HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2012

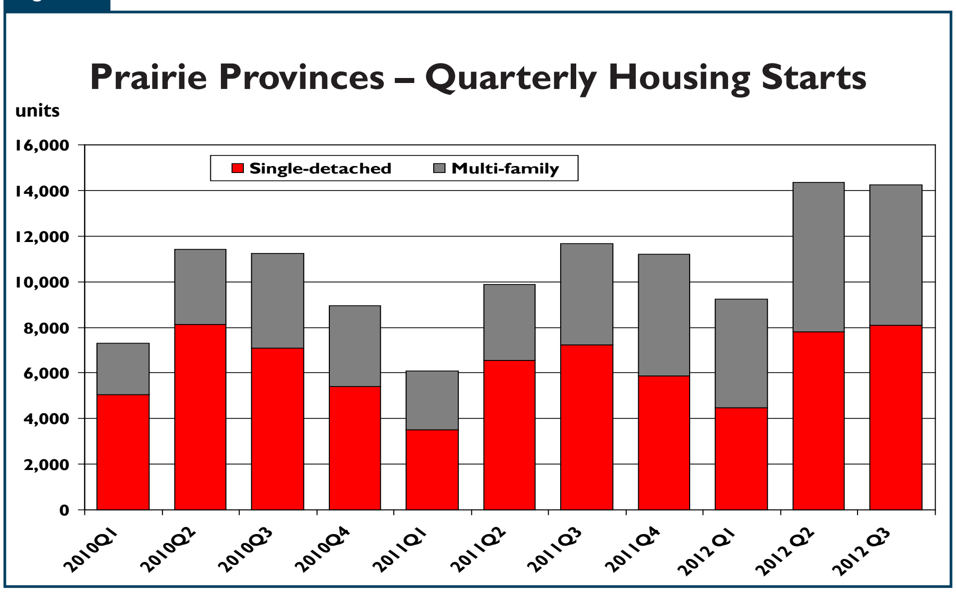
New Home Market

Prairie Housing starts higher in third quarter

Prairie housing starts in the third quarter of 2012 totalled 14,262 units, up 22 per cent from 11,655 a year earlier. Through nine months of 2012, housing starts in the Prairie Provinces have reached 37,868 units, up 37 per cent from last year at this time.

Builders have increased single-detached and multi-family production this year. Single-detached starts in the third quarter of 2012 amounted to 8,107 units, a 12 per cent gain over the third quarter 2011. In the same period, multi-family starts totalled 6,155 units, representing a 39 per cent increase. After three quarters, single-detached starts in the Prairie Provinces have amounted to 20,385 units, up 18 per cent from the same

Figure 1



Source: CMHC

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period in 2011. In the multi-family segment, which is composed of semi-detached, row, and apartment units, there have been 17,483 units started so far this year, up 69 per cent over the first nine months of 2011.

In Alberta, declining inventory of completed and unabsorbed units as well as improved market balance in the competing resale market has lifted demand and encouraged new construction. Housing starts in the third quarter of 2012 amounted to 8,952 units, up 18 per cent from the third quarter of 2011. Single-detached starts in the third quarter totalled 5,176 units while multi-family starts reached 3,776 units, representing respective gains of 12 and 27 per cent from the same period last year. Year-to-date single-detached starts reached 13,144 units, up 17 per cent from last year. Meanwhile, multi-family starts of 11,728 represented a 72 per cent increase from the first nine months of 2011.

In the Calgary Census Metropolitan Area (CMA), housing starts amounted to 2,961 units, up over nine per cent from 2,705 in the third quarter of 2011. A strong pace of construction earlier in this year has kept starts substantially above last year's level. After nine months, housing starts in the Calgary CMA totalled 10,005 units, up over 60 per cent from the same period in 2011. New condominium construction is a key driver of growth this year. In the Calgary CMA, third quarter production of 1,309 units brought the nine month multi-family total to 5,523 units, more than double the production of last year at this time. Meanwhile, single-detached starts in the third quarter of 2012 amounted to 1,652 units. This brought the year-to-date total to 4,482 units, up 19 per cent year-over-year.

In the Edmonton CMA, there were 3,689 housing starts during the third quarter of 2012, up 38 per cent from last year at this time. This brought Edmonton's year-to-date total to 9,127 units, up 36 per cent from last year. By submarket, third quarter 2012 single-detached starts totalled 1,668 units while 1,991 multi-family units were initiated, up nine and 77 per cent, respectively. After nine months, single-detached starts in Edmonton have reached 4,263 units, up 13 per cent from last year. Meanwhile, multi-family starts have risen 65 per cent to 4,864 units.

In Alberta's five largest Census Agglomerations (CAs), third quarter 2012 housing starts increased in Lethbridge and Medicine Hat, and declined in Grande Prairie, Red Deer, and Wood Buffalo. Lethbridge's housing starts rose from 188 units in the third quarter of 2011 to 204 units this year. Medicine Hat's housing starts increased from a low level of 40 units to 79 units. Housing starts in the third quarter in Grande Prairie totalled 179 units, down from 218 units in the third quarter of 2011. Declines were also experienced in Red Deer at 133 units from 206, and Wood Buffalo declined to 128 units from 191 a year earlier.

In Saskatchewan, the pace of housing starts increased during the second quarter, supported by in-migration, equity gains in existing homes, and employment growth. Housing starts reached 2,944 units in the third quarter of 2012, up 37 per cent from last year. Both segments of the market expanded. Single-detached starts increased 19 per cent to 1,580 units, while multi-family starts rose by 65 per cent to 1,364 units. After nine months, housing starts in Saskatchewan have reached 7,311 units, up 40 per cent from last year at this time. New construction in Saskatchewan is on pace to reach the highest annual production since 1978.

In the Regina CMA, third quarter 2012 housing starts increased to 795 units from 440 a year earlier. This brought Regina's year-to-date housing starts to 2,220 units, up 95 per cent from the 1,140 units started in the same period of 2011. Freehold, condominium, and new rental construction have all contributed to the higher level of new housing construction in Regina. In the Saskatoon CMA, there were 1,035 housing starts in the third quarter of 2012, up from 735 units a year earlier. Year-to-date, Saskatoon's housing starts have reached 2,590 units, up 16 per cent year-over-year.

In Manitoba, new home construction remained elevated and is on pace to reach a 25-year high. In the third quarter of 2012, there were 2,366 housing starts, up 24 per cent from a year earlier. Builders of single-detached homes initiated 1,351 units while multi-family builders started 1,015 units, representing increases of five and 63 per cent, respectively, from the third quarter of 2011. On a year-to-date basis, there have been 5,685 housing starts in Manitoba, up 32 per cent from 4,318 last year.

In the Winnipeg CMA, there were 1,341 housing starts in the third quarter of 2012, an increase of 49 per cent year-over-year. Single-detached builders increased production by 14 per cent from 594 units a year ago to 680 units this third quarter. At the same time, multi-family production has increased more than two-fold from 303 units last year to 661 units in the third quarter of 2012. Apartment condominium construction and rental construction contributed to a higher level of construction activity in Winnipeg. So far this year, total housing starts in Winnipeg have increased 44 per cent to 3,263 units. Increased multi-family construction, from 794 units in 2011 to 1,638 units in 2012 was the primary driver of growth. In nine months, single-detached starts in Winnipeg have amounted to 1,625 units, up 10 per cent from corresponding production in 2011.

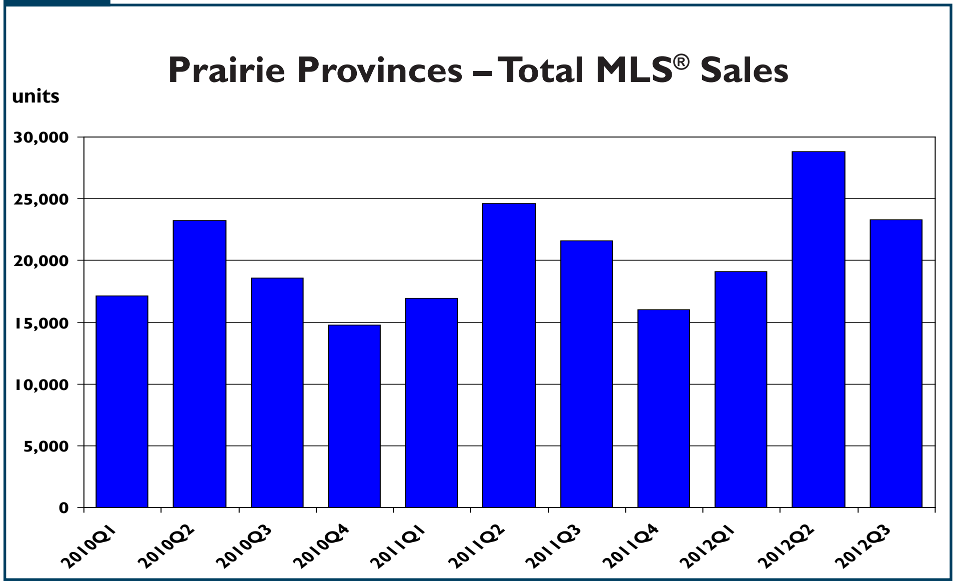
Resale Market

Provincial MLS® sales higher in Alberta, lower in Saskatchewan and Manitoba in the third quarter

MLS® sales in the Prairie region amounted to 23,377 in the third quarter of 2012, up five per cent from 22,188 sales in the third quarter of 2011. A higher level of sales in Alberta offset lower sales in Saskatchewan and Manitoba. In Alberta, there were 15,731resale transactions in the third quarter of 2012, up 10 per cent year-over-year. In Saskatchewan, MLS® sales totalled 3,766 units in the third quarter, down from 3,838 sales a year earlier. In Manitoba, resale transactions declined six per cent year-over-year to 3,808. Through nine months of 2012, MLS® sales in the Prairie Region have reached 71,244, up 11 per cent from last year. Year-to-date MLS® sales in Alberta have amounted to 48,665, up 14 per cent from 2011. In Saskatchewan and Manitoba, there have been 11,320 and 11,259 MLS® sales respectively, up 10 and one per cent from last year.

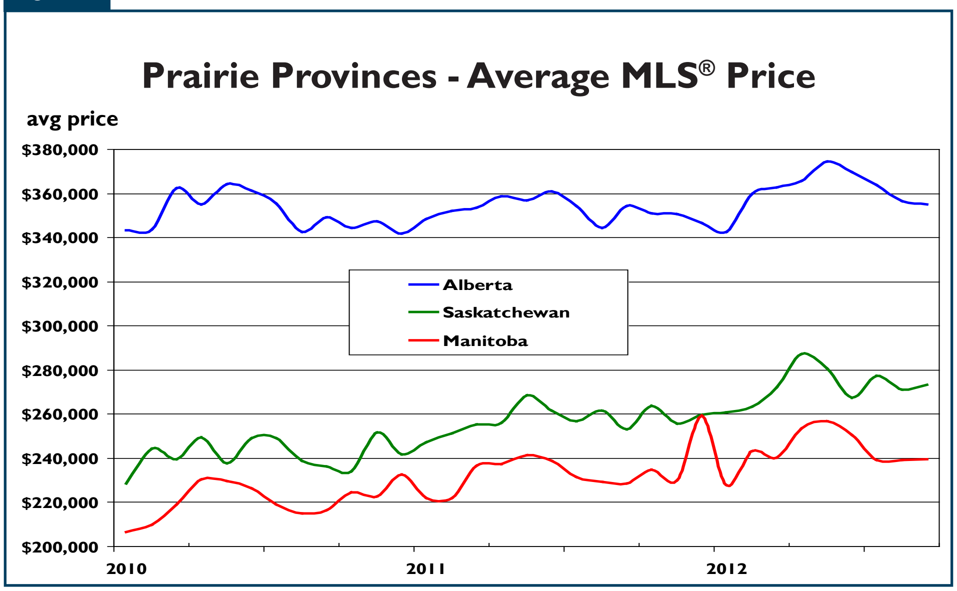
Price growth has varied throughout the Prairie region, depending on local market conditions. In Alberta, the average resale price during the third quarter of 2012 was $358,831, up 2.2 per cent from last year. In Manitoba and Saskatchewan, the average price during the third quarter rose by 4.2 and 5.6 per cent, respectively, to $239,276 and $273,951. Price growth in Regina is helping to lift the average price in Saskatchewan while sellers' market conditions in Winnipeg boosted the Manitoba average.

Figure 2



Source: CREA (Raw)

Figure 3



Source: CREA (Raw)

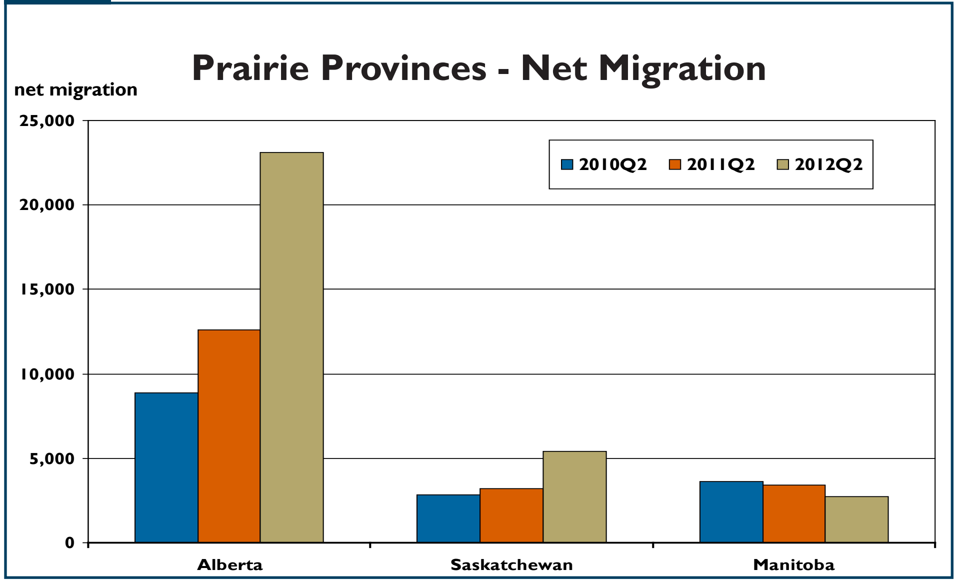
Economy

Migration to Prairie Region remained elevated during the second quarter of 2012.

The net flow of people to the Prairie region was elevated in the second quarter of 2012, supporting housing demand. Net migration amounted to 31,207 people, up 62 per cent from 19,285 in the second quarter of 2011. In Alberta, inflows of interprovincial and international migrants both lifted net migration. Saskatchewan also experienced net gains from interprovincial and international migration and is on pace to set an annual provincial record. Manitoba experienced a decline in net migration during the second quarter 2012 as international migration moderated. At mid-year, net migration to Alberta has more than doubled from last year to 43,425 people. In Saskatchewan, net migration has also more than doubled to 9,096. Manitoba's year-to-date net migration of 4,805 people was down eight per cent from last year at this time but remains elevated by historical standards.

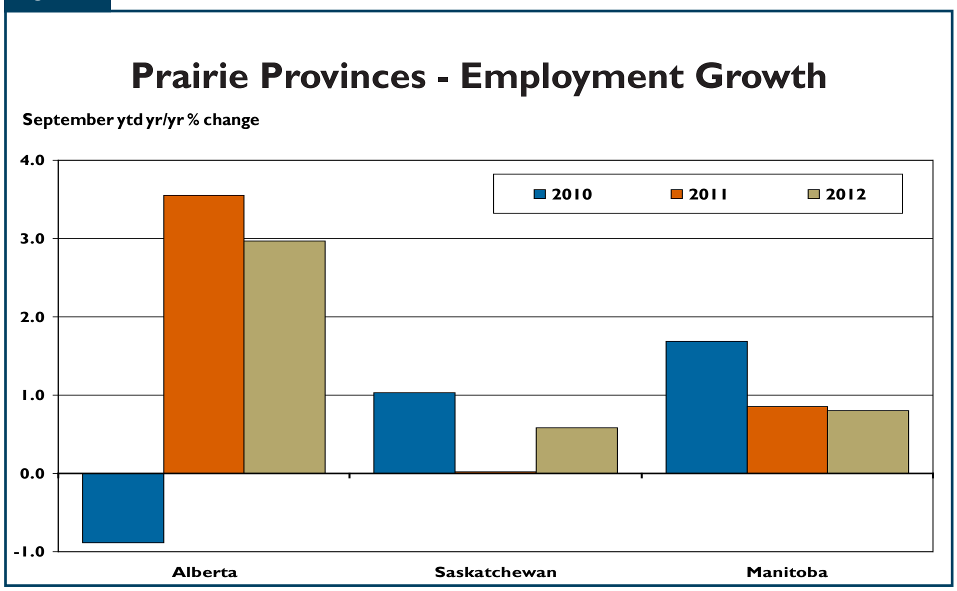
Labour market conditions in the Prairie Region remain a draw for migrants. From the second to the third quarter of 2012, employment in Alberta grew by 6,600 jobs, lowering the unemployment rate to 4.5 per cent. In this same time period, employment in Saskatchewan grew by 2,900 jobs and moved the unemployment rate to 4.7 per cent. Employment growth in Manitoba was somewhat lower than the other two Prairie Provinces and resulted in an unemployment rate of 5.4 per cent for the third quarter 2012.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

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SYMBOLS

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

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 Third 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										
Q3 2012	6,312	1,218	126	29	1,245	1,664	93	1,136	2,439	14,262
Q3 2011	5,703	746	64	17	838	1,411	183	536	2,157	11,655
% Change	10.7	63.3	96.9	70.6	48.6	17.9	-49.2	111.9	13.1	22.4
Year-to-date 2012	16,151	2,998	410	69	3,047	6,106	205	3,255	5,593	37,868
Year-to-date 2011	14,220	2,018	163	47	2,267	2,789	312	1,678	4,135	27,629
% Change	13.6	48.6	151.5	46.8	34.4	118.9	-34.3	94.0	35.3	37.1
UNDER CONSTRUCTION										
Q3 2012	12,664	2,634	418	58	3,617	10,090	281	4,366	4,761	38,923
Q3 2011	11,134	1,754	187	38	2,712	7,938	244	2,700	2,406	29,113
% Change	13.7	50.2	123.5	52.6	33.4	27.1	15.2	61.7	97.9	33.7
COMPLETIONS										
Q3 2012	5,298	784	74	21	705	1,166	84	1,170	540	9,842
Q3 2011	4,896	622	41	15	852	1,047	149	523	1,533	9,678
% Change	8.2	26.0	80.5	40.0	-17.3	11.4	-43.6	123.7	-64.8	1.7
Year-to-date 2012	14,112	2,100	212	56	2,280	3,964	245	2,178	3,015	28,162
Year-to-date 2011	13,652	1,628	187	36	2,116	2,605	302	1,799	3,637	25,962
% Change	3.4	29.0	13.4	55.6	7.8	52.2	-18.9	21.1	-17.1	8.5
COMPLETED & NOT ABSORBED										
Q3 2012	1,636	258	25	19	318	1,179	11	138	n/a	3,584
Q3 2011	1,635	226	18	15	320	1,674	13	198	n/a	4,099
% Change	0.1	14.2	38.9	26.7	-0.6	-29.6	-15.4	-30.3	n/a	-12.6
ABSORBED										
Q3 2012	4,388	696	77	15	667	1,042	52	482	n/a	7,419
Q3 2011	4,106	509	32	7	661	1,176	64	442	n/a	6,997
% Change	6.9	36.7	140.6	114.3	0.9	-11.4	-18.8	9.0	n/a	6.0
Year-to-date 2012	12,398	1,888	158	43	2,059	3,484	167	1,128	n/a	21,325
Year-to-date 2011	11,960	1,461	184	18	1,777	2,532	142	1,130	n/a	19,204
% Change	3.7	29.2	-14.1	138.9	15.9	37.6	17.6	-0.2	n/a	11.0

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

Table 1.1a: Housing Activity Summary of Manitoba Third 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										
Q3 2012	779	42	0	10	68	338	4	367	758	2,366
Q3 2011	703	22	0	15	66	62	125	160	760	1,913
% Change	10.8	90.9	n/a	-33.3	3.0	**	-96.8	129.4	-0.3	23.7
Year-to-date 2012	1,890	98	3	14	239	756	4	858	1,789	5,685
Year-to-date 2011	1,735	86	4	26	164	190	173	475	1,465	4,318
% Change	8.9	14.0	-25.0	-46.2	45.7	**	-97.7	80.6	22.1	31.7
UNDER CONSTRUCTION										
Q3 2012	1,390	68	3	17	187	887	16	1,154	1,473	5,229
Q3 2011	1,204	40	4	19	176	351	136	906	760	3,596
% Change	15.4	70.0	-25.0	-10.5	6.3	152.7	-88.2	27.4	93.8	45.4
COMPLETIONS										
Q3 2012	751	24	0	3	134	119	7	264	189	1,491
Q3 2011	686	36	3	10	31	140	84	99	600	1,689
% Change	9.5	-33.3	-100.0	-70.0	**	-15.0	-91.7	166.7	-68.5	-11.7
Year-to-date 2012	1,644	50	4	11	256	350	85	432	893	3,725
Year-to-date 2011	1,536	66	3	26	120	201	90	526	1,217	3,785
% Change	7.0	-24.2	33.3	-57.7	113.3	74.1	-5.6	-17.9	-26.6	-1.6
COMPLETED & NOT ABSORBED										
Q3 2012	218	7	0	5	15	90	2	114	n/a	451
Q3 2011	143	10	0	14	10	48	3	60	n/a	288
% Change	52.4	-30.0	n/a	-64.3	50.0	87.5	-33.3	90.0	n/a	56.6
ABSORBED										
Q3 2012	570	11	0	3	80	88	11	141	n/a	904
Q3 2011	582	8	0	5	18	121	53	108	n/a	895
% Change	-2.1	37.5	n/a	-40.0	**	-27.3	-79.2	30.6	n/a	1.0
Year-to-date 2012	1,318	16	0	17	161	275	69	289	n/a	2,145
Year-to-date 2011	1,321	13	0	14	94	225	53	331	n/a	2,051
% Change	-0.2	23.1	n/a	21.4	71.3	22.2	30.2	-12.7	n/a	4.6

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

Table 1.1b: Housing Activity Summary of Saskatchewan
Third 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										
Q3 2012	1,130	154	21	14	243	428	89	97	768	2,944
Q3 2011	874	52	34	1	174	160	58	200	600	2,153
% Change	29.3	196.2	-38.2	**	39.7	167.5	53.4	-51.5	28.0	36.7
Year-to-date 2012	2,888	310	85	47	429	1,425	177	249	1,701	7,311
Year-to-date 2011	2,259	126	55	3	513	505	135	511	1,123	5,230
% Change	27.8	146.0	54.5	**	-16.4	182.2	31.1	-51.3	51.5	39.8
UNDER CONSTRUCTION										
Q3 2012	2,590	306	76	33	513	1,735	232	219	1,472	7,176
Q3 2011	1,987	106	58	3	589	1,038	87	446	634	4,948
% Change	30.3	188.7	31.0	**	-12.9	67.1	166.7	-50.9	132.2	45.0
COMPLETIONS										
Q3 2012	787	38	32	16	107	242	51	238	157	1,668
Q3 2011	704	40	5	1	74	19	54	328	405	1,630
% Change	11.8	-5.0	**	**	44.6	**	-5.6	-27.4	-61.2	2.3
Year-to-date 2012	2,164	98	89	34	419	943	106	547	814	5,214
Year-to-date 2011	1,933	98	13	2	296	327	123	500	1,156	4,448
% Change	12.0	0.0	**	**	41.6	188.4	-13.8	9.4	-29.6	17.2
COMPLETED & NOT ABSORBED										
Q3 2012	164	18	3	14	22	170	2	0	n/a	393
Q3 2011	180	7	0	0	43	124	1	134	n/a	489
% Change	-8.9	157.1	n/a	n/a	-48.8	37.1	100.0	-100.0	n/a	-19.6
ABSORBED										
Q3 2012	627	33	33	10	99	195	17	159	n/a	1,173
Q3 2011	602	38	6	0	61	65	7	222	n/a	1,001
% Change	4.2	-13.2	**	n/a	62.3	200.0	142.9	-28.4	n/a	17.2
Year-to-date 2012	1,828	75	66	17	385	719	64	359	n/a	3,513
Year-to-date 2011	1,586	74	12	1	213	331	60	305	n/a	2,582
% Change	15.3	1.4	**	**	80.8	117.2	6.7	17.7	n/a	36.1

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

Table 1.1c: Housing Activity Summary of Alberta Third 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										
Q3 2012	4,403	1,022	105	5	934	898	0	672	913	8,952
Q3 2011	4,126	672	30	1	598	1,189	0	176	797	7,589
% Change	6.7	52.1	**	**	56.2	-24.5	n/a	**	14.6	18.0
Year-to-date 2012	11,373	2,590	322	8	2,379	3,925	24	2,148	2,103	24,872
Year-to-date 2011	10,226	1,806	104	18	1,590	2,094	4	692	1,547	18,081
% Change	11.2	43.4	**	-55.6	49.6	87.4	**	**	35.9	37.6
UNDER CONSTRUCTION										
Q3 2012	8,684	2,260	339	8	2,917	7,468	33	2,993	1,816	26,518
Q3 2011	7,943	1,608	125	16	1,947	6,549	21	1,348	1,012	20,569
% Change	9.3	40.5	171.2	-50.0	49.8	14.0	57.1	122.0	79.4	28.9
COMPLETIONS										
Q3 2012	3,760	722	42	2	464	805	26	668	194	6,683
Q3 2011	3,506	546	33	4	747	888	11	96	528	6,359
% Change	7.2	32.2	27.3	-50.0	-37.9	-9.3	136.4	**	-63.3	5.1
Year-to-date 2012	10,304	1,952	119	11	1,605	2,671	54	1,199	1,308	19,223
Year-to-date 2011	10,183	1,464	171	8	1,700	2,077	89	773	1,264	17,729
% Change	1.2	33.3	-30.4	37.5	-5.6	28.6	-39.3	55.1	3.5	8.4
COMPLETED & NOT ABSORBED										
Q3 2012	1,254	233	22	0	281	919	7	24	n/a	2,740
Q3 2011	1,312	209	18	1	267	1,502	9	4	n/a	3,322
% Change	-4.4	11.5	22.2	-100.0	5.2	-38.8	-22.2	**	n/a	-17.5
ABSORBED										
Q3 2012	3 191	652	44	2	488	759	24	182	n/a	5,342
Q3 2011	2 922	463	26	2	582	990	4	112	n/a	5,101
% Change	9.2	40.8	69.2	0.0	-16.2	-23.3	**	62.5	n/a	4.7
Year-to-date 2012	9,252	1,797	92	9	1,513	2,490	34	480	n/a	15,667
Year-to-date 2011	9,053	1,374	172	3	1,470	1,976	29	494	n/a	14,571
% Change	2.2	30.8	-46.5	200.0	2.9	26.0	17.2	-2.8	n/a	7.5

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 Third Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	% Change
Centres 100,000+											
Winnipeg	680	594	42	4	18	120	601	179	1,341	897	49.5
Centres 10,000 - 49,999											
Brandon	42	43	6	2	24	47	96	8	168	100	68.0
Hanover RM	31	28	6	8	12	4	0	0	49	40	22.5
Portage la Prairie	6	16	0	0	0	0	0	23	6	39	-84.6
St. Andrews	15	12	0	0	0	0	0	0	15	12	25.0
Steinbach	13	25	6	12	0	0	8	12	27	49	-44.9
Thompson	2	0	0	0	0	16	0	0	2	16	-87.5
Total Manitoba (10,000+)	789	718	60	26	54	187	705	222	1,608	1,153	39.5

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - September 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	1,625	1,478	100	34	124	227	1,414	533	3,263	2,272	43.6
Centres 10,000 - 49,999											
Brandon	88	79	14	6	52	82	166	44	320	211	51.7
Hanover RM	75	66	12	12	18	4	6	0	111	82	35.4
Portage la Prairie	19	34	0	0	0	0	0	23	19	57	-66.7
St. Andrews	29	32	0	0	0	0	0	0	29	32	-9.4
Steinbach	65	72	24	42	0	4	62	65	151	183	-17.5
Thompson	3	0	0	0	0	16	0	0	3	16	-81.3
Total Manitoba (10,000+)	1,904	1,761	150	94	194	333	1,648	665	3,896	2,853	36.6

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Third Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	% Change
Centres 100,000+											
Regina	413	260	124	10	61	83	197	87	795	440	80.7
Saskatoon	570	487	58	30	99	75	308	143	1,035	735	40.8
Centres 10,000 - 49,999											
Estevan	14	14	0	2	16	17	0	56	30	89	-66.3
Lloydminster	28	18	0	0	68	29	0	63	96	110	-12.7
Moose Jaw	36	23	0	0	28	0	16	0	80	23	**
North Battleford	16	13	0	4	12	20	0	4	28	41	-31.7
Prince Albert	24	31	14	2	4	10	4	3	46	46	0.0
Swift Current	21	13	0	4	8	0	0	4	29	21	38.1
Yorkton	22	16	6	10	9	22	0	0	37	48	-22.9
Total Saskatchewan (10,000+)	1,144	875	202	62	305	256	525	360	2,176	1,553	40.1

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - September 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	1,033	690	226	38	159	138	802	274	2,220	1,140	94.7
Saskatoon	1,525	1,239	134	74	246	353	685	565	2,590	2,231	16.1
Centres 10,000 - 49,999											
Estevan	30	38	0	14	33	24	0	95	63	171	-63.2
Lloydminster	81	58	0	2	68	43	64	63	213	166	28.3
Moose Jaw	90	57	0	0	28	0	16	0	134	57	135.1
North Battleford	27	34	0	4	18	24	8	12	53	74	-28.4
Prince Albert	65	88	20	6	24	10	75	3	184	107	72.0
Swift Current	43	28	0	8	16	56	0	4	59	96	-38.5
Yorkton	43	33	12	10	15	22	24	0	94	65	44.6
Total Saskatchewan (10,000+)	2,937	2,265	392	156	607	670	1,674	1,016	5,610	4,107	36.6

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta Third Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	% Change
Centres 100,000+											
Calgary	1,652	1,417	348	270	516	342	445	676	2,961	2,705	9.5
Edmonton	1,668	1,535	646	386	341	142	1,004	596	3,659	2,659	37.6
Centres 50,000 - 99,999											
Grande Prairie	151	214	12	4	0	0	16	0	179	218	-17.9
Lethbridge	161	148	12	20	16	20	15	0	204	188	8.5
Medicine Hat	63	34	2	2	0	4	14	0	79	40	97.5
Red Deer	98	78	20	22	15	17	0	89	133	206	-35.4
Wood Buffalo	92	191	20	0	16	0	0	0	128	191	-33.0
Centres 10,000 - 49,999											
Bonnyville MD	59	42	0	0	0	0	0	0	59	42	40.5
Brooks	16	7	0	2	0	0	0	0	16	9	77.8
Camrose	4	26	0	0	0	0	0	0	4	26	-84.6
Canmore	3	7	4	0	0	6	0	0	7	13	-46.2
Clearwater County MD	28	18	0	0	0	0	0	0	28	18	55.6
Cold Lake	39	26	14	2	0	0	0	0	53	28	89.3
Foothills No 31 MD	28	35	10	0	0	0	0	0	38	35	8.6
High River	10	7	0	10	0	5	0	0	10	22	-54.5
Lacombe	28	27	4	10	7	0	0	0	39	37	5.4
Lacombe County CM	27	23	0	0	0	0	0	0	27	23	17.4
Mackenzie No 23 MD	19	36	0	2	5	5	8	0	32	43	-25.6
Mountain View County MD	23	12	0	0	0	0	0	0	23	12	91.7
Okotoks	66	68	4	0	0	0	0	0	70	68	2.9
Red Deer County CM	30	17	0	0	0	0	0	0	30	17	76.5
Strathmore	3	10	0	2	18	10	16	4	37	26	42.3
Sylvan Lake	39	29	2	0	27	7	0	0	68	36	88.9
Wetaskiwin County No 10 CM	24	25	0	0	0	0	0	0	24	25	-4.0
Wetaskiwin	1	12	2	2	0	0	0	0	3	14	-78.6
Yellowhead County MD	15	26	0	0	0	0	0	0	15	26	-42.3
Total Alberta (10,000+)	4,408	4,127	1,100	742	961	558	1,570	1,365	8,039	6,792	18.4

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta January - September 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	4,482	3,767	820	664	1,398	850	3,305	954	10,005	6,235	60.5
Edmonton	4,263	3,761	1,574	1,004	874	403	2,416	1,542	9,127	6,710	36.0
Centres 50,000 - 99,999											
Grande Prairie	353	429	64	16	16	4	16	0	449	449	0.0
Lethbridge	398	382	22	56	24	125	15	57	459	620	-26.0
Medicine Hat	162	95	6	8	0	8	50	0	218	111	96.4
Red Deer	262	236	62	78	50	31	73	89	447	434	3.0
Wood Buffalo	217	394	42	24	74	12	18	97	351	527	-33.4
Centres 10,000 - 49,999											
Bonnyville MD	104	108	0	0	0	0	0	0	104	108	-3.7
Brooks	36	24	2	2	0	0	0	0	38	26	46.2
Camrose	38	40	12	14	4	0	4	0	58	54	7.4
Canmore	6	14	12	4	0	10	0	5	18	33	-45.5
Clearwater County MD	43	30	0	0	0	0	0	0	43	30	43.3
Cold Lake	80	73	16	2	0	0	0	0	96	75	28.0
Foothills No 31 MD	82	83	24	0	0	0	0	0	106	83	27.7
High River	30	29	24	12	11	13	0	0	65	54	20.4
Lacombe	60	55	20	30	11	0	80	0	171	85	101.2
Lacombe County CM	39	47	0	0	0	0	0	0	39	47	-17.0
Mackenzie No 23 MD	54	77	0	2	5	19	8	0	67	98	-31.6
Mountain View County MD	54	31	0	0	0	0	0	0	54	31	74.2
Okotoks	140	158	8	4	0	0	0	0	148	162	-8.6
Red Deer County CM	90	43	0	0	8	0	0	0	98	43	127.9
Strathmore	12	21	14	10	30	78	16	42	72	151	-52.3
Sylvan Lake	92	101	14	2	66	7	0	0	172	110	56.4
Wetaskiwin County No 10 CM	45	53	0	0	0	0	0	0	45	53	-15.1
Wetaskiwin	15	18	4	4	0	0	0	0	19	22	-13.6
Yellowhead County MD	57	41	0	0	0	0	0	0	57	41	39.0
Total Alberta (10,000+)	11,381	10,244	2,740	1,944	2,575	1,560	6,073	2,786	22,769	16,534	37.7

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba Third Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Winnipeg	18	18	0	102	322	46	279	133
Centres 10,000 - 49,999								
Brandon	20	40	4	7	8	4	88	4
Hanover RM	12	4	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	23
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	8	12	0	0
Thompson	0	0	0	16	0	0	0	0
Total Manitoba (10,000+)	50	62	4	125	338	62	367	160

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - September 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	124	84	0	143	674	170	740	363
Centres 10,000 - 49,999								
Brandon	48	72	4	10	14	8	118	36
Hanover RM	18	4	0	0	6	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	23
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	4	62	12	0	53
Thompson	0	0	0	16	0	0	0	0
Total Manitoba (10,000+)	190	160	4	173	756	190	858	475

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Third Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Regina	61	63	0	20	125	40	72	47
Saskatoon	99	75	0	0	287	77	21	66
Centres 10,000 - 49,999								
Estevan	4	17	12	0	0	39	0	17
Lloydminster	68	29	0	0	0	0	0	63
Moose Jaw	0	0	28	0	16	0	0	0
North Battleford	12	20	0	0	0	4	0	0
Prince Albert	4	0	0	10	0	0	4	3
Swift Current	8	0	0	0	0	0	0	4
Yorkton	6	0	3	22	0	0	0	0
Total Saskatchewan (10,000+)	262	204	43	52	428	160	97	200

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - September 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	159	118	0	20	655	183	147	91
Saskatoon	212	353	34	0	659	240	26	325
Centres 10,000 - 49,999								
Estevan	21	24	12	0	0	78	0	17
Lloydminster	68	43	0	0	0	0	64	63
Moose Jaw	0	0	28	0	16	0	0	0
North Battleford	18	24	0	0	8	4	0	8
Prince Albert	8	0	16	10	63	0	12	3
Swift Current	16	0	0	56	0	0	0	4
Yorkton	6	0	9	22	24	0	0	0
Total Saskatchewan (10,000+)	508	562	99	108	1,425	505	249	511

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta Third Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Calgary	516	342	0	0	313	676	132	0
Edmonton	341	142	0	0	543	459	461	137
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	16	0
Lethbridge	16	20	0	0	12	0	3	0
Medicine Hat	0	4	0	0	14	0	0	0
Red Deer	15	17	0	0	0	50	0	39
Wood Buffalo	16	0	0	0	0	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	6	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	0	5	0	0	0	0	0	0
Lacombe	7	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	5	5	0	0	0	0	8	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	18	10	0	0	16	4	0	0
Sylvan Lake	27	7	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+)	961	558	0	0	898	1,189	672	176

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta January - September 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	1,398	850	0	0	2,780	905	525	49
Edmonton	862	403	12	0	975	938	1,441	604
Centres 50,000 - 99,999								
Grande Prairie	4	4	12	0	0	0	16	0
Lethbridge	24	125	0	0	12	57	3	0
Medicine Hat	0	4	0	4	30	0	20	0
Red Deer	50	31	0	0	70	50	3	39
Wood Buffalo	74	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	10	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	13	0	0	0	0	0	0
Lacombe	11	0	0	0	0	0	80	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	5	19	0	0	0	0	8	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	30	78	0	0	16	42	0	0
Sylvan Lake	66	7	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+)	2,551	1,556	24	4	3,925	2,094	2,148	692

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Third Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Winnipeg	703	583	359	79	279	235	1,341	897
Centres 10,000 - 49,999								
Brandon	39	41	37	48	92	11	168	100
Hanover RM	37	36	12	4	0	0	49	40
Portage la Prairie	6	16	0	0	0	23	6	39
St. Andrews	15	12	0	0	0	0	15	12
Steinbach	19	37	8	12	0	0	27	49
Thompson	2	0	0	0	0	16	2	16
Total Manitoba (10,000+)	821	725	416	143	371	285	1,608	1,153

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - September 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	1,680	1,490	843	276	740	506	3,263	2,272
Centres 10,000 - 49,999								
Brandon	84	77	80	88	122	46	320	211
Hanover RM	87	78	24	4	0	0	111	82
Portage la Prairie	19	34	0	0	0	23	19	57
St. Andrews	29	32	0	0	0	0	29	32
Steinbach	89	114	62	12	0	57	151	183
Thompson	3	0	0	0	0	16	3	16
Total Manitoba (10,000+)	1,991	1,825	1,009	380	862	648	3,896	2,853

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Third Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Regina	499	264	178	103	118	73	795	440
Saskatoon	625	546	389	123	21	66	1,035	735
Centres 10,000 - 49,999								
Estevan	14	14	4	58	12	17	30	89
Lloydminster	28	23	68	24	0	63	96	110
Moose Jaw	36	23	16	0	28	0	80	23
North Battleford	16	17	12	24	0	0	28	41
Prince Albert	38	33	4	0	4	13	46	46
Swift Current	21	14	8	3	0	4	29	21
Yorkton	28	26	6	0	3	22	37	48
Total Saskatchewan (10,000+)	1,305	960	685	335	186	258	2,176	1,553

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - September 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	1,217	702	779	304	224	134	2,220	1,140
Saskatoon	1,656	1,360	874	546	60	325	2,590	2,231
Centres 10,000 - 49,999								
Estevan	29	53	21	101	13	17	63	171
Lloydminster	81	65	68	38	64	63	213	166
Moose Jaw	90	57	16	0	28	0	134	57
North Battleford	27	38	26	28	0	8	53	74
Prince Albert	85	94	71	0	28	13	184	107
Swift Current	43	28	16	4	0	64	59	96
Yorkton	55	43	30	0	9	22	94	65
Total Saskatchewan (10,000+)	3,283	2,440	1,901	1,021	426	646	5,610	4,107

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta Third Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Calgary	1,992	1,687	837	1,018	132	0	2,961	2,705
Edmonton	2,322	1,874	876	648	461	137	3,659	2,659
Centres 50,000 - 99,999								
Grande Prairie	163	218	0	0	16	0	179	218
Lethbridge	173	172	28	16	3	0	204	188
Medicine Hat	65	34	14	6	0	0	79	40
Red Deer	118	100	15	67	0	39	133	206
Wood Buffalo	118	191	10	0	0	0	128	191
Centres 10,000 - 49,999								
Bonnyville MD	59	42	0	0	0	0	59	42
Brooks	16	9	0	0	0	0	16	9
Camrose	4	26	0	0	0	0	4	26
Canmore	7	13	0	0	0	0	7	13
Clearwater County MD	28	18	0	0	0	0	28	18
Cold Lake	53	28	0	0	0	0	53	28
Foothills No 31 MD	38	35	0	0	0	0	38	35
High River	10	17	0	5	0	0	10	22
Lacombe	31	31	8	6	0	0	39	37
Lacombe County CM	27	23	0	0	0	0	27	23
Mackenzie No 23 MD	19	43	5	0	8	0	32	43
Mountain View County MD	23	12	0	0	0	0	23	12
Okotoks	70	68	0	0	0	0	70	68
Red Deer County CM	30	17	0	0	0	0	30	17
Strathmore	3	12	34	14	0	0	37	26
Sylvan Lake	61	36	7	0	0	0	68	36
Wetaskiwin County No 10 CM	24	25	0	0	0	0	24	25
Wetaskiwin	3	14	0	0	0	0	3	14
Yellowhead County MD	15	26	0	0	0	0	15	26
Total Alberta (10,000+)	5,530	4,828	1,837	1,788	672	176	8,039	6,792

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - September 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	5,334	4,429	4,146	1,757	525	49	10,005	6,235
Edmonton	5,880	4,703	1,794	1,403	1,453	604	9,127	6,710
Centres 50,000 - 99,999								
Grande Prairie	421	449	0	0	28	0	449	449
Lethbridge	418	442	38	178	3	0	459	620
Medicine Hat	166	99	32	8	20	4	218	111
Red Deer	324	314	120	81	3	39	447	434
Wood Buffalo	295	430	56	97	0	0	351	527
Centres 10,000 - 49,999								
Bonnyville MD	104	108	0	0	0	0	104	108
Brooks	38	26	0	0	0	0	38	26
Camrose	54	54	4	0	0	0	58	54
Canmore	16	22	2	11	0	0	18	33
Clearwater County MD	43	30	0	0	0	0	43	30
Cold Lake	96	75	0	0	0	0	96	75
Foothills No 31 MD	106	83	0	0	0	0	106	83
High River	54	41	11	13	0	0	65	54
Lacombe	83	79	8	6	80	0	171	85
Lacombe County CM	39	47	0	0	0	0	39	47
Mackenzie No 23 MD	54	84	5	14	8	0	67	98
Mountain View County MD	54	31	0	0	0	0	54	31
Okotoks	148	162	0	0	0	0	148	162
Red Deer County CM	98	43	0	0	0	0	98	43
Strathmore	26	31	46	120	0	0	72	151
Sylvan Lake	149	110	23	0	0	0	172	110
Wetaskiwin County No 10 CM	45	53	0	0	0	0	45	53
Wetaskiwin	19	22	0	0	0	0	19	22
Yellowhead County MD	57	41	0	0	0	0	57	41
Total Alberta (10,000+)	14,285	12,136	6,312	3,702	2,172	696	22,769	16,534

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba Third Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	% Change
Centres 100,000+											
Winnipeg	629	583	26	14	78	69	328	136	1,061	802	32.3
Centres 10,000 - 49,999											
Brandon	48	43	0	8	44	33	55	52	147	136	8.1
Hanover RM	34	22	4	8	6	0	0	0	44	30	46.7
Portage la Prairie	11	14	0	0	0	3	0	0	11	17	-35.3
St. Andrews	10	11	0	0	0	0	0	0	10	11	-9.1
Steinbach	22	24	6	14	0	4	0	51	28	93	-69.9
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Total Manitoba (10,000+)	755	697	36	44	128	109	383	239	1,302	1,089	19.6

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - September 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	1,384	1,300	34	32	223	136	657	563	2,298	2,031	13.1
Centres 10,000 - 49,999											
Brandon	82	72	6	10	68	41	78	89	234	212	10.4
Hanover RM	66	60	14	10	28	8	0	0	108	78	38.5
Portage la Prairie	19	36	0	0	0	3	23	0	42	39	7.7
St. Andrews	34	28	0	0	0	0	0	0	34	28	21.4
Steinbach	70	69	20	32	0	4	24	75	114	180	-36.7
Thompson	2	0	0	0	0	0	0	0	2	0	n/a
Total Manitoba (10,000+)	1,657	1,565	74	84	319	192	782	727	2,832	2,568	10.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	% Change
Centres 100,000+											
Regina	287	205	28	10	63	32	241	99	619	346	78.9
Saskatoon	378	382	20	28	90	42	192	205	680	657	3.5
Centres 10,000 - 49,999											
Estevan	10	12	0	4	0	0	39	39	49	55	-10.9
Lloydminster	28	21	0	0	0	5	0	0	28	26	7.7
Moose Jaw	34	20	0	0	0	0	0	0	34	20	70.0
North Battleford	8	11	2	2	0	0	8	4	18	17	5.9
Prince Albert	24	37	2	0	10	0	0	0	36	37	-2.7
Swift Current	18	10	0	2	8	44	0	0	26	56	-53.6
Yorkton	19	9	2	2	0	0	0	0	21	11	90.9
Total Saskatchewan (10,000+)	806	707	54	48	171	123	480	347	1,511	1,225	23.3

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - September 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	734	464	62	66	121	86	641	309	1,558	925	68.4
Saskatoon	1,133	1,155	60	70	359	207	771	410	2,323	1,842	26.1
Centres 10,000 - 49,999											
Estevan	23	36	2	10	8	0	46	39	79	85	-7.1
Lloydminster	78	50	0	2	38	5	0	0	116	57	103.5
Moose Jaw	81	50	0	0	0	0	0	0	81	50	62.0
North Battleford	28	39	4	6	4	5	32	4	68	54	25.9
Prince Albert	68	88	8	0	10	0	0	33	86	121	-28.9
Swift Current	40	31	2	6	8	56	0	8	50	101	-50.5
Yorkton	33	27	6	6	0	0	0	24	39	57	-31.6
Total Saskatchewan (10,000+)	2,218	1,940	144	166	548	359	1,490	827	4,400	3,292	33.7

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta Third Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	% Change
Centres 100,000+											
Calgary	1,456	1,210	270	236	190	275	502	271	2,418	1,992	21.4
Edmonton	1,329	1,218	380	304	245	259	848	423	2,802	2,204	27.1
Centres 50,000 - 99,999											
Grande Prairie	135	130	14	4	12	8	0	0	161	142	13.4
Lethbridge	187	230	16	10	7	22	0	0	210	262	-19.8
Medicine Hat	40	48	2	2	0	8	20	0	62	58	6.9
Red Deer	89	80	26	28	20	0	0	3	135	111	21.6
Wood Buffalo	68	170	2	12	0	0	18	263	88	445	-80.2
Centres 10,000 - 49,999											
Bonnyville MD	33	44	0	0	0	0	0	0	33	44	-25.0
Brooks	12	10	2	0	0	0	0	0	14	10	40.0
Camrose	15	11	6	6	0	0	0	0	21	17	23.5
Canmore	2	4	4	4	0	24	0	0	6	32	-81.3
Clearwater County MD	12	8	0	0	0	0	0	0	12	8	50.0
Cold Lake	34	31	6	0	0	0	0	0	40	31	29.0
Foothills No 31 MD	33	34	8	0	0	0	0	0	41	34	20.6
High River	12	11	2	6	10	17	0	0	24	34	-29.4
Lacombe	21	17	6	10	0	0	0	0	27	27	0.0
Lacombe County CM	10	13	0	0	0	0	0	0	10	13	-23.1
Mackenzie No 23 MD	20	32	0	0	0	14	0	0	20	46	-56.5
Mountain View County MD	22	11	0	0	0	0	0	0	22	11	100.0
Okotoks	64	50	2	2	0	0	0	0	66	52	26.9
Red Deer County CM	34	16	0	0	0	0	0	0	34	16	112.5
Strathmore	1	9	4	4	6	76	14	24	25	113	-77.9
Sylvan Lake	26	35	10	0	0	0	0	0	36	35	2.9
Wetaskiwin County No 10 CM	17	19	0	0	0	0	0	0	17	19	-10.5
Wetaskiwin	9	8	4	4	0	0	71	0	84	12	**
Yellowhead County MD	22	17	0	0	0	0	0	0	22	17	29.4
Total Alberta (10,000+)	3,762	3,510	764	634	490	703	1,473	984	6,489	5,831	11.3

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type Alberta January - September 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	4,011	3,416	680	570	781	836	1,451	557	6,923	5,379	28.7
Edmonton	3,838	4,020	1,138	860	570	598	2,035	1,123	7,581	6,601	14.8
Centres 50,000 - 99,999											
Grande Prairie	271	384	16	20	12	8	0	79	299	491	-39.1
Lethbridge	348	435	50	52	110	60	48	194	556	741	-25.0
Medicine Hat	112	130	4	4	4	15	20	47	140	196	-28.6
Red Deer	207	225	80	50	36	16	3	70	326	361	-9.7
Wood Buffalo	377	486	4	28	0	75	35	691	416	1,280	-67.5
Centres 10,000 - 49,999											
Bonnyville MD	82	100	0	0	0	0	4	0	86	100	-14.0
Brooks	29	24	2	0	4	0	0	0	35	24	45.8
Camrose	75	32	26	8	0	5	119	0	220	45	**
Canmore	7	9	10	4	15	36	64	24	96	73	31.5
Clearwater County MD	30	26	0	0	0	0	0	0	30	26	15.4
Cold Lake	67	72	12	2	0	0	0	0	79	74	6.8
Foothills No 31 MD	87	90	12	0	0	0	0	0	99	90	10.0
High River	33	34	30	10	22	17	0	0	85	61	39.3
Lacombe	42	58	22	24	0	0	0	10	64	92	-30.4
Lacombe County CM	31	32	0	0	0	0	0	0	31	32	-3.1
Mackenzie No 23 MD	54	60	0	0	10	14	0	0	64	74	-13.5
Mountain View County MD	43	34	0	0	0	0	0	0	43	34	26.5
Okotoks	121	157	8	6	0	0	0	31	129	194	-33.5
Red Deer County CM	73	40	0	0	0	0	0	0	73	40	82.5
Strathmore	10	25	16	8	10	80	20	24	56	137	-59.1
Sylvan Lake	84	82	12	2	12	10	0	0	108	94	14.9
Wetaskiwin County No 10 CM	44	46	0	0	0	0	0	0	44	46	-4.3
Wetaskiwin	18	12	6	4	4	0	71	0	99	16	**
Yellowhead County MD	54	43	0	0	0	0	0	0	54	43	25.6
Total Alberta (10,000+)	10,315	10,191	2,130	1,654	1,600	1,770	3,870	2,850	17,915	16,465	8.8

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
Third Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Winnipeg	72	13	6	56	112	112	216	24
Centres 10,000 - 49,999								
Brandon	44	12	0	21	7	28	48	24
Hanover RM	6	0	0	0	0	0	0	0
Portage la Prairie	0	3	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	4	0	0	0	51
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	122	28	6	81	119	140	264	99

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - September 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	148	80	75	56	308	173	349	390
Centres 10,000 - 49,999								
Brandon	68	20	0	21	18	28	60	61
Hanover RM	20	4	8	4	0	0	0	0
Portage la Prairie	0	3	0	0	0	0	23	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	4	24	0	0	75
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	236	107	83	85	350	201	432	526

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Third Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Regina	39	32	24	0	82	19	159	80
Saskatoon	90	42	0	0	113	0	79	205
Centres 10,000 - 49,999								
Estevan	0	0	0	0	39	0	0	39
Lloydminster	0	5	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	8	0	0	4
Prince Albert	0	0	10	0	0	0	0	0
Swift Current	8	0	0	44	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	137	79	34	44	242	19	238	328

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - September 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	91	86	30	0	384	154	257	155
Saskatoon	359	207	0	0	488	126	283	284
Centres 10,000 - 49,999								
Estevan	8	0	0	0	39	0	7	39
Lloydminster	28	5	10	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	4	5	0	0	32	0	0	4
Prince Albert	0	0	10	0	0	15	0	18
Swift Current	8	0	0	56	0	8	0	0
Yorkton	0	0	0	0	0	24	0	0
Total Saskatchewan (10,000+)	498	303	50	56	943	327	547	500

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta Third Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Calgary	190	275	0	0	324	214	178	57
Edmonton	241	252	4	7	449	384	399	39
Centres 50,000 - 99,999								
Grande Prairie	4	4	8	4	0	0	0	0
Lethbridge	7	22	0	0	0	0	0	0
Medicine Hat	0	8	0	0	0	0	20	0
Red Deer	6	0	14	0	0	3	0	0
Wood Buffalo	0	0	0	0	18	263	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	24	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	10	17	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	6	76	0	0	14	24	0	0
Sylvan Lake	0	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	71	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	464	692	26	11	805	888	668	96

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta January - September 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	781	836	0	0	1,228	376	223	181
Edmonton	562	530	8	68	1,206	967	829	156
Centres 50,000 - 99,999								
Grande Prairie	4	4	8	4	0	0	0	79
Lethbridge	98	60	12	0	48	194	0	0
Medicine Hat	4	8	0	7	0	47	20	0
Red Deer	22	8	14	8	0	19	3	51
Wood Buffalo	0	75	0	0	35	416	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	36	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	22	17	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	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	31
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	10	80	0	0	20	24	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	71	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,550	1,683	50	87	2,671	2,077	1,199	773

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Winnipeg	640	589	198	133	223	80	1,061	802
Centres 10,000 - 49,999								
Brandon	47	40	52	48	48	48	147	136
Hanover RM	38	30	6	0	0	0	44	30
Portage la Prairie	11	17	0	0	0	0	11	17
St. Andrews	10	11	0	0	0	0	10	11
Steinbach	28	38	0	0	0	55	28	93
Thompson	1	0	0	0	0	0	1	0
Total Manitoba (10,000+)	775	725	256	181	271	183	1,302	1,089

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - September 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	1,389	1,302	483	283	426	446	2,298	2,031
Centres 10,000 - 49,999								
Brandon	80	65	94	60	60	87	234	212
Hanover RM	84	70	16	4	8	4	108	78
Portage la Prairie	19	39	0	0	23	0	42	39
St. Andrews	34	28	0	0	0	0	34	28
Steinbach	90	101	24	0	0	79	114	180
Thompson	2	0	0	0	0	0	2	0
Total Manitoba (10,000+)	1,698	1,605	617	347	517	616	2,832	2,568

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Third Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Regina	301	209	122	51	196	86	619	346
Saskatoon	413	408	186	42	81	207	680	657
Centres 10,000 - 49,999								
Estevan	10	16	39	0	0	39	49	55
Lloydminster	28	26	0	0	0	0	28	26
Moose Jaw	34	20	0	0	0	0	34	20
North Battleford	8	13	8	0	2	4	18	17
Prince Albert	24	37	2	0	10	0	36	37
Swift Current	18	9	8	1	0	46	26	56
Yorkton	21	11	0	0	0	0	21	11
Total Saskatchewan (10,000+)	857	749	365	94	289	382	1,511	1,225

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - September 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	736	468	483	244	339	213	1,558	925
Saskatoon	1,232	1,226	806	327	285	289	2,323	1,842
Centres 10,000 - 49,999								
Estevan	23	46	49	0	7	39	79	85
Lloydminster	97	57	9	0	10	0	116	57
Moose Jaw	81	50	0	0	0	0	81	50
North Battleford	30	45	36	5	2	4	68	54
Prince Albert	71	88	5	15	10	18	86	121
Swift Current	42	31	8	10	0	60	50	101
Yorkton	39	33	0	24	0	0	39	57
Total Saskatchewan (10,000+)	2,351	2,044	1,396	625	653	623	4,400	3,292

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Alberta Third Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011	Q3 2012	Q3 2011
Centres 100,000+								
Calgary	1,726	1,442	514	493	178	57	2,418	1,992
Edmonton	1,715	1,466	684	692	403	46	2,802	2,204
Centres 50,000 - 99,999								
Grande Prairie	153	138	0	0	8	4	161	142
Lethbridge	201	240	9	22	0	0	210	262
Medicine Hat	42	50	0	8	20	0	62	58
Red Deer	107	108	14	3	14	0	135	111
Wood Buffalo	70	182	18	263	0	0	88	445
Centres 10,000 - 49,999								
Bonnyville MD	33	44	0	0	0	0	33	44
Brooks	14	10	0	0	0	0	14	10
Camrose	21	17	0	0	0	0	21	17
Canmore	6	6	0	26	0	0	6	32
Clearwater County MD	12	8	0	0	0	0	12	8
Cold Lake	40	31	0	0	0	0	40	31
Foothills No 31 MD	41	34	0	0	0	0	41	34
High River	14	22	10	12	0	0	24	34
Lacombe	27	25	0	2	0	0	27	27
Lacombe County CM	10	13	0	0	0	0	10	13
Mackenzie No 23 MD	20	32	0	14	0	0	20	46
Mountain View County MD	22	11	0	0	0	0	22	11
Okotoks	66	52	0	0	0	0	66	52
Red Deer County CM	34	16	0	0	0	0	34	16
Strathmore	5	13	20	100	0	0	25	113
Sylvan Lake	36	35	0	0	0	0	36	35
Wetaskiwin County No 10 CM	17	19	0	0	0	0	17	19
Wetaskiwin	13	12	0	0	71	0	84	12
Yellowhead County MD	22	17	0	0	0	0	22	17
Total Alberta (10,000+)	4,524	4,085	1,271	1,639	694	107	6,489	5,831

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - September 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	4,699	3,974	2,001	1,222	223	183	6,923	5,379
Edmonton	4,894	4,810	1,846	1,567	841	224	7,581	6,601
Centres 50,000 - 99,999								
Grande Prairie	291	408	0	0	8	83	299	491
Lethbridge	396	471	148	270	12	0	556	741
Medicine Hat	116	134	4	55	20	7	140	196
Red Deer	269	275	40	27	17	59	326	361
Wood Buffalo	381	589	35	416	0	275	416	1,280
Centres 10,000 - 49,999								
Bonnyville MD	82	100	0	0	4	0	86	100
Brooks	31	24	0	0	4	0	35	24
Camrose	101	40	70	5	49	0	220	45
Canmore	15	11	81	62	0	0	96	73
Clearwater County MD	30	26	0	0	0	0	30	26
Cold Lake	79	74	0	0	0	0	79	74
Foothills No 31 MD	99	90	0	0	0	0	99	90
High River	67	49	18	12	0	0	85	61
Lacombe	64	78	0	14	0	0	64	92
Lacombe County CM	31	32	0	0	0	0	31	32
Mackenzie No 23 MD	64	60	0	14	0	0	64	74
Mountain View County MD	43	34	0	0	0	0	43	34
Okotoks	129	163	0	0	0	31	129	194
Red Deer County CM	73	40	0	0	0	0	73	40
Strathmore	26	33	30	104	0	0	56	137
Sylvan Lake	108	84	0	10	0	0	108	94
Wetaskiwin County No 10 CM	44	46	0	0	0	0	44	46
Wetaskiwin	24	16	0	0	75	0	99	16
Yellowhead County MD	54	43	0	0	0	0	54	43
Total Alberta (10,000+)	12,375	11,818	4,287	3,785	1,253	862	17,915	16,465

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba Third 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+)													
Q3 2012	63	12.4	138	27.2	108	21.3	84	16.5	115	22.6	508	368,921	399,196
Q3 2011	83	16.1	160	31.1	105	20.4	48	9.3	118	23.0	514	358,904	397,823
Year-to-date 2012	180	15.3	311	26.4	257	21.8	186	15.8	245	20.8	1,179	367,000	391,836
Year-to-date 2011	223	18.8	363	30.6	242	20.4	98	8.2	262	22.1	1,188	352,874	390,586

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan Third 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													
Q3 2012	40	14.5	49	17.8	49	17.8	54	19.6	84	30.4	276	449,950	467,695
Q3 2011	38	21.3	30	16.9	42	23.6	20	11.2	48	27.0	178	420,246	448,466
Year-to-date 2012	125	18.2	139	20.2	121	17.6	109	15.8	194	28.2	688	430,000	459,358
Year-to-date 2011	76	18.5	78	19.0	86	21.0	60	14.6	110	26.8	410	425,000	467,979
Saskatoon CMA													
Q3 2012	128	37.6	62	18.2	37	10.9	30	8.8	83	24.4	340	386,750	434,559
Q3 2011	178	44.1	95	23.5	44	10.9	27	6.7	60	14.9	404	359,900	398,043
Year-to-date 2012	463	42.1	224	20.4	124	11.3	103	9.4	186	16.9	1,100	370,000	407,264
Year-to-date 2011	489	43.7	281	25.1	136	12.1	90	8.0	124	11.1	1,120	359,981	385,552
Total Urban Centres in Saskatchewan (50,000+)													
Q3 2012	168	27.3	111	18.0	86	14.0	84	13.6	167	27.1	616	418,295	449,406
Q3 2011	216	37.1	125	21.5	86	14.8	47	8.1	108	18.6	582	375,000	413,464
Year-to-date 2012	588	32.9	363	20.3	245	13.7	212	11.9	380	21.3	1,788	392,000	427,309
Year-to-date 2011	565	36.9	359	23.5	222	14.5	150	9.8	234	15.3	1,530	373,300	407,641

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Third 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													
Q3 2012	91	74.0	21	17.1	6	4.9	3	2.4	2	1.6	123	322,500	329,880
Q3 2011	96	56.1	32	18.7	13	7.6	4	2.3	26	15.2	171	335,000	382,607
Year-to-date 2012	195	67.9	70	24.4	16	5.6	4	1.4	2	0.7	287	326,053	331,190
Year-to-date 2011	242	53.7	91	20.2	41	9.1	16	3.5	61	13.5	451	339,280	375,227
Lethbridge													
Q3 2012	81	52.9	26	17.0	26	17.0	8	5.2	12	7.8	153	347,206	373,222
Q3 2011	74	46.3	28	17.5	22	13.8	21	13.1	15	9.4	160	360,918	383,832
Year-to-date 2012	201	56.9	62	17.6	39	11.0	29	8.2	22	6.2	353	342,400	357,773
Year-to-date 2011	197	49.3	78	19.5	48	12.0	44	11.0	33	8.3	400	352,350	383,089
Medicine Hat													
Q3 2012	12	40.0	8	26.7	3	10.0	1	3.3	6	20.0	30	375,000	381,897
Q3 2011	18	48.6	8	21.6	6	16.2	0	0.0	5	13.5	37	350,000	365,026
Year-to-date 2012	60	47.2	24	18.9	16	12.6	6	4.7	21	16.5	127	355,000	391,091
Year-to-date 2011	84	57.1	28	19.0	16	10.9	2	1.4	17	11.6	147	329,000	350,575
Red Deer													
Q3 2012	16	22.2	13	18.1	8	11.1	9	12.5	26	36.1	72	440,513	485,718
Q3 2011	34	41.0	12	14.5	9	10.8	15	18.1	13	15.7	83	366,000	420,898
Year-to-date 2012	63	31.2	38	18.8	23	11.4	22	10.9	56	27.7	202	398,250	462,700
Year-to-date 2011	95	39.4	41	17.0	21	8.7	32	13.3	52	21.6	241	379,900	431,134
Wood Buffalo													
Q3 2012	0	0.0	0	0.0	0	0.0	0	0.0	86	100.0	86	859,900	871,843
Q3 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	356	100.0	356	829,900	850,386
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													
Q3 2012	185	13.1	192	13.6	190	13.4	184	13.0	663	46.9	1,414	489,800	587,179
Q3 2011	176	15.3	145	12.6	219	19.0	172	14.9	442	38.3	1,154	456,980	546,247
Year-to-date 2012	567	14.1	554	13.8	671	16.7	497	12.4	1,719	42.9	4,008	470,000	571,997
Year-to-date 2011	568	16.8	411	12.2	625	18.5	473	14.0	1,297	38.4	3,374	455,297	541,018
Edmonton CMA													
Q3 2012	112	8.9	189	15.1	257	20.5	180	14.3	517	41.2	1,255	469,000	518,611
Q3 2011	105	9.8	206	19.2	216	20.1	132	12.3	416	38.7	1,075	451,500	518,081
Year-to-date 2012	375	10.1	613	16.5	762	20.5	555	15.0	1,404	37.9	3,709	458,700	513,925
Year-to-date 2011	486	13.1	634	17.2	727	19.7	507	13.7	1,342	36.3	3,696	450,000	514,177
Total Urban Centres in Alberta (50,000+)													
Q3 2012	497	15.9	449	14.3	490	15.6	385	12.3	1,312	41.9	3,133	464,900	542,679
Q3 2011	503	17.9	431	15.3	486	17.3	344	12.2	1,048	37.3	2,812	448,735	520,626
Year-to-date 2012	1,461	16.2	1,361	15.1	1,527	16.9	1,113	12.3	3,580	39.6	9,042	456,071	538,147
Year-to-date 2011	1,672	19.1	1,284	14.7	1,480	16.9	1,075	12.3	3,238	37.0	8,749	448,500	518,311

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba Third 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	1,172	2,054	1,601	73.2	250,698	5.0	247,334
	July	1,339	-0.3	1,130	1,723	1,513	74.7	239,116	3.3	238,923
	August	1,347	-2.0	1,134	1,845	1,622	69.9	239,234	4.4	251,217
	September	1,122	-15.0	1,158	1,714	1,659	69.8	239,517	4.8	247,943
	October									
	November									
	December									
	Q3 2011	4,037	10.9	3,446	5,506	4,774	72.2	229,719	5.9	232,497
	Q3 2012	3,808	-5.7	3,422	5,282	4,794	71.4	239,276	4.2	246,049
	YTD 2011	11,101	4.9		16,031			233,345	5.5	
	YTD 2012	11,259	1.4		16,218			245,307	5.1	

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

Table 5b: MLS® Residential Activity for Saskatchewan Third 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	1,205	2,527	2,044	59.0	267,534	2.1	265,688
	July	1,378	14.5	1,175	2,362	2,001	58.7	277,297	6.9	273,090
	August	1,289	-6.3	1,097	2,332	2,083	52.7	271,005	3.0	273,965
	September	1,099	-12.7	1,144	2,160	2,224	51.4	273,209	7.0	277,244
	October									
	November									
	December									
	Q3 2011	3,838	27.7	3,024	6,864	5,363	56.4	259,399	7.4	259,508
	Q3 2012	3,766	-1.9	3,416	6,854	6,308	54.2	273,951	5.6	274,762
	YTD 2011	10,330	20.4		20,859			259,212	7.1	
	YTD 2012	11,320	9.6		20,885			273,524	5.5	

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

Table 5c: MLS® Residential Activity for Alberta Third Quarter 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	5,197	10,577	8,765	59.3	369,895	2.4	360,478
	July	5,819	16.5	5,166	9,315	8,505	60.7	363,924	2.7	363,089
	August	5,198	5.3	4,988	8,472	8,213	60.7	356,488	3.5	363,909
	September	4,714	7.7	5,231	8,180	8,686	60.2	355,127	0.2	361,160
	October									
	November									
	December									
	Q3 2011	14,313	19.7	13,632	28,327	26,797	50.9	350,944	0.5	354,015
	Q3 2012	15,731	9.9	15,385	25,967	25,404	60.6	358,831	2.2	362,699
	YTD 2011	42,839	7.6		88,691			354,331	0.0	
	YTD 2012	48,665	13.6		86,995			362,961	2.4	

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

Table 6a: Level of Economic Indicators for Manitoba Third Quarter 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	1,783	98.9	760	3,659,616	101.95
	April - June	614	3.6	5.6	623.0	5.4	3,431	102.7	760	4,047,808	104.18
	July - September	600	3.5	5.3	623.3	5.6	2,238	91.1	764	3,678,426	100.57
	October - December	598	3.5	5.3	625.7	5.4	2,479	97.2	773	3,930,167	98.88
2012	January - March	596	3.3	5.3	627.8	5.4	2,096	107.3	767	3,791,207	100.34
	April - June	601	3.2	5.3	629.5	5.2	2,709	104.4	775	4,105,788	98.72
	July - September	595	3.1	5.2	629.5	5.4		104.6	788		100.57
	October - December										

Table 6.1a: Growth(1) of Economic Indicators for Manitoba Third 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	-23.3	-11.1	4.4	9.0	6.6
	April - June	-4.5	-0.1	-0.5	0.5	-0.1	-5.9	4.3	3.2	9.1	8.5
	July - September	-1.9	0.1	-0.2	0.2	0.1	-20.7	-5.4	1.7	4.0	4.7
	October - December	-0.2	0.2	0.0	0.4	0.3	9.5	-1.2	1.5	2.9	0.2
2012	January - March	-0.6	-0.2	-0.1	0.4	0.2	17.6	8.5	1.0	3.6	-1.6
	April - June	-2.1	-0.4	-0.2	1.0	-0.2	-21.0	1.6	1.9	1.4	-5.2
	July - September	-0.8	-0.4	-0.1	1.0	-0.2		14.8	3.1		0.0
	October - December										

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

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

Table 6b: Level of Economic Indicators for Saskatchewan Third Quarter 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	1,026	98.9	844	3,094,886	101.95
	April - June	614	3.6	5.6	525.5	4.9	3,224	102.7	849	3,214,075	104.18
	July - September	600	3.5	5.3	525.9	4.7	4,203	91.1	865	3,138,397	100.57
	October - December	598	3.5	5.3	526.9	4.8	3,289	97.2	873	3,130,121	98.88
2012	January - March	596	3.3	5.3	529.6	4.9	3,688	107.3	873	3,530,640	100.34
	April - June	601	3.2	5.3	536.4	4.8	5,408	104.4	887	3,637,601	98.72
	July - September	595	3.1	5.2	539.3	4.7		104.6	928		100.57
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan Third 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	-54.4	-11.1	1.3	9.5	6.6
	April - June	-4.5	-0.1	-0.5	-0.1	-0.4	12.6	4.3	2.2	13.5	8.5
	July - September	-1.9	0.1	-0.2	0.2	-0.6	60.8	-5.4	3.4	20.7	4.7
	October - December	-0.2	0.2	0.0	0.6	-0.7	158.8	-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	67.7	1.6	4.4	13.2	-5.2
	July - September	-0.8	-0.4	-0.1	2.5	0.0		14.8	7.3		0.0
	October - December										

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

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

Table 6c: Level of Economic Indicators for Alberta
Third Quarter 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	7,308	98.9	760	16,260,366	101.95
	April - June	614	3.6	5.6	2,073.4	5.6	12,630	102.7	760	16,998,575	104.18
	July - September	600	3.5	5.3	2,111.2	5.5	11,713	91.1	764	18,445,034	100.57
	October - December	598	3.5	5.3	2,130.0	5.0	11,022	97.2	773	19,170,257	98.88
2012	January - March	596	3.3	5.3	2,131.8	5.1	20,335	107.3	767	18,897,238	100.34
	April - June	601	3.2	5.3	2,146.7	4.7	23,090	104.4	775	18,112,208	98.72
	July - September	595	3.1	5.2	2,153.3	4.5		104.6	788		100.57
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
Third 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	31.8	-11.1	4.4	16.0	6.6
	April - June	-4.5	-0.1	-0.5	3.0	-1.3	42.2	4.3	3.2	16.4	8.5
	July - September	-1.9	0.1	-0.2	4.4	-0.8	111.0	-5.4	1.7	19.2	4.7
	October - December	-0.2	0.2	0.0	4.7	-0.8	-3304.1	-1.2	1.5	20.0	0.2
2012	January - March	-0.6	-0.2	-0.1	3.3	-0.7	178.3	8.5	1.0	16.2	-1.6
	April - June	-2.1	-0.4	-0.2	3.5	-0.9	82.8	1.6	1.9	6.6	-5.2
	July - September	-0.8	-0.4	-0.1	2.0	-1.0		14.8	3.1		0.0
	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.

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