HOUSING NOW

Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2013

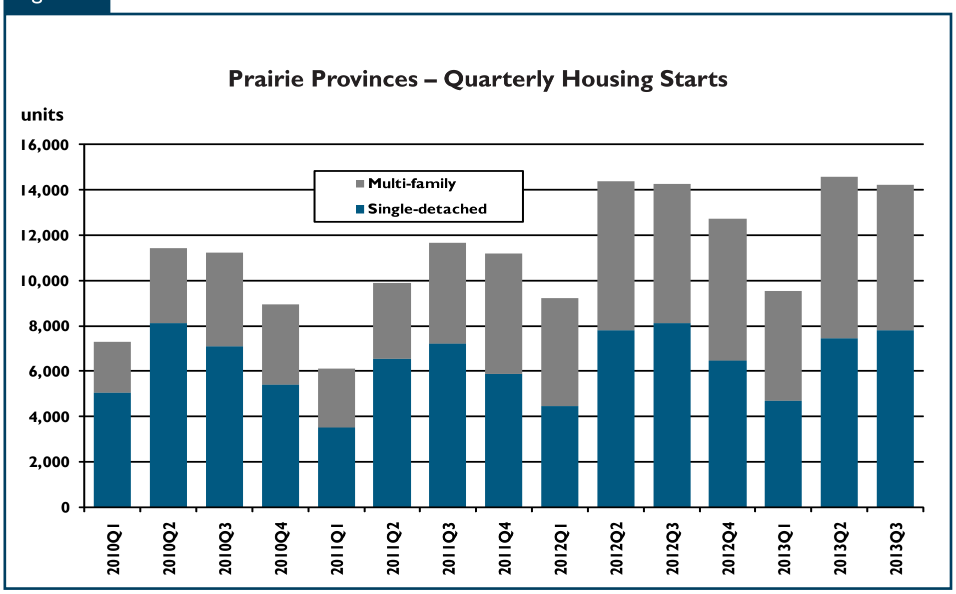
New Home Market

Prairie housing starts steady in Q3 2013

Housing starts in the Prairie Provinces totalled 14,240 units during the third quarter of 2013, almost equal the 14,262 units a year earlier. In the third quarter of 2013, there were 7,808 single-detached starts, down from 8,107 in the third quarter of 2012.

Meanwhile, multi-family starts, which consist of semi-detached, row, and apartment units, amounted to 6,432 units, up from 6,155 units last year. After nine months, total housing starts in the Prairie Region have amounted to 38,348 units, up 1.3 per cent from 37,868 in the same period of 2012. Job growth, wage gains, and strong net migration, continued to support new home demand in the region.

Figure 1



Source: CMHC

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In Alberta, housing starts totalled 8,868 units in the third quarter of 2013, down approximately one per cent from 8,952 in the third quarter of 2012. Through three quarters of 2013, housing starts in Alberta have reached 26,292 units, up 5.7 per cent from last year. In the third quarter of 2013, single-detached starts tallied to 5,255 units, representing a year-over year gain of 1.5 per cent. This brought the nine month level of single-detached starts to 13,912, up 5.8 per cent from a year earlier. In the multi-family market, there were 3,613 starts in the third quarter, down 4.3 per cent from last year at this time. In spite of a relatively weaker third quarter, year to date multi-family starts have accumulated to 12,380 units, representing an increase of 5.6 per cent from the first nine months of 2012.

In the Edmonton Census Metropolitan Area (CMA), there were 3,054 housing starts in the third quarter of 2013, consisting of 1,674 single detached units and 1,380 multi-family units. Edmonton's production in the third quarter represented a 16.5 per cent decline from a year earlier, due to a decline in multi-family starts and a relatively flat quarter for single-detached construction. In spite of a moderation in the third quarter, the elevated pace of construction earlier in 2013 has moved Edmonton's year-to-date production to 11,020 units, up 20.7 per cent from the same period last year. Edmonton is experiencing an elevated level of multi-family production after nine months, as multi-family starts have reached 6,546 units, up 34.6 per cent from 2012. Meanwhile, year-to-date single-detached starts have reached 4,474 units, a more modest increase of 4.9 per cent.

In the Calgary CMA, there were 3,271 housing starts in the third quarter of 2013, up 10.5 per cent from 2,961 a year earlier. Single-detached starts amounted to 1,738 during the third quarter, representing an increase of 5.2 per cent. Meanwhile, multi-family starts increased 17.1 per cent to 1,533 units. On a year-to-date basis, housing starts in Calgary totalled 8,833 units, representing an 11.7 per cent decrease from the same period in 2012. The lower level of activity is a result of a 27.4 per cent reduction in multi-family starts to 4,010 units so far this year. On the other hand, after nine months, single-detached starts have increased by 7.6 per cent to 4,823 units.

In Alberta's five largest Census Agglomerations (CAs), housing starts during the third quarter of 2013 increased in two centres and declined in three. In Grande Prairie, housing starts declined to 141 units in the third quarter this year from 179 in the third quarter of 2012. In Lethbridge, housing starts decreased to 177 units from 204 last year. Medicine Hat also experienced a lower level of production as 55 units were started compared to 79 last year. Conversely, housing starts in Red Deer rose from 133 units from July to September 2012 to 152 this third quarter. Wood Buffalo had the largest year-over-year gain, as housing starts amounted to 388 units in the third quarter of 2013 compared 128 last year.

In Saskatchewan, there were 3,014 housing starts in the third quarter of 2013, up from 2,944 in the third quarter of 2012. By component, single-detached starts slowed to 1,380 units, down 12.7 per cent from last year due to heightened inventories. Meanwhile, multi-family starts totalled 1,634 units, up 19.8 per cent. After three quarters, housing starts in Saskatchewan have reached 6,420 units, down 12.2 per cent from last year's elevated level. Year-to-date, single-detached starts have accumulated to 3,189 units, representing a decline of 21.5 per cent from last year. Multi-family starts of 3,231 so far this year are a bit below last years' production of 3,250 units.

In the Regina CMA, there were 908 housing starts in the third quarter of 2013, up 14.2 per cent from third quarter 2012. This brought the year-to-date housing starts in Regina to 2,383 units, up 7.3 per cent, year-over-year. In the Saskatoon CMA, housing starts during the third quarter of 2013 amounted to 1,273 units, up 23 per cent from the 1,035 units started last year.

In Manitoba, housing starts totalled 2,358 units in the third quarter of 2013, a similar level of production to the 2,366 units, a year earlier. Higher multi-family starts have countered a reduction in single-detached units. In the third quarter of 2013, there were 1,173 single-detached starts, down 13.2 per cent from last year. On the other hand, multi-family starts amounted to 1,185 units, up 16.7 per cent. Year-to-date, housing starts in Manitoba have reached 5,636 units, down less than one per cent from last year. After three quarters, single-detached starts have reached 2,843 units, down 10.6 per cent. Meanwhile, multi-family starts have increased by 11.5 per cent to 2,793 units. Multi-family construction in Manitoba has been lifted by an increase in condominium construction, which after nine months of this year has already surpassed the annual production of 2012.

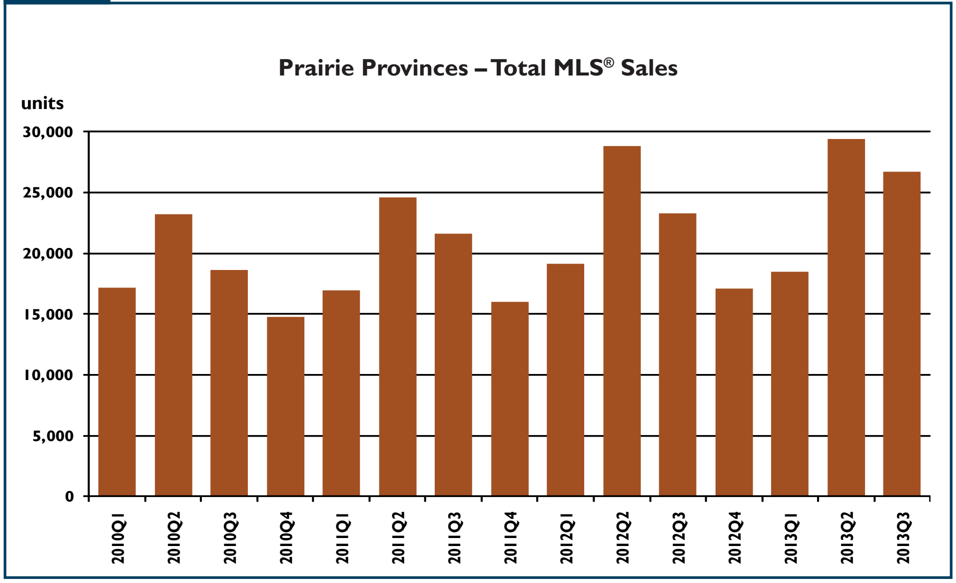
In Manitoba's two largest centres, housing starts in the third quarter of 2013 rose in the Winnipeg CMA and declined in the Brandon CA. Housing starts in the Winnipeg CMA amounted to 1,452 in the third quarter of 2013, up from 1,341 a year earlier. Single-detached starts in Winnipeg totalled 560 units while multi-family starts amounted to 892 units. In the Brandon CA, housing starts in the third quarter were 134 units, down from 168 units a year earlier. Year-to-date, housing starts in Winnipeg have reached 3,623 units, up 11 per cent from the same period in 2012. In Brandon, after nine months, housing starts reached 273 units, representing a 14.6 per cent decline from last year.

Resale Market

Prairie Region MLS® sales increased in the third quarter of 2013

MLS® sales in the Prairie Region totalled 26,683 units in the third quarter of 2013, up 14.5 per cent from the third quarter of 2012. All three Prairie Provinces experienced a higher level of resale transactions during the third quarter, supported by heightened net migration and employment growth. After nine months, MLS® sales in the Prairie Region have reached 74,481 units, up 4.6 per cent from the first nine months of 2012. In Alberta, MLS® sales in the third quarter amounted to 18,671, up 18.7 per cent from the third quarter of 2012. In Saskatchewan, MLS® sales increased 5.4 per cent to 3,971 units. Meanwhile, resale transactions in Manitoba increased 6.1 per cent to 4,041 units.

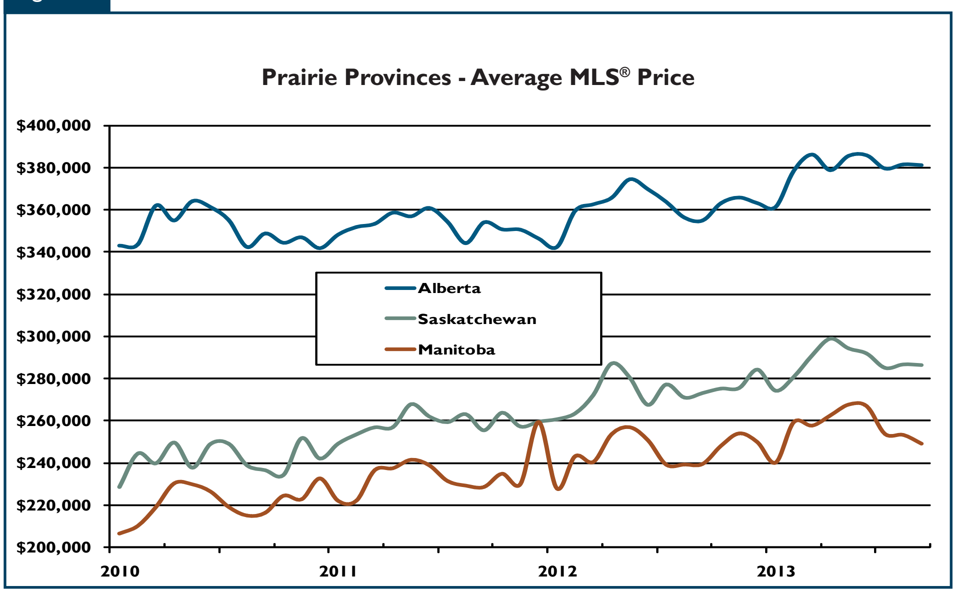
Figure 2



Source: CREA (Raw)

With rising sales during the third quarter of 2013, the average MLS® price continued to increase in all three Prairie Provinces. In Alberta, the average MLS® price resale was $380,826 in the third quarter of 2013, up 6.1 per cent from a year earlier. In Saskatchewan, the average MLS® price was $286,086, up 4.4 per cent from a year earlier. In Manitoba, the average resale price was $252,237 in the third quarter, up 5.4 per cent from the third quarter of 2012.

Figure 3



Source: CMHC

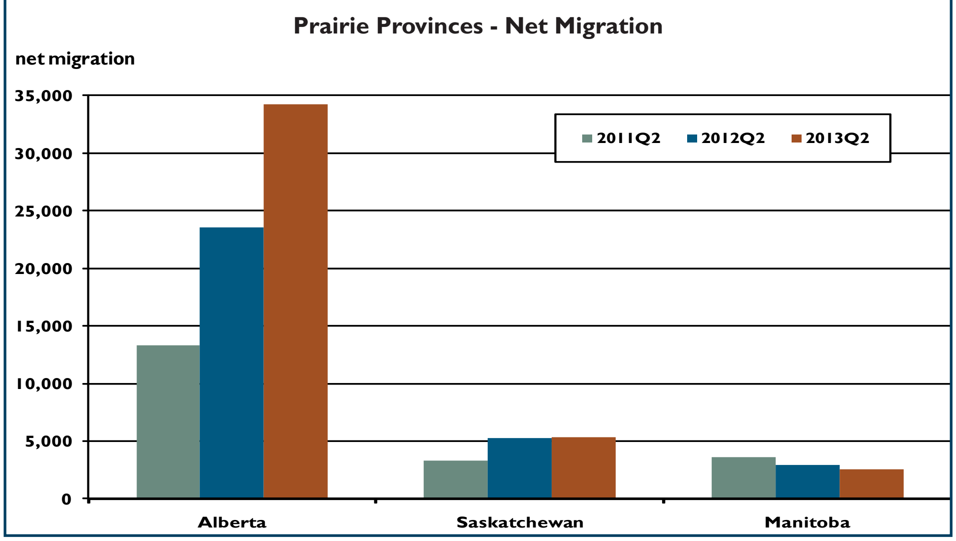
Economy

Many people are relocating to the Prairie Region

The inflow of migrants to the Prairie Region continued to be a dominant factor supporting housing demand. Net migration to the three Prairie Provinces totalled 42,188 people during the second quarter of 2013, up 32.7 per cent from a year earlier. In Alberta, net migration climbed to 34,278, up 45.6 per cent from last year. About 30 per cent of migrants to Alberta are classified as non-permanent residents, many who are temporary foreign workers addressing Alberta's labour needs. In Saskatchewan, second quarter net migration amounted to 5,345 people, up from 5,293, in the second quarter of 2012. In Manitoba, net migration totalled 2,565, down13.5 per cent from 2,966 a year earlier. International migration to Manitoba continued to grow during the second quarter of 2013, however, interprovincial losses, especially to Alberta, helped lower the level.

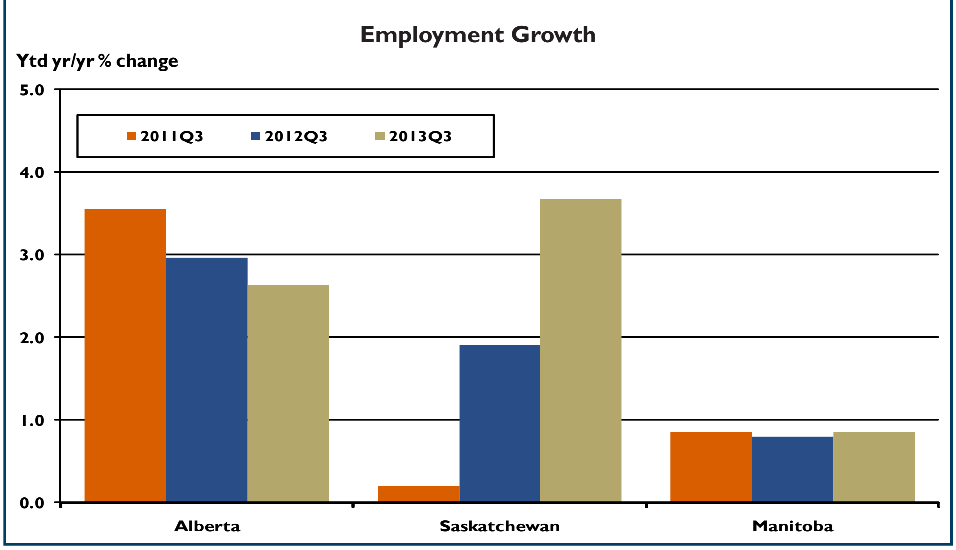
Net migration to the Prairie Region is expected to remain elevated this year as economic opportunities and relatively low unemployment rates continue to be a draw. In Alberta, full-time employment has increased by 3.5 per cent year-to-date, compared to a year earlier. In Saskatchewan, full-time employment has grown by 2.6 per cent over the same period. Meanwhile, in Manitoba, full-time employment has increased by a more modest 0.6 per cent. The seasonally adjusted unemployment rate in Canada was 7.1 per cent in the third quarter of 2013, substantially higher than in Alberta and Saskatchewan, at 4.5 per cent and 4.2 per cent, respectively, and Manitoba at 5.4 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 1a: Housing Starts (SAAR and Trend) September 2013

Manitoba	August 2013	September 2013
Trend[1], urban centres[2]	6,398	6,365
SAAR, urban centres[2]	3,613	7,508
	September 2012	September 2013
Actual, urban centres[2]		
September - Single-Detached	221	264
September - Multiples	356	381
September - Total	577	645
January to September - Single-Detached	1,904	2,076
January to September - Multiples	1,992	2,391
January to September - Total	3,896	4,467

Table 1b: Housing Starts (SAAR and Trend) September 2013

Saskatchewan	August 2013	September 2013
Trend[1], urban centres[2]	7,117	8,317
SAAR, urban centres[2]	9,674	13,429
	September 2012	September 2013
Actual, urban centres[2]		
September - Single-Detached	469	383
September - Multiples	485	794
September - Total	954	1,177
January to September - Single-Detached	2,937	2,612
January to September - Multiples	2,673	3,038
January to September - Total	5,610	5,650

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1c: Housing Starts (SAAR and Trend) September 2013		
Alberta	August 2013	September 2013
Trend[1], urban centres[2]	33,754	33,353
SAAR, urban centres[2]	26,052	28,124
	September 2012	September 2013
Actual, urban centres[2]		
September - Single-Detached	1,390	1,474
September - Multiples	1,338	1,018
September - Total	2,728	2,492
January to September - Single-Detached	11,381	12,330
January to September - Multiples	11,388	11,830
January to September - Total	22,769	24,160

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Prairie Region Third 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										
Q3 2013	6,443	1,192	156	4	1,480	2,252	57	925	1,731	14,240
Q3 2012	6,312	1,218	126	29	1,245	1,664	93	1,136	2,439	14,262
% Change	2.1	-2.1	23.8	-86.2	18.9	35.3	-38.7	-18.6	-29.0	-0.2
Year-to-date 2013	16,996	3,282	443	22	3,474	6,252	229	3,579	4,071	38,348
Year-to-date 2012	16,151	2,998	410	69	3,047	6,106	205	3,255	5,593	37,868
% Change	5.2	9.5	8.0	-68.1	14.0	2.4	11.7	10.0	-27.2	1.3
UNDER CONSTRUCTION										
Q3 2013	13,535	3,007	435	25	3,905	13,510	351	5,996	3,546	44,310
Q3 2012	12,664	2,634	418	58	3,617	10,090	281	4,366	4,761	38,923
% Change	6.9	14.2	4.1	-56.9	8.0	33.9	24.9	37.3	-25.5	13.8
COMPLETIONS										
Q3 2013	6,073	1,148	138	10	911	1,492	89	1,031	1,352	12,244
Q3 2012	5,298	784	74	21	705	1,166	84	1,170	540	9,842
% Change	14.6	46.4	86.5	-52.4	29.2	28.0	6.0	-11.9	150.4	24.4
Year-to-date 2013	16,207	2,968	350	49	3,015	4,632	335	2,897	4,425	34,912
Year-to-date 2012	14,112	2,100	212	56	2,280	3,964	245	2,178	3,015	28,162
% Change	14.8	41.3	65.1	-12.5	32.2	16.9	36.7	33.0	46.8	24.0
COMPLETED & NOT ABSORBED										
Q3 2013	1,858	355	29	6	263	855	n/a	n/a	n/a	3,366
Q3 2012	1,636	258	25	19	318	1,179	n/a	n/a	n/a	3,435
% Change	13.6	37.6	16.0	-68.4	-17.3	-27.5	n/a	n/a	n/a	-2.0
ABSORBED										
Q3 2013	5,201	1,030	107	22	840	1,613	n/a	n/a	n/a	8,813
Q3 2012	4,388	696	77	15	667	1,042	n/a	n/a	n/a	6,885
% Change	18.5	48.0	39.0	46.7	25.9	54.8	n/a	n/a	n/a	28.0
Year-to-date 2013	13,838	2,711	311	53	2,803	4,245	n/a	n/a	n/a	23,961
Year-to-date 2012	12,398	1,888	158	43	2,059	3,484	n/a	n/a	n/a	20,030
% Change	11.6	43.6	96.8	23.3	36.1	21.8	n/a	n/a	n/a	19.6

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

Table 1.1a: Housing Activity Summary of Manitoba
Third 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										
Q3 2013	739	94	0	4	218	699	6	75	523	2,358
Q3 2012	779	42	0	10	68	338	4	367	758	2,366
% Change	-5.1	123.8	n/a	-60.0	**	106.8	50.0	-79.6	-31.0	-0.3
Year-to-date 2013	2,069	202	0	7	360	995	29	805	1,169	5,636
Year-to-date 2012	1,890	98	3	14	239	756	4	858	1,789	5,685
% Change	9.5	106.1	-100.0	-50.0	50.6	31.6	**	-6.2	-34.7	-0.9
UNDER CONSTRUCTION										
Q3 2013	1,331	148	0	5	417	1,441	38	1,433	1,034	5,847
Q3 2012	1,390	68	3	17	187	887	16	1,154	1,473	5,229
% Change	-4.2	117.6	-100.0	-70.6	123.0	62.5	137.5	24.2	-29.8	11.8
COMPLETIONS										
Q3 2013	952	42	10	7	83	193	6	241	435	1,969
Q3 2012	751	24	0	3	134	119	7	264	189	1,491
% Change	26.8	75.0	n/a	133.3	-38.1	62.2	-14.3	-8.7	130.2	32.1
Year-to-date 2013	2,161	146	14	11	181	390	14	435	1,373	4,759
Year-to-date 2012	1,644	50	4	11	256	350	85	432	893	3,725
% Change	31.4	192.0	**	0.0	-29.3	11.4	-83.5	0.7	53.8	27.8
COMPLETED & NOT ABSORBED										
Q3 2013	302	11	0	0	33	122	n/a	n/a	n/a	468
Q3 2012	218	7	0	5	15	90	n/a	n/a	n/a	335
% Change	38.5	57.1	n/a	-100.0	120.0	35.6	n/a	n/a	n/a	39.7
ABSORBED										
Q3 2013	797	8	5	8	85	155	n/a	n/a	n/a	1,058
Q3 2012	570	11	0	3	80	88	n/a	n/a	n/a	752
% Change	39.8	-27.3	n/a	166.7	6.3	76.1	n/a	n/a	n/a	40.7
Year-to-date 2013	1,784	35	5	15	142	314	n/a	n/a	n/a	2,295
Year-to-date 2012	1,318	16	0	17	161	275	n/a	n/a	n/a	1,787
% Change	35.4	118.8	n/a	-11.8	-11.8	14.2	n/a	n/a	n/a	28.4

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

Table 1.1b: Housing Activity Summary of Saskatchewan Third 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										
Q3 2013	1,110	136	0	0	469	447	24	517	311	3,014
Q3 2012	1,130	154	21	14	243	428	89	97	768	2,944
% Change	-1.8	-11.7	-100.0	-100.0	93.0	4.4	-73.0	**	-59.5	2.4
Year-to-date 2013	2,611	262	27	1	798	926	30	995	770	6,420
Year-to-date 2012	2,888	310	85	47	429	1,425	177	249	1,701	7,311
% Change	-9.6	-15.5	-68.2	-97.9	86.0	-35.0	-83.1	**	-54.7	-12.2
UNDER CONSTRUCTION										
Q3 2013	2,584	288	46	4	886	2,225	132	1,089	746	8,000
Q3 2012	2,590	306	76	33	513	1,735	232	219	1,472	7,176
% Change	-0.2	-5.9	-39.5	-87.9	72.7	28.2	-43.1	**	-49.3	11.5
COMPLETIONS										
Q3 2013	853	98	26	3	157	306	76	562	336	2,417
Q3 2012	787	38	32	16	107	242	51	238	157	1,668
% Change	8.4	157.9	-18.8	-81.3	46.7	26.4	49.0	136.1	114.0	44.9
Year-to-date 2013	2,468	254	61	32	431	1,012	230	616	929	6,033
Year-to-date 2012	2,164	98	89	34	419	943	106	547	814	5,214
% Change	14.0	159.2	-31.5	-5.9	2.9	7.3	117.0	12.6	14.1	15.7
COMPLETED & NOT ABSORBED										
Q3 2013	286	39	11	6	41	228	n/a	n/a	n/a	611
Q3 2012	164	18	3	14	22	170	n/a	n/a	n/a	391
% Change	74.4	116.7	**	-57.1	86.4	34.1	n/a	n/a	n/a	56.3
ABSORBED										
Q3 2013	724	87	15	14	103	192	n/a	n/a	n/a	1,135
Q3 2012	627	33	33	10	99	195	n/a	n/a	n/a	997
% Change	15.5	163.6	-54.5	40.0	4.0	-1.5	n/a	n/a	n/a	13.8
Year-to-date 2013	2,012	219	54	34	283	590	n/a	n/a	n/a	3,192
Year-to-date 2012	1,828	75	66	17	385	719	n/a	n/a	n/a	3,090
% Change	10.1	192.0	-18.2	100.0	-26.5	-17.9	n/a	n/a	n/a	3.3

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

Table 1.1c: Housing Activity Summary of Alberta Third 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										
Q3 2013	4,594	962	156	0	793	1,106	27	333	897	8,868
Q3 2012	4,403	1,022	105	5	934	898	0	672	913	8,952
% Change	4.3	-5.9	48.6	-100.0	-15.1	23.2	n/a	-50.4	-1.8	-0.9
Year-to-date 2013	12,316	2,818	416	14	2,316	4,331	170	1,779	2,132	26,292
Year-to-date 2012	11,373	2,590	322	8	2,379	3,925	24	2,148	2,103	24,872
% Change	8.3	8.8	29.2	75.0	-2.6	10.3	**	-17.2	1.4	5.7
UNDER CONSTRUCTION										
Q3 2013	9,620	2,571	389	16	2,602	9,844	181	3,474	1,766	30,463
Q3 2012	8,684	2,260	339	8	2,917	7,468	33	2,993	1,816	26,518
% Change	10.8	13.8	14.7	100.0	-10.8	31.8	**	16.1	-2.8	14.9
COMPLETIONS										
Q3 2013	4,268	1,008	102	0	671	993	7	228	581	7,858
Q3 2012	3,760	722	42	2	464	805	26	668	194	6,683
% Change	13.5	39.6	142.9	-100.0	44.6	23.4	-73.1	-65.9	199.5	17.6
Year-to-date 2013	11,578	2,568	275	6	2,403	3,230	91	1,846	2,123	24,120
Year-to-date 2012	10,304	1,952	119	11	1,605	2,671	54	1,199	1,308	19,223
% Change	12.4	31.6	131.1	-45.5	49.7	20.9	68.5	54.0	62.3	25.5
COMPLETED & NOT ABSORBED										
Q3 2013	1,270	305	18	0	189	505	n/a	n/a	n/a	2,287
Q3 2012	1,254	233	22	0	281	919	n/a	n/a	n/a	2,709
% Change	1.3	30.9	-18.2	n/a	-32.7	-45.0	n/a	n/a	n/a	-15.6
ABSORBED										
Q3 2013	3 680	935	87	0	652	1 266	n/a	n/a	n/a	6,620
Q3 2012	3 191	652	44	2	488	759	n/a	n/a	n/a	5,136
% Change	15.3	43.4	97.7	-100.0	33.6	66.8	n/a	n/a	n/a	28.9
Year-to-date 2013	10,042	2,457	252	4	2,378	3,341	n/a	n/a	n/a	18,474
Year-to-date 2012	9,252	1,797	92	9	1,513	2,490	n/a	n/a	n/a	15,153
% Change	8.5	36.7	173.9	-55.6	57.2	34.2	n/a	n/a	n/a	21.9

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

Table 1.3: 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 1.3a: 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 1.3b: 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 1.3c: 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
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Winnipeg	560	680	26	42	152	18	714	601	1,452	1,341	8.3
Centres 50,000 - 99,999											
Brandon	42	42	0	6	52	24	40	96	134	168	-20.2
Centres 10,000 - 49,999											
Hanover RM	49	31	6	6	0	12	8	0	63	49	28.6
Portage la Prairie	4	6	0	0	0	0	0	0	4	6	-33.3
St. Andrews	18	15	0	0	0	0	0	0	18	15	20.0
Steinbach	21	13	16	6	0	0	12	8	49	27	81.5
Thompson	1	2	0	0	0	0	0	0	1	2	-50.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	743	789	94	60	224	54	774	705	1,835	1,608	14.1

Table 2.1a: Starts by Submarket and by Dwelling Type
Manitoba
January - September 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	1,693	1,625	98	100	258	124	1,574	1,414	3,623	3,263	11.0
Centres 50,000 - 99,999											
Brandon	101	88	4	14	88	52	80	166	273	320	-14.7
Centres 10,000 - 49,999											
Hanover RM	102	75	20	12	0	18	8	6	130	111	17.1
Portage la Prairie	5	19	0	0	0	0	0	0	5	19	-73.7
St. Andrews	31	29	0	0	0	0	0	0	31	29	6.9
Steinbach	61	65	28	24	4	0	138	62	231	151	53.0
Thompson	2	3	0	0	0	0	0	0	2	3	-33.3
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	2,076	1,904	206	150	385	194	1,800	1,648	4,467	3,896	14.7

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 Third Quarter 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Regina	367	413	36	124	142	61	363	197	908	795	14.2
Saskatoon	562	570	114	58	203	99	394	308	1,273	1,035	23.0
Centres 10,000 - 49,999											
Estevan	21	14	4	0	4	16	37	0	66	30	120.0
Lloydminster	41	28	0	0	90	68	0	0	131	96	36.5
Moose Jaw	20	36	2	0	0	28	112	16	134	80	67.5
North Battleford	15	16	4	0	0	12	0	0	19	28	-32.1
Prince Albert	35	24	6	14	0	4	0	4	41	46	-10.9
Swift Current	12	21	0	0	14	8	0	0	26	29	-10.3
Weyburn[1]	7	n/a	4	n/a	0	n/a	55	n/a	66	n/a	n/a
Yorkton	30	22	6	6	0	9	3	0	39	37	5.4
Total Saskatchewan (10,000+)	1,110	1,144	176	202	453	305	964	525	2,703	2,176	24.2

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - September 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	952	1,033	102	226	281	159	1,048	802	2,383	2,220	7.3
Saskatoon	1,285	1,525	164	134	353	246	565	685	2,367	2,590	-8.6
Centres 10,000 - 49,999											
Estevan	40	30	8	0	4	33	45	0	97	63	54.0
Lloydminster	83	81	0	0	143	68	0	64	226	213	6.1
Moose Jaw	55	90	2	0	0	28	112	16	169	134	26.1
North Battleford	24	27	4	0	0	18	0	8	28	53	-47.2
Prince Albert	72	65	12	20	0	24	10	75	94	184	-48.9
Swift Current	37	43	0	0	14	16	66	0	117	59	0.0
Weyburn[1]	14	n/a	8	n/a	0	n/a	55	n/a	77	n/a	n/a
Yorkton	50	43	12	12	6	15	24	24	92	94	0.0
Total Saskatchewan (10,000+)	2,612	2,937	312	392	801	607	1,925	1,674	5,650	5,610	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 Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Calgary	1,738	1,652	304	348	521	516	708	445	3,271	2,961	10.5
Edmonton	1,674	1,668	616	646	332	341	432	1,004	3,054	3,659	-16.5
Centres 50,000 - 99,999											
Grande Prairie	120	151	6	12	15	0	0	16	141	179	-21.2
Lethbridge	159	161	8	12	0	16	10	15	177	204	-13.2
Medicine Hat	55	63	0	2	0	0	0	14	55	79	-30.4
Red Deer	94	98	26	20	20	15	12	0	152	133	14.3
Wood Buffalo	140	92	38	20	10	16	200	0	388	128	**
Centres 10,000 - 49,999											
Bonnyville MD	62	59	0	0	0	0	0	0	62	59	5.1
Brooks	9	16	0	0	0	0	0	0	9	16	-43.8
Camrose	25	4	10	0	8	0	0	0	43	4	**
Canmore	4	3	2	4	0	0	0	0	6	7	-14.3
Clearwater County MD	30	28	0	0	0	0	0	0	30	28	7.1
Cold Lake	24	39	4	14	0	0	0	0	28	53	-47.2
Foothills No 31 MD	48	28	2	10	0	0	0	0	50	38	31.6
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	5	10	2	0	0	0	0	0	7	10	-30.0
Lac Ste.Anne County[1]	40	n/a	2	n/a	0	n/a	0	n/a	42	n/a	n/a
Lacombe	17	28	0	4	5	7	0	0	22	39	-43.6
Lacombe County CM	19	27	0	0	0	0	0	0	19	27	-29.6
Mackenzie No 23 MD	22	19	0	0	0	5	0	8	22	32	-31.3
Mountain View County MD	33	23	0	0	0	0	0	0	33	23	43.5
Okotoks	46	66	0	4	0	0	0	0	46	70	-34.3
Red Deer County CM	30	30	0	0	0	0	0	0	30	30	0.0
Strathmore	7	3	2	0	0	18	4	16	13	37	-64.9
Sylvan Lake	28	39	2	2	0	27	73	0	103	68	51.5
Wetaskiwin County No 10 CM	16	24	0	0	0	0	0	0	16	24	-33.3
Wetaskiwin	4	1	0	2	0	0	0	0	4	3	33.3
Yellowhead County MD	32	15	0	0	0	0	0	0	32	15	113.3
Total Alberta (10,000+)	4,594	4,408	1,024	1,100	914	961	1,439	1,570	7,971	8,039	-0.8

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 - September 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	4,823	4,482	1,028	820	1,270	1,398	1,712	3,305	8,833	10,005	-11.7
Edmonton	4,474	4,263	1,582	1,574	1,126	874	3,838	2,416	11,020	9,127	20.7
Centres 50,000 - 99,999											
Grande Prairie	317	353	50	64	77	16	0	16	444	449	-1.1
Lethbridge	394	398	58	22	13	24	10	15	475	459	3.5
Medicine Hat	181	162	4	6	2	0	0	50	187	218	-14.2
Red Deer	294	262	56	62	81	50	135	73	566	447	26.6
Wood Buffalo	274	217	98	42	93	74	330	18	795	351	126.5
Centres 10,000 - 49,999											
Bonnyville MD	136	104	0	0	0	0	0	0	136	104	30.8
Brooks	25	36	0	2	0	0	0	0	25	38	-34.2
Camrose	38	38	14	12	8	4	4	4	64	58	10.3
Canmore	16	6	8	12	17	0	0	0	41	18	127.8
Clearwater County MD	65	43	0	0	0	0	0	0	65	43	51.2
Cold Lake	65	80	8	16	19	0	0	0	92	96	-4.2
Foothills No 31 MD	101	82	16	24	4	0	0	0	121	106	14.2
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	31	30	4	24	0	11	0	0	35	65	-46.2
Lac Ste.Anne County[1]	80	n/a	2	n/a	0	n/a	0	n/a	82	n/a	n/a
Lacombe	56	60	8	20	11	11	0	80	75	171	-56.1
Lacombe County CM	47	39	0	0	0	0	0	0	47	39	20.5
Mackenzie No 23 MD	73	54	0	0	0	5	0	8	73	67	9.0
Mountain View County MD	49	54	0	0	0	0	0	0	49	54	-9.3
Okotoks	161	140	0	8	0	0	0	0	161	148	8.8
Red Deer County CM	69	90	0	0	8	8	0	0	77	98	-21.4
Strathmore	13	12	2	14	0	30	8	16	23	72	-68.1
Sylvan Lake	97	92	2	14	14	66	73	0	186	172	8.1
Wetaskiwin County No 10 CM	45	45	0	0	0	0	0	0	45	45	0.0
Wetaskiwin	7	15	0	4	0	0	0	0	7	19	-63.2
Yellowhead County MD	57	57	0	0	0	0	0	0	57	57	0.0
Total Alberta (10,000+)	12,330	11,381	2,940	2,740	2,780	2,575	6,110	6,073	24,160	22,769	6.1

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 Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Winnipeg	146	18	6	0	663	322	51	279
Centres 50,000 - 99,999								
Brandon	52	20	0	4	24	8	16	88
Centres 10,000 - 49,999								
Hanover RM	0	12	0	0	0	0	8	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	12	8	0	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+)	218	50	6	4	699	338	75	367

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - September 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	229	124	29	0	888	674	686	740
Centres 50,000 - 99,999								
Brandon	88	48	0	4	34	14	46	118
Centres 10,000 - 49,999								
Hanover RM	0	18	0	0	0	6	8	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	73	62	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+)	356	190	29	4	995	756	805	858

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 Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Regina	142	61	0	0	187	125	176	72
Saskatoon	203	99	0	0	189	287	205	21
Centres 10,000 - 49,999								
Estevan	4	4	0	12	4	0	33	0
Lloydminster	90	68	0	0	0	0	0	0
Moose Jaw	0	0	0	28	12	16	100	0
North Battleford	0	12	0	0	0	0	0	0
Prince Albert	0	4	0	0	0	0	0	4
Swift Current	0	8	14	0	0	0	0	0
Weyburn[1]	0	n/a	0	n/a	55	n/a	0	n/a
Yorkton	0	6	0	3	0	0	3	0
Total Saskatchewan (10,000+)	439	262	14	43	447	428	517	97

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - September 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	277	159	4	0	490	655	558	147
Saskatoon	353	212	0	34	340	659	225	26
Centres 10,000 - 49,999								
Estevan	4	21	0	12	12	0	33	0
Lloydminster	143	68	0	0	0	0	0	64
Moose Jaw	0	0	0	28	12	16	100	0
North Battleford	0	18	0	0	0	8	0	0
Prince Albert	0	8	0	16	0	63	10	12
Swift Current	0	16	14	0	0	0	66	0
Weyburn[1]	0	n/a	0	n/a	55	n/a	0	n/a
Yorkton	6	6	0	9	21	24	3	0
Total Saskatchewan (10,000+)	783	508	18	99	930	1,425	995	249

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
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Calgary	521	516	0	0	580	313	128	132
Edmonton	324	341	8	0	395	543	37	461
Centres 50,000 - 99,999								
Grande Prairie	10	0	5	0	0	0	0	16
Lethbridge	0	16	0	0	6	12	4	3
Medicine Hat	0	0	0	0	0	14	0	0
Red Deer	20	15	0	0	0	0	12	0
Wood Buffalo	0	16	10	0	48	0	152	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	4	0	0	0	0	0
Canmore	0	0	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
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	5	7	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	5	0	0	0	0	0	8
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	0	18	0	0	4	16	0	0
Sylvan Lake	0	27	0	0	73	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+)	887	961	27	0	1,106	898	333	672

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 - September 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	1,270	1,398	0	0	1,537	2,780	175	525
Edmonton	1,045	862	81	12	2,551	975	1,287	1,441
Centres 50,000 - 99,999								
Grande Prairie	28	4	49	12	0	0	0	16
Lethbridge	13	24	0	0	6	12	4	3
Medicine Hat	2	0	0	0	0	30	0	20
Red Deer	81	50	0	0	56	70	79	3
Wood Buffalo	78	74	15	0	96	18	234	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	4	4	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	11	11	0	0	0	0	0	80
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	5	0	0	0	0	0	8
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	30	0	0	8	16	0	0
Sylvan Lake	14	66	0	0	73	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+)	2,612	2,551	168	24	4,331	3,925	1,779	2,148

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 Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Winnipeg	582	703	813	359	57	279	1,452	1,341
Centres 50,000 - 99,999								
Brandon	42	39	76	37	16	92	134	168
Centres 10,000 - 49,999								
Hanover RM	55	37	0	12	8	0	63	49
Portage la Prairie	4	6	0	0	0	0	4	6
St. Andrews	18	15	0	0	0	0	18	15
Steinbach	37	19	12	8	0	0	49	27
Thompson	1	2	0	0	0	0	1	2
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	833	821	921	416	81	371	1,835	1,608

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - September 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	1,780	1,680	1,128	843	715	740	3,623	3,263
Centres 50,000 - 99,999								
Brandon	105	84	122	80	46	122	273	320
Centres 10,000 - 49,999								
Hanover RM	122	87	0	24	8	0	130	111
Portage la Prairie	5	19	0	0	0	0	5	19
St. Andrews	31	29	0	0	0	0	31	29
Steinbach	89	89	77	62	65	0	231	151
Thompson	2	3	0	0	0	0	2	3
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	2,271	1,991	1,362	1,009	834	862	4,467	3,896

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 Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Regina	393	499	329	178	186	118	908	795
Saskatoon	654	625	414	389	205	21	1,273	1,035
Centres 10,000 - 49,999								
Estevan	25	14	8	4	33	12	66	30
Lloydminster	41	28	90	68	0	0	131	96
Moose Jaw	20	36	14	16	100	28	134	80
North Battleford	19	16	0	12	0	0	19	28
Prince Albert	39	38	2	4	0	4	41	46
Swift Current	12	21	0	8	14	0	26	29
Weyburn[1]	7	n/a	59	n/a	0	n/a	66	n/a
Yorkton	36	28	0	6	3	3	39	37
Total Saskatchewan (10,000+)	1,246	1,305	916	685	541	186	2,703	2,176

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - September 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	1,044	1,217	765	779	574	224	2,383	2,220
Saskatoon	1,440	1,656	702	874	225	60	2,367	2,590
Centres 10,000 - 49,999								
Estevan	48	29	16	21	33	13	97	63
Lloydminster	90	81	136	68	0	64	226	213
Moose Jaw	55	90	14	16	100	28	169	134
North Battleford	28	27	0	26	0	0	28	53
Prince Albert	78	85	6	71	10	28	94	184
Swift Current	37	43	0	16	80	0	117	59
Weyburn[1]	18	n/a	59	n/a	0	n/a	77	n/a
Yorkton	62	55	27	30	3	9	92	94
Total Saskatchewan (10,000+)	2,900	3,283	1,725	1,901	1,025	426	5,650	5,610

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
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Calgary	2,052	1,992	1,091	837	128	132	3,271	2,961
Edmonton	2,364	2,322	645	876	45	461	3,054	3,659
Centres 50,000 - 99,999								
Grande Prairie	126	163	10	0	5	16	141	179
Lethbridge	167	173	6	28	4	3	177	204
Medicine Hat	55	65	0	14	0	0	55	79
Red Deer	120	118	20	15	12	0	152	133
Wood Buffalo	178	118	48	10	162	0	388	128
Centres 10,000 - 49,999								
Bonnyville MD	62	59	0	0	0	0	62	59
Brooks	9	16	0	0	0	0	9	16
Camrose	39	4	0	0	4	0	43	4
Canmore	6	7	0	0	0	0	6	7
Clearwater County MD	30	28	0	0	0	0	30	28
Cold Lake	28	53	0	0	0	0	28	53
Foothills No 31 MD	48	38	2	0	0	0	50	38
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	7	10	0	0	0	0	7	10
Lac Ste.Anne County[1]	42	n/a	0	n/a	0	n/a	42	n/a
Lacombe	22	31	0	8	0	0	22	39
Lacombe County CM	19	27	0	0	0	0	19	27
Mackenzie No 23 MD	22	19	0	5	0	8	22	32
Mountain View County MD	33	23	0	0	0	0	33	23
Okotoks	46	70	0	0	0	0	46	70
Red Deer County CM	30	30	0	0	0	0	30	30
Strathmore	9	3	4	34	0	0	13	37
Sylvan Lake	30	61	73	7	0	0	103	68
Wetaskiwin County No 10 CM	16	24	0	0	0	0	16	24
Wetaskiwin	4	3	0	0	0	0	4	3
Yellowhead County MD	32	15	0	0	0	0	32	15
Total Alberta (10,000+)	5,712	5,530	1,899	1,837	360	672	7,971	8,039

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 - September 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	5,846	5,334	2,812	4,146	175	525	8,833	10,005
Edmonton	6,310	5,880	3,340	1,794	1,370	1,453	11,020	9,127
Centres 50,000 - 99,999								
Grande Prairie	367	421	28	0	49	28	444	449
Lethbridge	452	418	19	38	4	3	475	459
Medicine Hat	187	166	0	32	0	20	187	218
Red Deer	356	324	131	120	79	3	566	447
Wood Buffalo	364	295	182	56	249	0	795	351
Centres 10,000 - 49,999								
Bonnyville MD	136	104	0	0	0	0	136	104
Brooks	25	38	0	0	0	0	25	38
Camrose	56	54	4	4	4	0	64	58
Canmore	24	16	17	2	0	0	41	18
Clearwater County MD	65	43	0	0	0	0	65	43
Cold Lake	73	96	0	0	19	0	92	96
Foothills No 31 MD	115	106	6	0	0	0	121	106
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	35	54	0	11	0	0	35	65
Lac Ste.Anne County[1]	82	n/a	0	n/a	0	n/a	82	n/a
Lacombe	67	83	8	8	0	80	75	171
Lacombe County CM	47	39	0	0	0	0	47	39
Mackenzie No 23 MD	73	54	0	5	0	8	73	67
Mountain View County MD	49	54	0	0	0	0	49	54
Okotoks	161	148	0	0	0	0	161	148
Red Deer County CM	69	98	8	0	0	0	77	98
Strathmore	15	26	8	46	0	0	23	72
Sylvan Lake	106	149	80	23	0	0	186	172
Wetaskiwin County No 10 CM	45	45	0	0	0	0	45	45
Wetaskiwin	7	19	0	0	0	0	7	19
Yellowhead County MD	57	57	0	0	0	0	57	57
Total Alberta (10,000+)	15,550	14,285	6,661	6,312	1,949	2,172	24,160	22,769

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
Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Winnipeg	817	629	24	26	33	78	436	328	1,310	1,061	23.5
Centres 50,000 - 99,999											
Brandon	49	48	4	0	23	44	0	55	76	147	-48.3
Centres 10,000 - 49,999											
Hanover RM	38	34	4	4	17	6	0	0	59	44	34.1
Portage la Prairie	1	11	0	0	0	0	0	0	1	11	-90.9
St. Andrews	5	10	0	0	0	0	0	0	5	10	-50.0
Steinbach	19	22	10	6	4	0	0	0	33	28	17.9
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+)	959	755	54	36	85	128	436	383	1,534	1,302	17.8

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
January - September 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	1,820	1,384	74	34	73	223	735	657	2,702	2,298	17.6
Centres 50,000 - 99,999											
Brandon	73	82	10	6	51	68	58	78	192	234	-17.9
Centres 10,000 - 49,999											
Hanover RM	94	66	24	14	17	28	0	0	135	108	25.0
Portage la Prairie	8	19	0	0	0	0	0	23	8	42	-81.0
St. Andrews	24	34	0	0	0	0	0	0	24	34	-29.4
Steinbach	49	70	34	20	8	0	36	24	127	114	11.4
Thompson	4	2	0	0	0	0	0	0	4	2	100.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	2,172	1,657	176	74	177	319	861	782	3,386	2,832	19.6

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 Third Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Regina	265	287	134	28	53	63	289	241	741	619	19.7
Saskatoon	446	378	28	20	77	90	479	192	1,030	680	51.5
Centres 10,000 - 49,999											
Estevan	18	10	4	0	7	0	0	39	29	49	-40.8
Lloydminster	29	28	0	0	16	0	0	0	45	28	60.7
Moose Jaw	21	34	2	0	0	0	0	0	23	34	-32.4
North Battleford	6	8	2	2	12	0	94	8	114	18	**
Prince Albert	28	24	6	2	4	10	0	0	38	36	5.6
Swift Current	16	18	0	0	0	8	0	0	16	26	0.0
Weyburn[1]	12	n/a	0	n/a	0	n/a	6	n/a	18	n/a	n/a
Yorkton	17	19	4	2	6	0	0	0	27	21	0.0
Total Saskatchewan (10,000+)	858	806	180	54	175	171	868	480	2,081	1,511	0.0

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan January - September 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	782	734	236	62	147	121	526	641	1,691	1,558	8.5
Saskatoon	1,374	1,133	110	60	231	359	860	771	2,575	2,323	10.8
Centres 10,000 - 49,999											
Estevan	40	23	6	2	35	8	0	46	81	79	2.5
Lloydminster	64	78	0	0	89	38	0	0	153	116	31.9
Moose Jaw	65	81	4	0	0	0	0	0	69	81	-14.8
North Battleford	21	28	4	4	22	4	115	32	162	68	138.2
Prince Albert	54	68	14	8	20	10	12	0	100	86	16.3
Swift Current	45	40	0	2	22	8	42	0	109	50	0.0
Weyburn[1]	22	n/a	6	n/a	0	n/a	73	n/a	101	n/a	n/a
Yorkton	38	33	10	6	15	0	0	0	63	39	0.0
Total Saskatchewan (10,000+)	2,505	2,218	390	144	581	548	1,628	1,490	5,104	4,400	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 Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
Centres 100,000+											
Calgary	1,602	1,456	356	270	362	190	460	502	2,780	2,418	15.0
Edmonton	1,524	1,329	558	380	202	245	567	848	2,851	2,802	1.7
Centres 50,000 - 99,999											
Grande Prairie	200	135	28	14	0	12	0	0	228	161	41.6
Lethbridge	136	187	26	16	13	7	0	0	175	210	-16.7
Medicine Hat	78	40	0	2	4	0	34	20	116	62	87.1
Red Deer	89	89	20	26	17	20	0	0	126	135	-6.7
Wood Buffalo	91	68	64	2	47	0	152	18	354	88	**
Centres 10,000 - 49,999											
Bonnyville MD	48	33	0	0	0	0	0	0	48	33	45.5
Brooks	10	12	0	2	0	0	0	0	10	14	-28.6
Camrose	16	15	8	6	4	0	0	0	28	21	33.3
Canmore	4	2	4	4	0	0	0	0	8	6	33.3
Clearwater County MD	26	12	0	0	0	0	0	0	26	12	116.7
Cold Lake	23	34	4	6	11	0	0	0	38	40	-5.0
Foothills No 31 MD	29	33	4	8	0	0	0	0	33	41	-19.5
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	10	12	2	2	0	10	0	0	12	24	-50.0
Lac Ste.Anne County[1]	32	n/a	2	n/a	0	n/a	0	n/a	34	n/a	n/a
Lacombe	24	21	4	6	0	0	0	0	28	27	3.7
Lacombe County CM	14	10	0	0	0	0	0	0	14	10	40.0
Mackenzie No 23 MD	28	20	0	0	8	0	8	0	44	20	120.0
Mountain View County MD	14	22	0	0	0	0	0	0	14	22	-36.4
Okotoks	52	64	0	2	0	0	0	0	52	66	-21.2
Red Deer County CM	26	34	0	0	0	0	0	0	26	34	-23.5
Strathmore	4	1	0	4	18	6	0	14	22	25	-12.0
Sylvan Lake	41	26	0	10	0	0	0	0	41	36	13.9
Wetaskiwin County No 10 CM	14	17	0	0	0	0	0	0	14	17	-17.6
Wetaskiwin	0	9	0	4	0	0	0	71	0	84	-100.0
Yellowhead County MD	19	22	0	0	0	0	0	0	19	22	-13.6
Total Alberta (10,000+)	4,268	3,762	1,080	764	708	490	1,221	1,473	7,277	6,489	12.1

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 - September 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	4,334	4,011	788	680	1,367	781	2,256	1,451	8,745	6,923	26.3
Edmonton	4,124	3,838	1,606	1,138	863	570	2,372	2,035	8,965	7,581	18.3
Centres 50,000 - 99,999											
Grande Prairie	457	271	72	16	17	12	8	0	554	299	85.3
Lethbridge	416	348	50	50	39	110	3	48	508	556	-8.6
Medicine Hat	190	112	4	4	4	4	34	20	232	140	65.7
Red Deer	237	207	46	80	89	36	39	3	411	326	26.1
Wood Buffalo	261	377	94	4	74	0	152	35	581	416	39.7
Centres 10,000 - 49,999											
Bonnyville MD	130	82	0	0	8	0	0	4	138	86	60.5
Brooks	28	29	2	2	0	4	0	0	30	35	-14.3
Camrose	34	75	12	26	4	0	0	119	50	220	-77.3
Canmore	14	7	8	10	0	15	0	64	22	96	-77.1
Clearwater County MD	56	30	0	0	0	0	0	0	56	30	86.7
Cold Lake	79	67	10	12	15	0	32	0	136	79	72.2
Foothills No 31 MD	85	87	20	12	0	0	0	0	105	99	6.1
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	35	33	8	30	0	22	0	0	43	85	-49.4
Lac Ste.Anne County[1]	64	n/a	6	n/a	0	n/a	0	n/a	70	n/a	n/a
Lacombe	58	42	12	22	15	0	88	0	173	64	170.3
Lacombe County CM	47	31	0	0	0	0	0	0	47	31	51.6
Mackenzie No 23 MD	59	54	0	0	8	10	8	0	75	64	17.2
Mountain View County MD	43	43	0	0	0	0	0	0	43	43	0.0
Okotoks	157	121	0	8	0	0	0	0	157	129	21.7
Red Deer County CM	73	73	0	0	0	0	0	0	73	73	0.0
Strathmore	13	10	0	16	36	10	12	20	61	56	8.9
Sylvan Lake	82	84	0	12	34	12	0	0	116	108	7.4
Wetaskiwin County No 10 CM	38	44	0	0	0	0	0	0	38	44	-13.6
Wetaskiwin	4	18	0	6	0	4	0	71	4	99	-96.0
Yellowhead County MD	47	54	0	0	0	0	0	0	47	54	-13.0
Total Alberta (10,000+)	11,584	10,315	2,738	2,130	2,599	1,600	5,076	3,870	21,997	17,915	22.8

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 Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Winnipeg	27	72	6	6	195	112	241	216
Centres 50,000 - 99,999								
Brandon	23	44	0	0	0	7	0	48
Centres 10,000 - 49,999								
Hanover RM	17	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	0	0	0	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+)	79	122	6	6	195	119	241	264

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - September 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	67	148	6	75	328	308	407	349
Centres 50,000 - 99,999								
Brandon	43	68	8	0	8	18	16	60
Centres 10,000 - 49,999								
Hanover RM	17	20	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	8	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+)	163	236	14	83	392	350	435	432

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
Third Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Regina	53	39	0	24	53	82	236	159
Saskatoon	77	90	0	0	247	113	232	79
Centres 10,000 - 49,999								
Estevan	7	0	0	0	0	39	0	0
Lloydminster	16	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	12	0	0	0	0	8	94	0
Prince Albert	4	0	0	10	0	0	0	0
Swift Current	0	8	0	0	0	0	0	0
Weyburn[1]	0	n/a	0	n/a	6	n/a	0	n/a
Yorkton	6	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	175	137	0	34	306	242	562	238

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - September 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	142	91	5	30	290	384	236	257
Saskatoon	197	359	34	0	628	488	232	283
Centres 10,000 - 49,999								
Estevan	23	8	12	0	0	39	0	7
Lloydminster	78	28	11	10	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	22	4	0	0	21	32	94	0
Prince Albert	4	0	16	10	0	0	12	0
Swift Current	8	8	14	0	0	0	42	0
Weyburn[1]	0	n/a	0	n/a	73	n/a	0	n/a
Yorkton	6	0	9	0	0	0	0	0
Total Saskatchewan (10,000+)	480	498	101	50	1,012	943	616	547

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 Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Calgary	362	190	0	0	460	324	0	178
Edmonton	202	241	0	4	367	449	200	399
Centres 50,000 - 99,999								
Grande Prairie	0	4	0	8	0	0	0	0
Lethbridge	13	7	0	0	0	0	0	0
Medicine Hat	4	0	0	0	14	0	20	20
Red Deer	17	6	0	14	0	0	0	0
Wood Buffalo	47	0	0	0	152	18	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	0	0	0	0
Canmore	0	0	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	4	0	7	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	10	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	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	8	0	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	6	0	0	0	14	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	0	71
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	701	464	7	26	993	805	228	668

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 - September 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	1,367	781	0	0	2,139	1,228	117	223
Edmonton	834	562	29	8	913	1,206	1,459	829
Centres 50,000 - 99,999								
Grande Prairie	0	4	17	8	0	0	8	0
Lethbridge	39	98	0	12	0	48	3	0
Medicine Hat	4	4	0	0	14	0	20	20
Red Deer	63	22	26	14	0	0	39	3
Wood Buffalo	74	0	0	0	152	35	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	4	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	8	0	7	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	22	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	8	10	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	36	10	0	0	12	20	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	71
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	2,512	1,550	87	50	3,230	2,671	1,846	1,199

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
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Winnipeg	831	640	232	198	247	223	1,310	1,061
Centres 50,000 - 99,999								
Brandon	49	47	27	52	0	48	76	147
Centres 10,000 - 49,999								
Hanover RM	47	38	12	6	0	0	59	44
Portage la Prairie	1	11	0	0	0	0	1	11
St. Andrews	5	10	0	0	0	0	5	10
Steinbach	29	28	4	0	0	0	33	28
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+)	1,004	775	283	256	247	271	1,534	1,302

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - September 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	1,869	1,389	420	483	413	426	2,702	2,298
Centres 50,000 - 99,999								
Brandon	72	80	62	94	24	60	192	234
Centres 10,000 - 49,999								
Hanover RM	123	84	12	16	0	8	135	108
Portage la Prairie	8	19	0	0	0	23	8	42
St. Andrews	24	34	0	0	0	0	24	34
Steinbach	87	90	28	24	12	0	127	114
Thompson	4	2	0	0	0	0	4	2
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	2,321	1,698	582	617	449	517	3,386	2,832

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 Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Regina	329	301	100	122	312	196	741	619
Saskatoon	485	413	313	186	232	81	1,030	680
Centres 10,000 - 49,999								
Estevan	22	10	7	39	0	0	29	49
Lloydminster	33	28	12	0	0	0	45	28
Moose Jaw	21	34	2	0	0	0	23	34
North Battleford	8	8	12	8	94	2	114	18
Prince Albert	30	24	8	2	0	10	38	36
Swift Current	16	18	0	8	0	0	16	26
Weyburn[1]	12	n/a	6	n/a	0	n/a	18	n/a
Yorkton	21	21	6	0	0	0	27	21
Total Saskatchewan (10,000+)	977	857	466	365	638	289	2,081	1,511

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - September 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	913	736	411	483	367	339	1,691	1,558
Saskatoon	1,483	1,232	825	806	267	285	2,575	2,323
Centres 10,000 - 49,999								
Estevan	46	23	23	49	12	7	81	79
Lloydminster	68	97	74	9	11	10	153	116
Moose Jaw	67	81	2	0	0	0	69	81
North Battleford	23	30	43	36	96	2	162	68
Prince Albert	62	71	10	5	28	10	100	86
Swift Current	45	42	8	8	56	0	109	50
Weyburn[1]	28	n/a	73	n/a	0	n/a	101	n/a
Yorkton	48	39	6	0	9	0	63	39
Total Saskatchewan (10,000+)	2,783	2,351	1,475	1,396	846	653	5,104	4,400

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 Third Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
Centres 100,000+								
Calgary	1,955	1,726	825	514	0	178	2,780	2,418
Edmonton	2,070	1,715	581	684	200	403	2,851	2,802
Centres 50,000 - 99,999								
Grande Prairie	228	153	0	0	0	8	228	161
Lethbridge	160	201	15	9	0	0	175	210
Medicine Hat	82	42	14	0	20	20	116	62
Red Deer	109	107	17	14	0	14	126	135
Wood Buffalo	171	70	183	18	0	0	354	88
Centres 10,000 - 49,999								
Bonnyville MD	48	33	0	0	0	0	48	33
Brooks	10	14	0	0	0	0	10	14
Camrose	28	21	0	0	0	0	28	21
Canmore	8	6	0	0	0	0	8	6
Clearwater County MD	26	12	0	0	0	0	26	12
Cold Lake	31	40	0	0	7	0	38	40
Foothills No 31 MD	33	41	0	0	0	0	33	41
Grande Prairie County No.1 [1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	12	14	0	10	0	0	12	24
Lac Ste.Anne County [1]	34	n/a	0	n/a	0	n/a	34	n/a
Lacombe	28	27	0	0	0	0	28	27
Lacombe County CM	14	10	0	0	0	0	14	10
Mackenzie No 23 MD	31	20	5	0	8	0	44	20
Mountain View County MD	14	22	0	0	0	0	14	22
Okotoks	52	66	0	0	0	0	52	66
Red Deer County CM	26	34	0	0	0	0	26	34
Strathmore	4	5	18	20	0	0	22	25
Sylvan Lake	41	36	0	0	0	0	41	36
Wetaskiwin County No 10 CM	14	17	0	0	0	0	14	17
Wetaskiwin	0	13	0	0	0	71	0	84
Yellowhead County MD	19	22	0	0	0	0	19	22
Total Alberta (10,000+)	5,378	4,524	1,664	1,271	235	694	7,277	6,489

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 - September 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	5,125	4,699	3,503	2,001	117	223	8,745	6,923
Edmonton	5,761	4,894	1,712	1,846	1,492	841	8,965	7,581
Centres 50,000 - 99,999								
Grande Prairie	529	291	0	0	25	8	554	299
Lethbridge	460	396	45	148	3	12	508	556
Medicine Hat	198	116	14	4	20	20	232	140
Red Deer	283	269	63	40	65	17	411	326
Wood Buffalo	391	381	190	35	0	0	581	416
Centres 10,000 - 49,999								
Bonnyville MD	130	82	0	0	8	4	138	86
Brooks	30	31	0	0	0	4	30	35
Camrose	50	101	0	70	0	49	50	220
Canmore	22	15	0	81	0	0	22	96
Clearwater County MD	56	30	0	0	0	0	56	30
Cold Lake	97	79	0	0	39	0	136	79
Foothills No 31 MD	105	99	0	0	0	0	105	99
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	43	67	0	18	0	0	43	85
Lac Ste.Anne County[1]	70	n/a	0	n/a	0	n/a	70	n/a
Lacombe	72	64	13	0	88	0	173	64
Lacombe County CM	47	31	0	0	0	0	47	31
Mackenzie No 23 MD	62	64	5	0	8	0	75	64
Mountain View County MD	43	43	0	0	0	0	43	43
Okotoks	157	129	0	0	0	0	157	129
Red Deer County CM	73	73	0	0	0	0	73	73
Strathmore	13	26	48	30	0	0	61	56
Sylvan Lake	82	108	34	0	0	0	116	108
Wetaskiwin County No 10 CM	38	44	0	0	0	0	38	44
Wetaskiwin	4	24	0	0	0	75	4	99
Yellowhead County MD	47	54	0	0	0	0	47	54
Total Alberta (10,000+)	14,421	12,375	5,639	4,287	1,937	1,253	21,997	17,915

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
Third 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]													
Q3 2013	4	8.7	9	19.6	19	41.3	10	21.7	4	8.7	46	367,950	371,365
Q3 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	7	10.1	16	23.2	24	34.8	13	18.8	9	13.0	69	375,900	377,303
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Winnipeg CMA													
Q3 2013	45	6.3	109	15.1	210	29.2	115	16.0	241	33.5	720	399,754	433,228
Q3 2012	63	12.4	138	27.2	108	21.3	84	16.5	115	22.6	508	368,921	399,196
Year-to-date 2013	130	8.3	289	18.4	417	26.6	246	15.7	487	31.0	1,569	394,118	420,785
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
Total Urban Centres in Manitoba (50,000+)													
Q3 2013	49	6.4	118	15.4	229	29.9	125	16.3	245	32.0	766	397,439	429,513
Q3 2012	63	12.4	138	27.2	108	21.3	84	16.5	115	22.6	508	368,921	399,196
Year-to-date 2013	137	8.4	305	18.6	441	26.9	259	15.8	496	30.3	1,638	391,491	418,953
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

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan
Third 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													
Q3 2013	16	6.0	57	21.3	48	18.0	57	21.3	89	33.3	267	459,900	506,322
Q3 2012	40	14.5	49	17.8	49	17.8	54	19.6	84	30.4	276	449,950	467,695
Year-to-date 2013	60	8.3	163	22.5	155	21.4	131	18.1	214	29.6	723	447,619	486,192
Year-to-date 2012	125	18.2	139	20.2	121	17.6	109	15.8	194	28.2	688	430,000	459,358
Saskatoon CMA													
Q3 2013	120	25.9	94	20.3	77	16.6	83	17.9	90	19.4	464	415,032	444,636
Q3 2012	128	37.6	62	18.2	37	10.9	30	8.8	83	24.4	340	386,750	434,559
Year-to-date 2013	401	31.5	247	19.4	215	16.9	164	12.9	245	19.3	1,272	399,900	431,521
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
Total Urban Centres in Saskatchewan (50,000+)													
Q3 2013	136	18.6	151	20.7	125	17.1	140	19.2	179	24.5	731	429,900	467,167
Q3 2012	168	27.3	111	18.0	86	14.0	84	13.6	167	27.1	616	418,295	449,406
Year-to-date 2013	461	23.1	410	20.6	370	18.5	295	14.8	459	23.0	1,995	419,900	451,334
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

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 Third 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													
Q3 2013	77	51.3	56	37.3	10	6.7	6	4.0	1	0.7	150	349,450	353,468
Q3 2012	91	74.0	21	17.1	6	4.9	3	2.4	2	1.6	123	322,500	329,880
Year-to-date 2013	237	59.0	129	32.1	25	6.2	8	2.0	3	0.7	402	340,177	342,793
Year-to-date 2012	195	67.9	70	24.4	16	5.6	4	1.4	2	0.7	287	326,053	331,190
Lethbridge													
Q3 2013	57	46.0	32	25.8	13	10.5	12	9.7	10	8.1	124	356,550	367,600
Q3 2012	81	52.9	26	17.0	26	17.0	8	5.2	12	7.8	153	347,206	373,222
Year-to-date 2013	239	57.0	84	20.0	44	10.5	28	6.7	24	5.7	419	342,500	354,814
Year-to-date 2012	201	56.9	62	17.6	39	11.0	29	8.2	22	6.2	353	342,400	357,773
Medicine Hat													
Q3 2013	35	50.0	16	22.9	8	11.4	5	7.1	6	8.6	70	348,500	371,513
Q3 2012	12	40.0	8	26.7	3	10.0	1	3.3	6	20.0	30	375,000	381,897
Year-to-date 2013	92	51.1	41	22.8	21	11.7	11	6.1	15	8.3	180	348,000	371,242
Year-to-date 2012	60	47.2	24	18.9	16	12.6	6	4.7	21	16.5	127	355,000	391,091
Red Deer													
Q3 2013	8	9.4	10	11.8	16	18.8	12	14.1	39	45.9	85	485,000	528,308
Q3 2012	16	22.2	13	18.1	8	11.1	9	12.5	26	36.1	72	440,513	485,718
Year-to-date 2013	36	15.0	36	15.0	46	19.2	37	15.4	85	35.4	240	455,268	500,048
Year-to-date 2012	63	31.2	38	18.8	23	11.4	22	10.9	56	27.7	202	398,250	462,700
Wood Buffalo													
Q3 2013	0	0.0	0	0.0	0	0.0	0	0.0	81	100.0	81	829,900	825,151
Q3 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	0.4	1	0.4	0	0.0	233	99.1	235	809,700	835,758
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													
Q3 2013	170	10.6	234	14.5	244	15.2	215	13.4	746	46.4	1,609	487,716	574,166
Q3 2012	185	13.1	192	13.6	190	13.4	184	13.0	663	46.9	1,414	489,800	587,179
Year-to-date 2013	503	11.6	621	14.3	684	15.7	574	13.2	1,966	45.2	4,348	480,000	577,806
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
Edmonton CMA													
Q3 2013	144	9.8	255	17.3	229	15.5	247	16.8	599	40.6	1,474	476,450	557,203
Q3 2012	112	8.9	189	15.1	257	20.5	180	14.3	517	41.2	1,255	469,000	518,611
Year-to-date 2013	405	10.1	699	17.5	748	18.7	689	17.2	1,458	36.5	3,999	459,400	530,351
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
Total Urban Centres in Alberta (50,000+)													
Q3 2013	491	13.7	603	16.8	520	14.5	497	13.8	1,482	41.2	3,593	468,500	551,490
Q3 2012	497	15.9	449	14.3	490	15.6	385	12.3	1,312	41.9	3,133	464,900	542,679
Year-to-date 2013	1,512	15.4	1,611	16.4	1,569	16.0	1,347	13.7	3,784	38.5	9,823	455,628	539,843
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

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba Third 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	237,782
	February	824	0.2	1,139	1,346	1,622	70.2	243,192	9.5	246,583
	March	1,204	-2.6	1,180	1,755	1,652	71.4	240,414	1.6	234,311
	April	1,461	20.7	1,269	2,211	1,654	76.7	253,624	6.8	241,769
	May	1,764	12.7	1,185	2,333	1,582	74.9	256,923	6.4	243,913
	June	1,591	-2.7	1,165	2,054	1,632	71.4	250,698	5.0	242,243
	July	1,339	-0.3	1,125	1,723	1,489	75.6	239,116	3.3	240,753
	August	1,347	-2.0	1,156	1,845	1,635	70.7	239,234	4.4	245,088
	September	1,122	-15.0	1,156	1,714	1,663	69.5	239,517	4.8	245,867
	October	1,201	3.3	1,143	1,582	1,633	70.0	248,058	5.6	249,386
	November	925	-2.7	1,158	1,076	1,610	71.9	253,995	10.5	261,189
	December	623	-14.5	1,170	627	1,666	70.2	249,852	-3.7	253,546
2013	January	656	8.1	1,192	1,164	1,579	75.5	240,115	5.4	250,432
	February	727	-11.8	1,085	1,227	1,563	69.4	259,397	6.7	263,092
	March	907	-24.7	993	1,588	1,572	63.2	257,657	7.2	251,622
	April	1,332	-8.8	1,086	2,176	1,607	67.6	262,492	3.5	250,838
	May	1,665	-5.6	1,131	2,622	1,740	65.0	267,662	4.2	254,135
	June	1,595	0.3	1,245	2,257	1,814	68.6	266,903	6.5	257,580
	July	1,499	11.9	1,178	2,106	1,767	66.7	253,714	6.1	256,482
	August	1,359	0.9	1,190	2,068	1,840	64.7	253,297	5.9	259,296
	September	1,183	5.4	1,137	2,174	1,868	60.9	249,148	4.0	256,635
	October									
	November									
	December									
	Q3 2012	3,808	-5.7	3,437	5,282	4,787	71.8	239,276	4.2	243,931
	Q3 2013	4,041	6.1	3,505	6,348	5,475	64.0	252,237	5.4	257,487
	YTD 2012	11,259	1.4		16,218			245,307	5.1	
	YTD 2013	10,923	-3.0		17,382			258,179	5.2	

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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 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	266,580
	February	1,032	25.9	1,233	1,915	2,130	57.9	263,489	3.9	265,155
	March	1,279	18.5	1,241	2,372	2,046	60.7	272,011	5.9	269,551
	April	1,390	22.6	1,248	2,491	1,974	63.2	287,270	11.8	274,364
	May	1,538	11.7	1,120	3,022	2,032	55.1	280,485	4.7	271,355
	June	1,430	1.3	1,221	2,527	2,035	60.0	279,321	6.6	262,301
	July	1,378	14.5	1,188	2,362	2,027	58.6	277,297	6.9	273,099
	August	1,289	-6.3	1,106	2,332	2,057	53.8	271,005	3.0	273,309
	September	1,099	-12.7	1,147	2,160	2,256	50.8	273,209	7.0	279,299
	October	1,144	5.8	1,119	1,898	2,120	52.8	275,308	4.4	281,810
	November	881	-10.6	1,053	1,440	2,115	49.8	275,564	7.1	282,592
	December	605	-17.7	1,068	937	2,257	47.3	284,346	9.6	289,077
2013	January	684	-16.7	981	1,840	2,196	44.7	274,253	5.2	280,605
	February	782	-24.2	977	1,749	2,032	48.1	280,915	6.6	282,836
	March	1,081	-15.5	1,104	2,067	2,023	54.6	291,094	7.0	287,814
	April	1,318	-5.2	1,087	2,780	2,053	52.9	299,097	4.1	285,795
	May	1,473	-4.2	1,136	3,409	2,302	49.3	294,414	5.0	284,967
	June	1,455	1.7	1,253	2,852	2,350	53.3	291,981	4.5	285,515
	July	1,503	9.1	1,198	2,824	2,335	51.3	285,147	2.8	283,089
	August	1,279	-0.8	1,148	2,606	2,398	47.9	286,809	5.8	289,372
	September	1,189	8.2	1,163	2,542	2,424	48.0	286,496	4.9	291,600
	October									
	November									
	December									
	Q3 2012	3,766	-1.9	3,441	6,854	6,340	54.3	273,951	5.6	275,234
	Q3 2013	3,971	5.4	3,509	7,972	7,157	49.0	286,086	4.4	287,966
	YTD 2012	11,256	9.0		20,885			275,026	6.1	
	YTD 2013	10,764	-4.4		22,669			288,991	5.1	

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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 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	352,949
	February	4,476	13.5	4,849	8,735	8,818	55.0	359,721	2.2	358,054
	March	5,774	12.8	5,125	10,743	8,989	57.0	362,798	2.6	357,143
	April	6,191	23.5	5,332	10,718	9,002	59.2	365,830	1.9	361,315
	May	6,984	23.4	5,193	12,231	8,988	57.8	374,653	4.9	365,021
	June	6,400	8.1	5,164	10,577	8,808	58.6	369,895	2.4	360,525
	July	5,819	16.5	5,183	9,315	8,583	60.4	363,924	2.7	361,113
	August	5,198	5.3	4,957	8,472	8,317	59.6	356,488	3.5	363,254
	September	4,714	7.7	5,214	8,180	8,703	59.9	355,127	0.2	356,611
	October	4,815	17.5	4,999	7,478	8,214	60.9	363,295	3.5	366,793
	November	4,034	3.2	4,871	5,340	7,914	61.5	365,999	4.3	369,246
	December	2,855	-1.9	4,850	3,125	7,922	61.2	363,340	4.8	371,619
2013	January	3,486	12.1	4,990	7,779	8,205	60.8	361,524	5.5	372,638
	February	4,512	0.8	5,087	8,069	8,381	60.7	378,685	5.3	376,585
	March	5,605	-2.9	5,177	9,781	8,545	60.6	386,330	6.5	377,979
	April	6,501	5.0	5,205	11,253	8,731	59.6	378,892	3.6	375,752
	May	7,209	3.2	5,378	12,259	8,823	61.0	385,702	2.9	375,640
	June	6,810	6.4	5,619	10,218	8,741	64.3	385,959	4.3	376,517
	July	6,853	17.8	5,685	9,759	8,605	66.1	379,696	4.3	378,701
	August	6,124	17.8	5,893	8,997	8,763	67.2	381,642	7.1	387,209
	September	5,694	20.8	5,890	8,380	8,599	68.5	381,308	7.4	384,305
	October									
	November									
	December									
	Q3 2012	15,731	9.9	15,354	25,967	25,603	60.0	358,831	2.2	360,275
	Q3 2013	18,671	18.7	17,468	27,136	25,967	67.3	380,826	6.1	383,461
	YTD 2012	48,665	13.6		86,995			362,961	2.4	
	YTD 2013	52,794	8.5		86,495			381,043	5.0	

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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 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	Mortgage Rates (%) 5 Yr. Term							
2012	January - March	596	3.3	5.3	627.3	5.4	2,374	107.3	767	3,835,335	100.34
	April - June	601	3.2	5.3	629.5	5.2	2,966	104.4	775	4,131,526	98.72
	July - September	595	3.1	5.2	629.9	5.4	2,512	104.6	788	3,747,945	100.95
	October - December	595	3.1	5.2	633.4	5.3	2,426	97.4	786	3,896,570	100.42
2013	January - March	593	3.0	5.2	638.5	5.0	2,019	88.7	779	3,742,981	98.53
	April - June	590	3.0	5.1	632.1	5.5	2,565	102.9	789	4,151,563	96.90
	July - September	597	3.1	5.3	633.4	5.4		113.0	807		96.45
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
Third 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	Mortgage Rates 5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	0.4	0.1	19.7	8.5	1.0	4.7	-1.6
	April - June	-2.1	-0.4	-0.2	1.1	-0.2	-18.1	1.6	1.9	2.0	-5.2
	July - September	-0.8	-0.4	-0.1	1.0	-0.2	-12.1	14.8	3.1	1.3	0.4
	October - December	-0.5	-0.4	0.0	1.2	0.0	-10.0	0.1	1.7	-2.3	1.6
2013	January - March	-0.5	-0.3	0.0	1.8	-0.5	-15.0	-17.3	1.5	-2.4	-1.8
	April - June	-1.9	-0.2	-0.2	0.4	0.3	-13.5	-1.4	1.9	0.5	-1.8
	July - September	0.3	0.0	0.0	0.5	0.0		8.1	2.5		-4.5
	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

		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							
Table 6b: Level of Economic Indicators for Saskatchewan Third Quarter 2013											
2012	January - March	596	3.3	5.3	529.8	4.9	3,486	107.3	873	3,598,503	100.34
	April - June	601	3.2	5.3	536.8	4.8	5,293	104.4	887	3,672,852	98.72
	July - September	595	3.1	5.2	539.9	4.7	5,195	104.6	928	3,532,860	100.95
	October - December	595	3.1	5.2	542.1	4.6	2,000	97.4	929	3,384,103	100.42
2013	January - March	593	3.0	5.2	552.9	3.9	2,789	88.7	915	3,727,258	98.53
	April - June	590	3.0	5.1	553.8	4.1	5,345	102.9	909	3,913,706	96.90
	July - September	597	3.1	5.3	557.8	4.2		113.0	932		96.45
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan Third 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	60.8	1.6	4.4	15.8	-5.2
	July - September	-0.8	-0.4	-0.1	2.7	0.0	26.6	14.8	7.3	14.2	0.4
	October - December	-0.5	-0.4	0.0	2.8	-0.3	-37.3	0.1	6.4	7.7	1.6
2013	January - March	-0.5	-0.3	0.0	4.4	-1.0	-20.0	-17.3	4.9	3.6	-1.8
	April - June	-1.9	-0.2	-0.2	3.2	-0.7	1.0	-1.4	2.5	6.6	-1.8
	July - September	0.3	0.0	0.0	3.3	-0.5		8.1	0.4		-4.5
	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 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	Mortgage Rates (%) 5 Yr. Term							
2012	January - March	596	3.3	5.3	2,130.4	5.0	19,522	107.3	767	18,797,403	100.34
	April - June	601	3.2	5.3	2,146.9	4.6	23,537	104.4	775	17,982,355	98.72
	July - September	595	3.1	5.2	2,154.3	4.4	25,756	104.6	788	18,426,400	100.95
	October - December	595	3.1	5.2	2,165.7	4.4	18,124	97.4	786	18,290,827	100.42
2013	January - March	593	3.0	5.2	2,174.0	4.6	27,070	88.7	779	18,119,922	98.53
	April - June	590	3.0	5.1	2,194.9	4.7	34,278	102.9	789	18,129,811	96.90
	July - September	597	3.1	5.3	2,228.7	4.6		113.0	807		96.45
	October - December										

Table 6.1c: Growth(1) of Economic Indicators for Alberta
Third 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	Mortgage Rates 5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	3.2	-0.7	158.9	8.5	1.0	14.6	-1.6
	April - June	-2.1	-0.4	-0.2	3.5	-0.9	77.2	1.6	1.9	4.9	-5.2
	July - September	-0.8	-0.4	-0.1	2.0	-1.0	86.4	14.8	3.1	0.0	0.4
	October - December	-0.5	-0.4	0.0	1.7	-0.6	56.0	0.1	1.7	-4.3	1.6
2013	January - March	-0.5	-0.3	0.0	2.0	-0.4	38.7	-17.3	1.5	-3.6	-1.8
	April - June	-1.9	-0.2	-0.2	2.2	0.1	45.6	-1.4	1.9	0.8	-1.8
	July - September	0.3	0.0	0.0	3.5	0.1		8.1	2.5		-4.5
	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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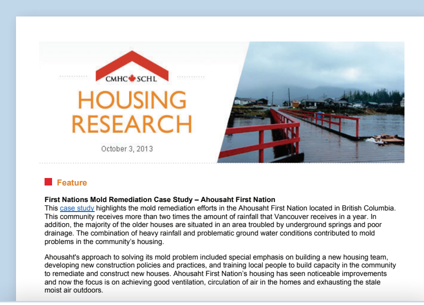
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HOUSING RESEARCH

October 3, 2013

Feature

First Nations Mold Remediation Case Study – Ahousaht First Nation

This case study highlights the mold remediation efforts in the Ahousaht First Nation located in British Columbia. This community receives more than two times the amount of rainfall that Vancouver receives in a year. In addition, the majority of the older houses are situated in an area troubled by underground springs and poor drainage. The combination of heavy rainfall and problematic ground water conditions contributed to mold problems in the community's housing.

Ahousaht's approach to solving its mold problem included special emphasis on building a new housing team, developing new construction policies and practices, and training local people to build capacity in the community to remediate and construct new houses. Ahousaht First Nation's housing has seen noticeable improvements and now the focus is on achieving good ventilation, circulation of air in the homes and exhausting the stale moist air outdoors.

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