HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

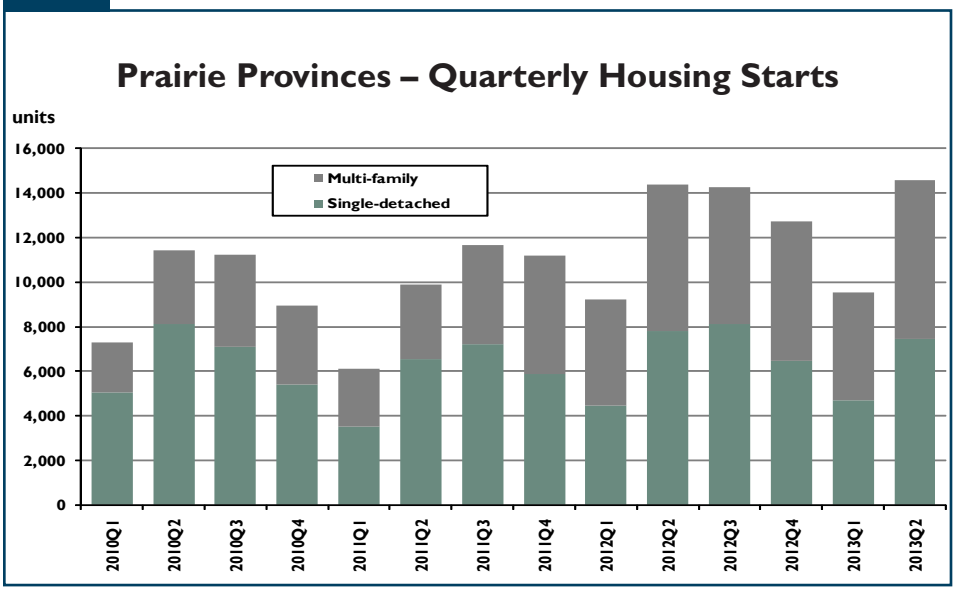
Date Released: Third Quarter 2013

New Home Market

Housing starts higher in Alberta but moderate in Manitoba and Saskatchewan in Q2 2013

Housing starts in the Prairie Provinces totalled 14,573 units during the second quarter of 2013, up 1.4 per cent from 14,365 a year earlier. There were 7,442 single-detached starts in the second quarter of 2013, down 4.7 per cent compared to 7,806 units in the same period of 2012. Multi-family starts, which consist of semi-detached, row, and apartment units, amounted to 7,131 units, up 8.7 per cent from the second quarter of 2012. Through six months of 2013, Prairie housing starts have reached 24,108 units, 2.1 per cent higher than the first half of 2012.

Figure 1



Source: CMHC

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In Alberta, there were 10,435 housing starts during the second quarter of 2013, up 10.6 per cent from a year earlier. Single-detached starts increased 5.2 per cent to 5,108 units while multi-family starts increased 16.3 per cent to 5,327 units. Housing starts in June were not impacted by the flooding in Alberta as all enumerators had completed their field work prior to the June flooding. Temporary housing created for families displaced by the flood will not be counted as a housing start in the coming months, provided they are not constructed on permanent foundations. After two quarters of 2013, housing starts in Alberta totalled 17,424 units, up 9.4 per cent from the first six months of 2012.

In the Edmonton CMA, second quarter 2013 housing starts of 5,117 units were 57 per cent higher than a year earlier. Second quarter single-detached starts amounted to 1,675 units while multi-family starts reached 3,442 units, up 11 per cent and 97 per cent, respectively. The elevated pace of multi-family starts in the Edmonton CMA is expected to decline in the second half of 2013. Year-to-date, multi-family starts have amounted to 5,166 units in the Edmonton CMA, up 80 per cent year-over year. Single-detached starts to the end of June reached 2,800 units, a 7.9 per cent increase from last year. At mid-year, total housing starts in the Edmonton CMA reached 7,966 units, up 46 per cent from the 5,468 units started in the same period in 2012.

In the Calgary CMA, housing starts in the second quarter of 2013 amounted to 3,057 units, down 20.5 per cent from the second quarter of 2012. While single-detached starts increased five per cent to 1,658 units, the gain was offset by a 38 per cent reduction in multi-family starts to 1,399 units. Year-to-date, total housing starts in the Calgary CMA have declined 21 per cent to 5,562 units. After six months, single-detached starts in the Calgary CMA have increased nine per cent to 3,085 units. In the same period, multi-family starts declined 41 per cent to 2,477 units. This comes after substantial growth in Calgary's multi-family market last year.

Housing construction in Alberta's five largest Census Agglomerations (CAs) reported mixed results during the second quarter of 2013. Housing starts in Grande Prairie declined from 225 in the second quarter of 2012 to 202 units this year. In Lethbridge, housing starts decreased from 161 to 152 units and Medicine Hat also experienced a lower level of production from 94 to 84 units. In Red Deer, housing starts were almost unchanged at 178 units in the second quarter. In Wood Buffalo, the initiation of 87 social housing units helped increase housing starts from 120 units from April to June 2012 to 257 units this year.

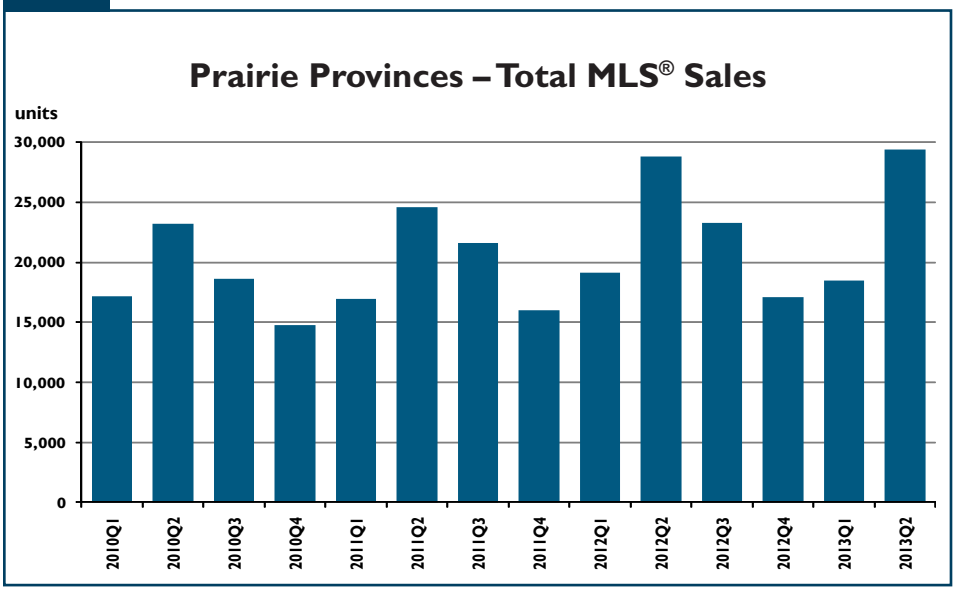
In Saskatchewan, housing starts of 2,157 in the second quarter of 2013 represented a 22 per cent reduction from 2,766 in the second quarter of 2012. There were 1,219 single-detached starts and 938 multi-family starts, representing decreases of 29 per cent and 11 per cent, respectively. Year-to-date, housing starts in Saskatchewan amounted to 3,406 units, down 22 per cent from the same period in 2012. Year-to-date single-detached starts decreased 27 per cent to 1,809 units. Meanwhile, multi-family starts totalled 1,597 units, down 15.3 per cent. In 2012, housing starts in Saskatchewan increased 41.8 per cent to the highest level since 1979. A pullback in housing starts this year was expected, however activity will remain above the preceding five-year average.

In the Regina CMA, housing starts totalled 880 units in the second quarter of 2013, up from 685 units a year earlier. This brought Regina's year-to-date housing starts to 1,475 units, an increase of 3.5 per cent from the same period in 2012. In the Saskatoon CMA, second quarter housing starts of 629 units represented a 32 per cent decline from 927 units last year. Year-to-date, housing starts in the Saskatoon CMA have reached 1,094 units, down 29.6 per cent from 1,555 units a year earlier.

In Manitoba, the 1,981 housing starts in the second quarter of 2013 represented a decline of 8.4 per cent from 2,163 units last year. There were 1,115 single-detached starts and 866 multi-family starts in the second quarter, representing decreases of 10 per cent and seven per cent, respectively. At mid-year, housing starts in Manitoba reached 3,278 units, down 1.2 per cent from 3,319 in 2012. Year-to date, there have been 1,670 single-detached starts, a decrease of 8.7 per cent from 1,829 last year. Multi-family starts in Manitoba after two quarters amounted to 1,608 units, an increase of 7.9 per cent from a year earlier.

In Manitoba's two largest centres, Winnipeg and Brandon, housing starts increased in the second quarter. In the Winnipeg CMA, housing starts in the second quarter totalled 1,280 units, up 9.3 per cent from a year earlier. Single-detached starts increased to 725 units from 552 units a year earlier while multi-family starts declined to 555 units from 619. On a year-to-date basis, housing starts in Winnipeg have reached 2,171 units, up 13 per cent from 2012. Single-detached starts have increased 20 per cent to 1,133 units while multi-family starts have increased 6.2 per cent to 1,038 units from mid-year 2012. Year-

Figure 2



Source: CREA (Raw)

to-date, rental starts in the Winnipeg CMA represented 63 per cent of all multi-family starts. In the Brandon CA, there were 99 housing starts in the second quarter of 2013 compared to 61 a year earlier. After six months, housing starts in Brandon amounted to 139 units, a decrease of 8.6 per cent from mid-year 2012.

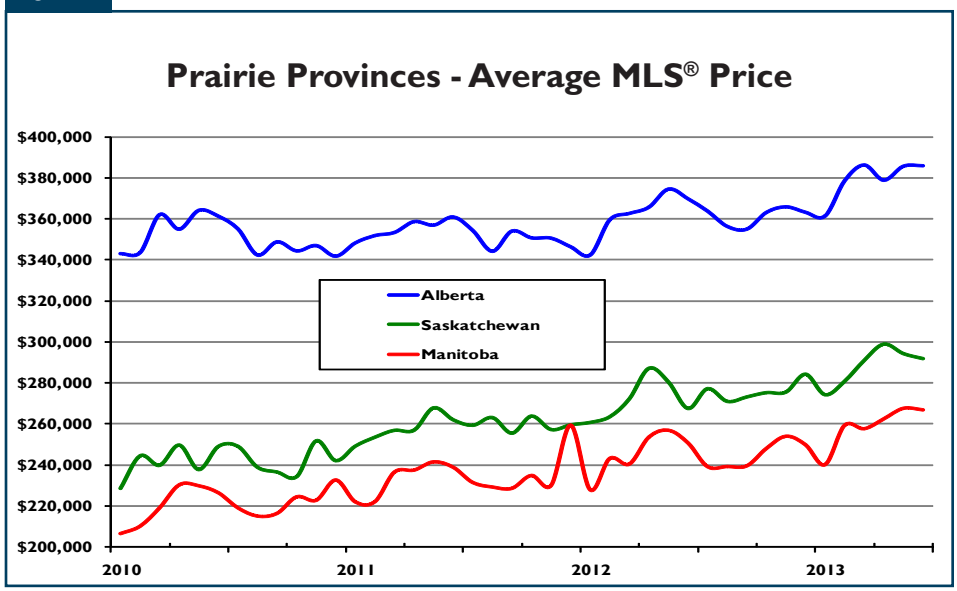
Resale Market

Second quarter 2013 MLS® sales higher in the Prairie Region

In the Prairie Region, resale transactions amounted to 29,358 units in the second quarter of 2013, up 1.9 per cent from the second quarter of 2012. This brought year-to-date MLS® sales to 47,798, down fractionally by 0.3 per cent from mid-year 2012. In Alberta, second quarter MLS® sales amounted to 20,520, up 4.8 per cent from the same period in 2012. In Saskatchewan and Manitoba, resale transactions declined by four per cent and 4.7 per cent respectively, to 4,246 and 4,592 units. The record levels of MLS® sales in 2012 in Manitoba and Saskatchewan are not expected to be surpassed this year, but activity is expected to remain elevated.

The average MLS® price continued to trend higher in all three Prairie Provinces during the second quarter of 2013. In Alberta, the average resale price in the second quarter of 2013 was $383,630, up 3.6 per cent from a year earlier. In Saskatchewan, the average resale price increased 6.0 per cent to $295,034. In Manitoba, the average MLS® price was $265,899 in the second quarter, up 4.7 per cent from a year earlier.

Figure 3



Source: CREA (Raw)

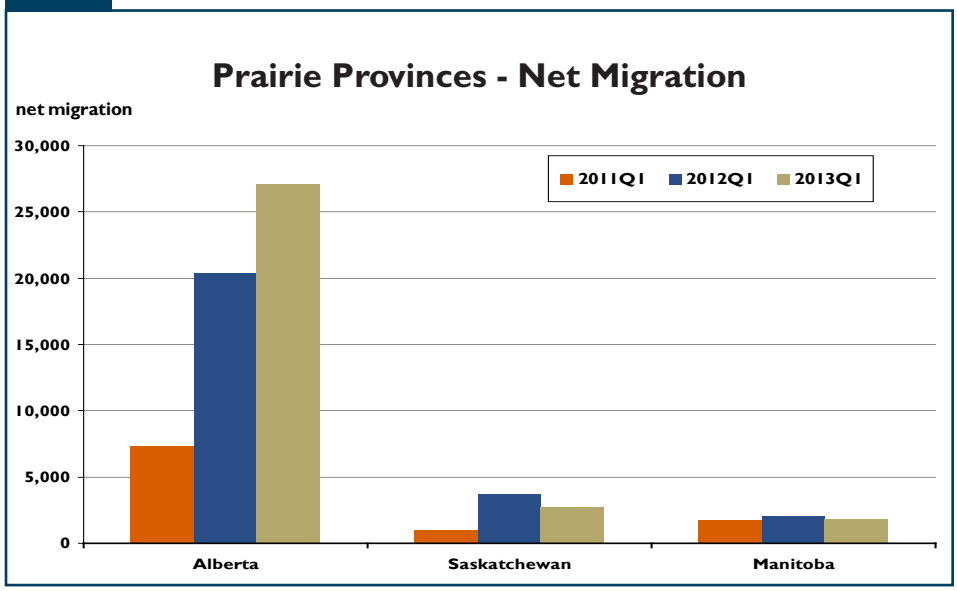
Economy

Migration continues to support housing demand

Net migration to the Prairie region amounted to 31,652 people during the first quarter of 2013, up 21 per cent from a year earlier. In Alberta, first quarter 2013 net migration increased 33 per cent to 27,112 people, helping propel housing demand. In Saskatchewan, net migration amounted to 2,738 in the first quarter of 2013, down from 3,688 a year earlier. In Manitoba, net migration amounted to 1,802, down from 2,096 in the first quarter of 2012. Despite reductions of net migration to Saskatchewan and Manitoba, net inflows will continue to support housing demand.

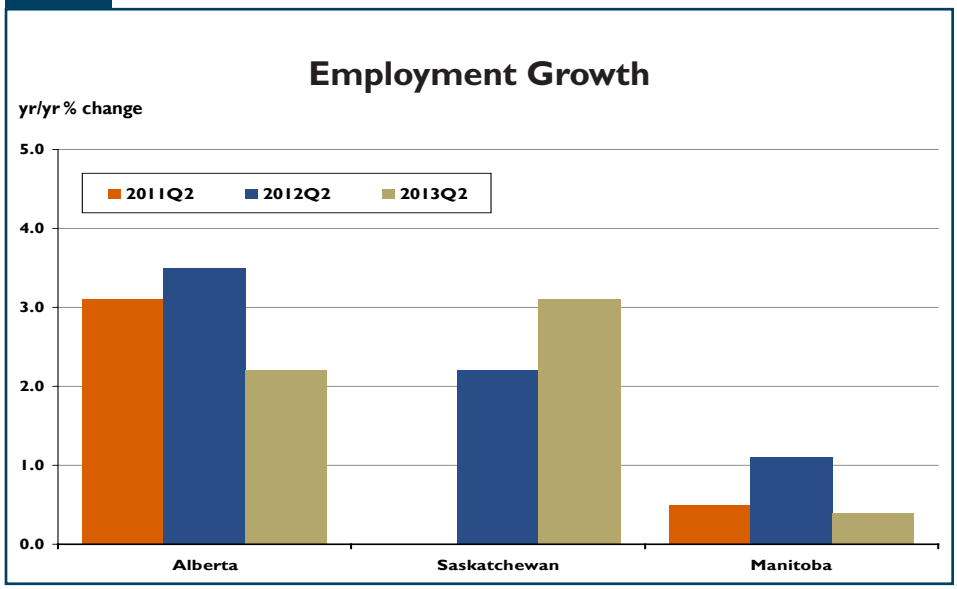
Migrants will continue to be drawn to the Prairie region as economic growth translates to favourable labour market conditions. At mid-year 2013, full-time employment in Alberta was higher by 66,200 positions from mid-year 2012. In Saskatchewan, full-time employment rose by 17,200 positions year-over-year while Manitoba full-time employment increased by 5,000. Employment growth continued to keep the unemployment rates relatively low in the Prairie Provinces. In the second quarter of 2013, the seasonally adjusted unemployment rate was lowest in Saskatchewan at 4.1per cent, while Manitoba's was the highest in the region at 5.5 per cent. In Alberta, the comparable unemployment rate was 4.7 per cent, well below the national average of 7.1 per cent.

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

Table 1: Housing Activity Summary of Prairie Region
Second Quarter 2013

	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 2013	6,269	1,118	135	3	1,186	2,766	130	1,468	1,498	14,573
Q2 2012	5,930	1,064	132	16	1,064	2,440	103	1,220	2,396	14,365
% Change	5.7	5.1	2.3	-81.3	11.5	13.4	26.2	20.3	-37.5	1.4
Year-to-date 2013	10,553	2,090	287	18	1,994	4,000	172	2,654	2,340	24,108
Year-to-date 2012	9,839	1,780	284	40	1,802	4,442	112	2,119	3,154	23,606
% Change	7.3	17.4	1.1	-55.0	10.7	-10.0	53.6	25.2	-25.8	2.1
UNDER CONSTRUCTION										
Q2 2013	13,170	2,980	411	30	3,367	12,791	364	6,026	3,160	42,299
Q2 2012	11,663	2,210	407	45	3,081	9,759	238	4,412	2,777	34,626
% Change	12.9	34.8	1.0	-33.3	9.3	31.1	52.9	36.6	13.8	22.2
COMPLETIONS										
Q2 2013	5,471	954	112	10	1,195	2,112	118	1,001	1,598	12,605
Q2 2012	4,815	714	75	26	861	1,556	55	408	1,066	9,576
% Change	13.6	33.6	49.3	-61.5	38.8	35.7	114.5	145.3	49.9	31.6
Year-to-date 2013	10,134	1,820	212	39	2,104	3,140	246	1,866	3,073	22,668
Year-to-date 2012	8,814	1,316	138	35	1,575	2,798	161	1,008	2,475	18,320
% Change	15.0	38.3	53.6	11.4	33.6	12.2	52.8	85.1	24.2	23.7
COMPLETED & NOT ABSORBED										
Q2 2013	1,776	315	34	18	295	1,126	n/a	n/a	n/a	3,564
Q2 2012	1,481	267	30	15	351	1,343	n/a	n/a	n/a	3,487
% Change	19.9	18.0	13.3	20.0	-16.0	-16.2	n/a	n/a	n/a	2.2
ABSORBED										
Q2 2013	4,889	925	119	20	1,182	1,801	n/a	n/a	n/a	8,936
Q2 2012	4,458	635	63	17	804	1,405	n/a	n/a	n/a	7,382
% Change	9.7	45.7	88.9	17.6	47.0	28.2	n/a	n/a	n/a	21.1
Year-to-date 2013	8,637	1,681	204	31	1,963	2,632	n/a	n/a	n/a	15,148
Year-to-date 2012	8,010	1,192	81	28	1,392	2,442	n/a	n/a	n/a	13,145
% Change	7.8	41.0	151.9	10.7	41.0	7.8	n/a	n/a	n/a	15.2

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

Table 1.1a: Housing Activity Summary of Manitoba
Second Quarter 2013

	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 2013	872	82	0	1	94	173	23	319	417	1,981
Q2 2012	674	28	3	2	90	275	0	332	759	2,163
% Change	29.4	192.9	-100.0	-50.0	4.4	-37.1	n/a	-3.9	-45.1	-8.4
Year-to-date 2013	1,330	108	0	3	142	296	23	730	646	3,278
Year-to-date 2012	1,111	56	3	4	171	418	0	491	1,031	3,319
% Change	19.7	92.9	-100.0	-25.0	-17.0	-29.2	n/a	48.7	-37.3	-1.2
UNDER CONSTRUCTION										
Q2 2013	1,545	98	14	7	285	935	35	1,597	939	5,455
Q2 2012	1,365	50	3	8	253	656	18	1,063	858	4,308
% Change	13.2	96.0	**	-12.5	12.6	42.5	94.4	50.2	9.4	26.6
COMPLETIONS										
Q2 2013	633	30	4	1	50	103	8	188	483	1,534
Q2 2012	660	12	0	4	84	131	15	141	181	1,228
% Change	-4.1	150.0	n/a	-75.0	-40.5	-21.4	-46.7	33.3	166.9	24.9
Year-to-date 2013	1,209	104	4	4	98	197	8	194	938	2,790
Year-to-date 2012	893	26	4	8	122	231	78	168	704	2,234
% Change	35.4	**	0.0	-50.0	-19.7	-14.7	-89.7	15.5	33.2	24.9
COMPLETED & NOT ABSORBED										
Q2 2013	240	5	0	1	59	84	n/a	n/a	n/a	389
Q2 2012	167	4	0	5	11	66	n/a	n/a	n/a	253
% Change	43.7	25.0	n/a	-80.0	**	27.3	n/a	n/a	n/a	53.8
ABSORBED										
Q2 2013	580	15	0	5	28	60	n/a	n/a	n/a	688
Q2 2012	536	2	0	5	52	94	n/a	n/a	n/a	689
% Change	8.2	**	n/a	0.0	-46.2	-36.2	n/a	n/a	n/a	-0.1
Year-to-date 2013	987	27	0	7	57	159	n/a	n/a	n/a	1,237
Year-to-date 2012	748	5	0	14	81	187	n/a	n/a	n/a	1,035
% Change	32.0	**	n/a	-50.0	-29.6	-15.0	n/a	n/a	n/a	19.5

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

Table 1.1b: Housing Activity Summary of Saskatchewan
Second Quarter 2013

	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 2013	944	62	7	1	241	361	4	171	366	2,157
Q2 2012	1,120	108	30	13	94	484	83	73	761	2,766
% Change	-15.7	-42.6	-76.7	-92.3	156.4	-25.4	-95.2	134.2	-51.9	-22.0
Year-to-date 2013	1,501	126	27	1	329	479	6	478	459	3,406
Year-to-date 2012	1,758	156	64	33	186	997	88	152	933	4,367
% Change	-14.6	-19.2	-57.8	-97.0	76.9	-52.0	-93.2	**	-50.8	-22.0
UNDER CONSTRUCTION										
Q2 2013	2,327	270	72	7	566	2,113	162	1,060	771	7,348
Q2 2012	2,250	200	120	32	353	1,555	175	360	841	5,886
% Change	3.4	35.0	-40.0	-78.1	60.3	35.9	-7.4	194.4	-8.3	24.8
COMPLETIONS										
Q2 2013	852	82	22	6	146	487	56	54	270	1,975
Q2 2012	717	26	19	15	148	407	28	114	380	1,854
% Change	18.8	**	15.8	-60.0	-1.4	19.7	100.0	-52.6	-28.9	6.5
Year-to-date 2013	1,615	156	35	29	274	706	154	54	593	3,616
Year-to-date 2012	1,377	60	57	18	312	701	55	309	657	3,546
% Change	17.3	160.0	-38.6	61.1	-12.2	0.7	180.0	-82.5	-9.7	2.0
COMPLETED & NOT ABSORBED										
Q2 2013	306	40	4	17	34	227	n/a	n/a	n/a	628
Q2 2012	169	17	6	8	22	170	n/a	n/a	n/a	392
% Change	81.1	135.3	-33.3	112.5	54.5	33.5	n/a	n/a	n/a	60.2
ABSORBED										
Q2 2013	762	79	25	12	113	288	n/a	n/a	n/a	1,279
Q2 2012	647	20	20	6	148	232	n/a	n/a	n/a	1,073
% Change	17.8	**	25.0	100.0	-23.6	24.1	n/a	n/a	n/a	19.2
Year-to-date 2013	1,288	132	39	20	180	398	n/a	n/a	n/a	2,057
Year-to-date 2012	1,201	42	33	7	286	524	n/a	n/a	n/a	2,093
% Change	7.2	**	18.2	185.7	-37.1	-24.0	n/a	n/a	n/a	-1.7

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

Table 1.1c: Housing Activity Summary of Alberta
Second Quarter 2013

	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 2013	4,453	974	128	1	851	2,232	103	978	715	10,435
Q2 2012	4,136	928	99	1	880	1,681	20	815	876	9,436
% Change	7.7	5.0	29.3	0.0	-3.3	32.8	**	20.0	-18.4	10.6
Year-to-date 2013	7,722	1,856	260	14	1,523	3,225	143	1,446	1,235	17,424
Year-to-date 2012	6,970	1,568	217	3	1,445	3,027	24	1,476	1,190	15,920
% Change	10.8	18.4	19.8	**	5.4	6.5	**	-2.0	3.8	9.4
UNDER CONSTRUCTION										
Q2 2013	9,298	2,612	325	16	2,516	9,743	167	3,369	1,450	29,496
Q2 2012	8,048	1,960	284	5	2,475	7,548	45	2,989	1,078	24,432
% Change	15.5	33.3	14.4	**	1.7	29.1	**	12.7	34.5	20.7
COMPLETIONS										
Q2 2013	3,986	842	86	3	999	1,522	54	759	845	9,096
Q2 2012	3,438	676	56	7	629	1,018	12	153	505	6,494
% Change	15.9	24.6	53.6	-57.1	58.8	49.5	**	**	67.3	40.1
Year-to-date 2013	7,310	1,560	173	6	1,732	2,237	84	1,618	1,542	16,262
Year-to-date 2012	6,544	1,230	77	9	1,141	1,866	28	531	1,114	12,540
% Change	11.7	26.8	124.7	-33.3	51.8	19.9	200.0	**	38.4	29.7
COMPLETED & NOT ABSORBED										
Q2 2013	1,230	270	30	0	202	815	n/a	n/a	n/a	2,547
Q2 2012	1,145	246	24	2	318	1,107	n/a	n/a	n/a	2,842
% Change	7.4	9.8	25.0	-100.0	-36.5	-26.4	n/a	n/a	n/a	-10.4
ABSORBED										
Q2 2013	3 547	831	94	3	1 041	1 453	n/a	n/a	n/a	6,969
Q2 2012	3 275	613	43	6	604	1 079	n/a	n/a	n/a	5,620
% Change	8.3	35.6	118.6	-50.0	72.4	34.7	n/a	n/a	n/a	24.0
Year-to-date 2013	6,362	1,522	165	4	1,726	2,075	n/a	n/a	n/a	11,854
Year-to-date 2012	6,061	1,145	48	7	1,025	1,731	n/a	n/a	n/a	10,017
% Change	5.0	32.9	**	-42.9	68.4	19.9	n/a	n/a	n/a	18.3

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

Table 1.2: History of Housing Starts of Prairie Region
2003 - 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		
2012	21,429	4,074	477	88	3,931	8,530	351	4,541	7,151	50,606
% Change	12.7	45.7	49.5	27.5	25.3	70.9	-11.8	66.9	33.0	30.4
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

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba
2003 - 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		
2012	2,482	136	12	20	350	884	4	986	2,334	7,242
% Change	4.9	30.8	50.0	-41.2	22.4	151.9	-98.1	22.8	21.4	19.1
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

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan
2003 - 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		
2012	3,767	422	107	55	534	1,984	289	783	2,027	9,968
% Change	25.6	134.4	-14.4	**	-8.2	108.0	73.1	19.4	49.7	41.8
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

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta
2003 - 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		
2012	15,180	3,516	358	13	3,047	5,662	58	2,772	2,790	33,396
% Change	11.3	40.0	92.5	-38.1	34.2	53.6	141.7	119.8	32.9	29.9
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

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Manitoba
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Winnipeg	725	552	64	32	86	49	405	538	1,280	1,171	9.3
Centres 50,000 - 99,999											
Brandon	43	30	4	2	16	20	36	9	99	61	62.3
Centres 10,000 - 49,999											
Hanover RM	41	39	4	2	0	6	0	6	45	53	-15.1
Portage la Prairie	1	13	0	0	0	0	0	0	1	13	-92.3
St. Andrews	5	11	0	0	0	0	0	0	5	11	-54.5
Steinbach	25	30	4	10	0	0	51	54	80	94	-14.9
Thompson	1	1	0	0	0	0	0	0	1	1	0.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	873	676	86	46	113	75	492	607	1,564	1,404	11.4

Table 2.1a: Starts by Submarket and by Dwelling Type
Manitoba
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Winnipeg	1,133	945	72	58	106	106	860	813	2,171	1,922	13.0
Centres 50,000 - 99,999											
Brandon	59	46	4	8	36	28	40	70	139	152	-8.6
Centres 10,000 - 49,999											
Hanover RM	53	44	14	6	0	6	0	6	67	62	8.1
Portage la Prairie	1	13	0	0	0	0	0	0	1	13	-92.3
St. Andrews	13	14	0	0	0	0	0	0	13	14	-7.1
Steinbach	40	52	12	18	4	0	126	54	182	124	46.8
Thompson	1	1	0	0	0	0	0	0	1	1	0.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	1,333	1,115	112	90	161	140	1,026	943	2,632	2,288	15.0

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Regina	351	380	30	68	90	44	409	193	880	685	28.5
Saskatoon	439	588	28	54	102	84	60	201	629	927	-32.1
Centres 10,000 - 49,999											
Estevan	16	13	0	0	0	12	8	0	24	25	-4.0
Lloydminster	30	28	0	0	46	0	0	64	76	92	-17.4
Moose Jaw	24	34	0	0	0	0	0	0	24	34	-29.4
North Battleford	8	10	0	0	0	6	0	8	8	24	-66.7
Prince Albert	33	39	6	6	0	20	10	67	49	132	-62.9
Swift Current	21	22	0	0	0	8	24	0	45	30	50.0
Weyburn[1]	4	n/a	2	n/a	0	n/a	0	n/a	6	n/a	n/a
Yorkton	19	20	4	6	6	6	21	24	50	56	-10.7
Total Saskatchewan (10,000+)	945	1,134	70	134	244	180	532	557	1,791	2,005	-10.7

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Regina	585	620	66	102	139	98	685	605	1,475	1,425	3.5
Saskatoon	723	955	50	76	150	147	171	377	1,094	1,555	-29.6
Centres 10,000 - 49,999											
Estevan	19	16	4	0	0	17	8	0	31	33	-6.1
Lloydminster	42	53	0	0	53	0	0	64	95	117	-18.8
Moose Jaw	35	54	0	0	0	0	0	0	35	54	-35.2
North Battleford	9	11	0	0	0	6	0	8	9	25	-64.0
Prince Albert	37	41	6	6	0	20	10	71	53	138	-61.6
Swift Current	25	22	0	0	0	8	66	0	91	30	0.0
Weyburn[1]	7	n/a	4	n/a	0	n/a	0	n/a	11	n/a	n/a
Yorkton	20	21	6	6	6	6	21	24	53	57	0.0
Total Saskatchewan (10,000+)	1,502	1,793	136	190	348	302	961	1,149	2,947	3,434	0.0

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Calgary	1,658	1,574	384	276	390	516	625	1,478	3,057	3,844	-20.5
Edmonton	1,675	1,512	520	532	471	336	2,451	883	5,117	3,263	56.8
Centres 50,000 - 99,999											
Grande Prairie	147	163	22	46	33	16	0	0	202	225	-10.2
Lethbridge	121	153	18	8	13	0	0	0	152	161	-5.6
Medicine Hat	82	78	0	0	2	0	0	16	84	94	-10.6
Red Deer	129	115	18	32	31	27	0	3	178	177	0.6
Wood Buffalo	54	68	10	22	63	18	130	12	257	120	114.2
Centres 10,000 - 49,999											
Bonnyville MD	52	36	0	0	0	0	0	0	52	36	44.4
Brooks	8	16	0	0	0	0	0	0	8	16	-50.0
Camrose	7	24	4	4	0	4	0	4	11	36	-69.4
Canmore	6	3	2	4	12	0	0	0	20	7	185.7
Clearwater County MD	21	11	0	0	0	0	0	0	21	11	90.9
Cold Lake	20	27	2	2	4	0	0	0	26	29	-10.3
Foothills No 31 MD	26	32	0	12	4	0	0	0	30	44	-31.8
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	14	15	2	2	0	11	0	0	16	28	-42.9
Lac Ste.Anne County[1]	32	n/a	0	n/a	0	n/a	0	n/a	32	n/a	n/a
Lacombe	28	26	4	0	6	4	0	80	38	110	-65.5
Lacombe County CM	20	7	0	0	0	0	0	0	20	7	185.7
Mackenzie No 23 MD	36	29	0	0	0	0	0	0	36	29	24.1
Mountain View County MD	12	21	0	0	0	0	0	0	12	21	-42.9
Okotoks	63	39	0	0	0	0	0	0	63	39	61.5
Red Deer County CM	24	43	0	0	8	8	0	0	32	51	-37.3
Strathmore	3	5	0	2	0	12	4	0	7	19	-63.2
Sylvan Lake	41	26	0	12	7	15	0	0	48	53	-9.4
Wetaskiwin County No 10 CM	20	15	0	0	0	0	0	0	20	15	33.3
Wetaskiwin	3	12	0	2	0	0	0	0	3	14	-78.6
Yellowhead County MD	7	22	0	0	0	0	0	0	7	22	-68.2
Total Alberta (10,000+)	4,454	4,137	986	956	1,070	971	3,210	2,496	9,720	8,560	13.6

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Calgary	3,085	2,830	724	472	749	882	1,004	2,860	5,562	7,044	-21.0
Edmonton	2,800	2,595	966	928	794	533	3,406	1,412	7,966	5,468	45.7
Centres 50,000 - 99,999											
Grande Prairie	197	202	44	52	62	16	0	0	303	270	12.2
Lethbridge	235	237	50	10	13	8	0	0	298	255	16.9
Medicine Hat	126	99	4	4	2	0	0	36	132	139	-5.0
Red Deer	200	164	30	42	61	35	123	73	414	314	31.8
Wood Buffalo	134	125	60	22	83	58	130	18	407	223	82.5
Centres 10,000 - 49,999											
Bonnyville MD	74	45	0	0	0	0	0	0	74	45	64.4
Brooks	16	20	0	2	0	0	0	0	16	22	-27.3
Camrose	13	34	4	12	0	4	4	4	21	54	-61.1
Canmore	12	3	6	8	17	0	0	0	35	11	**
Clearwater County MD	35	15	0	0	0	0	0	0	35	15	133.3
Cold Lake	41	41	4	2	19	0	0	0	64	43	48.8
Foothills No 31 MD	53	54	14	14	4	0	0	0	71	68	4.4
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	26	20	2	24	0	11	0	0	28	55	-49.1
Lac Ste.Anne County[1]	40	n/a	0	n/a	0	n/a	0	n/a	40	n/a	n/a
Lacombe	39	32	8	16	6	4	0	80	53	132	-59.8
Lacombe County CM	28	12	0	0	0	0	0	0	28	12	133.3
Mackenzie No 23 MD	51	35	0	0	0	0	0	0	51	35	45.7
Mountain View County MD	16	31	0	0	0	0	0	0	16	31	-48.4
Okotoks	115	74	0	4	0	0	0	0	115	78	47.4
Red Deer County CM	39	60	0	0	8	8	0	0	47	68	-30.9
Strathmore	6	9	0	14	0	12	4	0	10	35	-71.4
Sylvan Lake	69	53	0	12	14	39	0	0	83	104	-20.2
Wetaskiwin County No 10 CM	29	21	0	0	0	0	0	0	29	21	38.1
Wetaskiwin	3	14	0	2	0	0	0	0	3	16	-81.3
Yellowhead County MD	25	42	0	0	0	0	0	0	25	42	-40.5
Total Alberta (10,000+)	7,736	6,973	1,916	1,640	1,866	1,614	4,671	4,503	16,189	14,730	9.9

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Winnipeg	63	49	23	0	130	212	275	326
Centres 50,000 - 99,999								
Brandon	16	20	0	0	6	3	30	6
Centres 10,000 - 49,999								
Hanover RM	0	6	0	0	0	6	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	37	54	14	0
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	90	75	23	0	173	275	319	332

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Winnipeg	83	106	23	0	225	352	635	461
Centres 50,000 - 99,999								
Brandon	36	28	0	0	10	6	30	30
Centres 10,000 - 49,999								
Hanover RM	0	6	0	0	0	6	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	4	0	0	0	61	54	65	0
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	138	140	23	0	296	418	730	491

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Regina	86	44	4	0	272	193	137	0
Saskatoon	102	50	0	34	60	196	0	5
Centres 10,000 - 49,999								
Estevan	0	12	0	0	8	0	0	0
Lloydminster	46	0	0	0	0	0	0	64
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	6	0	0	0	8	0	0
Prince Albert	0	4	0	16	0	63	10	4
Swift Current	0	8	0	0	0	0	24	0
Weyburn[1]	0	n/a	0	n/a	0	n/a	0	n/a
Yorkton	6	0	0	6	21	24	0	0
Total Saskatchewan (10,000+)	240	124	4	56	361	484	171	73

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Regina	135	98	4	0	303	530	382	75
Saskatoon	150	113	0	34	151	372	20	5
Centres 10,000 - 49,999								
Estevan	0	17	0	0	8	0	0	0
Lloydminster	53	0	0	0	0	0	0	64
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	6	0	0	0	8	0	0
Prince Albert	0	4	0	16	0	63	10	8
Swift Current	0	8	0	0	0	0	66	0
Weyburn[1]	0	n/a	0	n/a	0	n/a	0	n/a
Yorkton	6	0	0	6	21	24	0	0
Total Saskatchewan (10,000+)	344	246	4	56	483	997	478	152

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Calgary	390	516	0	0	578	1,251	47	227
Edmonton	398	328	73	8	1,602	378	849	505
Centres 50,000 - 99,999								
Grande Prairie	14	4	19	12	0	0	0	0
Lethbridge	13	0	0	0	0	0	0	0
Medicine Hat	2	0	0	0	0	16	0	0
Red Deer	31	27	0	0	0	0	0	3
Wood Buffalo	58	18	5	0	48	12	82	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	4	0	0	0	4	0	0
Canmore	12	0	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	4	0	0	0	0	0
Foothills No 31 MD	4	0	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	11	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	6	4	0	0	0	0	0	80
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	8	0	0	0	0	0	0
Strathmore	0	12	0	0	4	0	0	0
Sylvan Lake	7	15	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+)	969	951	101	20	2,232	1,681	978	815

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Calgary	749	882	0	0	957	2,467	47	393
Edmonton	721	521	73	12	2,156	432	1,250	980
Centres 50,000 - 99,999								
Grande Prairie	18	4	44	12	0	0	0	0
Lethbridge	13	8	0	0	0	0	0	0
Medicine Hat	2	0	0	0	0	16	0	20
Red Deer	61	35	0	0	56	70	67	3
Wood Buffalo	78	58	5	0	48	18	82	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	4	0	0	4	4	0	0
Canmore	17	0	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	19	0	0	0	0	0
Foothills No 31 MD	4	0	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	11	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	6	4	0	0	0	0	0	80
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	8	0	0	0	0	0	0
Strathmore	0	12	0	0	4	0	0	0
Sylvan Lake	14	39	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+)	1,725	1,590	141	24	3,225	3,027	1,446	1,476

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.4a: Starts by Submarket and by Intended Market
Manitoba
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Winnipeg	784	570	198	275	298	326	1,280	1,171
Centres 50,000 - 99,999								
Brandon	47	29	22	26	30	6	99	61
Centres 10,000 - 49,999								
Hanover RM	45	41	0	12	0	0	45	53
Portage la Prairie	1	13	0	0	0	0	1	13
St. Andrews	5	11	0	0	0	0	5	11
Steinbach	29	40	37	54	14	0	80	94
Thompson	1	1	0	0	0	0	1	1
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	954	705	268	367	342	332	1,564	1,404

Table 2.5a: Starts by Submarket and by Intended Market
Manitoba
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Winnipeg	1,198	977	315	484	658	461	2,171	1,922
Centres 50,000 - 99,999								
Brandon	63	45	46	43	30	30	139	152
Centres 10,000 - 49,999								
Hanover RM	67	50	0	12	0	0	67	62
Portage la Prairie	1	13	0	0	0	0	1	13
St. Andrews	13	14	0	0	0	0	13	14
Steinbach	52	70	65	54	65	0	182	124
Thompson	1	1	0	0	0	0	1	1
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	1,438	1,170	441	593	753	491	2,632	2,288

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Regina	379	435	360	224	141	26	880	685
Saskatoon	471	646	158	242	0	39	629	927
Centres 10,000 - 49,999								
Estevan	16	12	8	12	0	1	24	25
Lloydminster	30	28	46	0	0	64	76	92
Moose Jaw	24	34	0	0	0	0	24	34
North Battleford	8	10	0	14	0	0	8	24
Prince Albert	35	45	4	67	10	20	49	132
Swift Current	21	22	0	8	24	0	45	30
Weyburn[1]	6	n/a	0	n/a	0	n/a	6	n/a
Yorkton	23	26	27	24	0	6	50	56
Total Saskatchewan (10,000+)	1,013	1,258	603	591	175	156	1,791	2,005

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Regina	651	718	436	601	388	106	1,475	1,425
Saskatoon	786	1,031	288	485	20	39	1,094	1,555
Centres 10,000 - 49,999								
Estevan	23	15	8	17	0	1	31	33
Lloydminster	49	53	46	0	0	64	95	117
Moose Jaw	35	54	0	0	0	0	35	54
North Battleford	9	11	0	14	0	0	9	25
Prince Albert	39	47	4	67	10	24	53	138
Swift Current	25	22	0	8	66	0	91	30
Weyburn[1]	11	n/a	0	n/a	0	n/a	11	n/a
Yorkton	26	27	27	24	0	6	53	57
Total Saskatchewan (10,000+)	1,654	1,978	809	1,216	484	240	2,947	3,434

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Calgary	2,048	1,870	962	1,747	47	227	3,057	3,844
Edmonton	2,294	2,066	1,899	684	924	513	5,117	3,263
Centres 50,000 - 99,999								
Grande Prairie	169	213	14	0	19	12	202	225
Lethbridge	139	161	13	0	0	0	152	161
Medicine Hat	84	78	0	16	0	0	84	94
Red Deer	147	147	31	27	0	3	178	177
Wood Buffalo	64	90	106	30	87	0	257	120
Centres 10,000 - 49,999								
Bonnyville MD	52	36	0	0	0	0	52	36
Brooks	8	16	0	0	0	0	8	16
Camrose	11	32	0	4	0	0	11	36
Canmore	8	7	12	0	0	0	20	7
Clearwater County MD	21	11	0	0	0	0	21	11
Cold Lake	22	29	0	0	4	0	26	29
Foothills No 31 MD	26	44	4	0	0	0	30	44
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	16	17	0	11	0	0	16	28
Lac Ste.Anne County[1]	32	n/a	0	n/a	0	n/a	32	n/a
Lacombe	32	30	6	0	0	80	38	110
Lacombe County CM	20	7	0	0	0	0	20	7
Mackenzie No 23 MD	36	29	0	0	0	0	36	29
Mountain View County MD	12	21	0	0	0	0	12	21
Okotoks	63	39	0	0	0	0	63	39
Red Deer County CM	24	51	8	0	0	0	32	51
Strathmore	3	7	4	12	0	0	7	19
Sylvan Lake	41	46	7	7	0	0	48	53
Wetaskiwin County No 10 CM	20	15	0	0	0	0	20	15
Wetaskiwin	3	14	0	0	0	0	3	14
Yellowhead County MD	7	22	0	0	0	0	7	22
Total Alberta (10,000+)	5,555	5,163	3,084	2,562	1,081	835	9,720	8,560

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Calgary	3,794	3,342	1,721	3,309	47	393	5,562	7,044
Edmonton	3,946	3,558	2,695	918	1,325	992	7,966	5,468
Centres 50,000 - 99,999								
Grande Prairie	241	258	18	0	44	12	303	270
Lethbridge	285	245	13	10	0	0	298	255
Medicine Hat	132	101	0	18	0	20	132	139
Red Deer	236	206	111	105	67	3	414	314
Wood Buffalo	186	177	134	46	87	0	407	223
Centres 10,000 - 49,999								
Bonnyville MD	74	45	0	0	0	0	74	45
Brooks	16	22	0	0	0	0	16	22
Camrose	17	50	4	4	0	0	21	54
Canmore	18	9	17	2	0	0	35	11
Clearwater County MD	35	15	0	0	0	0	35	15
Cold Lake	45	43	0	0	19	0	64	43
Foothills No 31 MD	67	68	4	0	0	0	71	68
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	28	44	0	11	0	0	28	55
Lac Ste.Anne County[1]	40	n/a	0	n/a	0	n/a	40	n/a
Lacombe	45	52	8	0	0	80	53	132
Lacombe County CM	28	12	0	0	0	0	28	12
Mackenzie No 23 MD	51	35	0	0	0	0	51	35
Mountain View County MD	16	31	0	0	0	0	16	31
Okotoks	115	78	0	0	0	0	115	78
Red Deer County CM	39	68	8	0	0	0	47	68
Strathmore	6	23	4	12	0	0	10	35
Sylvan Lake	76	88	7	16	0	0	83	104
Wetaskiwin County No 10 CM	29	21	0	0	0	0	29	21
Wetaskiwin	3	16	0	0	0	0	3	16
Yellowhead County MD	25	42	0	0	0	0	25	42
Total Alberta (10,000+)	9,838	8,755	4,762	4,475	1,589	1,500	16,189	14,730

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3a: Completions by Submarket and by Dwelling Type
Manitoba
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Winnipeg	556	600	24	4	16	68	207	253	803	925	-13.2
Centres 50,000 - 99,999											
Brandon	17	18	4	2	12	20	58	19	91	59	54.2
Centres 10,000 - 49,999											
Hanover RM	24	16	8	4	0	6	0	0	32	26	23.1
Portage la Prairie	1	3	0	0	0	0	0	0	1	3	-66.7
St. Andrews	6	10	0	0	0	0	0	0	6	10	-40.0
Steinbach	19	18	8	6	4	0	28	0	59	24	145.8
Thompson	1	0	0	0	0	0	0	0	1	0	n/a
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	634	665	44	16	48	94	325	272	1,051	1,047	0.4

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Winnipeg	1,003	755	50	8	40	145	299	329	1,392	1,237	12.5
Centres 50,000 - 99,999											
Brandon	24	34	6	6	28	24	58	23	116	87	33.3
Centres 10,000 - 49,999											
Hanover RM	56	32	20	10	0	22	0	0	76	64	18.8
Portage la Prairie	7	8	0	0	0	0	0	23	7	31	-77.4
St. Andrews	19	24	0	0	0	0	0	0	19	24	-20.8
Steinbach	30	48	24	14	4	0	36	24	94	86	9.3
Thompson	3	1	0	0	0	0	0	0	3	1	200.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	1,213	902	122	38	92	191	425	399	1,852	1,530	21.0

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Regina	313	240	62	8	61	53	185	106	621	407	52.6
Saskatoon	452	393	46	22	72	99	235	391	805	905	-11.0
Centres 10,000 - 49,999											
Estevan	7	6	0	2	4	0	0	0	11	8	37.5
Lloydminster	17	26	0	0	38	23	0	0	55	49	12.2
Moose Jaw	20	31	0	0	0	0	0	0	20	31	-35.5
North Battleford	7	8	0	0	0	0	0	24	7	32	-78.1
Prince Albert	11	20	0	4	16	0	12	0	39	24	62.5
Swift Current	13	10	0	2	0	0	42	0	55	12	0.0
Weyburn[1]	10	n/a	6	n/a	0	n/a	67	n/a	83	n/a	n/a
Yorkton	9	6	0	0	0	0	0	0	9	6	0.0
Total Saskatchewan (10,000+)	859	740	114	38	191	175	541	521	1,705	1,474	0.0

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Regina	517	447	102	34	94	58	237	400	950	939	1.2
Saskatoon	928	755	82	40	154	269	381	579	1,545	1,643	-6.0
Centres 10,000 - 49,999											
Estevan	22	13	2	2	28	8	0	7	52	30	73.3
Lloydminster	35	50	0	0	73	38	0	0	108	88	22.7
Moose Jaw	44	47	2	0	0	0	0	0	46	47	-2.1
North Battleford	15	20	2	2	10	4	21	24	48	50	-4.0
Prince Albert	26	44	8	6	16	0	12	0	62	50	24.0
Swift Current	29	22	0	2	22	0	42	0	93	24	0.0
Weyburn[1]	10	n/a	6	n/a	0	n/a	67	n/a	83	n/a	n/a
Yorkton	21	14	6	4	9	0	0	0	36	18	0.0
Total Saskatchewan (10,000+)	1,647	1,412	210	90	406	377	760	1,010	3,023	2,889	0.0

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Calgary	1,511	1,397	238	240	583	368	1,404	458	3,736	2,463	51.7
Edmonton	1,412	1,295	564	398	409	163	745	693	3,130	2,549	22.8
Centres 50,000 - 99,999											
Grande Prairie	158	62	24	2	17	0	0	0	199	64	**
Lethbridge	168	85	12	14	16	49	0	0	196	148	32.4
Medicine Hat	65	37	2	0	0	0	0	0	67	37	81.1
Red Deer	72	46	6	32	38	16	0	3	116	97	19.6
Wood Buffalo	99	179	26	2	0	0	0	17	125	198	-36.9
Centres 10,000 - 49,999											
Bonnyville MD	39	21	0	0	8	0	0	0	47	21	123.8
Brooks	8	9	0	0	0	0	0	0	8	9	-11.1
Camrose	6	57	4	20	0	0	0	0	10	77	-87.0
Canmore	4	2	4	6	0	4	0	0	8	12	-33.3
Clearwater County MD	14	11	0	0	0	0	0	0	14	11	27.3
Cold Lake	26	15	2	4	4	0	0	0	32	19	68.4
Foothills No 31 MD	24	25	10	4	0	0	0	0	34	29	17.2
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	16	8	0	4	0	0	0	0	16	12	33.3
Lac Ste.Anne County[1]	20	n/a	2	n/a	0	n/a	0	n/a	22	n/a	n/a
Lacombe	17	11	6	8	0	0	88	0	111	19	**
Lacombe County CM	13	7	0	0	0	0	0	0	13	7	85.7
Mackenzie No 23 MD	20	13	0	0	0	5	0	0	20	18	11.1
Mountain View County MD	7	7	0	0	0	0	0	0	7	7	0.0
Okotoks	68	36	0	2	0	0	0	0	68	38	78.9
Red Deer County CM	24	20	0	0	0	0	0	0	24	20	20.0
Strathmore	3	5	0	8	6	0	8	0	17	13	30.8
Sylvan Lake	25	18	0	2	0	12	0	0	25	32	-21.9
Wetaskiwin County No 10 CM	14	13	0	0	0	0	0	0	14	13	7.7
Wetaskiwin	2	2	0	0	0	0	0	0	2	2	0.0
Yellowhead County MD	16	16	0	0	0	0	0	0	16	16	0.0
Total Alberta (10,000+)	3,989	3,445	900	746	1,081	627	2,281	1,171	8,251	5,989	37.8

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Calgary	2,732	2,555	432	410	1,005	591	1,796	949	5,965	4,505	32.4
Edmonton	2,600	2,509	1,048	758	661	325	1,805	1,187	6,114	4,779	27.9
Centres 50,000 - 99,999											
Grande Prairie	257	136	44	2	17	0	8	0	326	138	136.2
Lethbridge	280	161	24	34	26	103	3	48	333	346	-3.8
Medicine Hat	112	72	4	2	0	4	0	0	116	78	48.7
Red Deer	148	118	26	54	72	16	39	3	285	191	49.2
Wood Buffalo	170	309	30	2	27	0	0	17	227	328	-30.8
Centres 10,000 - 49,999											
Bonnyville MD	82	49	0	0	8	0	0	4	90	53	69.8
Brooks	18	17	2	0	0	4	0	0	20	21	-4.8
Camrose	18	60	4	20	0	0	0	119	22	199	-88.9
Canmore	10	5	4	6	0	15	0	64	14	90	-84.4
Clearwater County MD	30	18	0	0	0	0	0	0	30	18	66.7
Cold Lake	56	33	6	6	4	0	32	0	98	39	151.3
Foothills No 31 MD	56	54	16	4	0	0	0	0	72	58	24.1
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	25	21	6	28	0	12	0	0	31	61	-49.2
Lac Ste.Anne County[1]	32	n/a	4	n/a	0	n/a	0	n/a	36	n/a	n/a
Lacombe	34	21	8	16	15	0	88	0	145	37	**
Lacombe County CM	33	21	0	0	0	0	0	0	33	21	57.1
Mackenzie No 23 MD	31	34	0	0	0	10	0	0	31	44	-29.5
Mountain View County MD	29	21	0	0	0	0	0	0	29	21	38.1
Okotoks	105	57	0	6	0	0	0	0	105	63	66.7
Red Deer County CM	47	39	0	0	0	0	0	0	47	39	20.5
Strathmore	9	9	0	12	18	4	12	6	39	31	25.8
Sylvan Lake	41	58	0	2	34	12	0	0	75	72	4.2
Wetaskiwin County No 10 CM	24	27	0	0	0	0	0	0	24	27	-11.1
Wetaskiwin	4	9	0	2	0	4	0	0	4	15	-73.3
Yellowhead County MD	28	32	0	0	0	0	0	0	28	32	-12.5
Total Alberta (10,000+)	7,316	6,553	1,658	1,366	1,891	1,110	3,855	2,397	14,720	11,426	28.8

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Winnipeg	16	54	0	14	47	120	160	133
Centres 50,000 - 99,999								
Brandon	4	20	8	0	8	11	16	8
Centres 10,000 - 49,999								
Hanover RM	0	6	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	4	0	0	0	16	0	12	0
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	40	80	8	14	103	131	188	141

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Winnipeg	40	76	0	69	133	196	166	133
Centres 50,000 - 99,999								
Brandon	20	24	8	0	8	11	16	12
Centres 10,000 - 49,999								
Hanover RM	0	14	0	8	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	4	0	0	0	24	24	12	0
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	84	114	8	77	197	231	194	168

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Regina	56	47	5	6	185	94	0	12
Saskatoon	72	99	0	0	235	289	0	102
Centres 10,000 - 49,999								
Estevan	4	0	0	0	0	0	0	0
Lloydminster	34	13	4	10	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	24	0	0
Prince Albert	0	0	16	0	0	0	12	0
Swift Current	0	0	0	0	0	0	42	0
Weyburn[1]	0	n/a	0	n/a	67	n/a	0	n/a
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	166	159	25	16	487	407	54	114

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Regina	89	52	5	6	237	302	0	98
Saskatoon	120	269	34	0	381	375	0	204
Centres 10,000 - 49,999								
Estevan	16	8	12	0	0	0	0	7
Lloydminster	62	28	11	10	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	10	4	0	0	21	24	0	0
Prince Albert	0	0	16	0	0	0	12	0
Swift Current	8	0	14	0	0	0	42	0
Weyburn[1]	0	n/a	0	n/a	67	n/a	0	n/a
Yorkton	0	0	9	0	0	0	0	0
Total Saskatchewan (10,000+)	305	361	101	16	706	701	54	309

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Calgary	583	368	0	0	1,327	413	77	45
Edmonton	400	163	9	0	187	588	558	105
Centres 50,000 - 99,999								
Grande Prairie	0	0	17	0	0	0	0	0
Lethbridge	16	37	0	12	0	0	0	0
Medicine Hat	0	0	0	0	0	0	0	0
Red Deer	20	16	18	0	0	0	0	3
Wood Buffalo	0	0	0	0	0	17	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	8	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	4	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	4	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	0	0	0	0	0	0	88	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	5	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	0	0	0	8	0	0	0
Sylvan Lake	0	12	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+)	1,029	615	52	12	1,522	1,018	759	153

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Calgary	1,005	591	0	0	1,679	904	117	45
Edmonton	632	321	29	4	546	757	1,259	430
Centres 50,000 - 99,999								
Grande Prairie	0	0	17	0	0	0	8	0
Lethbridge	26	91	0	12	0	48	3	0
Medicine Hat	0	4	0	0	0	0	0	0
Red Deer	46	16	26	0	0	0	39	3
Wood Buffalo	27	0	0	0	0	17	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	8	0	0	0	0	4
Brooks	0	0	0	4	0	0	0	0
Camrose	0	0	0	0	0	70	0	49
Canmore	0	15	0	0	0	64	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	4	0	0	0	0	0	32	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	12	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	15	0	0	0	0	0	88	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	10	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	18	4	0	0	12	6	0	0
Sylvan Lake	34	12	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	4	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,811	1,086	80	24	2,237	1,866	1,618	531

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.4a: Completions by Submarket and by Intended Market
Manitoba
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Winnipeg	569	598	74	179	160	148	803	925
Centres 50,000 - 99,999								
Brandon	17	17	16	34	24	8	91	59
Centres 10,000 - 49,999								
Hanover RM	32	20	0	6	0	0	32	26
Portage la Prairie	1	3	0	0	0	0	1	3
St. Andrews	6	10	0	0	0	0	6	10
Steinbach	31	24	16	0	12	0	59	24
Thompson	1	0	0	0	0	0	1	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	667	672	154	219	196	156	1,051	1,047

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Winnipeg	1,038	749	188	285	166	203	1,392	1,237
Centres 50,000 - 99,999								
Brandon	23	33	35	42	24	12	116	87
Centres 10,000 - 49,999								
Hanover RM	76	46	0	10	0	8	76	64
Portage la Prairie	7	8	0	0	0	23	7	31
St. Andrews	19	24	0	0	0	0	19	24
Steinbach	58	62	24	24	12	0	94	86
Thompson	3	1	0	0	0	0	3	1
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	1,317	923	299	361	202	246	1,852	1,530

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Regina	352	232	234	145	35	30	621	407
Saskatoon	504	416	300	387	1	102	805	905
Centres 10,000 - 49,999								
Estevan	7	6	4	2	0	0	11	8
Lloydminster	17	30	34	9	4	10	55	49
Moose Jaw	20	31	0	0	0	0	20	31
North Battleford	7	8	0	24	0	0	7	32
Prince Albert	11	21	0	3	28	0	39	24
Swift Current	13	12	0	0	42	0	55	12
Weyburn[1]	16	n/a	67	n/a	0	n/a	83	n/a
Yorkton	9	6	0	0	0	0	9	6
Total Saskatchewan (10,000+)	956	762	639	570	110	142	1,705	1,474

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Regina	584	435	311	361	55	143	950	939
Saskatoon	998	819	512	620	35	204	1,545	1,643
Centres 10,000 - 49,999								
Estevan	24	13	16	10	12	7	52	30
Lloydminster	35	69	62	9	11	10	108	88
Moose Jaw	46	47	0	0	0	0	46	47
North Battleford	15	22	31	28	2	0	48	50
Prince Albert	32	47	2	3	28	0	62	50
Swift Current	29	24	8	0	56	0	93	24
Weyburn[1]	16	n/a	67	n/a	0	n/a	83	n/a
Yorkton	27	18	0	0	9	0	36	18
Total Saskatchewan (10,000+)	1,806	1,494	1,009	1,031	208	364	3,023	2,889

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Calgary	1,745	1,645	1,914	773	77	45	3,736	2,463
Edmonton	2,007	1,651	554	793	569	105	3,130	2,549
Centres 50,000 - 99,999								
Grande Prairie	182	64	0	0	17	0	199	64
Lethbridge	176	99	20	37	0	12	196	148
Medicine Hat	67	37	0	0	0	0	67	37
Red Deer	78	76	20	18	18	3	116	97
Wood Buffalo	125	181	0	17	0	0	125	198
Centres 10,000 - 49,999								
Bonnyville MD	39	21	0	0	8	0	47	21
Brooks	8	9	0	0	0	0	8	9
Camrose	10	77	0	0	0	0	10	77
Canmore	8	6	0	6	0	0	8	12
Clearwater County MD	14	11	0	0	0	0	14	11
Cold Lake	32	19	0	0	0	0	32	19
Foothills No 31 MD	34	29	0	0	0	0	34	29
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	16	12	0	0	0	0	16	12
Lac Ste.Anne County[1]	22	n/a	0	n/a	0	n/a	22	n/a
Lacombe	21	19	2	0	88	0	111	19
Lacombe County CM	13	7	0	0	0	0	13	7
Mackenzie No 23 MD	20	18	0	0	0	0	20	18
Mountain View County MD	7	7	0	0	0	0	7	7
Okotoks	68	38	0	0	0	0	68	38
Red Deer County CM	24	20	0	0	0	0	24	20
Strathmore	3	13	14	0	0	0	17	13
Sylvan Lake	25	32	0	0	0	0	25	32
Wetaskiwin County No 10 CM	14	13	0	0	0	0	14	13
Wetaskiwin	2	2	0	0	0	0	2	2
Yellowhead County MD	16	16	0	0	0	0	16	16
Total Alberta (10,000+)	4,914	4,170	2,524	1,654	813	165	8,251	5,989

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Calgary	3,170	2,973	2,678	1,487	117	45	5,965	4,505
Edmonton	3,691	3,179	1,131	1,162	1,292	438	6,114	4,779
Centres 50,000 - 99,999								
Grande Prairie	301	138	0	0	25	0	326	138
Lethbridge	300	195	30	139	3	12	333	346
Medicine Hat	116	74	0	4	0	0	116	78
Red Deer	174	162	46	26	65	3	285	191
Wood Buffalo	220	311	7	17	0	0	227	328
Centres 10,000 - 49,999								
Bonnyville MD	82	49	0	0	8	4	90	53
Brooks	20	17	0	0	0	4	20	21
Camrose	22	80	0	70	0	49	22	199
Canmore	14	9	0	81	0	0	14	90
Clearwater County MD	30	18	0	0	0	0	30	18
Cold Lake	66	39	0	0	32	0	98	39
Foothills No 31 MD	72	58	0	0	0	0	72	58
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	31	53	0	8	0	0	31	61
Lac Ste.Anne County[1]	36	n/a	0	n/a	0	n/a	36	n/a
Lacombe	44	37	13	0	88	0	145	37
Lacombe County CM	33	21	0	0	0	0	33	21
Mackenzie No 23 MD	31	44	0	0	0	0	31	44
Mountain View County MD	29	21	0	0	0	0	29	21
Okotoks	105	63	0	0	0	0	105	63
Red Deer County CM	47	39	0	0	0	0	47	39
Strathmore	9	21	30	10	0	0	39	31
Sylvan Lake	41	72	34	0	0	0	75	72
Wetaskiwin County No 10 CM	24	27	0	0	0	0	24	27
Wetaskiwin	4	11	0	0	0	4	4	15
Yellowhead County MD	28	32	0	0	0	0	28	32
Total Alberta (10,000+)	9,043	7,851	3,975	3,016	1,702	559	14,720	11,426

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba
Second Quarter 2013

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 (%)			
Brandon[1]													
Q2 2013	1	6.3	5	31.3	4	25.0	2	12.5	4	25.0	16	378,000	406,294
Q2 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	13.0	7	30.4	5	21.7	3	13.0	5	21.7	23	375,900	389,181
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Winnipeg CMA													
Q2 2013	54	10.1	99	18.4	124	23.1	85	15.8	175	32.6	537	396,000	421,231
Q2 2012	80	16.3	142	28.9	119	24.2	75	15.3	75	15.3	491	359,674	378,765
Year-to-date 2013	85	10.0	180	21.2	207	24.4	131	15.4	246	29.0	849	380,000	410,232
Year-to-date 2012	117	17.4	173	25.8	149	22.2	102	15.2	130	19.4	671	366,135	386,263
Total Urban Centres in Manitoba (50,000+)													
Q2 2013	55	9.9	104	18.8	128	23.1	87	15.7	179	32.4	553	395,560	420,799
Q2 2012	80	16.3	142	28.9	119	24.2	75	15.3	75	15.3	491	359,674	378,765
Year-to-date 2013	88	10.1	187	21.4	212	24.3	134	15.4	251	28.8	872	380,000	409,676
Year-to-date 2012	117	17.4	173	25.8	149	22.2	102	15.2	130	19.4	671	366,135	386,263

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
Second Quarter 2013

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 2013	25	8.5	71	24.2	71	24.2	46	15.7	80	27.3	293	434,135	481,119
Q2 2012	42	18.9	48	21.6	39	17.6	34	15.3	59	26.6	222	429,731	459,969
Year-to-date 2013	44	9.6	106	23.2	107	23.5	74	16.2	125	27.4	456	434,257	474,406
Year-to-date 2012	85	20.6	90	21.8	72	17.5	55	13.3	110	26.7	412	427,107	453,773
Saskatoon CMA													
Q2 2013	147	31.7	92	19.9	84	18.1	46	9.9	94	20.3	463	399,900	425,813
Q2 2012	168	40.8	76	18.4	55	13.3	45	10.9	68	16.5	412	375,786	408,104
Year-to-date 2013	281	34.8	153	18.9	138	17.1	81	10.0	155	19.2	808	393,378	423,990
Year-to-date 2012	335	44.1	162	21.3	87	11.4	73	9.6	103	13.6	760	364,900	395,054
Total Urban Centres in Saskatchewan (50,000+)													
Q2 2013	172	22.8	163	21.6	155	20.5	92	12.2	174	23.0	756	416,163	447,248
Q2 2012	210	33.1	124	19.6	94	14.8	79	12.5	127	20.0	634	394,848	426,265
Year-to-date 2013	325	25.7	259	20.5	245	19.4	155	12.3	280	22.2	1,264	410,000	442,178
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

Source: CMHC (Market Absorption Survey)
[1]This centre is new to our survey as of 2013

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta
Second Quarter 2013

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 2013	108	66.7	44	27.2	8	4.9	0	0.0	2	1.2	162	333,450	334,803
Q2 2012	54	60.0	32	35.6	3	3.3	1	1.1	0	0.0	90	333,704	333,255
Year-to-date 2013	160	63.5	73	29.0	15	6.0	2	0.8	2	0.8	252	335,650	336,438
Year-to-date 2012	104	63.4	49	29.9	10	6.1	1	0.6	0	0.0	164	330,705	332,172
Lethbridge													
Q2 2013	122	67.0	23	12.6	20	11.0	10	5.5	7	3.8	182	326,000	340,944
Q2 2012	63	56.8	22	19.8	10	9.0	11	9.9	5	4.5	111	340,900	348,163
Year-to-date 2013	182	61.7	52	17.6	31	10.5	16	5.4	14	4.7	295	334,700	349,439
Year-to-date 2012	120	60.0	36	18.0	13	6.5	21	10.5	10	5.0	200	334,400	345,955
Medicine Hat													
Q2 2013	32	47.1	18	26.5	9	13.2	1	1.5	8	11.8	68	357,000	383,939
Q2 2012	34	56.7	11	18.3	6	10.0	3	5.0	6	10.0	60	337,450	353,436
Year-to-date 2013	57	51.8	25	22.7	13	11.8	6	5.5	9	8.2	110	348,000	371,070
Year-to-date 2012	48	49.5	16	16.5	13	13.4	5	5.2	15	15.5	97	350,000	393,935
Red Deer													
Q2 2013	10	13.2	16	21.1	13	17.1	11	14.5	26	34.2	76	447,623	483,143
Q2 2012	19	34.5	8	14.5	6	10.9	3	5.5	19	34.5	55	404,300	488,373
Year-to-date 2013	28	18.1	26	16.8	30	19.4	25	16.1	46	29.7	155	436,000	484,551
Year-to-date 2012	47	36.2	25	19.2	15	11.5	13	10.0	30	23.1	130	386,600	449,951
Wood Buffalo													
Q2 2013	0	0.0	0	0.0	0	0.0	0	0.0	84	100.0	84	799,900	838,120
Q2 2012	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 2013	0	0.0	1	0.6	1	0.6	0	0.0	152	98.7	154	799,900	841,337
Year-to-date 2012	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 2013	170	11.5	196	13.2	247	16.6	181	12.2	690	46.5	1,484	480,805	597,015
Q2 2012	216	15.2	226	15.9	253	17.8	174	12.3	549	38.7	1,418	452,351	552,027
Year-to-date 2013	333	12.2	387	14.1	440	16.1	359	13.1	1,220	44.5	2,739	478,800	579,945
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
Edmonton CMA													
Q2 2013	140	10.0	255	18.2	283	20.2	246	17.5	480	34.2	1,404	452,752	518,842
Q2 2012	125	9.7	225	17.4	254	19.6	213	16.5	477	36.9	1,294	459,950	510,412
Year-to-date 2013	261	10.3	444	17.6	519	20.6	442	17.5	859	34.0	2,525	452,565	514,675
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
Total Urban Centres in Alberta (50,000+)													
Q2 2013	582	16.8	552	16.0	580	16.8	449	13.0	1,297	37.5	3,460	450,000	538,712
Q2 2012	511	16.0	524	16.4	532	16.7	405	12.7	1,219	38.2	3,191	452,000	532,250
Year-to-date 2013	1,021	16.4	1,008	16.2	1,049	16.8	850	13.6	2,302	37.0	6,230	450,656	533,127
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

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
Second Quarter 2013

		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
2012	January	607	1.8	1,159	1,237	1,670	69.4	227,807	2.6	236,705
	February	824	0.2	1,139	1,346	1,622	70.2	243,192	9.5	248,091
	March	1,204	-2.6	1,180	1,755	1,652	71.4	240,414	1.6	239,564
	April	1,461	20.7	1,269	2,211	1,654	76.7	253,624	6.8	237,787
	May	1,764	12.7	1,185	2,333	1,582	74.9	256,923	6.4	246,025
	June	1,591	-2.7	1,165	2,054	1,632	71.4	250,698	5.0	246,367
	July	1,339	-0.3	1,125	1,723	1,489	75.6	239,116	3.3	236,112
	August	1,347	-2.0	1,156	1,845	1,635	70.7	239,234	4.4	245,257
	September	1,122	-15.0	1,156	1,714	1,663	69.5	239,517	4.8	247,951
	October	1,201	3.3	1,143	1,582	1,633	70.0	248,058	5.6	252,438
	November	925	-2.7	1,158	1,076	1,610	71.9	253,995	10.5	261,652
	December	623	-14.5	1,170	627	1,666	70.2	249,852	-3.7	259,154
2013	January	656	8.1	1,192	1,164	1,579	75.5	240,115	5.4	252,754
	February	727	-11.8	1,085	1,227	1,563	69.4	259,397	6.7	257,492
	March	907	-24.7	993	1,588	1,572	63.2	257,657	7.2	256,738
	April	1,332	-8.8	1,086	2,176	1,607	67.6	262,492	3.5	245,643
	May	1,665	-5.6	1,131	2,622	1,740	65.0	267,662	4.2	255,416
	June	1,595	0.3	1,237	2,257	1,822	67.9	266,903	6.5	260,302
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	4,816	9.2	3,619	6,598	4,868	74.3	253,866	6.0	243,246
	Q2 2013	4,592	-4.7	3,454	7,055	5,169	66.8	265,899	4.7	254,093
	YTD 2012	7,451	5.5		10,936			248,389	5.5	
	YTD 2013	6,882	-7.6		11,034			261,668	5.3	

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

Table 5b: MLS® Residential Activity for Saskatchewan
Second Quarter 2013

		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
2012	January	821	22.5	1,208	1,704	2,113	57.2	260,726	4.7	263,362
	February	1,032	25.9	1,233	1,915	2,130	57.9	263,489	3.9	263,688
	March	1,280	18.6	1,241	2,372	2,046	60.7	272,260	6.0	269,632
	April	1,390	22.6	1,248	2,491	1,974	63.2	287,270	11.8	272,330
	May	1,538	11.7	1,120	3,022	2,032	55.1	280,485	4.7	280,472
	June	1,493	5.7	1,221	2,527	2,035	60.0	267,534	2.1	265,344
	July	1,378	14.5	1,188	2,362	2,027	58.6	277,297	6.9	272,510
	August	1,289	-6.3	1,106	2,332	2,057	53.8	271,005	3.0	273,889
	September	1,099	-12.7	1,147	2,160	2,256	50.8	273,209	7.0	281,152
	October	1,144	5.8	1,119	1,898	2,120	52.8	275,308	4.4	280,857
	November	881	-10.6	1,053	1,440	2,115	49.8	275,564	7.1	283,868
	December	605	-17.7	1,068	937	2,257	47.3	284,346	9.6	288,241
2013	January	684	-16.7	981	1,840	2,196	44.7	274,253	5.2	281,171
	February	782	-24.2	977	1,749	2,032	48.1	280,915	6.6	281,727
	March	1,081	-15.5	1,104	2,067	2,023	54.6	291,094	6.9	289,739
	April	1,318	-5.2	1,087	2,780	2,053	52.9	299,097	4.1	286,174
	May	1,473	-4.2	1,136	3,409	2,302	49.3	294,414	5.0	285,663
	June	1,455	-2.5	1,234	2,852	2,353	52.4	291,981	9.1	290,588
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	4,421	12.7	3,589	8,040	6,041	59.4	278,245	6.0	272,494
	Q2 2013	4,246	-4.0	3,457	9,041	6,708	51.5	295,034	6.0	287,582
	YTD 2012	7,554	16.4		14,031			273,311	5.5	
	YTD 2013	6,793	-10.1		14,697			290,689	6.4	

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

Table 5c: MLS® Residential Activity for Alberta
Second Quarter 2013

		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
2012	January	3,109	8.2	4,632	8,024	8,677	53.4	342,572	-1.7	344,878
	February	4,476	13.5	4,849	8,735	8,818	55.0	359,721	2.2	363,711
	March	5,774	12.8	5,125	10,743	8,989	57.0	362,798	2.6	359,244
	April	6,191	23.5	5,332	10,718	9,002	59.2	365,830	1.9	361,939
	May	6,984	23.4	5,193	12,231	8,988	57.8	374,653	4.9	365,255
	June	6,400	8.1	5,164	10,577	8,808	58.6	369,895	2.4	361,628
	July	5,819	16.5	5,183	9,315	8,583	60.4	363,924	2.7	363,279
	August	5,198	5.3	4,957	8,472	8,317	59.6	356,488	3.5	365,483
	September	4,714	7.7	5,214	8,180	8,703	59.9	355,127	0.2	360,073
	October	4,815	17.5	4,999	7,478	8,214	60.9	363,295	3.5	369,533
	November	4,034	3.2	4,871	5,340	7,914	61.5	365,999	4.3	370,690
	December	2,855	-1.9	4,850	3,125	7,922	61.2	363,340	4.8	372,226
2013	January	3,486	12.1	4,990	7,779	8,205	60.8	361,524	5.5	367,640
	February	4,512	0.8	5,087	8,069	8,381	60.7	378,685	5.3	380,096
	March	5,605	-2.9	5,177	9,781	8,545	60.6	386,330	6.5	380,377
	April	6,501	5.0	5,205	11,253	8,731	59.6	378,892	3.6	374,633
	May	7,209	3.2	5,378	12,259	8,823	61.0	385,702	2.9	376,249
	June	6,810	6.4	5,612	10,218	8,747	64.2	385,959	4.3	376,014
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	19,575	18.0	15,689	33,526	26,798	58.5	370,307	3.1	362,934
	Q2 2013	20,520	4.8	16,195	33,730	26,301	61.6	383,630	3.6	375,648
	YTD 2012	32,934	15.5		61,028			364,934	2.5	
	YTD 2013	34,123	3.6		59,359			381,161	4.4	

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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
Second Quarter 2013

		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	5 Yr. Term							
2012	January - March	596	3.3	5.3	627.3	5.4	2,096	107.3	767	3,835,335	100.34
	April - June	601	3.2	5.3	629.5	5.2	2,709	104.4	775	4,131,526	98.72
	July - September	595	3.1	5.2	629.9	5.4	1,988	104.6	788	3,747,945	100.95
	October - December	595	3.1	5.2	633.4	5.3	2,323	97.4	786	3,896,570	100.42
2013	January - March	593	3.0	5.2	638.5	5.0	1,802	88.7	779	3,738,267	98.53
	April - June	590	3.0	5.1	632.1	5.5		102.9	789		96.90
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
Second Quarter 2013

		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	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	0.4	0.1	17.6	8.5	1.0	4.7	-1.6
	April - June	-2.1	-0.4	-0.2	1.1	-0.2	-21.0	1.6	1.9	2.0	-5.2
	July - September	-0.8	-0.4	-0.1	1.0	-0.2	-11.2	14.8	3.1	1.3	0.4
	October - December	-0.5	-0.4	0.0	1.2	0.0	-6.3	0.1	1.7	-2.3	1.6
2013	January - March	-0.5	-0.3	0.0	1.8	-0.5	-14.0	-17.3	1.5	-2.5	-1.8
	April - June	-1.9	-0.2	-0.2	0.4	0.3		-1.4	1.9		-1.8
	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 2013

		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	5 Yr. Term							
2012	January - March	596	3.3	5.3	529.8	4.9	3,688	107.3	873	3,598,503	100.34
	April - June	601	3.2	5.3	536.8	4.8	5,408	104.4	887	3,672,852	98.72
	July - September	595	3.1	5.2	539.9	4.7	5,020	104.6	928	3,532,860	100.95
	October - December	595	3.1	5.2	542.1	4.6	1,902	97.4	929	3,384,103	100.42
2013	January - March	593	3.0	5.2	552.9	3.9	2,738	88.7	915	3,724,622	98.53
	April - June	590	3.0	5.1	553.8	4.1		102.9	909		96.90
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan
Second Quarter 2013

		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	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	1.0	-0.5	**	8.5	3.5	18.4	-1.6
	April - June	-2.1	-0.4	-0.2	2.2	-0.2	67.7	1.6	4.4	15.8	-5.2
	July - September	-0.8	-0.4	-0.1	2.7	0.0	19.4	14.8	7.3	14.2	0.4
	October - December	-0.5	-0.4	0.0	2.8	-0.3	-42.2	0.1	6.4	7.7	1.6
2013	January - March	-0.5	-0.3	0.0	4.4	-1.0	-25.8	-17.3	4.9	3.5	-1.8
	April - June	-1.9	-0.2	-0.2	3.2	-0.7		-1.4	2.5		-1.8
	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 2013

		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	5 Yr. Term							
2012	January - March	596	3.3	5.3	2,130.4	5.0	20,335	107.3	767	18,797,403	100.34
	April - June	601	3.2	5.3	2,146.9	4.6	23,090	104.4	775	17,982,355	98.72
	July - September	595	3.1	5.2	2,154.3	4.4	24,724	104.6	788	18,426,400	100.95
	October - December	595	3.1	5.2	2,165.7	4.4	17,829	97.4	786	18,290,827	100.42
2013	January - March	593	3.0	5.2	2,174.0	4.6	27,112	88.7	779	18,155,730	98.53
	April - June	590	3.0	5.1	2,194.9	4.7		102.9	789		96.90
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
Second Quarter 2013

		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	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	3.2	-0.7	178.3	8.5	1.0	14.6	-1.6
	April - June	-2.1	-0.4	-0.2	3.5	-0.9	82.8	1.6	1.9	4.9	-5.2
	July - September	-0.8	-0.4	-0.1	2.0	-1.0	111.1	14.8	3.1	0.0	0.4
	October - December	-0.5	-0.4	0.0	1.7	-0.6	61.8	0.1	1.7	-4.3	1.6
2013	January - March	-0.5	-0.3	0.0	2.0	-0.4	33.3	-17.3	1.5	-3.4	-1.8
	April - June	-1.9	-0.2	-0.2	2.2	0.1		-1.4	1.9		-1.8
	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 2011 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 modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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