HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

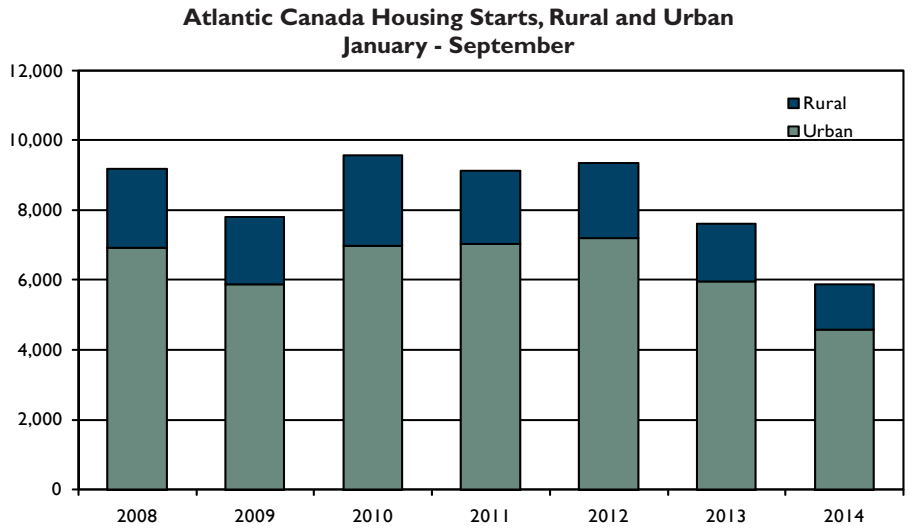
Date Released: Fourth Quarter 2014

Third Quarter Housing Starts

Declines in population and weak economic conditions across the region resulted in weak housing starts in Atlantic Canada with a small one per cent increase in the third quarter of 2014 compared to the third quarter 2013, which was by historical standards a significantly weaker quarter from previous years. Multiple-unit starts reported a sharp increase of 26 per cent in the quarter, whereas singles declined 16 per cent.

All four of the Atlantic Provinces showed year-over-year declines in single starts in the third quarter. This included a 17 per cent decrease in Newfoundland and Labrador (NL), a six per cent decline in Prince Edward Island (PE), a 23 per cent decline in

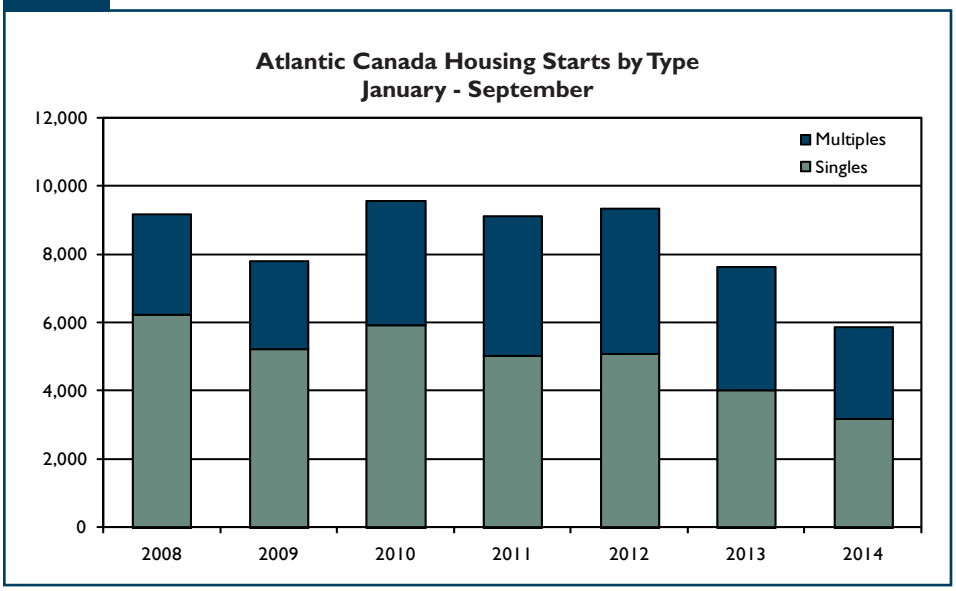
Figure 1



Source: CMHC

Table of Contents

Figure 2



Source: CMHC

Nova Scotia (NS) and nine per cent decline in New Brunswick (NB).

Multiple-unit starts in Atlantic Canada were up significantly as a result of increases of over thirty per cent in both NS and NB in the third quarter compared to the same period in 2013. Apartment starts accounted for the majority of the increase for Atlantic Canada in the quarter as they were up 46 per cent. Row unit starts were down 25 per cent compared to the third quarter of 2013, whereas semi-detached starts declined five per cent from the third quarter 2013 level of activity. Current weak economic conditions will continue to hamper the overall level of multiple starts as vacancy rates remain elevated in several markets in Atlantic Canada.

Urban Starts

Of the six large urban centres in Atlantic Canada, four reported declines in the third quarter. Saint John recorded the smallest decline at close to two per cent. The other centres reporting a significant slowdown in activity for the quarter included St. John's down 27 per cent, Fredericton down 34 per cent and Charlottetown down 39 per cent. The two centres returning to positive growth in the quarter included Halifax, which was up over 27 per cent and Moncton, which was up more than 100 per cent in the third quarter.

Of the smaller centres in the Atlantic region, a total of ten including Bay Roberts, Gander, and Corner Brook NL; Kings Subdivision A, New Glasgow, Queens RGM, and Yartmouth NS; and Bathurst, Miramichi and Campbellton NB, reported higher starts activity in the third quarter compared to the third quarter in 2013.

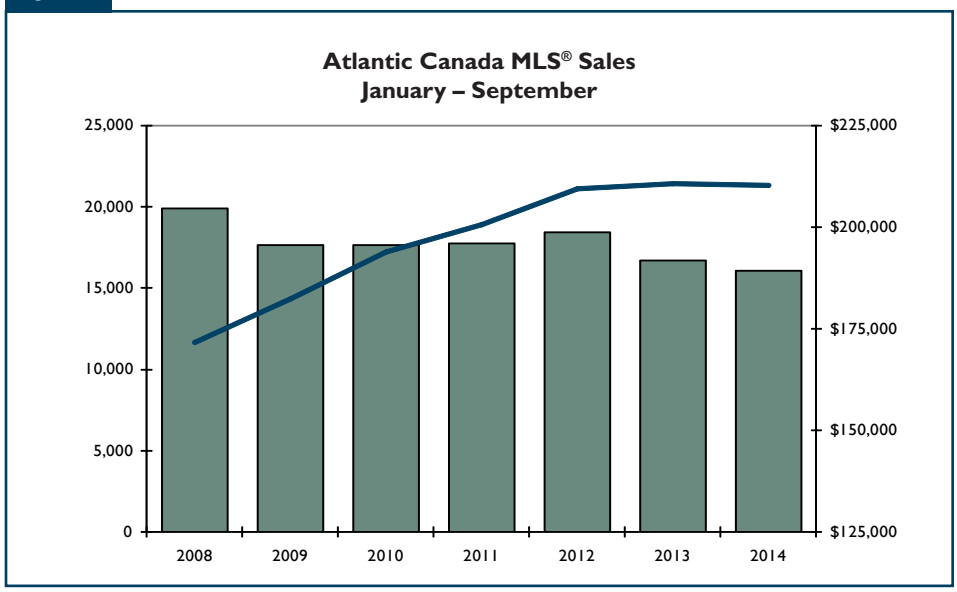
There were 2,159 completions in Atlantic Canada in the third quarter compared to 3,096 completions in the third quarter of 2013.

MLS® Market

MLS® sales in Atlantic Canada were up three per cent in the third quarter (unadjusted) compared to a year ago. Two of the four provinces, including NB and PE, had increased sales activity of 12 and seven per cent, respectively. NS was down less than one per cent and NL was down close to two per cent.

The average MLS® price in Atlantic Canada was down 0.2 per cent to

Figure 3



Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association
*MLS® Average Price: September (Year to Date), Price for each year unadjusted, MLS® Sales: September (Year to Date)

the end of September compared to the same period in 2013. Prices to the end of September declined in two of the four provinces, including NS with a decline of 0.9 per cent and NB marginally down 0.4 per cent. PE was up 2.2 per cent and NL up 1.5 per cent to the end of September.

The number of new listings reported in the third quarter, on an unadjusted basis, increased over eight per cent compared to the third quarter of 2013. The significant rise in inventory has been accompanied by higher out-migration tied to weak employment and sluggish economic growth. As a result, the overall level of housing inventory is higher than the longer-term historical average.

Economic Factors

The labour force and employment were mixed in terms of direction in the third quarter in Atlantic Canada (seasonally adjusted) with the labour force declining 0.1 per cent and employment rising 0.1 per cent. At the end of the quarter, the overall unemployment rate in Atlantic Canada was down to 10.0 per cent compared to 10.2 per cent at the end of September 2013, as a result of the increase in employment compared to the labour force.

Demographic factors, including population and migration, continued to weaken based on the most recent quarterly data available. The population was down 0.1 per cent in the third quarter as a result of a 0.5 per cent rise in PE being offset by a 0.2 per cent decrease in both NB and NL. NS remained stable, with no change in the third quarter for the first time since the first quarter of 2013.

The most recent migration data from the first two quarters of 2014 supports the overall indications for the year that the decline in the population for Atlantic Canada is related to the rise in out-migration. For the first half of 2014, there have been 4,694 persons leaving Atlantic Canada to go elsewhere in the country. This was not offset by international migration, as a smaller number of 3,791persons were estimated to have come to Atlantic Canada in the first half of 2014, resulting in a total decline of 903 persons.

There were two provinces, NB and NL, who reported net-migration declines of 677 and 1,241 people, respectively in the first half of 2014. NS reported a small increase of 230 people and PE a larger increase of 785 people for the first-half of 2014.

The most recent data on retail sales remains positive for the year, up three per cent to the end of July 2014, with retail spending positive for the year in all four provinces. For NB, there has been an increase in retail spending of 3.4 per cent, NL is up 2.9 per cent, with NS rising 2.7 per cent and PE up 2.4 per cent to the end of July.

Weekly earnings are up 3.4 per cent to the end of June 2014. With the rate of inflation up close to two per cent across Atlantic Canada, real income growth is estimated to be up about 1.5 per cent so far in 2014.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

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

Table 1a: Housing Starts (SAAR and Trend) September 2014		
Newfoundland and Labrador	August 2014	September 2014
Trend[1], urban centres[2]	1,358	1,456
SAAR, urban centres[2]	1,667	1,209
	September 2013	September 2014
Actual, urban centres[2]		
September - Single-Detached	140	85
September - Multiples	53	32
September - Total	193	117
January to September - Single-Detached	1,068	775
January to September - Multiples	302	335
January to September - Total	1,370	1,110

Table 1b: Housing Starts (SAAR and Trend) September 2014		
Prince Edward Island	August 2014	September 2014
Trend[1], urban centres[2]	338	349
SAAR, urban centres[2]	170	226
	September 2013	September 2014
Actual, urban centres[2]		
September - Single-Detached	15	14
September - Multiples	31	7
September - Total	46	21
January to September - Single-Detached	132	102
January to September - Multiples	258	123
January to September - Total	390	225

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 2014		
Nova Scotia	August 2014	September 2014
Trend[1], urban centres[2]	2,872	3,117
SAAR, urban centres[2]	3,356	3,632
	September 2013	September 2014
Actual, urban centres[2]		
September - Single-Detached	146	106
September - Multiples	288	225
September - Total	434	331
January to September - Single-Detached	964	735
January to September - Multiples	1,729	1,212
January to September - Total	2,693	1,947

Table 1d: Housing Starts (SAAR and Trend) September 2014		
New Brunswick	August 2014	September 2014
Trend[1], urban centres[2]	1,902	1,978
SAAR, urban centres[2]	2,340	1,342
	September 2013	September 2014
Actual, urban centres[2]		
September - Single-Detached	115	74
September - Multiples	59	53
September - Total	174	127
January to September - Single-Detached	630	554
January to September - Multiples	873	743
January to September - Total	1,503	1,297

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 Atlantic Region
Third Quarter 2014

	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 2014	956	184	85	0	20	95	42	993	700	3,104
Q3 2013	1,256	188	121	2	0	28	54	655	773	3,077
% Change	-23.9	-2.1	-29.8	-100.0	n/a	**	-22.2	51.6	-9.4	0.9
Year-to-date 2014	2,108	402	156	0	24	139	134	1,584	1,305	5,884
Year-to-date 2013	2,720	440	203	8	27	162	141	2,255	1,672	7,628
% Change	-22.5	-8.6	-23.2	-100.0	-11.1	-14.2	-5.0	-29.8	-21.9	-22.9
UNDER CONSTRUCTION										
Q3 2014	2,265	420	285	0	57	594	165	3,215	1,074	8,104
Q3 2013	2,871	452	289	6	63	551	128	3,714	1,349	9,423
% Change	-21.1	-7.1	-1.4	-100.0	-9.5	7.8	28.9	-13.4	-20.4	-14.0
COMPLETIONS										
Q3 2014	770	138	46	0	16	32	55	765	337	2,159
Q3 2013	880	156	64	14	12	199	63	1,131	577	3,096
% Change	-12.5	-11.5	-28.1	-100.0	33.3	-83.9	-12.7	-32.4	-41.6	-30.3
Year-to-date 2014	2,440	412	117	3	24	70	158	1,641	1,445	6,310
Year-to-date 2013	3,054	538	204	22	42	545	214	2,251	1,603	8,473
% Change	-20.1	-23.4	-42.6	-86.4	-42.9	-87.2	-26.2	-27.1	-9.9	-25.5
COMPLETED & NOT ABSORBED										
Q3 2014	175	62	60	0	23	103	n/a	n/a	n/a	423
Q3 2013	140	72	59	0	24	146	n/a	n/a	n/a	441
% Change	25.0	-13.9	1.7	n/a	-4.2	-29.5	n/a	n/a	n/a	-4.1
ABSORBED										
Q3 2014	591	102	40	0	5	27	n/a	n/a	n/a	765
Q3 2013	677	120	65	14	8	148	n/a	n/a	n/a	1,032
% Change	-12.7	-15.0	-38.5	-100.0	-37.5	-81.8	n/a	n/a	n/a	-25.9
Year-to-date 2014	1,914	332	125	1	8	59	n/a	n/a	n/a	2,439
Year-to-date 2013	2,407	462	210	22	40	474	n/a	n/a	n/a	3,615
% Change	-20.5	-28.1	-40.5	-95.5	-80.0	-87.6	n/a	n/a	n/a	-32.5

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador
Third Quarter 2014

	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 2014	330	18	19	0	13	24	8	57	269	744
Q3 2013	454	0	3	0	0	4	8	117	277	863
% Change	-27.3	n/a	**	n/a	n/a	**	0.0	-51.3	-2.9	-13.8
Year-to-date 2014	775	22	19	0	13	56	35	184	456	1,566
Year-to-date 2013	1,062	8	19	6	0	44	11	220	631	2,001
% Change	-27.0	175.0	0.0	-100.0	n/a	27.3	**	-16.4	-27.7	-21.7
UNDER CONSTRUCTION										
Q3 2014	1,046	14	28	0	23	221	45	323	410	2,116
Q3 2013	1,266	10	21	4	6	137	8	263	550	2,265
% Change	-17.4	40.0	33.3	-100.0	**	61.3	**	22.8	-25.5	-6.6
COMPLETIONS										
Q3 2014	338	10	4	0	0	0	8	57	129	546
Q3 2013	395	8	0	14	0	114	6	57	234	828
% Change	-14.4	25.0	n/a	-100.0	n/a	-100.0	33.3	0.0	-44.9	-34.1
Year-to-date 2014	963	18	6	1	2	16	16	209	479	1,710
Year-to-date 2013	1,172	18	59	22	16	202	13	277	725	2,504
% Change	-17.8	0.0	-89.8	-95.5	-87.5	-92.1	23.1	-24.5	-33.9	-31.7
COMPLETED & NOT ABSORBED										
Q3 2014	40	2	2	0	7	15	n/a	n/a	na	66
Q3 2013	31	0	0	0	9	28	n/a	n/a	na	68
% Change	29.0	n/a	n/a	n/a	-22.2	-46.4	n/a	n/a	n/a	-2.9
ABSORBED										
Q3 2014	283	1	2	0	1	0	n/a	n/a	na	287
Q3 2013	338	4	1	14	1	86	n/a	n/a	na	444
% Change	-16.3	-75.0	100.0	-100.0	0.0	-100.0	n/a	n/a	n/a	-35.4
Year-to-date 2014	812	4	4	1	3	29	n/a	n/a	na	853
Year-to-date 2013	984	8	63	22	15	164	n/a	n/a	na	1,256
% Change	-17.5	-50.0	-93.7	-95.5	-80.0	-82.3	n/a	n/a	n/a	-32.1

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

Table 1.1b: Housing Activity Summary of Prince Edward Island
Third Quarter 2014

	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 2014	47	14	6	0	0	0	0	1	52	120
Q3 2013	59	14	4	0	0	24	4	0	40	145
% Change	-20.3	0.0	50.0	n/a	n/a	-100.0	-100.0	n/a	30.0	-17.2
Year-to-date 2014	102	32	9	0	0	0	8	74	120	345
Year-to-date 2013	129	38	4	0	0	46	15	158	128	518
% Change	-20.9	-15.8	125.0	n/a	n/a	-100.0	-46.7	-53.2	-6.3	-33.4
UNDER CONSTRUCTION										
Q3 2014	104	34	6	0	0	59	8	96	89	396
Q3 2013	107	30	4	0	12	81	9	149	94	486
% Change	-2.8	13.3	50.0	n/a	-100.0	-27.2	-11.1	-35.6	-5.3	-18.5
COMPLETIONS										
Q3 2014	38	10	3	0	0	0	0	50	27	128
Q3 2013	38	22	0	0	0	0	10	37	55	162
% Change	0.0	-54.5	n/a	n/a	n/a	n/a	-100.0	35.1	-50.9	-21.0
Year-to-date 2014	96	12	3	0	0	22	20	146	82	381
Year-to-date 2013	129	46	4	0	12	0	32	171	118	512
% Change	-25.6	-73.9	-25.0	n/a	-100.0	n/a	-37.5	-14.6	-30.5	-25.6
COMPLETED & NOT ABSORBED										
Q3 2014	13	4	1	0	0	18	n/a	n/a	na	36
Q3 2013	10	6	0	0	0	0	n/a	n/a	na	16
% Change	30.0	-33.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	125.0
ABSORBED										
Q3 2014	29	4	2	0	0	2	n/a	n/a	na	37
Q3 2013	34	12	0	0	0	0	n/a	n/a	na	46
% Change	-14.7	-66.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	-19.6
Year-to-date 2014	96	8	2	0	0	4	n/a	n/a	na	110
Year-to-date 2013	140	39	4	0	12	7	n/a	n/a	na	202
% Change	-31.4	-79.5	-50.0	n/a	-100.0	-42.9	n/a	n/a	n/a	-45.5

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

Table 1.1c: Housing Activity Summary of Nova Scotia
Third Quarter 2014

	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 2014	291	70	24	0	0	71	22	590	156	1,236
Q3 2013	425	98	62	2	0	0	27	402	126	1,142
% Change	-31.5	-28.6	-61.3	-100.0	n/a	n/a	-18.5	46.8	23.8	8.2
Year-to-date 2014	702	140	85	0	0	71	66	868	291	2,238
Year-to-date 2013	934	208	115	2	0	72	70	1,292	322	3,015
% Change	-24.8	-32.7	-26.1	-100.0	n/a	-1.4	-5.7	-32.8	-9.6	-25.8
UNDER CONSTRUCTION										
Q3 2014	585	130	151	0	0	203	94	2,082	268	3,525
Q3 2013	909	188	149	2	12	265	85	2,400	262	4,272
% Change	-35.6	-30.9	1.3	-100.0	-100.0	-23.4	10.6	-13.3	2.3	-17.5
COMPLETIONS										
Q3 2014	228	50	25	0	0	32	37	492	79	943
Q3 2013	315	82	54	0	12	55	27	701	107	1,353
% Change	-27.6	-39.0	-53.7	n/a	-100.0	-41.8	37.0	-29.8	-26.2	-30.3
Year-to-date 2014	827	178	67	2	6	32	86	798	441	2,437
Year-to-date 2013	1,096	202	66	0	12	277	118	1,217	302	3,290
% Change	-24.5	-11.9	1.5	n/a	-50.0	-88.4	-27.1	-34.4	46.0	-25.9
COMPLETED & NOT ABSORBED										
Q3 2014	93	23	38	0	6	0	n/a	n/a	na	160
Q3 2013	55	29	25	0	6	16	n/a	n/a	na	131
% Change	69.1	-20.7	52.0	n/a	0.0	-100.0	n/a	n/a	n/a	22.1
ABSORBED										
Q3 2014	145	45	15	0	0	0	n/a	n/a	na	205
Q3 2013	190	48	43	0	6	39	n/a	n/a	na	326
% Change	-23.7	-6.3	-65.1	n/a	-100.0	-100.0	n/a	n/a	n/a	-37.1
Year-to-date 2014	520	124	65	0	0	0	n/a	n/a	na	709
Year-to-date 2013	715	141	60	0	6	261	n/a	n/a	na	1,183
% Change	-27.3	-12.1	8.3	n/a	-100.0	-100.0	n/a	n/a	n/a	-40.1

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

Table 1.1d: Housing Activity Summary of New Brunswick
Third Quarter 2014

	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 2014	288	82	36	0	7	0	12	345	223	1,004
Q3 2013	318	76	52	0	0	0	15	136	330	927
% Change	-9.4	7.9	-30.8	n/a	n/a	n/a	-20.0	153.7	-32.4	8.3
Year-to-date 2014	529	208	43	0	11	12	25	458	438	1,735
Year-to-date 2013	595	186	65	0	27	0	45	585	591	2,094
% Change	-11.1	11.8	-33.8	n/a	-59.3	n/a	-44.4	-21.7	-25.9	-17.1
UNDER CONSTRUCTION										
Q3 2014	530	242	100	0	34	111	18	714	307	2,067
Q3 2013	589	224	115	0	33	68	26	902	443	2,400
% Change	-10.0	8.0	-13.0	n/a	3.0	63.2	-30.8	-20.8	-30.7	-13.9
COMPLETIONS										
Q3 2014	166	68	14	0	16	0	10	166	102	542
Q3 2013	132	44	10	0	0	30	20	336	181	753
% Change	25.8	54.5	40.0	n/a	n/a	-100.0	-50.0	-50.6	-43.6	-28.0
Year-to-date 2014	554	204	41	0	16	0	36	488	443	1,782
Year-to-date 2013	657	272	75	0	2	66	51	586	458	2,167
% Change	-15.7	-25.0	-45.3	n/a	**	-100.0	-29.4	-16.7	-3.3	-17.8
COMPLETED & NOT ABSORBED										
Q3 2014	29	33	19	0	10	70	n/a	n/a	na	161
Q3 2013	44	37	34	0	9	102	n/a	n/a	na	226
% Change	-34.1	-10.8	-44.1	n/a	11.1	-31.4	n/a	n/a	n/a	-28.8
ABSORBED										
Q3 2014	134	52	21	0	4	25	n/a	n/a	na	236
Q3 2013	115	56	21	0	1	23	n/a	n/a	na	216
% Change	16.5	-7.1	0.0	n/a	**	8.7	n/a	n/a	n/a	9.3
Year-to-date 2014	486	196	54	0	5	26	n/a	n/a	na	767
Year-to-date 2013	568	274	83	0	7	42	n/a	n/a	na	974
% Change	-14.4	-28.5	-34.9	n/a	-28.6	-38.1	n/a	n/a	n/a	-21.3

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

Table 1.3: History of Housing Starts of Atlantic Region
2004 - 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		
2013	3,686	630	298	8	27	218	190	2,848	2,347	10,260
% Change	-20.0	-28.2	-65.5	**	-70.3	-47.6	-17.0	9.4	-20.6	-18.9
2012	4,606	878	865	2	91	416	229	2,604	2,956	12,647
% Change	3.6	7.3	-5.3	0.0	26.4	31.6	29.4	-6.4	-1.4	1.0
2011	4,444	818	913	2	72	316	177	2,783	2,999	12,524
% Change	-13.9	1.2	29.0	-88.9	26.3	38.0	-4.8	31.0	-13.8	-1.9
2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	5.6	9.8	42.2	**	-54.8	-16.1	13.4	48.2	25.6	17.2
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Newfoundland and Labrador 2004 - 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		
2013	1,475	14	34	6	0	100	25	370	838	2,862
% Change	-4.7	-46.2	-94.4	n/a	-100.0	-54.5	**	**	-37.5	-26.3
2012	1,547	26	610	0	47	220	6	88	1,341	3,885
% Change	-1.8	85.7	16.9	-100.0	-4.1	182.1	-89.8	**	15.0	11.4
2011	1,576	14	522	2	49	78	59	22	1,166	3,488
% Change	-9.7	-46.2	71.1	-88.9	104.2	**	-10.6	-8.3	-16.3	-3.3
2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	5.2	-18.8	58.0	**	-36.8	-81.0	**	-61.3	34.6	18.0
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Prince Edward Island
2004 - 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		
2013	174	54	10	0	0	46	15	195	134	636
% Change	-27.8	-28.9	150.0	n/a	-100.0	31.4	-48.3	-27.8	-48.9	-32.4
2012	241	76	4	0	24	35	29	270	262	941
% Change	2.6	35.7	-88.2	n/a	n/a	n/a	**	-19.4	-3.3	0.1
2011	235	56	34	0	0	0	9	335	271	940
% Change	-13.6	-3.4	-32.0	n/a	n/a	n/a	**	58.8	65.2	24.3
2010	272	58	50	0	0	0	1	211	164	756
% Change	-6.8	26.1	42.9	n/a	-100.0	-100.0	-91.7	-13.2	-10.9	-13.8
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Nova Scotia
2004 - 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		
2013	1,221	292	163	2	0	72	93	1,471	605	3,919
% Change	-30.9	-21.1	31.5	0.0	-100.0	-55.3	-17.0	7.4	1.3	-13.3
2012	1,768	370	124	2	18	161	112	1,370	597	4,522
% Change	11.0	6.3	-27.9	n/a	50.0	2.5	67.2	-20.6	4.9	-2.6
2011	1,593	348	172	0	12	157	67	1,726	569	4,644
% Change	-14.5	20.0	3.0	n/a	n/a	60.2	19.6	62.4	-26.2	7.8
2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	12.7	17.9	21.9	n/a	-100.0	22.5	100.0	69.5	18.4	25.3
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717

Source: CMHC (Starts and Completions Survey)

Table 1.3d: History of Housing Starts of New Brunswick
2004 - 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		
2013	816	270	91	0	27	0	57	812	770	2,843
% Change	-22.3	-33.5	-28.3	n/a	**	n/a	-30.5	-7.3	1.9	-13.8
2012	1,050	406	127	0	2	0	82	876	756	3,299
% Change	1.0	1.5	-31.4	n/a	-81.8	-100.0	95.2	25.1	-23.9	-4.4
2011	1,040	400	185	0	11	81	42	700	993	3,452
% Change	-18.8	-7.8	-0.5	n/a	-66.7	-36.2	-33.3	-15.3	-13.7	-15.8
2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-0.2	5.3	39.8	n/a	-38.9	0.8	-42.7	64.9	27.7	16.5
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
St. John's	260	385	6	0	32	3	70	118	368	506	-27.3
Centres 10,000 - 49,999											
Bay Roberts	15	17	4	0	6	0	1	0	26	17	52.9
Corner Brook	19	19	6	0	0	0	2	0	27	19	42.1
Gander	21	4	2	0	0	0	8	1	31	5	**
Grand Falls-Windsor	15	29	0	0	8	8	0	2	23	39	-41.0
Total Newfoundland & Labrador (10,000+)	330	454	18	0	46	11	81	121	475	586	-18.9

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
St. John's	642	906	10	2	36	19	210	251	898	1,178	-23.8
Centres 10,000 - 49,999											
Bay Roberts	36	46	4	2	6	3	1	0	47	51	-7.8
Corner Brook	34	32	6	4	0	0	18	4	58	40	45.0
Gander	40	31	2	0	23	0	11	5	76	36	111.1
Grand Falls-Windsor	23	53	0	0	8	8	0	4	31	65	-52.3
Total Newfoundland & Labrador (10,000+)	775	1,068	22	8	73	30	240	264	1,110	1,370	-19.0

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Prince Edward Island
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	44	54	8	10	6	8	1	24	59	96	-38.5
Centres 10,000 - 49,999											
Summerside	3	5	6	4	0	0	0	0	9	9	0.0
Total Prince Edward Island (10,000+)	47	59	14	14	6	8	1	24	68	105	-35.2

Table 2.1b: Starts by Submarket and by Dwelling Type
Prince Edward Island
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	96	119	16	32	9	8	48	181	169	340	-50.3
Centres 10,000 - 49,999											
Summerside	6	13	16	6	8	8	26	23	56	50	12.0
Total Prince Edward Island (10,000+)	102	132	32	38	17	16	74	204	225	390	-42.3

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Nova Scotia
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
Halifax	166	207	26	48	24	62	665	375	881	692	27.3
Centres 50,000 - 99,999											
Cape Breton	38	43	28	32	0	0	0	1	66	76	-13.2
Centres 10,000 - 49,999											
Chester MD	8	19	0	0	0	0	0	0	8	19	-57.9
East Hants MD	16	41	8	4	11	0	0	14	35	59	-40.7
Kentville C.A.	7	18	0	4	0	8	0	8	7	38	-81.6
Kings Subd A SC	15	16	6	2	0	0	0	0	21	18	16.7
Lunenburg MD	2	27	0	0	0	0	0	0	2	27	-92.6
New Glasgow	4	0	2	0	0	0	8	0	14	0	n/a
Queens RGM	8	3	0	0	0	0	0	0	8	3	166.7
Truro	21	43	0	8	0	4	0	4	21	59	-64.4
West Hants MD	12	21	0	0	0	0	0	0	12	21	-42.9
Yarmouth MD	5	4	0	0	0	0	0	0	5	4	25.0
Total Nova Scotia (10,000+)	302	442	70	98	35	74	673	402	1,080	1,016	6.3

Table 2.1c: Starts by Submarket and by Dwelling Type
Nova Scotia
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Halifax	390	541	54	94	81	115	836	1,330	1,361	2,080	-34.6
Centres 50,000 - 99,999											
Cape Breton	67	85	44	66	0	3	0	1	111	155	-28.4
Centres 10,000 - 49,999											
Chester MD	33	28	0	0	0	0	0	0	33	28	17.9
East Hants MD	57	47	12	4	19	0	0	14	88	65	35.4
Kentville C.A.	16	36	4	14	0	16	40	8	60	74	-18.9
Kings Subd A SC	30	40	8	8	0	0	0	0	38	48	-20.8
Lunenburg MD	10	37	0	0	0	0	0	0	10	37	-73.0
New Glasgow	16	24	12	6	4	13	68	3	100	46	117.4
Queens RGM	13	6	0	0	0	0	0	0	13	6	116.7
Truro	59	82	8	16	3	10	14	8	84	116	-27.6
West Hants MD	36	32	0	0	0	0	1	0	37	32	15.6
Yarmouth MD	8	6	0	0	4	0	0	0	12	6	100.0
Total Nova Scotia (10,000+)	735	964	142	208	111	157	959	1,364	1,947	2,693	-27.7

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type
New Brunswick
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
Saint John	35	59	8	10	7	4	73	52	123	125	-1.6
Moncton	89	100	58	56	14	30	258	4	419	190	120.5
Centres 50,000 - 99,999											
Fredericton	107	114	6	8	14	12	12	76	139	210	-33.8
Centres 10,000 - 49,999											
Bathurst	26	25	6	2	0	0	11	0	43	27	59.3
Campbellton	10	4	0	0	0	0	0	4	10	8	25.0
Edmundston	6	8	2	0	0	6	6	0	14	14	0.0
Miramichi	27	23	2	0	0	0	4	0	33	23	43.5
Total New Brunswick (10,000+)	300	333	82	76	35	52	364	136	781	597	30.8

Table 2.1d: Starts by Submarket and by Dwelling Type
New Brunswick
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Saint John	89	104	20	24	10	8	79	67	198	203	-2.5
Moncton	164	185	166	142	18	36	327	318	675	681	-0.9
Centres 50,000 - 99,999											
Fredericton	194	229	12	14	14	43	56	168	276	454	-39.2
Centres 10,000 - 49,999											
Bathurst	39	42	6	6	0	3	11	5	56	56	0.0
Campbellton	13	14	0	0	0	0	0	4	13	18	-27.8
Edmundston	11	20	2	0	4	10	12	0	29	30	-3.3
Miramichi	44	36	2	2	0	0	4	23	50	61	-18.0
Total New Brunswick (10,000+)	554	630	208	188	46	100	489	585	1,297	1,503	-13.7

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
St. John's	26	3	0	0	24	4	46	114
Centres 10,000 - 49,999								
Bay Roberts	6	0	0	0	0	0	1	0
Corner Brook	0	0	0	0	0	0	2	0
Gander	0	0	0	0	0	0	8	1
Grand Falls-Windsor	0	0	8	8	0	0	0	2
Total Newfoundland & Labrador (10,000+)	32	3	8	8	24	4	57	117

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	26	19	4	0	40	40	170	211
Centres 10,000 - 49,999								
Bay Roberts	6	0	0	3	0	0	1	0
Corner Brook	0	0	0	0	16	4	2	0
Gander	0	0	23	0	0	0	11	5
Grand Falls-Windsor	0	0	8	8	0	0	0	4
Total Newfoundland & Labrador (10,000+)	32	19	35	11	56	44	184	220

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 50,000 - 99,999								
Charlottetown	6	4	0	4	0	24	1	0
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	6	4	0	4	0	24	1	0

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	9	4	0	4	0	46	48	135
Centres 10,000 - 49,999								
Summerside	0	0	8	8	0	0	26	23
Total Prince Edward Island (10,000+)	9	4	8	12	0	46	74	158

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Halifax	24	62	0	0	71	0	582	375
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	0	0	1
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	11	0	0	0	0	14
Kentville C.A.	0	0	0	8	0	0	0	8
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	8	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	4	0	0	0	4
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	24	62	11	12	71	0	590	402

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	73	115	8	0	71	72	753	1,258
Centres 50,000 - 99,999								
Cape Breton	0	0	0	3	0	0	0	1
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	19	0	0	0	0	14
Kentville C.A.	0	0	0	16	0	0	40	8
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	4	13	0	0	68	3
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	10	8	0	6	8
West Hants MD	0	0	0	0	0	0	1	0
Yarmouth MD	4	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	77	115	31	42	79	72	868	1,292

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Saint John	7	4	0	0	0	0	73	52
Moncton	14	30	0	0	19	0	239	4
Centres 50,000 - 99,999								
Fredericton	3	12	0	0	0	0	12	76
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	11	0
Campbellton	0	0	0	0	0	0	0	4
Edmundston	0	6	0	0	0	0	6	0
Miramichi	0	0	0	0	0	0	4	0
Total New Brunswick (10,000+)	24	52	0	0	19	0	345	136

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	10	8	0	0	0	0	79	67
Moncton	18	36	0	0	19	0	308	318
Centres 50,000 - 99,999								
Fredericton	3	33	0	10	12	0	44	168
Centres 10,000 - 49,999								
Bathurst	0	3	0	0	0	0	11	5
Campbellton	0	0	0	0	0	0	0	4
Edmundston	4	10	0	0	0	0	12	0
Miramichi	0	0	0	0	0	0	4	23
Total New Brunswick (10,000+)	35	90	0	10	31	0	458	585

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
St. John's	279	388	37	4	46	114	368	506
Centres 10,000 - 49,999								
Bay Roberts	25	17	0	0	1	0	26	17
Corner Brook	25	19	0	0	2	0	27	19
Gander	23	4	0	0	8	1	31	5
Grand Falls-Windsor	15	29	0	0	8	10	23	39
Total Newfoundland & Labrador (10,000+)	367	457	37	4	65	125	475	586

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	665	921	53	46	174	211	898	1,178
Centres 10,000 - 49,999								
Bay Roberts	46	48	0	0	1	3	47	51
Corner Brook	40	36	16	4	2	0	58	40
Gander	42	31	0	0	34	5	76	36
Grand Falls-Windsor	23	53	0	0	8	12	31	65
Total Newfoundland & Labrador (10,000+)	816	1,089	69	50	219	231	1,110	1,370

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 50,000 - 99,999								
Charlottetown	58	68	0	24	1	4	59	96
Centres 10,000 - 49,999								
Summerside	9	9	0	0	0	0	9	9
Total Prince Edward Island (10,000+)	67	77	0	24	1	4	68	105

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	121	155	0	46	48	139	169	340
Centres 10,000 - 49,999								
Summerside	22	16	0	0	34	34	56	50
Total Prince Edward Island (10,000+)	143	171	0	46	82	173	225	390

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Halifax	207	312	71	0	591	380	881	692
Centres 50,000 - 99,999								
Cape Breton	66	75	0	0	0	1	66	76
Centres 10,000 - 49,999								
Chester MD	8	19	0	0	0	0	8	19
East Hants MD	24	43	0	2	11	14	35	59
Kentville C.A.	7	22	0	0	0	16	7	38
Kings Subd A SC	21	18	0	0	0	0	21	18
Lunenburg MD	2	27	0	0	0	0	2	27
New Glasgow	6	0	0	0	8	0	14	0
Queens RGM	8	3	0	0	0	0	8	3
Truro	21	49	0	0	0	10	21	59
West Hants MD	10	13	0	0	2	8	12	21
Yarmouth MD	5	4	0	0	0	0	5	4
Total Nova Scotia (10,000+)	385	585	71	2	612	429	1,080	1,016

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	498	745	71	72	780	1,263	1,361	2,080
Centres 50,000 - 99,999								
Cape Breton	110	150	0	0	1	5	111	155
Centres 10,000 - 49,999								
Chester MD	33	28	0	0	0	0	33	28
East Hants MD	67	49	0	2	21	14	88	65
Kentville C.A.	20	50	0	0	40	24	60	74
Kings Subd A SC	38	48	0	0	0	0	38	48
Lunenburg MD	10	37	0	0	0	0	10	37
New Glasgow	24	26	0	0	76	20	100	46
Queens RGM	13	6	0	0	0	0	13	6
Truro	73	92	0	0	8	24	84	116
West Hants MD	29	20	0	0	8	12	37	32
Yarmouth MD	12	6	0	0	0	0	12	6
Total Nova Scotia (10,000+)	927	1,257	71	74	934	1,362	1,947	2,693

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market
New Brunswick
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Saint John	48	73	0	0	75	52	123	125
Moncton	167	178	7	0	245	12	419	190
Centres 50,000 - 99,999								
Fredericton	112	128	0	0	16	82	139	210
Centres 10,000 - 49,999								
Bathurst	32	27	0	0	11	0	43	27
Campbellton	10	3	0	0	0	5	10	8
Edmundston	8	14	0	0	6	0	14	14
Miramichi	29	23	0	0	4	0	33	23
Total New Brunswick (10,000+)	406	446	7	0	357	151	781	597

Table 2.5d: Starts by Submarket and by Intended Market
New Brunswick
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	116	134	0	0	82	69	198	203
Moncton	346	336	11	8	318	337	675	681
Centres 50,000 - 99,999								
Fredericton	199	250	12	15	54	189	276	454
Centres 10,000 - 49,999								
Bathurst	45	50	0	0	11	6	56	56
Campbellton	13	13	0	0	0	5	13	18
Edmundston	17	25	0	4	12	1	29	30
Miramichi	44	38	0	0	6	23	50	61
Total New Brunswick (10,000+)	780	846	23	27	483	630	1,297	1,503

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
St. John's	291	344	0	4	4	0	54	170	349	518	-32.6
Centres 10,000 - 49,999											
Bay Roberts	14	17	4	0	0	6	0	0	18	23	-21.7
Corner Brook	8	9	6	4	0	0	0	0	14	13	7.7
Gander	16	20	0	0	0	0	3	1	19	21	-9.5
Grand Falls-Windsor	9	19	0	0	8	0	0	0	17	19	-10.5
Total Newfoundland & Labrador (10,000+)	338	409	10	8	12	6	57	171	417	594	-29.8

Table 3.1a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
St. John's	818	1,006	6	12	6	28	215	454	1,045	1,500	-30.3
Centres 10,000 - 49,999											
Bay Roberts	42	65	4	2	0	9	0	0	46	76	-39.5
Corner Brook	35	31	8	8	0	0	0	51	43	90	-52.2
Gander	42	43	2	0	0	0	10	8	54	51	5.9
Grand Falls-Windsor	27	49	0	2	16	0	0	11	43	62	-30.6
Total Newfoundland & Labrador (10,000+)	964	1,194	20	24	22	37	225	524	1,231	1,779	-30.8

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	37	36	8	16	3	0	50	36	98	88	11.4
Centres 10,000 - 49,999											
Summerside	1	4	2	6	0	8	0	1	3	19	-84.2
Total Prince Edward Island (10,000+)	38	40	10	22	3	8	50	37	101	107	-5.6

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	88	121	14	44	11	24	146	149	259	338	-23.4
Centres 10,000 - 49,999											
Summerside	8	12	2	6	8	16	22	22	40	56	-28.6
Total Prince Edward Island (10,000+)	96	133	16	50	19	40	168	171	299	394	-24.1

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Nova Scotia
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
Halifax	127	183	32	36	21	78	514	755	694	1,052	-34.0
Centres 50,000 - 99,999											
Cape Breton	24	21	8	28	3	0	0	0	35	49	-28.6
Centres 10,000 - 49,999											
Chester MD	7	8	0	0	0	0	0	0	7	8	-12.5
East Hants MD	21	19	2	0	11	0	0	0	34	19	78.9
Kentville C.A.	10	13	4	6	0	0	0	0	14	19	-26.3
Kings Subd A SC	10	20	0	6	0	0	0	0	10	26	-61.5
Lunenburg MD	6	14	0	0	0	0	0	0	6	14	-57.1
New Glasgow	4	13	6	6	0	0	0	0	10	19	-47.4
Queens RGM	3	2	0	0	0	0	0	0	3	2	50.0
Truro	15	21	2	6	3	0	10	1	30	28	7.1
West Hants MD	15	7	0	0	0	0	0	0	15	7	114.3
Yarmouth MD	2	3	0	0	4	0	0	0	6	3	100.0
Total Nova Scotia (10,000+)	244	324	54	88	42	78	524	756	864	1,246	-30.7

Table 3.1c: Completions by Submarket and by Dwelling Type
Nova Scotia
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Halifax	474	611	92	102	72	117	748	1,454	1,386	2,284	-39.3
Centres 50,000 - 99,999											
Cape Breton	68	94	42	68	3	24	0	34	113	220	-48.6
Centres 10,000 - 49,999											
Chester MD	26	21	0	0	0	0	0	0	26	21	23.8
East Hants MD	71	45	6	2	11	0	24	0	112	47	138.3
Kentville C.A.	29	36	10	16	11	0	24	0	74	52	42.3
Kings Subd A SC	36	57	6	12	4	0	8	0	54	69	-21.7
Lunenburg MD	36	68	0	0	0	0	0	0	36	68	-47.1
New Glasgow	20	59	20	8	0	0	6	0	46	67	-31.3
Queens RGM	10	7	0	0	4	0	0	0	14	7	100.0
Truro	49	80	16	12	3	9	18	5	86	106	-18.9
West Hants MD	36	36	2	0	0	0	2	1	40	37	8.1
Yarmouth MD	5	10	0	0	4	0	0	0	9	10	-10.0
Total Nova Scotia (10,000+)	860	1,124	194	220	112	150	830	1,494	1,996	2,988	-33.2

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type
New Brunswick
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
Saint John	24	27	10	4	0	0	25	24	59	55	7.3
Moncton	64	26	48	26	6	0	79	134	197	186	5.9
Centres 50,000 - 99,999											
Fredericton	46	55	8	10	11	10	52	183	117	258	-54.7
Centres 10,000 - 49,999											
Bathurst	17	14	4	4	3	8	0	1	24	27	-11.1
Campbellton	5	7	0	0	0	0	0	0	5	7	-28.6
Edmundston	3	5	0	0	10	0	10	0	23	5	**
Miramichi	13	10	2	0	0	0	0	24	15	34	-55.9
Total New Brunswick (10,000+)	172	144	72	44	30	18	166	366	440	572	-23.1

Table 3.1d: Completions by Submarket and by Dwelling Type
New Brunswick
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Saint John	98	112	16	16	0	10	117	26	231	164	40.9
Moncton	200	238	168	228	37	22	241	383	646	871	-25.8
Centres 50,000 - 99,999											
Fredericton	189	246	20	22	15	44	93	220	317	532	-40.4
Centres 10,000 - 49,999											
Bathurst	31	32	4	4	3	8	0	5	38	49	-22.4
Campbellton	8	18	0	0	0	0	4	0	12	18	-33.3
Edmundston	15	15	0	0	10	0	10	0	35	15	133.3
Miramichi	35	32	2	4	0	0	23	24	60	60	0.0
Total New Brunswick (10,000+)	576	693	210	274	65	84	488	658	1,339	1,709	-21.7

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
St. John's	4	0	0	0	0	114	54	56
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	6	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	0	0	3	1
Grand Falls-Windsor	0	0	8	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	4	0	8	6	0	114	57	57

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	6	28	0	0	16	234	199	220
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	9	0	0	0	0
Corner Brook	0	0	0	0	0	10	0	41
Gander	0	0	0	0	0	2	10	6
Grand Falls-Windsor	0	0	16	0	0	1	0	10
Total Newfoundland and Labrador (10,000+)	6	28	16	9	16	247	209	277

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 50,000 - 99,999								
Charlottetown	3	0	0	0	0	0	50	36
Centres 10,000 - 49,999								
Summerside	0	0	0	8	0	0	0	1
Total Prince Edward Island (10,000+)	3	0	0	8	0	0	50	37

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	3	16	8	8	22	0	124	149
Centres 10,000 - 49,999								
Summerside	0	0	8	16	0	0	22	22
Total Prince Edward Island (10,000+)	3	16	16	24	22	0	146	171

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Halifax	21	66	0	12	32	55	482	700
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	11	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	3	0	0	0	10	1
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	4	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	25	66	17	12	32	55	492	701

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	69	78	3	39	32	277	716	1,177
Centres 50,000 - 99,999								
Cape Breton	0	0	3	24	0	0	0	34
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	11	0	0	0	24	0
Kentville C.A.	0	0	11	0	0	0	24	0
Kings Subd A SC	0	0	4	0	0	0	8	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	6	0
Queens RGM	0	0	4	0	0	0	0	0
Truro	0	0	3	9	0	0	18	5
West Hants MD	0	0	0	0	0	0	2	1
Yarmouth MD	4	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	73	78	39	72	32	277	798	1,217

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Saint John	0	0	0	0	0	0	25	24
Moncton	6	0	0	0	0	0	79	134
Centres 50,000 - 99,999								
Fredericton	11	10	0	0	0	30	52	153
Centres 10,000 - 49,999								
Bathurst	3	0	0	8	0	0	0	1
Campbellton	0	0	0	0	0	0	0	0
Edmundston	10	0	0	0	0	0	10	0
Miramichi	0	0	0	0	0	0	0	24
Total New Brunswick (10,000+)	30	10	0	8	0	30	166	336

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	0	10	0	0	0	0	117	26
Moncton	33	22	4	0	0	42	241	341
Centres 50,000 - 99,999								
Fredericton	11	37	4	7	0	30	93	190
Centres 10,000 - 49,999								
Bathurst	3	0	0	8	0	0	0	5
Campbellton	0	0	0	0	0	0	4	0
Edmundston	10	0	0	0	0	0	10	0
Miramichi	0	0	0	0	0	0	23	24
Total New Brunswick (10,000+)	57	69	8	15	0	72	488	586

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
St. John's	295	334	0	128	54	56	349	518
Centres 10,000 - 49,999								
Bay Roberts	18	17	0	0	0	6	18	23
Corner Brook	14	13	0	0	0	0	14	13
Gander	16	20	0	0	3	1	19	21
Grand Falls-Windsor	9	19	0	0	8	0	17	19
Total Newfoundland & Labrador (10,000+)	352	403	0	128	65	63	417	594

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	827	1,050	19	230	199	220	1,045	1,500
Centres 10,000 - 49,999								
Bay Roberts	46	67	0	0	0	9	46	76
Corner Brook	43	37	0	10	0	43	43	90
Gander	44	45	0	0	10	6	54	51
Grand Falls-Windsor	27	50	0	0	16	12	43	62
Total Newfoundland & Labrador (10,000+)	987	1,249	19	240	225	290	1,231	1,779

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Prince Edward Island Third Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 50,000 - 99,999								
Charlottetown	48	52	0	0	50	36	98	88
Centres 10,000 - 49,999								
Summerside	3	8	0	0	0	11	3	19
Total Prince Edward Island (10,000+)	51	60	0	0	50	47	101	107

Table 3.5b: Completions by Submarket and by Intended Market Prince Edward Island January - September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	101	164	22	12	136	162	259	338
Centres 10,000 - 49,999								
Summerside	10	15	0	0	30	41	40	56
Total Prince Edward Island (10,000+)	111	179	22	12	166	203	299	394

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Halifax	164	267	32	67	498	718	694	1,052
Centres 50,000 - 99,999								
Cape Breton	32	45	0	0	3	4	35	49
Centres 10,000 - 49,999								
Chester MD	7	8	0	0	0	0	7	8
East Hants MD	23	19	0	0	11	0	34	19
Kentville C.A.	14	19	0	0	0	0	14	19
Kings Subd A SC	10	26	0	0	0	0	10	26
Lunenburg MD	6	14	0	0	0	0	6	14
New Glasgow	10	19	0	0	0	0	10	19
Queens RGM	3	2	0	0	0	0	3	2
Truro	16	25	0	0	14	3	30	28
West Hants MD	12	4	0	0	3	3	15	7
Yarmouth MD	6	3	0	0	0	0	6	3
Total Nova Scotia (10,000+)	303	451	32	67	529	728	864	1,246

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	608	773	38	289	740	1,222	1,386	2,284
Centres 50,000 - 99,999								
Cape Breton	101	145	0	0	12	75	113	220
Centres 10,000 - 49,999								
Chester MD	26	21	0	0	0	0	26	21
East Hants MD	73	47	2	0	37	0	112	47
Kentville C.A.	39	52	0	0	35	0	74	52
Kings Subd A SC	42	69	0	0	12	0	54	69
Lunenburg MD	36	68	0	0	0	0	36	68
New Glasgow	36	64	0	0	10	3	46	67
Queens RGM	10	7	0	0	4	0	14	7
Truro	61	89	0	0	25	17	86	106
West Hants MD	31	19	0	0	9	18	40	37
Yarmouth MD	9	10	0	0	0	0	9	10
Total Nova Scotia (10,000+)	1,072	1,364	40	289	884	1,335	1,996	2,988

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market
New Brunswick
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Saint John	29	30	0	0	30	25	59	55
Moncton	110	47	6	0	81	139	197	186
Centres 50,000 - 99,999								
Fredericton	63	70	0	30	54	158	117	258
Centres 10,000 - 49,999								
Bathurst	24	18	0	0	0	9	24	27
Campbellton	5	7	0	0	0	0	5	7
Edmundston	3	4	10	0	10	1	23	5
Miramichi	14	10	0	0	1	24	15	34
Total New Brunswick (10,000+)	248	186	16	30	176	356	440	572

Table 3.5d: Completions by Submarket and by Intended Market
New Brunswick
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	105	135	0	0	126	29	231	164
Moncton	385	474	6	38	255	359	646	871
Centres 50,000 - 99,999								
Fredericton	213	293	0	30	104	209	317	532
Centres 10,000 - 49,999								
Bathurst	38	35	0	0	0	14	38	49
Campbellton	8	17	0	0	4	1	12	18
Edmundston	15	14	10	0	10	1	35	15
Miramichi	35	36	0	0	25	24	60	60
Total New Brunswick (10,000+)	799	1,004	16	68	524	637	1,339	1,709

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
Third Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q3 2014	2	0.7	30	10.6	75	26.5	51	18.0	125	44.2	283	370,000	425,702
Q3 2013	2	0.6	32	9.1	114	32.4	80	22.7	124	35.2	352	365,000	395,892
Year-to-date 2014	18	2.2	75	9.2	202	24.8	180	22.1	338	41.6	813	371,900	419,408
Year-to-date 2013	14	1.4	135	13.4	308	30.6	224	22.3	325	32.3	1,006	355,000	395,608

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
Third Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q3 2014	0	0.0	0	0.0	6	20.7	9	31.0	14	48.3	29	249,900	304,672
Q3 2013	0	0.0	1	2.9	5	14.7	10	29.4	18	52.9	34	259,000	293,391
Year-to-date 2014	0	0.0	0	0.0	10	10.4	32	33.3	54	56.3	96	269,900	311,615
Year-to-date 2013	0	0.0	2	1.4	14	10.0	46	32.9	78	55.7	140	267,000	282,153

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Third Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q3 2014	5	20.0	11	44.0	1	4.0	3	12.0	5	20.0	25	200,000	258,360
Q3 2013	7	30.4	8	34.8	2	8.7	3	13.0	3	13.0	23	186,000	218,585
Year-to-date 2014	8	11.9	24	35.8	9	13.4	16	23.9	10	14.9	67	240,000	261,910
Year-to-date 2013	17	18.1	31	33.0	17	18.1	16	17.0	13	13.8	94	215,500	247,287
Halifax CMA													
Q3 2014	1	0.8	11	9.2	20	16.7	26	21.7	62	51.7	120	378,245	428,799
Q3 2013	1	0.6	16	9.6	39	23.4	29	17.4	82	49.1	167	372,286	398,158
Year-to-date 2014	5	1.1	34	7.5	75	16.6	114	25.2	225	49.7	453	374,000	411,946
Year-to-date 2013	5	0.8	47	7.6	137	22.1	139	22.4	293	47.2	621	369,900	408,269
Total Urban Centres in Nova Scotia (50,000+)													
Q3 2014	6	4.1	22	15.2	21	14.5	29	20.0	67	46.2	145	365,000	399,413
Q3 2013	8	4.2	24	12.6	41	21.6	32	16.8	85	44.7	190	364,995	376,421
Year-to-date 2014	13	2.5	58	11.2	84	16.2	130	25.0	235	45.2	520	359,900	392,615
Year-to-date 2013	22	3.1	78	10.9	154	21.5	155	21.7	306	42.8	715	359,900	387,105

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Third Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q3 2014	0	0.0	0	0.0	15	35.7	10	23.8	17	40.5	42	241,450	253,671
Q3 2013	0	0.0	2	3.5	16	28.1	17	29.8	22	38.6	57	236,000	229,529
Year-to-date 2014	0	0.0	0	0.0	30	16.2	51	27.6	104	56.2	185	269,000	273,287
Year-to-date 2013	0	0.0	2	0.8	30	12.4	77	31.8	133	55.0	242	259,000	267,304
Moncton CMA													
Q3 2014	0	0.0	0	0.0	3	4.7	14	21.9	47	73.4	64	295,013	323,879
Q3 2013	0	0.0	0	0.0	1	3.7	7	25.9	19	70.4	27	299,900	324,330
Year-to-date 2014	2	1.0	0	0.0	7	3.6	51	26.0	136	69.4	196	294,900	318,218
Year-to-date 2013	0	0.0	2	0.9	7	3.2	43	19.9	164	75.9	216	299,900	322,910
Saint John CMA													
Q3 2014	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	337,000	417,872
Q3 2013	0	0.0	0	0.0	2	8.3	7	29.2	15	62.5	24	275,000	321,993
Year-to-date 2014	0	0.0	0	0.0	2	2.3	18	20.5	68	77.3	88	309,900	358,277
Year-to-date 2013	0	0.0	1	1.1	5	5.6	20	22.2	64	71.1	90	279,725	324,487
Total Urban Centres in New Brunswick (50,000+)													
Q3 2014	0	0.0	0	0.0	18	14.5	26	21.0	80	64.5	124	279,400	313,743
Q3 2013	0	0.0	2	1.9	19	17.6	31	28.7	56	51.9	108	252,000	273,777
Year-to-date 2014	2	0.4	0	0.0	39	8.3	120	25.6	308	65.7	469	282,622	308,011
Year-to-date 2013	0	0.0	5	0.9	42	7.7	140	25.5	361	65.9	548	275,000	298,613

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador
Third Quarter 2014

		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
2013	January	224	-1.3	370	710	771	48.0	284,028	3.6	282,170
	February	223	-5.1	366	622	814	45.0	295,588	14.1	301,433
	March	269	-2.9	363	746	821	44.2	281,210	8.5	281,258
	April	301	2.7	363	1,002	830	43.7	289,681	5.7	290,210
	May	349	-32.5	355	1,122	837	42.4	274,342	7.2	278,444
	June	403	-28.0	355	1,038	864	41.1	289,828	9.3	285,515
	July	494	0.2	358	1,081	804	44.5	288,517	5.4	284,145
	August	461	-5.1	355	929	856	41.5	288,660	10.0	285,215
	September	412	5.1	355	842	828	42.9	269,036	-0.9	275,224
	October	469	5.6	371	866	870	42.6	272,267	-0.1	279,120
	November	390	-0.8	359	753	957	37.5	282,123	2.8	283,887
	December	308	-7.5	332	359	819	40.5	289,279	0.3	277,937
2014	January	191	-14.7	311	766	827	37.6	279,236	-1.7	279,314
	February	200	-10.3	334	750	972	34.4	308,851	4.5	311,627
	March	246	-8.6	344	778	867	39.7	288,865	2.7	288,095
	April	249	-17.3	316	886	739	42.8	279,071	-3.7	281,674
	May	347	-0.6	363	1,219	950	38.2	295,199	7.6	298,137
	June	436	8.2	367	1,213	935	39.3	294,158	1.5	290,165
	July	477	-3.4	355	1,220	956	37.1	294,815	2.2	290,456
	August	428	-7.2	345	1,032	954	36.2	293,548	1.7	290,951
	September	430	4.4	360	1,111	996	36.1	264,650	-1.6	271,573
	October									
	November									
	December									
	Q3 2013	1,367	-0.3	1,068	2,852	2,488	42.9	282,694	5.1	281,535
	Q3 2014	1,335	-2.3	1,060	3,363	2,906	36.5	284,693	0.7	284,204
	YTD 2013	3,136	-9.9		8,092			284,237	7.0	
	YTD 2014	3,004	-4.2		8,975			288,417	1.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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

Table 5b: MLS® Residential Activity for Prince Edward Island
Third Quarter 2014

		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
2013	January	76	-40.6	136	235	265	51.3	149,218	2.1	149,218
	February	85	-22.7	138	172	259	53.3	157,361	1.4	157,361
	March	102	-20.9	128	272	298	43.0	151,243	-7.4	151,243
	April	143	22.2	155	376	288	53.8	166,597	16.5	166,597
	May	149	16.4	133	509	315	42.2	166,994	9.0	166,994
	June	148	-3.9	114	398	305	37.4	142,002	-13.5	142,002
	July	166	-1.8	115	414	297	38.7	169,864	9.7	169,864
	August	135	-24.6	97	319	292	33.2	159,432	9.5	159,432
	September	137	-11.6	110	257	302	36.4	143,354	-1.4	143,354
	October	119	-16.2	103	283	348	29.6	154,576	3.0	154,576
	November	105	-16.7	101	202	300	33.7	151,363	3.2	151,363
	December	60	-22.1	96	95	262	36.6	149,021	-9.6	149,021
2014	January	63	-17.1	115	266	305	37.7	159,972	7.2	159,972
	February	75	-11.8	126	214	317	39.7	164,176	4.3	164,176
	March	81	-20.6	116	281	300	38.7	174,311	15.3	174,311
	April	109	-23.8	119	326	242	49.2	167,050	0.3	167,050
	May	132	-11.4	126	521	328	38.4	177,533	6.3	177,533
	June	142	-4.1	113	517	370	30.5	150,886	6.3	150,886
	July	155	-6.6	116	466	331	35.0	153,964	-9.4	153,964
	August	142	5.2	113	334	320	35.3	146,055	-8.4	146,055
	September	171	24.8	133	311	326	40.8	161,794	12.9	161,794
	October									
	November									
	December									
	Q3 2013	438	-12.9	322	990	891	36.1	158,357	6.5	157,665
	Q3 2014	468	6.8	362	1,111	977	37.1	154,425	-2.5	154,372
	YTD 2013	1,141	-10.1		2,952			157,077	3.1	
	YTD 2014	1,070	-6.2		3,236			160,608	2.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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

Table 5c: MLS® Residential Activity for Nova Scotia
Third Quarter 2014

		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
2013	January	505	-10.8	817	1,492	1,679	48.7	224,322	6.1	231,667
	February	577	-29.5	760	1,376	1,680	45.2	211,772	-4.9	210,543
	March	625	-29.9	713	1,806	1,589	44.9	222,688	-1.2	215,564
	April	911	-11.6	729	2,569	1,866	39.1	223,797	-6.1	212,031
	May	1,112	-9.7	792	2,579	1,778	44.5	229,646	-3.2	214,582
	June	960	-18.8	743	2,017	1,718	43.2	224,839	0.0	216,780
	July	982	-9.4	765	2,095	1,728	44.3	215,094	-2.1	214,187
	August	936	1.5	832	1,746	1,742	47.8	212,268	1.7	219,413
	September	722	-7.6	750	1,710	1,810	41.4	209,567	0.0	217,628
	October	755	-9.7	755	1,519	1,728	43.7	203,144	-2.1	214,275
	November	603	-6.7	728	1,242	1,774	41.0	209,997	0.6	215,958
	December	463	3.3	767	693	1,753	43.8	208,555	1.8	213,061
2014	January	418	-17.2	676	1,497	1,683	40.2	201,714	-10.1	208,226
	February	515	-10.7	683	1,315	1,621	42.1	218,261	3.1	216,276
	March	659	5.4	700	1,910	1,702	41.1	213,336	-4.2	207,541
	April	770	-15.5	677	2,301	1,689	40.1	219,808	-1.8	208,788
	May	994	-10.6	726	2,546	1,782	40.7	233,715	1.8	203,370
	June	1,023	6.6	758	2,261	1,815	41.8	220,155	-2.1	205,257
	July	993	1.1	766	2,044	1,724	44.4	224,287	4.3	222,934
	August	812	-13.2	759	1,779	1,800	42.2	210,370	-0.9	216,906
	September	814	12.7	776	1,763	1,740	44.6	204,260	-2.5	213,243
	October									
	November									
	December									
	Q3 2013	2,640	-5.3	2,347	5,551	5,280	44.5	212,580	-0.3	217,139
	Q3 2014	2,619	-0.8	2,301	5,586	5,264	43.7	213,747	0.5	217,677
	YTD 2013	7,330	-13.8		17,390			219,776	-1.6	
	YTD 2014	6,998	-4.5		17,416			217,762	-0.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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

Table 5d: MLS® Residential Activity for New Brunswick
Third Quarter 2014

		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
2013	January	316	2.9	536	1,260	1,320	40.6	153,368	2.6	157,385
	February	397	-13.1	522	1,068	1,313	39.8	156,119	-0.2	159,590
	March	428	-10.6	499	1,419	1,269	39.3	163,566	2.3	162,368
	April	599	-4.2	501	1,761	1,314	38.1	165,434	-0.5	159,934
	May	821	8.3	558	1,751	1,220	45.7	173,256	-1.3	159,966
	June	701	-4.2	551	1,430	1,237	44.5	167,878	-1.6	159,378
	July	674	4.3	532	1,552	1,294	41.1	159,502	1.6	160,424
	August	607	0.5	544	1,232	1,241	43.8	164,824	2.3	164,134
	September	524	-5.2	500	1,223	1,295	38.6	159,702	5.7	163,642
	October	476	-12.2	485	1,148	1,287	37.7	155,414	-1.1	160,820
	November	437	1.4	533	836	1,223	43.6	156,787	-0.4	160,483
	December	302	12.3	521	480	1,142	45.6	160,867	6.6	168,594
2014	January	297	-6.0	495	1,276	1,311	37.8	160,451	4.6	164,757
	February	379	-4.5	500	1,199	1,455	34.4	159,201	2.0	163,057
	March	466	8.9	535	1,376	1,244	43.0	156,795	-4.1	156,761
	April	539	-10.0	467	1,562	1,137	41.1	161,821	-2.2	157,513
	May	665	-19.0	468	1,985	1,443	32.4	178,609	3.1	163,811
	June	637	-9.1	475	1,877	1,522	31.2	166,208	-1.0	158,853
	July	731	8.5	574	1,664	1,383	41.5	164,146	2.9	164,153
	August	638	5.1	572	1,326	1,383	41.4	162,110	-1.6	161,181
	September	647	23.5	568	1,447	1,430	39.7	154,338	-3.4	159,490
	October									
	November									
	December									
	Q3 2013	1,805	0.1	1,576	4,007	3,830	41.1	161,350	3.1	162,725
	Q3 2014	2,016	11.7	1,714	4,437	4,196	40.8	160,354	-0.6	161,616
	YTD 2013	5,067	-1.8		12,696			163,944	1.0	
	YTD 2014	4,999	-1.3		13,712			163,273	-0.4	

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

Table 6a: Level of Economic Indicators for Newfoundland and Labrador
Third Quarter 2014

		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							
2013	January - March	593	3.0	5.2	234.3	11.9	425	71.6	910	1,417,496	98.53
	April - June	590	3.0	5.1	233.0	11.5	-213	78.7	918	1,684,309	96.90
	July - September	597	3.1	5.3	231.3	10.8	716	76.5	928	1,627,182	96.45
	October - December	601	3.1	5.3	233.7	11.3	-292	65.6	935	1,537,451	94.69
2014	January - March	591	3.1	5.2	232.3	11.8	-1,191	65.4	966	1,473,878	90.18
	April - June	570	3.1	4.8	224.8	12.4	-50	79.1	941	1,776,511	92.39
	July - September	570	3.1	4.8	226.1	12.9		74.3	958		90.97
	October - December										

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador
Third Quarter 2014

		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							
2013	January - March	-0.5	-0.3	0.0	3.1	-1.1	**	-11.4	0.9	-9.2	-1.8
	April - June	-1.9	-0.2	-0.2	1.1	-0.9	-120.3	31.1	4.4	-21.7	-1.8
	July - September	0.3	0.0	0.0	0.8	-1.8	-29.6	4.3	4.2	-6.7	-4.5
	October - December	1.0	0.1	0.1	-0.1	-0.7	-196.4	-17.8	3.4	-11.4	-5.7
2014	January - March	-0.5	0.1	0.0	-0.8	-0.1	**	-8.6	6.1	4.0	-8.5
	April - June	-3.4	0.1	-0.4	-3.5	0.9	-76.5	0.6	2.5	5.5	-4.7
	July - September	-4.6	0.0	-0.5	-2.2	2.1		-2.9	3.2		-5.7
	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 Prince Edward Island
Third Quarter 2014

		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							
2013	January - March	593	3.0	5.2	74.8	11.7	-72	71.6	728	292,709	98.53
	April - June	590	3.0	5.1	74.3	11.2	262	78.7	739	402,280	96.90
	July - September	597	3.1	5.3	73.7	11.2	-44	76.5	730	388,676	96.45
	October - December	601	3.1	5.3	73.9	11.3	-80	65.6	743	372,047	94.69
2014	January - March	591	3.1	5.2	74.5	11.5	347	65.4	769	311,884	90.18
	April - June	570	3.1	4.8	73.5	11.3	438	79.1	754	440,184	92.39
	July - September	570	3.1	4.8	74.3	9.7		74.3	757		90.97
	October - December										

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island
Third Quarter 2014

		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							
2013	January - March	-0.5	-0.3	0.0	3.9	0.4	-129.1	-11.4	0.8	4.4	-1.8
	April - June	-1.9	-0.2	-0.2	2.4	-0.3	-24.3	31.1	0.6	5.7	-1.8
	July - September	0.3	0.0	0.0	1.3	-0.1	-129.7	4.3	-1.5	17.7	-4.5
	October - December	1.0	0.1	0.1	0.6	0.0	-65.5	-17.8	1.2	19.5	-5.7
2014	January - March	-0.5	0.1	0.0	-0.4	-0.2	**	-8.6	5.6	6.6	-8.5
	April - June	-3.4	0.1	-0.4	-1.0	0.1	67.2	0.6	2.1	9.4	-4.7
	July - September	-4.6	0.0	-0.5	0.8	-1.6		-2.9	3.8		-5.7
	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 Nova Scotia
Third Quarter 2014

		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							
2013	January - March	593	3.0	5.2	453.9	9.5	-823	71.6	769	2,448,101	98.53
	April - June	590	3.0	5.1	456.4	8.9	-198	78.7	790	2,683,674	96.90
	July - September	597	3.1	5.3	454.7	8.8	-578	76.5	785	2,553,497	96.45
	October - December	601	3.1	5.3	451.0	9.1	469	65.6	793	1,796,270	94.69
2014	January - March	591	3.1	5.2	448.6	8.9	-432	65.4	801	1,625,155	90.18
	April - June	570	3.1	4.8	447.5	8.8	662	79.1	807	1,895,560	92.39
	July - September	570	3.1	4.8	445.5	9.0		74.3	818		90.97
	October - December										

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia
Third Quarter 2014

		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							
2013	January - March	-0.5	-0.3	0.0	-0.9	1.2	**	-11.4	0.6	-2.8	-1.8
	April - June	-1.9	-0.2	-0.2	0.7	-0.4	-165.6	31.1	1.8	-0.5	-1.8
	July - September	0.3	0.0	0.0	-0.4	-0.5	46.0	4.3	2.1	-6.5	-4.5
	October - December	1.0	0.1	0.1	-0.6	-0.1	**	-17.8	3.4	-30.6	-5.7
2014	January - March	-0.5	0.1	0.0	-1.2	-0.5	-47.5	-8.6	4.2	-33.6	-8.5
	April - June	-3.4	0.1	-0.4	-1.9	0.0	**	0.6	2.1	-29.4	-4.7
	July - September	-4.6	0.0	-0.5	-2.0	0.2		-2.9	4.2		-5.7
	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 6d: Level of Economic Indicators for New Brunswick
Third Quarter 2014

		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							
2013	January - March	593	3.0	5.2	351.5	10.6	-503	71.6	762	4,942,657	98.53
	April - June	590	3.0	5.1	349.1	10.8	238	78.7	768	5,226,159	96.90
	July - September	597	3.1	5.3	351.0	10.4	-770	76.5	801	4,903,190	96.45
	October - December	601	3.1	5.3	352.0	9.8	-265	65.6	791	5,241,888	94.69
2014	January - March	591	3.1	5.2	353.6	9.8	-556	65.4	770	4,574,214	90.18
	April - June	570	3.1	4.8	351.3	10.1	-121	79.1	779	5,012,388	92.39
	July - September	570	3.1	4.8	352.2	9.4		74.3	791		90.97
	October - December										

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick
Third Quarter 2014

		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							
2013	January - March	-0.5	-0.3	0.0	0.1	0.7	119.7	-11.4	1.6	5.1	-1.8
	April - June	-1.9	-0.2	-0.2	-1.6	1.2	-52.2	31.1	3.2	2.6	-1.8
	July - September	0.3	0.0	0.0	-0.2	-0.2	8.0	4.3	6.7	-0.7	-4.5
	October - December	1.0	0.1	0.1	0.9	-1.4	-44.8	-17.8	3.1	7.4	-5.7
2014	January - March	-0.5	0.1	0.0	0.6	-0.8	10.5	-8.6	1.1	-7.5	-8.5
	April - June	-3.4	0.1	-0.4	0.6	-0.7	-150.8	0.6	1.5	-4.1	-4.7
	July - September	-4.6	0.0	-0.5	0.3	-1.0		-2.9	-1.2		-5.7
	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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