14	12	14	4	0	4	0	54	28	92.9
Canmore	3	7	8	4	0	4	0	5	11	20	-45.0
Clearwater County MD	15	12	0	0	0	0	0	0	15	12	25.0
Cold Lake	41	47	2	0	0	0	0	0	43	47	-8.5
Foothills No 31 MD	54	48	14	0	0	0	0	0	68	48	41.7
High River	20	22	24	2	11	8	0	0	55	32	71.9
Lacombe	32	28	16	20	4	0	80	0	132	48	175.0
Lacombe County CM	12	24	0	0	0	0	0	0	12	24	-50.0
Mackenzie No 23 MD	35	41	0	0	0	14	0	0	35	55	-36.4
Mountain View County MD	31	19	0	0	0	0	0	0	31	19	63.2
Okotoks	74	90	4	4	0	0	0	0	78	94	-17.0
Red Deer County CM	60	26	0	0	8	0	0	0	68	26	161.5
Strathmore	9	11	14	8	12	68	0	38	35	125	-72.0
Sylvan Lake	53	72	12	2	39	0	0	0	104	74	40.5
Wetaskiwin County No 10 CM	21	28	0	0	0	0	0	0	21	28	-25.0
Wetaskiwin	14	6	2	2	0	0	0	0	16	8	100.0
Yellowhead County MD	42	15	0	0	0	0	0	0	42	15	180.0
Total Alberta (10,000+)	6,973	6,117	1,640	1,202	1,614	1,002	4,503	1,421	14,730	9,742	51.2

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
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
Centres 100,000+								
Winnipeg	49	16	0	38	212	76	326	199
Centres 10,000 - 49,999								
Brandon	20	20	0	0	3	4	6	32
Hanover RM	6	0	0	0	6	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	0	54	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	75	36	0	38	275	80	332	231

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
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
Centres 100,000+								
Winnipeg	106	66	0	41	352	124	461	230
Centres 10,000 - 49,999								
Brandon	28	32	0	3	6	4	30	32
Hanover RM	6	0	0	0	6	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	54	0	0	53
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	140	98	0	48	418	128	491	315

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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
Centres 100,000+								
Regina	44	47	0	0	193	39	0	0
Saskatoon	50	201	34	0	196	113	5	58
Centres 10,000 - 49,999								
Estevan	12	7	0	0	0	39	0	0
Lloydminster	0	0	0	0	0	0	64	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	6	4	0	0	8	0	0	4
Prince Albert	4	0	16	0	63	0	4	0
Swift Current	8	0	0	36	0	0	0	0
Yorkton	0	0	6	0	24	0	0	0
Total Saskatchewan (10,000+)	124	259	56	36	484	191	73	62

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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
Centres 100,000+								
Regina	98	55	0	0	530	143	75	44
Saskatoon	113	278	34	0	372	163	5	259
Centres 10,000 - 49,999								
Estevan	17	7	0	0	0	39	0	0
Lloydminster	0	14	0	0	0	0	64	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	6	4	0	0	8	0	0	8
Prince Albert	4	0	16	0	63	0	8	0
Swift Current	8	0	0	56	0	0	0	0
Yorkton	0	0	6	0	24	0	0	0
Total Saskatchewan (10,000+)	246	358	56	56	997	345	152	311

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	516	295	0	0	1,251	82	227	0
Edmonton	328	219	8	0	378	224	505	230
Centres 50,000 - 99,999								
Grande Prairie	4	0	12	0	0	0	0	0
Lethbridge	0	6	0	0	0	0	0	0
Medicine Hat	0	0	0	0	16	0	0	0
Red Deer	27	9	0	0	0	0	3	0
Wood Buffalo	18	0	0	0	12	97	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	4	0	0	0	4	0	0	0
Canmore	0	4	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	11	5	0	0	0	0	0	0
Lacombe	4	0	0	0	0	0	80	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	8	0	0	0	0	0	0	0
Strathmore	12	0	0	0	0	22	0	0
Sylvan Lake	15	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+)	951	538	20	0	1,681	425	815	230

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	882	508	0	0	2,467	229	393	49
Edmonton	521	261	12	0	432	479	980	467
Centres 50,000 - 99,999								
Grande Prairie	4	4	12	0	0	0	0	0
Lethbridge	8	105	0	0	0	57	0	0
Medicine Hat	0	0	0	4	16	0	20	0
Red Deer	35	14	0	0	70	0	3	0
Wood Buffalo	58	12	0	0	18	97	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	4	0	0	0	4	0	0	0
Canmore	0	4	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	11	8	0	0	0	0	0	0
Lacombe	4	0	0	0	0	0	80	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	8	0	0	0	0	0	0	0
Strathmore	12	68	0	0	0	38	0	0
Sylvan Lake	39	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,590	998	24	4	3,027	905	1,476	516

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Second Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centres 100,000+								
Winnipeg	570	550	275	98	326	237	1,171	885
Centres 10,000 - 49,999								
Brandon	29	26	26	26	6	32	61	84
Hanover RM	41	30	12	0	0	0	53	30
Portage la Prairie	13	15	0	0	0	0	13	15
St. Andrews	11	8	0	0	0	0	11	8
Steinbach	40	49	54	0	0	0	94	49
Thompson	1	0	0	0	0	0	1	0
Total Manitoba (10,000+)	705	678	367	124	332	269	1,404	1,071

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - June 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	977	907	484	197	461	271	1,922	1,375
Centres 10,000 - 49,999								
Brandon	45	36	43	40	30	35	152	111
Hanover RM	50	42	12	0	0	0	62	42
Portage la Prairie	13	18	0	0	0	0	13	18
St. Andrews	14	20	0	0	0	0	14	20
Steinbach	70	77	54	0	0	57	124	134
Thompson	1	0	0	0	0	0	1	0
Total Manitoba (10,000+)	1,170	1,100	593	237	491	363	2,288	1,700

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Second Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centres 100,000+								
Regina	435	267	224	86	26	17	685	370
Saskatoon	646	486	242	304	39	58	927	848
Centres 10,000 - 49,999								
Estevan	12	28	12	43	1	0	25	71
Lloydminster	28	29	0	0	64	0	92	29
Moose Jaw	34	28	0	0	0	0	34	28
North Battleford	10	18	14	4	0	4	24	26
Prince Albert	45	50	67	0	20	0	132	50
Swift Current	22	12	8	0	0	36	30	48
Yorkton	26	15	24	0	6	0	56	15
Total Saskatchewan (10,000+)	1,258	933	591	437	156	115	2,005	1,485

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - June 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	718	438	601	201	106	61	1,425	700
Saskatoon	1,031	814	485	423	39	259	1,555	1,496
Centres 10,000 - 49,999								
Estevan	15	39	17	43	1	0	33	82
Lloydminster	53	42	0	14	64	0	117	56
Moose Jaw	54	34	0	0	0	0	54	34
North Battleford	11	21	14	4	0	8	25	33
Prince Albert	47	61	67	0	24	0	138	61
Swift Current	22	14	8	1	0	60	30	75
Yorkton	27	17	24	0	6	0	57	17
Total Saskatchewan (10,000+)	1,978	1,480	1,216	686	240	388	3,434	2,554

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta Second Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centres 100,000+								
Calgary	1,870	1,605	1,747	377	227	0	3,844	1,982
Edmonton	2,066	1,794	684	462	513	230	3,263	2,486
Centres 50,000 - 99,999								
Grande Prairie	213	171	0	0	12	0	225	171
Lethbridge	161	166	0	6	0	0	161	172
Medicine Hat	78	51	16	2	0	0	94	53
Red Deer	147	134	27	9	3	0	177	143
Wood Buffalo	90	118	30	97	0	0	120	215
Centres 10,000 - 49,999								
Bonnyville MD	36	54	0	0	0	0	36	54
Brooks	16	8	0	0	0	0	16	8
Camrose	32	11	4	0	0	0	36	11
Canmore	7	8	0	6	0	0	7	14
Clearwater County MD	11	8	0	0	0	0	11	8
Cold Lake	29	37	0	0	0	0	29	37
Foothills No 31 MD	44	27	0	0	0	0	44	27
High River	17	15	11	5	0	0	28	20
Lacombe	30	29	0	0	80	0	110	29
Lacombe County CM	7	15	0	0	0	0	7	15
Mackenzie No 23 MD	29	34	0	0	0	0	29	34
Mountain View County MD	21	13	0	0	0	0	21	13
Okotoks	39	50	0	0	0	0	39	50
Red Deer County CM	51	15	0	0	0	0	51	15
Strathmore	7	12	12	22	0	0	19	34
Sylvan Lake	46	41	7	0	0	0	53	41
Wetaskiwin County No 10 CM	15	23	0	0	0	0	15	23
Wetaskiwin	14	8	0	0	0	0	14	8
Yellowhead County MD	22	8	0	0	0	0	22	8
Total Alberta (10,000+)	5,163	4,499	2,562	992	835	230	8,560	5,721

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - June 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	3,342	2,742	3,309	739	393	49	7,044	3,530
Edmonton	3,558	2,829	918	755	992	467	5,468	4,051
Centres 50,000 - 99,999								
Grande Prairie	258	231	0	0	12	0	270	231
Lethbridge	245	270	10	162	0	0	255	432
Medicine Hat	101	65	18	2	20	4	139	71
Red Deer	206	214	105	14	3	0	314	228
Wood Buffalo	177	239	46	97	0	0	223	336
Centres 10,000 - 49,999								
Bonnyville MD	45	66	0	0	0	0	45	66
Brooks	22	17	0	0	0	0	22	17
Camrose	50	28	4	0	0	0	54	28
Canmore	9	9	2	11	0	0	11	20
Clearwater County MD	15	12	0	0	0	0	15	12
Cold Lake	43	47	0	0	0	0	43	47
Foothills No 31 MD	68	48	0	0	0	0	68	48
High River	44	24	11	8	0	0	55	32
Lacombe	52	48	0	0	80	0	132	48
Lacombe County CM	12	24	0	0	0	0	12	24
Mackenzie No 23 MD	35	41	0	14	0	0	35	55
Mountain View County MD	31	19	0	0	0	0	31	19
Okotoks	78	94	0	0	0	0	78	94
Red Deer County CM	68	26	0	0	0	0	68	26
Strathmore	23	19	12	106	0	0	35	125
Sylvan Lake	88	74	16	0	0	0	104	74
Wetaskiwin County No 10 CM	21	28	0	0	0	0	21	28
Wetaskiwin	16	8	0	0	0	0	16	8
Yellowhead County MD	42	15	0	0	0	0	42	15
Total Alberta (10,000+)	8,755	7,308	4,475	1,914	1,500	520	14,730	9,742

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba 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
Centres 100,000+											
Winnipeg	600	574	4	12	68	45	253	427	925	1,058	-12.6
Centres 10,000 - 49,999											
Brandon	18	17	2	0	20	4	19	29	59	50	18.0
Hanover RM	16	14	4	2	6	0	0	0	26	16	62.5
Portage la Prairie	3	8	0	0	0	0	0	0	3	8	-62.5
St. Andrews	10	8	0	0	0	0	0	0	10	8	25.0
Steinbach	18	23	6	12	0	0	0	16	24	51	-52.9
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	665	644	16	26	94	49	272	472	1,047	1,191	-12.1

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba 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
Centres 100,000+											
Winnipeg	755	717	8	18	145	67	329	427	1,237	1,229	0.7
Centres 10,000 - 49,999											
Brandon	34	29	6	2	24	8	23	37	87	76	14.5
Hanover RM	32	38	10	2	22	8	0	0	64	48	33.3
Portage la Prairie	8	22	0	0	0	0	23	0	31	22	40.9
St. Andrews	24	17	0	0	0	0	0	0	24	17	41.2
Steinbach	48	45	14	18	0	0	24	24	86	87	-1.1
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Total Manitoba (10,000+)	902	868	38	40	191	83	399	488	1,530	1,479	3.4

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan 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
Centres 100,000+											
Regina	240	142	8	46	53	49	106	174	407	411	-1.0
Saskatoon	393	352	22	18	99	111	391	112	905	593	52.6
Centres 10,000 - 49,999											
Estevan	6	15	2	6	0	0	0	0	8	21	-61.9
Lloydminster	26	18	0	2	23	0	0	0	49	20	145.0
Moose Jaw	31	11	0	0	0	0	0	0	31	11	181.8
North Battleford	8	15	0	2	0	0	24	0	32	17	88.2
Prince Albert	20	27	4	0	0	0	0	33	24	60	-60.0
Swift Current	10	8	2	0	0	12	0	0	12	20	-40.0
Yorkton	6	9	0	2	0	0	0	0	6	11	-45.5
Total Saskatchewan (10,000+)	740	597	38	76	175	172	521	319	1,474	1,164	26.6

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan 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
Centres 100,000+											
Regina	447	259	34	56	58	54	400	210	939	579	62.2
Saskatoon	755	773	40	42	269	165	579	205	1,643	1,185	38.6
Centres 10,000 - 49,999											
Estevan	13	24	2	6	8	0	7	0	30	30	0.0
Lloydminster	50	29	0	2	38	0	0	0	88	31	183.9
Moose Jaw	47	30	0	0	0	0	0	0	47	30	56.7
North Battleford	20	28	2	4	4	5	24	0	50	37	35.1
Prince Albert	44	51	6	0	0	0	0	33	50	84	-40.5
Swift Current	22	21	2	4	0	12	0	8	24	45	-46.7
Yorkton	14	18	4	4	0	0	0	24	18	46	-60.9
Total Saskatchewan (10,000+)	1,412	1,233	90	118	377	236	1,010	480	2,889	2,067	39.8

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	1,397	1,236	240	202	368	354	458	39	2,463	1,831	34.5
Edmonton	1,295	1,325	398	242	163	144	693	297	2,549	2,008	26.9
Centres 50,000 - 99,999											
Grande Prairie	62	111	2	2	0	0	0	0	64	113	-43.4
Lethbridge	85	82	14	32	49	16	0	50	148	180	-17.8
Medicine Hat	37	35	0	0	0	4	0	0	37	39	-5.1
Red Deer	46	66	32	16	16	8	3	61	97	151	-35.8
Wood Buffalo	179	153	2	10	0	25	17	278	198	466	-57.5
Centres 10,000 - 49,999											
Bonnyville MD	21	28	0	0	0	0	0	0	21	28	-25.0
Brooks	9	7	0	0	0	0	0	0	9	7	28.6
Camrose	57	7	20	0	0	5	0	0	77	12	**
Canmore	2	2	6	0	4	12	0	24	12	38	-68.4
Clearwater County MD	11	6	0	0	0	0	0	0	11	6	83.3
Cold Lake	15	21	4	2	0	0	0	0	19	23	-17.4
Foothills No 31 MD	25	32	4	0	0	0	0	0	29	32	-9.4
High River	8	10	4	2	0	0	0	0	12	12	0.0
Lacombe	11	17	8	8	0	0	0	0	19	25	-24.0
Lacombe County CM	7	10	0	0	0	0	0	0	7	10	-30.0
Mackenzie No 23 MD	13	14	0	0	5	0	0	0	18	14	28.6
Mountain View County MD	7	9	0	0	0	0	0	0	7	9	-22.2
Okotoks	36	47	2	2	0	0	0	0	38	49	-22.4
Red Deer County CM	20	10	0	0	0	0	0	0	20	10	100.0
Strathmore	5	6	8	2	0	0	0	0	13	8	62.5
Sylvan Lake	18	28	2	2	12	0	0	0	32	30	6.7
Wetaskiwin County No 10 CM	13	12	0	0	0	0	0	0	13	12	8.3
Wetaskiwin	2	2	0	0	0	0	0	0	2	2	0.0
Yellowhead County MD	16	6	0	0	0	0	0	0	16	6	166.7
Total Alberta (10,000+)	3,445	3,318	746	522	627	568	1,171	749	5,989	5,157	16.1

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	2,555	2,206	410	334	591	561	949	286	4,505	3,387	33.0
Edmonton	2,509	2,802	758	556	325	339	1,187	700	4,779	4,397	8.7
Centres 50,000 - 99,999											
Grande Prairie	136	254	2	16	0	0	0	79	138	349	-60.5
Lethbridge	161	205	34	42	103	38	48	194	346	479	-27.8
Medicine Hat	72	82	2	2	4	7	0	47	78	138	-43.5
Red Deer	118	145	54	22	16	16	3	67	191	250	-23.6
Wood Buffalo	309	316	2	16	0	75	17	428	328	835	-60.7
Centres 10,000 - 49,999											
Bonnyville MD	49	56	0	0	0	0	4	0	53	56	-5.4
Brooks	17	14	0	0	4	0	0	0	21	14	50.0
Camrose	60	21	20	2	0	5	119	0	199	28	**
Canmore	5	5	6	0	15	12	64	24	90	41	119.5
Clearwater County MD	18	18	0	0	0	0	0	0	18	18	0.0
Cold Lake	33	41	6	2	0	0	0	0	39	43	-9.3
Foothills No 31 MD	54	56	4	0	0	0	0	0	58	56	3.6
High River	21	23	28	4	12	0	0	0	61	27	125.9
Lacombe	21	41	16	14	0	0	0	10	37	65	-43.1
Lacombe County CM	21	19	0	0	0	0	0	0	21	19	10.5
Mackenzie No 23 MD	34	28	0	0	10	0	0	0	44	28	57.1
Mountain View County MD	21	23	0	0	0	0	0	0	21	23	-8.7
Okotoks	57	107	6	4	0	0	0	31	63	142	-55.6
Red Deer County CM	39	24	0	0	0	0	0	0	39	24	62.5
Strathmore	9	16	12	4	4	4	6	0	31	24	29.2
Sylvan Lake	58	47	2	2	12	10	0	0	72	59	22.0
Wetaskiwin County No 10 CM	27	27	0	0	0	0	0	0	27	27	0.0
Wetaskiwin	9	4	2	0	4	0	0	0	15	4	**
Yellowhead County MD	32	26	0	0	0	0	0	0	32	26	23.1
Total Alberta (10,000+)	6,553	6,681	1,366	1,020	1,110	1,067	2,397	1,866	11,426	10,634	7.4

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba 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
Centres 100,000+								
Winnipeg	54	45	14	0	120	61	133	366
Centres 10,000 - 49,999								
Brandon	20	4	0	0	11	0	8	29
Hanover RM	6	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	0	0	0	0	16
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	80	49	14	0	131	61	141	411

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba 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
Centres 100,000+								
Winnipeg	76	67	69	0	196	61	133	366
Centres 10,000 - 49,999								
Brandon	24	8	0	0	11	0	12	37
Hanover RM	14	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	24
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	114	79	77	4	231	61	168	427

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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
Centres 100,000+								
Regina	47	49	6	0	94	99	12	75
Saskatoon	99	111	0	0	289	41	102	71
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	13	0	10	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	24	0	0	0
Prince Albert	0	0	0	0	0	15	0	18
Swift Current	0	0	0	12	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	159	160	16	12	407	155	114	164

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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
Centres 100,000+								
Regina	52	54	6	0	302	135	98	75
Saskatoon	269	165	0	0	375	126	204	79
Centres 10,000 - 49,999								
Estevan	8	0	0	0	0	0	7	0
Lloydminster	28	0	10	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	4	5	0	0	24	0	0	0
Prince Albert	0	0	0	0	0	15	0	18
Swift Current	0	0	0	12	0	8	0	0
Yorkton	0	0	0	0	0	24	0	0
Total Saskatchewan (10,000+)	361	224	16	12	701	308	309	172

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	368	354	0	0	413	39	45	0
Edmonton	163	115	0	29	588	211	105	86
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	0	0
Lethbridge	37	16	12	0	0	50	0	0
Medicine Hat	0	0	0	4	0	0	0	0
Red Deer	16	8	0	0	0	16	3	45
Wood Buffalo	0	25	0	0	17	153	0	125
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	5	0	0	0	0	0	0
Canmore	4	12	0	0	0	24	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	0	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	5	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	0	0	0	0	0	0	0	0
Sylvan Lake	12	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+)	615	535	12	33	1,018	493	153	256

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	591	561	0	0	904	162	45	124
Edmonton	321	278	4	61	757	583	430	117
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	0	79
Lethbridge	91	38	12	0	48	194	0	0
Medicine Hat	4	0	0	7	0	47	0	0
Red Deer	16	8	0	8	0	16	3	51
Wood Buffalo	0	75	0	0	17	153	0	275
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	5	0	0	70	0	49	0
Canmore	15	12	0	0	64	24	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	10	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	12	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+)	1,086	991	24	76	1,866	1,189	531	677

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centres 100,000+								
Winnipeg	598	576	179	116	148	366	925	1,058
Centres 10,000 - 49,999								
Brandon	17	14	34	5	8	31	59	50
Hanover RM	20	16	6	0	0	0	26	16
Portage la Prairie	3	8	0	0	0	0	3	8
St. Andrews	10	8	0	0	0	0	10	8
Steinbach	24	35	0	0	0	16	24	51
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	672	657	219	121	156	413	1,047	1,191

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - June 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	749	713	285	150	203	366	1,237	1,229
Centres 10,000 - 49,999								
Brandon	33	25	42	12	12	39	87	76
Hanover RM	46	40	10	4	8	4	64	48
Portage la Prairie	8	22	0	0	23	0	31	22
St. Andrews	24	17	0	0	0	0	24	17
Steinbach	62	63	24	0	0	24	86	87
Thompson	1	0	0	0	0	0	1	0
Total Manitoba (10,000+)	923	880	361	166	246	433	1,530	1,479

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centres 100,000+								
Regina	232	142	145	150	30	119	407	411
Saskatoon	416	376	387	146	102	71	905	593
Centres 10,000 - 49,999								
Estevan	6	21	2	0	0	0	8	21
Lloydminster	30	20	9	0	10	0	49	20
Moose Jaw	31	11	0	0	0	0	31	11
North Battleford	8	17	24	0	0	0	32	17
Prince Albert	21	27	3	15	0	18	24	60
Swift Current	12	7	0	1	0	12	12	20
Yorkton	6	11	0	0	0	0	6	11
Total Saskatchewan (10,000+)	762	632	570	312	142	220	1,474	1,164

Table 3.5b: Completions by Submarket and by Intended Market
Saskatchewan
January - June 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	435	259	361	193	143	127	939	579
Saskatoon	819	818	620	285	204	82	1,643	1,185
Centres 10,000 - 49,999								
Estevan	13	30	10	0	7	0	30	30
Lloydminster	69	31	9	0	10	0	88	31
Moose Jaw	47	30	0	0	0	0	47	30
North Battleford	22	32	28	5	0	0	50	37
Prince Albert	47	51	3	15	0	18	50	84
Swift Current	24	22	0	9	0	14	24	45
Yorkton	18	22	0	24	0	0	18	46
Total Saskatchewan (10,000+)	1,494	1,295	1,031	531	364	241	2,889	2,067

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Alberta Second Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Centres 100,000+								
Calgary	1,645	1,434	773	397	45	0	2,463	1,831
Edmonton	1,651	1,547	793	346	105	115	2,549	2,008
Centres 50,000 - 99,999								
Grande Prairie	64	113	0	0	0	0	64	113
Lethbridge	99	104	37	76	12	0	148	180
Medicine Hat	37	35	0	0	0	4	37	39
Red Deer	76	82	18	24	3	45	97	151
Wood Buffalo	181	188	17	153	0	125	198	466
Centres 10,000 - 49,999								
Bonnyville MD	21	28	0	0	0	0	21	28
Brooks	9	7	0	0	0	0	9	7
Camrose	77	7	0	5	0	0	77	12
Canmore	6	2	6	36	0	0	12	38
Clearwater County MD	11	6	0	0	0	0	11	6
Cold Lake	19	23	0	0	0	0	19	23
Foothills No 31 MD	29	32	0	0	0	0	29	32
High River	12	12	0	0	0	0	12	12
Lacombe	19	23	0	2	0	0	19	25
Lacombe County CM	7	10	0	0	0	0	7	10
Mackenzie No 23 MD	18	14	0	0	0	0	18	14
Mountain View County MD	7	9	0	0	0	0	7	9
Okotoks	38	49	0	0	0	0	38	49
Red Deer County CM	20	10	0	0	0	0	20	10
Strathmore	13	8	0	0	0	0	13	8
Sylvan Lake	32	30	0	0	0	0	32	30
Wetaskiwin County No 10 CM	13	12	0	0	0	0	13	12
Wetaskiwin	2	2	0	0	0	0	2	2
Yellowhead County MD	16	6	0	0	0	0	16	6
Total Alberta (10,000+)	4,170	3,826	1,654	1,042	165	289	5,989	5,157

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - June 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	2,973	2,532	1,487	729	45	126	4,505	3,387
Edmonton	3,179	3,344	1,162	875	438	178	4,779	4,397
Centres 50,000 - 99,999								
Grande Prairie	138	270	0	0	0	79	138	349
Lethbridge	195	231	139	248	12	0	346	479
Medicine Hat	74	84	4	47	0	7	78	138
Red Deer	162	167	26	24	3	59	191	250
Wood Buffalo	311	407	17	153	0	275	328	835
Centres 10,000 - 49,999								
Bonnyville MD	49	56	0	0	4	0	53	56
Brooks	17	14	0	0	4	0	21	14
Camrose	80	23	70	5	49	0	199	28
Canmore	9	5	81	36	0	0	90	41
Clearwater County MD	18	18	0	0	0	0	18	18
Cold Lake	39	43	0	0	0	0	39	43
Foothills No 31 MD	58	56	0	0	0	0	58	56
High River	53	27	8	0	0	0	61	27
Lacombe	37	53	0	12	0	0	37	65
Lacombe County CM	21	19	0	0	0	0	21	19
Mackenzie No 23 MD	44	28	0	0	0	0	44	28
Mountain View County MD	21	23	0	0	0	0	21	23
Okotoks	63	111	0	0	0	31	63	142
Red Deer County CM	39	24	0	0	0	0	39	24
Strathmore	21	20	10	4	0	0	31	24
Sylvan Lake	72	49	0	10	0	0	72	59
Wetaskiwin County No 10 CM	27	27	0	0	0	0	27	27
Wetaskiwin	11	4	0	0	4	0	15	4
Yellowhead County MD	32	26	0	0	0	0	32	26
Total Alberta (10,000+)	7,851	7,733	3,016	2,146	559	755	11,426	10,634

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba Second 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+)													
Q2 2012	80	16.3	142	28.9	119	24.2	75	15.3	75	15.3	491	359,674	378,765
Q2 2011	100	20.3	158	32.1	102	20.7	40	8.1	92	18.7	492	344,150	379,823
Year-to-date 2012	117	17.4	173	25.8	149	22.2	102	15.2	130	19.4	671	366,135	386,263
Year-to-date 2011	140	20.8	203	30.1	137	20.3	50	7.4	144	21.4	674	348,195	385,068

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan 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 (%)			
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
Saskatoon CMA													
Q2 2012	168	40.8	76	18.4	55	13.3	45	10.9	68	16.5	412	375,786	408,104
Q2 2011	160	43.8	94	25.8	38	10.4	35	9.6	38	10.4	365	359,900	381,498
Year-to-date 2012	335	44.1	162	21.3	87	11.4	73	9.6	103	13.6	760	364,900	395,054
Year-to-date 2011	311	43.4	186	26.0	92	12.8	63	8.8	64	8.9	716	360,000	378,505
Total Urban Centres in Saskatchewan (50,000+)													
Q2 2012	210	33.1	124	19.6	94	14.8	79	12.5	127	20.0	634	394,848	426,265
Q2 2011	178	36.0	118	23.9	68	13.8	59	11.9	71	14.4	494	374,733	406,167
Year-to-date 2012	420	35.8	252	21.5	159	13.6	128	10.9	213	18.2	1,172	380,140	415,696
Year-to-date 2011	349	36.8	234	24.7	136	14.3	103	10.9	126	13.3	948	371,750	404,065

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta 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 (%)			
Grande Prairie													
Q2 2012	54	60.0	32	35.6	3	3.3	1	1.1	0	0.0	90	333,704	333,255
Q2 2011	68	47.2	35	24.3	16	11.1	9	6.3	16	11.1	144	352,450	377,530
Year-to-date 2012	104	63.4	49	29.9	10	6.1	1	0.6	0	0.0	164	330,705	332,172
Year-to-date 2011	146	52.1	59	21.1	28	10.0	12	4.3	35	12.5	280	340,225	370,719
Lethbridge													
Q2 2012	63	56.8	22	19.8	10	9.0	11	9.9	5	4.5	111	340,900	348,163
Q2 2011	51	57.3	14	15.7	12	13.5	3	3.4	9	10.1	89	345,200	363,730
Year-to-date 2012	120	60.0	36	18.0	13	6.5	21	10.5	10	5.0	200	334,400	345,955
Year-to-date 2011	123	51.3	50	20.8	26	10.8	23	9.6	18	7.5	240	349,787	382,593
Medicine Hat													
Q2 2012	34	56.7	11	18.3	6	10.0	3	5.0	6	10.0	60	337,450	353,436
Q2 2011	24	50.0	11	22.9	4	8.3	1	2.1	8	16.7	48	351,950	369,031
Year-to-date 2012	48	49.5	16	16.5	13	13.4	5	5.2	15	15.5	97	350,000	393,935
Year-to-date 2011	66	60.0	20	18.2	10	9.1	2	1.8	12	10.9	110	318,500	345,714
Red Deer													
Q2 2012	19	34.5	8	14.5	6	10.9	3	5.5	19	34.5	55	404,300	488,373
Q2 2011	32	42.7	14	18.7	3	4.0	9	12.0	17	22.7	75	372,000	433,400
Year-to-date 2012	47	36.2	25	19.2	15	11.5	13	10.0	30	23.1	130	386,600	449,951
Year-to-date 2011	61	38.6	29	18.4	12	7.6	17	10.8	39	24.7	158	388,864	436,511
Wood Buffalo													
Q2 2012	0	0.0	0	0.0	0	0.0	0	0.0	163	100.0	163	820,000	849,434
Q2 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	270	100.0	270	822,475	843,552
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													
Q2 2012	216	15.2	226	15.9	253	17.8	174	12.3	549	38.7	1,418	452,351	552,027
Q2 2011	222	18.5	148	12.3	207	17.2	151	12.6	475	39.5	1,203	455,000	542,047
Year-to-date 2012	382	14.7	362	14.0	481	18.5	313	12.1	1,056	40.7	2,594	460,000	563,721
Year-to-date 2011	392	17.7	266	12.0	406	18.3	301	13.6	855	38.5	2,220	454,839	538,300
Edmonton CMA													
Q2 2012	125	9.7	225	17.4	254	19.6	213	16.5	477	36.9	1,294	459,950	510,412
Q2 2011	150	11.4	218	16.5	276	20.9	185	14.0	491	37.2	1,320	453,350	522,861
Year-to-date 2012	263	10.7	424	17.3	505	20.6	375	15.3	887	36.1	2,454	454,900	511,528
Year-to-date 2011	381	14.5	428	16.3	511	19.5	375	14.3	926	35.3	2,621	449,400	512,576
Total Urban Centres in Alberta (50,000+)													
Q2 2012	511	16.0	524	16.4	532	16.7	405	12.7	1,219	38.2	3,191	452,000	532,250
Q2 2011	547	18.1	440	14.6	518	17.1	358	11.8	1,161	38.4	3,024	450,000	524,521
Year-to-date 2012	964	16.3	912	15.4	1,037	17.5	728	12.3	2,268	38.4	5,909	451,290	535,744
Year-to-date 2011	1,169	19.7	853	14.4	994	16.7	731	12.3	2,190	36.9	5,937	448,300	517,214

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba 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	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	1,200	1,755	1,659	72.3	240,414	1.6	238,382
	April	1,461	20.7	1,267	2,211	1,680	75.4	253,624	6.8	234,511
	May	1,764	12.7	1,193	2,333	1,617	73.8	256,923	6.4	248,085
	June	1,591	-2.7	1,182	2,054	1,638	72.2	250,698	5.0	247,616
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	4,410	-1.9	3,269	6,323	4,651	70.3	239,409	4.6	228,134
	Q2 2012	4,816	9.2	3,642	6,598	4,935	73.8	253,866	6.0	243,211
	YTD 2011	7,064	1.7		10,525			235,417	5.4	
	YTD 2012	7,451	5.5		10,936			248,389	5.5	

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

Table 5b: MLS® Residential Activity for Saskatchewan 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	670	26.2	987	1,661	1,881	52.5	249,123	9.1	254,498
	February	820	12.8	929	1,737	1,814	51.2	253,501	3.7	247,646
	March	1,079	1.1	901	2,397	1,695	53.2	256,854	7.1	253,214
	April	1,134	6.4	902	2,479	1,716	52.6	256,894	2.9	249,355
	May	1,377	24.7	960	2,991	1,783	53.8	267,911	12.7	255,202
	June	1,412	31.1	994	2,730	1,884	52.8	261,990	5.2	255,655
	July	1,204	19.9	991	2,341	1,814	54.6	259,310	4.1	252,742
	August	1,375	34.0	991	2,310	1,724	57.5	263,131	10.2	266,732
	September	1,259	29.0	1,042	2,213	1,825	57.1	255,409	8.0	259,073
	October	1,081	25.1	1,087	1,881	1,957	55.5	263,830	12.7	272,817
	November	985	14.1	1,065	1,419	1,919	55.5	257,210	2.2	257,972
	December	735	29.6	1,138	885	1,917	59.4	259,539	7.3	271,381
2012	January	821	22.5	1,257	1,704	2,108	59.6	260,726	4.7	270,369
	February	1,032	25.9	1,194	1,915	2,128	56.1	263,489	3.9	269,659
	March	1,280	18.6	1,221	2,372	2,029	60.2	272,260	6.0	274,602
	April	1,390	22.6	1,227	2,491	1,989	61.7	287,270	11.8	277,780
	May	1,538	11.7	1,145	3,022	2,027	56.5	280,485	4.7	264,754
	June	1,493	5.7	1,208	2,527	2,043	59.1	267,534	2.1	265,269
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	3,923	20.8	2,856	8,200	5,383	53.1	262,595	7.0	253,513
	Q2 2012	4,421	12.7	3,580	8,040	6,059	59.1	278,245	6.0	269,392
	YTD 2011	6,492	16.5		13,995			259,102	6.8	
	YTD 2012	7,554	16.4		14,031			273,311	5.5	

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 5c: MLS® Residential Activity for Alberta 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	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	5,140	10,743	8,903	57.7	362,798	2.6	359,572
	April	6,191	23.5	5,272	10,718	8,908	59.2	365,830	1.9	362,509
	May	6,984	23.4	5,178	12,231	8,976	57.7	374,653	4.9	365,544
	June	6,400	8.1	5,199	10,577	8,786	59.2	369,895	2.4	359,832
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	16,591	7.1	13,343	33,182	26,644	50.1	359,048	-0.3	353,501
	Q2 2012	19,575	18.0	15,649	33,526	26,670	58.7	370,307	3.1	362,624
	YTD 2011	28,526	2.4		60,364			356,030	-0.1	
	YTD 2012	32,934	15.5		61,028			364,934	2.5	

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 6a: Level of Economic Indicators for Manitoba Second 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	3,930,167	98.88
2012	January - March	596	3.3	5.3	627.8	5.4	2,078	107.3	767	3,792,765	100.34
	April - June	601	3.2	5.3	629.5	5.2		104.4	775		98.72
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba Second 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	19.4	8.5	1.0	3.6	-1.6
	April - June	-2.1	-0.4	-0.2	1.0	-0.2		1.6	1.9		-5.2
	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 Second 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	3,130,121	98.88
2012	January - March	596	3.3	5.3	529.6	4.9	3,427	107.3	873	3,530,208	100.34
	April - June	601	3.2	5.3	536.4	4.8		104.4	887		98.72
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan Second 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	17.9	0.2
2012	January - March	-0.6	-0.2	-0.1	0.9	-0.4	**	8.5	3.5	14.1	-1.6
	April - June	-2.1	-0.4	-0.2	2.1	-0.2		1.6	4.4		-5.2
	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
Second Quarter 2012

		Interest Rates										
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
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	19,170,257	98.88
2012	January - March	596	3.3	5.3	2,131.8	5.1	22,067	107.3	767	18,892,266	100.34
	April - June	601	3.2	5.3	2,146.7	4.7		104.4	775		98.72
	July - September										
	October - December										

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

		Interest Rates									
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
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	145.7	8.5	1.0	16.2	-1.6
	April - June	-2.1	-0.4	-0.2	3.5	-0.9		1.6	1.9		-5.2
	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.

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.

64147_2012_Q03