HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

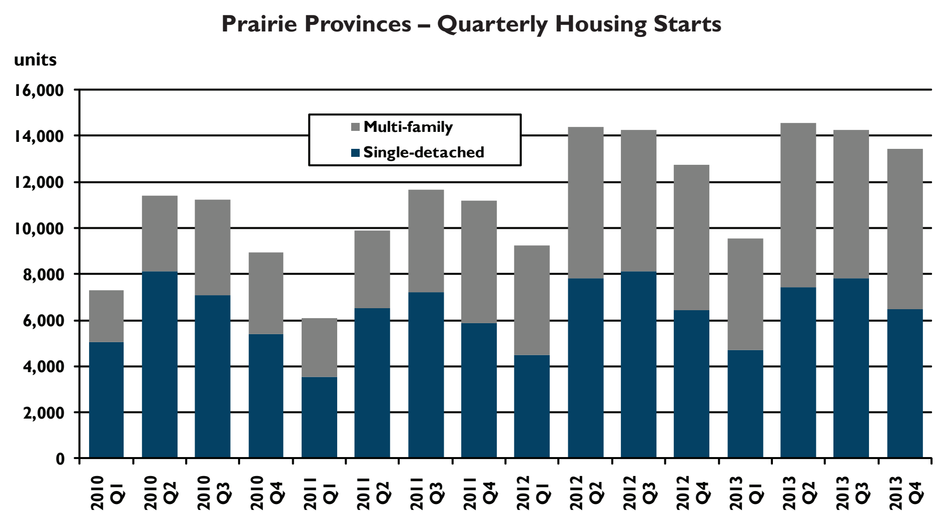
Date Released: First Quarter 2014

New Home Market

Prairie housing starts increased in Q4 2013

Prairie housing starts totalled 13,418 units in the fourth quarter of 2013, an increase of 5.3 per cent from 12,739 in the fourth quarter of 2012. This brought production in 2013 to 51,766 units, up 2.3 per cent from 2012. Single-detached starts during the fourth quarter reached 6,491 units, slightly higher than 6,448 a year earlier. This brought single-detached construction to 26,435 units

Figure 1



Source: CMHC

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in 2013, a bit lower than the production of 26,833 in 2012. On the other hand, multi-family starts, which consist of semi-detached, row, and apartment units, increased by ten per cent in the fourth quarter of 2013 to 6,927 units. Increased production in Alberta and Manitoba more than offset the decline in Saskatchewan. As a result, Prairie multi-family starts totalled 25,331 in 2013, representing a 6.6 per cent gain from the 23,773 starts in 2012.

In Alberta, there were 9,719 housing starts in the fourth quarter of 2013 compared to 8,524 a year earlier. With the fourth quarter, Alberta's housing starts in 2013 totalled 36,011 units, up 7.8 per cent from 2012. Elevated in-migration, declining inventories, and low levels of supply in resale markets helped lift demand for new homes. By component, the last quarter of 2013 saw 4,519 single-detached units and 5,200 multi-family units started, up from a year earlier by 3.9 per cent and 24.6 per cent, respectively. This brought the annual total to 18,431single-detached units and 17,580 multi-family units, up 5.4 per cent and 10.5 per cent, respectively.

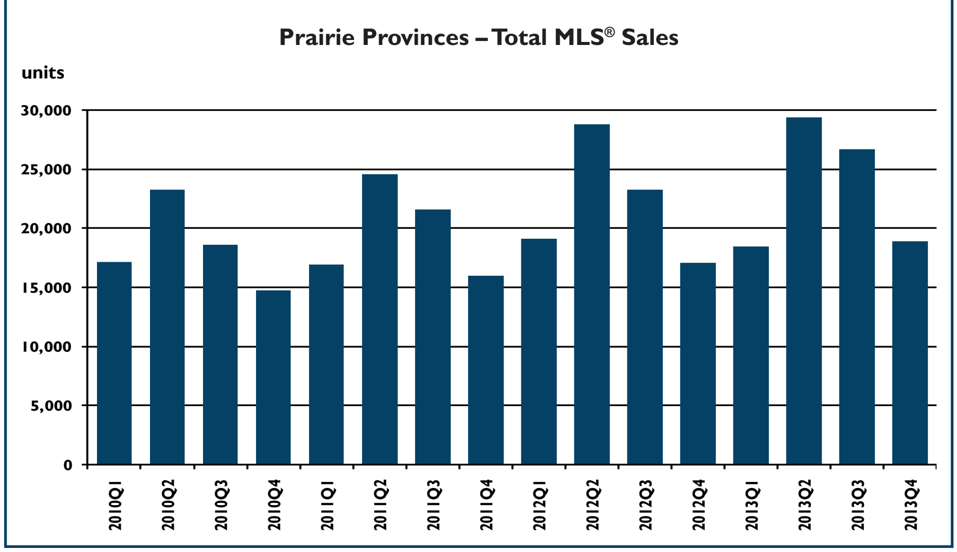
In the Edmonton Census Metropolitan Area (CMA), fourth quarter 2014 housing starts of 3,669 represented a small decline from 3,710 a year earlier. Despite of a slower fourth quarter, Edmonton recorded 14,689 housing starts in 2013, up 14.4 per cent from 2012. By type, fourth quarter single-detached starts totalled 1,496 units, up from 1,395 a year earlier. This brought the annual total for single-detached starts to 5,970 units, up 5.5 per cent from 2012. Edmonton's multi-family production eased during the last three months of 2013, reaching 2,173 units compared to 2,315 a year earlier. Despite the slower fourth quarter, elevated production earlier in the year helped lift annual multi-family starts by 21.5 per cent to 8,719 units. This represented the highest level of multi-family starts in the Edmonton CMA since 1978, when 10,863 units were started. Low vacancy rates and declining apartment inventory encouraged more production of rental apartments and condominium units in 2013.

In the Calgary CMA, housing starts in the fourth quarter of 2013 increased to 3,751 units, up 32.3 per cent from 2,836 a year earlier. Both single-detached and multi-family starts rose in the fourth quarter to 1,579 units and 2,172, respectively. For 2013, housing starts in Calgary CMA totalled 12,584 units, down two per cent from 2012. Despite a stronger fourth quarter, a lower level of multi-family starts earlier in the year resulted in annual production decreasing by 10.1 per cent to 6,182 units. Meanwhile, single-detached starts ended 2013 at 6,402 units, up 7.4 per cent from production in 2012.

In Alberta's five largest Census Agglomerations (CAs), fourth quarter 2013 housing starts increased in Red Deer and Medicine Hat from 121 to 218 units and 66 to 77 units, respectively. In Grande Prairie, Lethbridge, and Wood Buffalo, housing starts in the fourth quarter declined to 152, 173 and 172 units, respectively. On an annual basis, housing starts in Wood Buffalo rose by over 50 per cent to 967 units as several new social housing projects helped lift production. In Red Deer, there were 784 housing starts in 2013, representing a 38 per cent increase compared to 2012. Housing starts in Grande Prairie, Lethbridge, and Medicine Hat all moderated in 2013, reaching 596 units, 648, and 264 units, respectively.

In Saskatchewan, there were 1,870 housing starts in the fourth quarter of 2013, down from 2,657 units in the fourth quarter of 2012. Both single-detached and multi-family starts were lower during the fourth quarter at 995 units and 875 units, respectively, compared to 1,110 and 1,547 a year earlier. Rising supply levels in 2013 motivated builders to slow production. In 2013, total housing starts in Saskatchewan reached 8,290 units, down 16.8 per cent from 2012. Despite the decline, housing starts in Saskatchewan remained elevated by historical standards.

Figure 2



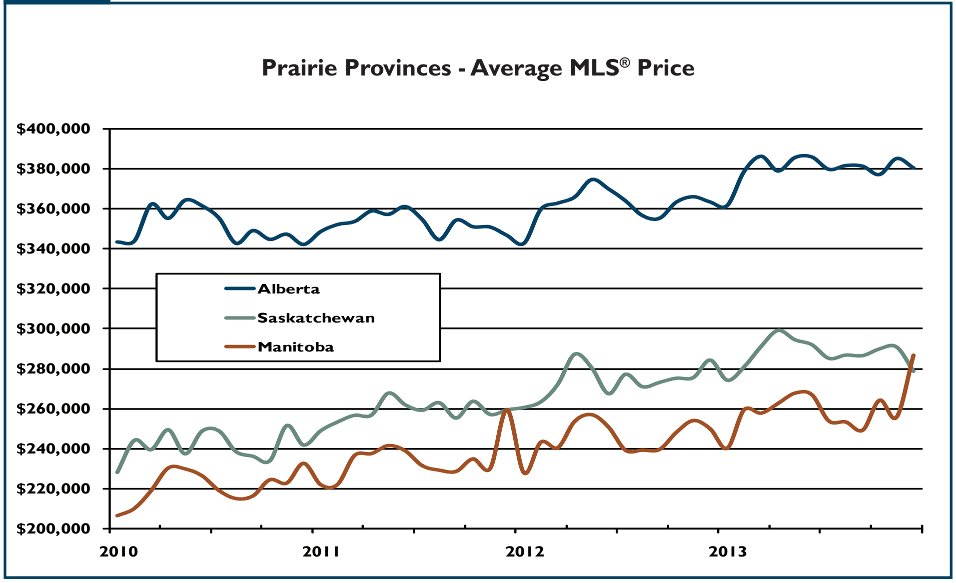
Source: CREA (Raw)

In the Regina CMA, there were 739 housing starts in the fourth quarter of 2013 compared to 873 units a year earlier. This brought Regina's housing starts in 2013 to 3,122 units, up slightly from 3,093 units in 2012. In the Saskatoon CMA, there were 613 housing starts in the fourth quarter of 2013 compared to 1,163 units a year last year. The slower production in the last three months of the year helped reduce annual production in Saskatoon to 2,980 units, down from 3,753 in 2012.

In Manitoba, there were 1,829 housing starts in the fourth quarter of 2013, up from 1,557 units a year earlier. This pushed total housing starts in Manitoba to 7,465 units in 2013, the highest in 26 years and 3.1 per cent above 2012. Fourth quarter housing starts consisted of 977 single-detached units and 852 multi-family units. Given this, annual single-detached starts were 3,820 units, down from 4,169 units in 2012. Multi-family starts in 2013 reached 3,645 units, up 18.6 per cent year-over-year. A high level of condominium starts moved multi-family starts to its highest level since 1978.

In the Winnipeg CMA, there were 1,082 housing starts in the fourth quarter of 2013, up from 802 units in the last three months of 2012. This pushed annual production to 4,705 units, an increase of 15.7 per cent compared to 2012. In the Brandon CA, there were 193 housing starts in the fourth quarter of 2013, up from 59 a year earlier. Brandon's housing starts reached 466 units in 2013 compared to 379 units in 2012.

Figure 3



Source: CREA (Raw)

Resale Market

Prairie Region MLS® sales higher in the fourth quarter of 2013

MLS® sales in the Prairie Region totalled 18,931 units during the fourth quarter of 2013, up 10.8 per cent from the fourth quarter of 2012. In Alberta, a record level of migration helped lift MLS® sales by 13.5 per cent to 13,286 transactions in the fourth quarter. Annual MLS® sales in Alberta amounted to 66,080, up 9.5 per cent from 2012. In Saskatchewan, MLS® sales from October to December increased 5.4 per cent to 2,771 units. Despite the stronger fourth quarter, annual resale transactions moderated in Saskatchewan from the record 13,886 units in 2012 to 13,535 in 2013. In Manitoba, fourth quarter resale transactions amounted to 2,874 units compared to 2,749 units in the last three months of 2012. On an annual basis, Manitoba also experienced a moderation in MLS® sales from the record 14,008 in 2012 to 13,797 in 2013.

The average MLS® price continued to rise in all three Prairie Provinces. In Alberta, the average MLS® price was $380,678 in the fourth quarter of 2013, up 4.5 per cent from a year earlier. In Saskatchewan, the average MLS® price was $287,561, representing an increase of 3.6 per cent year-over-year. In Manitoba, the average resale price was $266,678 in the fourth quarter of 2013, up 6.5 per cent from a year earlier.

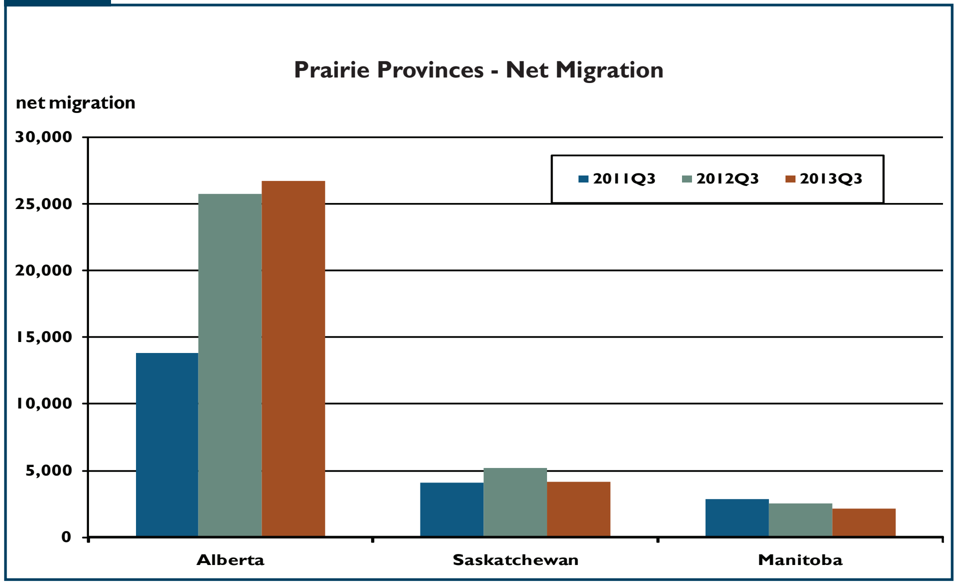
Economy

Net migration remains elevated in the Prairie Region supporting housing demand

Net migration to the Prairie Region totalled 33,009 during the third quarter of 2013, representing a 1.4 per cent decline from the record high reported in 2012. In Alberta, third quarter 2013 net migration increased to 26,705, bringing year-to-date net inflows to 88,053. By year-end, it is expected that close to 100,000 net people will have moved to Alberta in 2013. In Saskatchewan, third quarter 2013 net migration amounted to 4,147 compared to 5,195 a year earlier. Given the reduction, Saskatchewan's net migration is expected to be a bit lower in 2013 than the record set in 2012. In Manitoba, net migration totalled 2,157 in the third quarter, down from 2,512 in the third quarter of 2012.

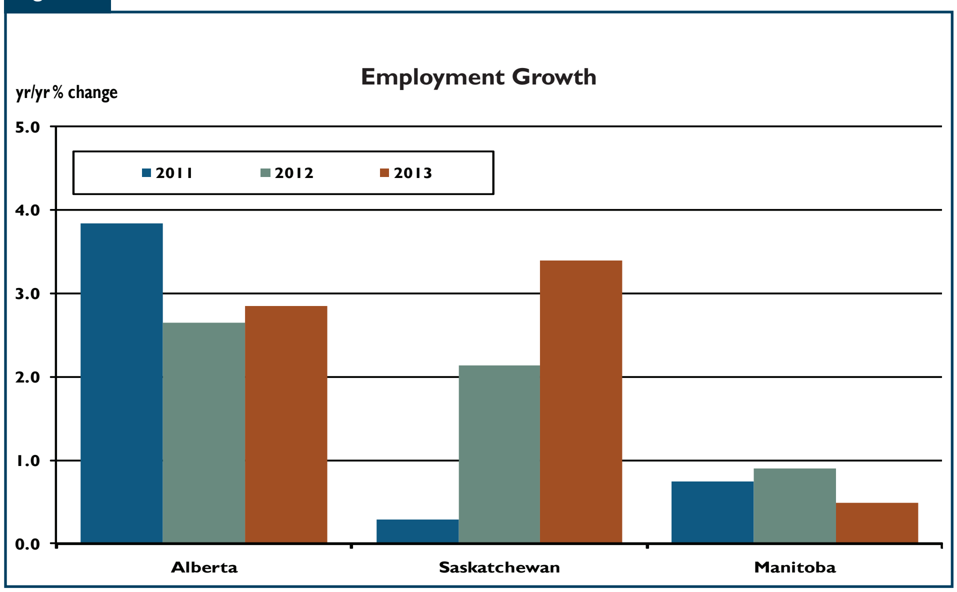
Economic growth in the Prairie Region generated substantial full-time employment growth in Alberta and Saskatchewan. In Alberta, full-time employment increased by 3.3 per cent in 2013 while Saskatchewan experienced a 3.2 per cent increase. Manitoba's full-time employment growth was more moderate, with a 0.2 per cent increase. Unemployment rates remained low in 2013 in the Prairie region, averaging 5.4 per cent in Manitoba, four per cent in Saskatchewan, and 4.6 per cent in Alberta. While migration is showing signs of moderating in the Prairie Region, employment opportunities will continue to be a draw to migrants, generating housing demand.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

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) December 2013		
Manitoba	November 2013	December 2013
Trend[1], urban centres[2]	6,555	6,334
SAAR, urban centres[2]	7,155	4,700
	December 2012	December 2013
Actual, urban centres[2]		
December - Single-Detached	184	227
December - Multiples	32	139
December - Total	216	366
January to December - Single-Detached	2,502	2,743
January to December - Multiples	2,406	3,151
January to December - Total	4,908	5,894

Table 1b: Housing Starts (SAAR and Trend) December 2013		
Saskatchewan	November 2013	December 2013
Trend[1], urban centres[2]	8,697	8,463
SAAR, urban centres[2]	5,686	5,719
	December 2012	December 2013
Actual, urban centres[2]		
December - Single-Detached	220	206
December - Multiples	444	205
December - Total	664	411
January to December - Single-Detached	3,824	3,411
January to December - Multiples	4,117	3,847
January to December - Total	7,941	7,258

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) December 2013		
Alberta	November 2013	December 2013
Trend[1], urban centres[2]	32,965	32,454
SAAR, urban centres[2]	40,097	32,594
	December 2012	December 2013
Actual, urban centres[2]		
December - Single-Detached	1,220	1,084
December - Multiples	905	1,475
December - Total	2,125	2,559
January to December - Single-Detached	15,193	16,308
January to December - Multiples	15,413	16,685
January to December - Total	30,606	32,993

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 Fourth 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										
Q4 2013	5,433	976	163	11	1,313	2,610	75	1,287	1,550	13,418
Q4 2012	5,278	1,076	67	19	884	2,424	146	1,286	1,558	12,738
% Change	2.9	-9.3	143.3	-42.1	48.5	7.7	-48.6	0.1	-0.5	5.3
Year-to-date 2013	22,429	4,258	606	33	4,787	8,862	304	4,866	5,621	51,766
Year-to-date 2012	21,429	4,074	477	88	3,931	8,530	351	4,541	7,151	50,606
% Change	4.7	4.5	27.0	-62.5	21.8	3.9	-13.4	7.2	-21.4	2.3
UNDER CONSTRUCTION										
Q4 2013	12,990	2,852	431	15	4,293	13,988	263	5,991	3,804	44,627
Q4 2012	12,506	2,700	321	54	3,463	11,267	395	5,007	4,753	40,500
% Change	3.9	5.6	34.3	-72.2	24.0	24.2	-33.4	19.7	-20.0	10.2
COMPLETIONS										
Q4 2013	5,976	1,122	152	21	934	1,570	194	1,582	1,291	12,842
Q4 2012	5,411	982	165	27	1,019	1,229	96	664	1,556	11,149
% Change	10.4	14.3	-7.9	-22.2	-8.3	27.7	102.1	138.3	-17.0	15.2
Year-to-date 2013	22,183	4,090	502	70	3,949	6,202	529	4,479	5,716	47,754
Year-to-date 2012	19,523	3,082	377	83	3,299	5,193	341	2,842	4,571	39,311
% Change	13.6	32.7	33.2	-15.7	19.7	19.4	55.1	57.6	25.0	21.5
COMPLETED & NOT ABSORBED										
Q4 2013	1,986	392	51	10	318	760	n/a	n/a	n/a	3,517
Q4 2012	1,730	340	42	13	339	1,124	n/a	n/a	n/a	3,588
% Change	14.8	15.3	21.4	-23.1	-6.2	-32.4	n/a	n/a	n/a	-2.0
ABSORBED										
Q4 2013	4,981	998	114	17	781	1,570	n/a	n/a	n/a	8,461
Q4 2012	4,589	807	89	26	919	1,137	n/a	n/a	n/a	7,567
% Change	8.5	23.7	28.1	-34.6	-15.0	38.1	n/a	n/a	n/a	11.8
Year-to-date 2013	18,819	3,709	425	70	3,584	5,815	n/a	n/a	n/a	32,422
Year-to-date 2012	16,987	2,695	247	69	2,978	4,621	n/a	n/a	n/a	27,597
% Change	10.8	37.6	72.1	1.4	20.3	25.8	n/a	n/a	n/a	17.5

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

Table 1.1a: Housing Activity Summary of Manitoba fourth 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										
Q4 2013	660	52	0	7	236	375	6	91	402	1,829
Q4 2012	592	38	9	6	111	128	0	128	545	1,557
% Change	11.5	36.8	-100.0	16.7	112.6	193.0	n/a	-28.9	-26.2	17.5
Year-to-date 2013	2,729	254	0	14	596	1,370	35	896	1,571	7,465
Year-to-date 2012	2,482	136	12	20	350	884	4	986	2,334	7,242
% Change	10.0	86.8	-100.0	-30.0	70.3	55.0	**	-9.1	-32.7	3.1
UNDER CONSTRUCTION										
Q4 2013	1,385	112	0	7	549	1,608	27	1,063	990	5,741
Q4 2012	1,362	80	12	11	219	889	16	974	1,491	5,088
% Change	1.7	40.0	-100.0	-36.4	150.7	80.9	68.8	9.1	-33.6	12.8
COMPLETIONS										
Q4 2013	606	86	0	5	104	205	19	464	444	1,933
Q4 2012	617	24	0	14	79	126	3	308	492	1,663
% Change	-1.8	**	n/a	-64.3	31.6	62.7	**	50.6	-9.8	16.2
Year-to-date 2013	2,767	232	14	16	285	595	33	899	1,817	6,692
Year-to-date 2012	2,261	74	4	25	335	476	88	740	1,385	5,388
% Change	22.4	**	**	-36.0	-14.9	25.0	-62.5	21.5	31.2	24.2
COMPLETED & NOT ABSORBED										
Q4 2013	300	10	0	2	57	127	n/a	n/a	n/a	496
Q4 2012	205	2	0	5	38	101	n/a	n/a	n/a	351
% Change	46.3	**	n/a	-60.0	50.0	25.7	n/a	n/a	n/a	41.3
ABSORBED										
Q4 2013	492	31	0	3	80	129	n/a	n/a	n/a	735
Q4 2012	524	19	0	12	26	47	n/a	n/a	n/a	628
% Change	-6.1	63.2	n/a	-75.0	**	174.5	n/a	n/a	n/a	17.0
Year-to-date 2013	2,276	66	5	18	222	443	n/a	n/a	n/a	3,030
Year-to-date 2012	1,842	35	0	29	187	322	n/a	n/a	n/a	2,415
% Change	23.6	88.6	n/a	-37.9	18.7	37.6	n/a	n/a	n/a	25.5

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

Table 1.1b: Housing Activity Summary of Saskatchewan fourth 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										
Q4 2013	799	84	8	0	154	311	39	213	262	1,870
Q4 2012	879	112	22	8	105	559	112	534	326	2,657
% Change	-9.1	-25.0	-63.6	-100.0	46.7	-44.4	-65.2	-60.1	-19.6	-29.6
Year-to-date 2013	3,410	346	35	1	952	1,237	69	1,208	1,032	8,290
Year-to-date 2012	3,767	422	107	55	534	1,984	289	783	2,027	9,968
% Change	-9.5	-18.0	-67.3	-98.2	78.3	-37.7	-76.1	54.3	-49.1	-16.8
UNDER CONSTRUCTION										
Q4 2013	2,427	274	16	2	920	2,280	128	1,080	710	7,837
Q4 2012	2,426	302	77	35	496	2,050	320	622	1,314	7,642
% Change	0.0	-9.3	-79.2	-94.3	85.5	11.2	-60.0	73.6	-46.0	2.6
COMPLETIONS										
Q4 2013	951	96	31	3	133	237	47	226	297	2,021
Q4 2012	1,029	88	21	7	122	239	62	136	504	2,208
% Change	-7.6	9.1	47.6	-57.1	9.0	-0.8	-24.2	66.2	-41.1	-8.5
Year-to-date 2013	3,419	350	92	35	564	1,249	277	842	1,226	8,054
Year-to-date 2012	3,193	186	110	41	541	1,182	168	683	1,318	7,422
% Change	7.1	88.2	-16.4	-14.6	4.3	5.7	64.9	23.3	-7.0	8.5
COMPLETED & NOT ABSORBED										
Q4 2013	357	53	11	7	53	206	n/a	n/a	n/a	687
Q4 2012	229	40	8	8	38	150	n/a	n/a	n/a	473
% Change	55.9	32.5	37.5	-12.5	39.5	37.3	n/a	n/a	n/a	45.2
ABSORBED										
Q4 2013	696	62	26	2	70	259	n/a	n/a	n/a	1,115
Q4 2012	808	36	16	13	77	220	n/a	n/a	n/a	1,170
% Change	-13.9	72.2	62.5	-84.6	-9.1	17.7	n/a	n/a	n/a	-4.7
Year-to-date 2013	2,708	281	80	36	353	849	n/a	n/a	n/a	4,307
Year-to-date 2012	2,636	111	82	30	462	939	n/a	n/a	n/a	4,260
% Change	2.7	153.2	-2.4	20.0	-23.6	-9.6	n/a	n/a	n/a	1.1

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

Table 1.1c: Housing Activity Summary of Alberta
fourth 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										
Q4 2013	3,974	840	155	4	923	1,924	30	983	886	9,719
Q4 2012	3,807	926	36	5	668	1,737	34	624	687	8,524
% Change	4.4	-9.3	**	-20.0	38.2	10.8	-11.8	57.5	29.0	14.0
Year-to-date 2013	16,290	3,658	571	18	3,239	6,255	200	2,762	3,018	36,011
Year-to-date 2012	15,180	3,516	358	13	3,047	5,662	58	2,772	2,790	33,396
% Change	7.3	4.0	59.5	38.5	6.3	10.5	**	-0.4	8.2	7.8
UNDER CONSTRUCTION										
Q4 2013	9,178	2,466	415	6	2,824	10,100	108	3,848	2,104	31,049
Q4 2012	8,718	2,318	232	8	2,748	8,328	59	3,411	1,948	27,770
% Change	5.3	6.4	78.9	-25.0	2.8	21.3	83.1	12.8	8.0	11.8
COMPLETIONS										
Q4 2013	4,419	940	121	13	697	1,128	128	892	550	8,888
Q4 2012	3,765	870	144	6	818	864	31	220	560	7,278
% Change	17.4	8.0	-16.0	116.7	-14.8	30.6	**	**	-1.8	22.1
Year-to-date 2013	15,997	3,508	396	19	3,100	4,358	219	2,738	2,673	33,008
Year-to-date 2012	14,069	2,822	263	17	2,423	3,535	85	1,419	1,868	26,501
% Change	13.7	24.3	50.6	11.8	27.9	23.3	157.6	93.0	43.1	24.6
COMPLETED & NOT ABSORBED										
Q4 2013	1,329	329	40	1	208	427	n/a	n/a	n/a	2,334
Q4 2012	1,296	298	34	0	263	873	n/a	n/a	n/a	2,764
% Change	2.5	10.4	17.6	n/a	-20.9	-51.1	n/a	n/a	n/a	-15.6
ABSORBED										
Q4 2013	3 793	905	88	12	631	1 182	n/a	n/a	n/a	6,611
Q4 2012	3 257	752	73	1	816	870	n/a	n/a	n/a	5,769
% Change	16.5	20.3	20.5	**	-22.7	35.9	n/a	n/a	n/a	14.6
Year-to-date 2013	13,835	3,362	340	16	3,009	4,523	n/a	n/a	n/a	25,085
Year-to-date 2012	12,509	2,549	165	10	2,329	3,360	n/a	n/a	n/a	20,922
% Change	10.6	31.9	106.1	60.0	29.2	34.6	n/a	n/a	n/a	19.9

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

Table 1.3: History of Housing Starts of Prairie 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	22,429	4,258	606	33	4,787	8,862	304	4,866	5,621	51,766
% Change	4.7	4.5	27.0	-62.5	21.8	3.9	-13.4	7.2	-21.4	2.3
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

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Manitoba 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	2,729	254	0	14	596	1,370	35	896	1,571	7,465
% Change	10.0	86.8	-100.0	-30.0	70.3	55.0	**	-9.1	-32.7	3.1
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

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Saskatchewan 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	3,410	346	35	1	952	1,237	69	1,208	1,032	8,290
% Change	-9.5	-18.0	-67.3	-98.2	78.3	-37.7	-76.1	54.3	-49.1	-16.8
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

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Alberta 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	16,290	3,658	571	18	3,239	6,255	200	2,762	3,018	36,011
% Change	7.3	4.0	59.5	38.5	6.3	10.5	**	-0.4	8.2	7.8
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

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Winnipeg	525	504	16	18	191	64	350	216	1,082	802	34.9
Centres 50,000 - 99,999											
Brandon	36	22	6	4	35	25	116	8	193	59	**
Centres 10,000 - 49,999											
Hanover RM	44	36	10	10	0	17	0	0	54	63	-14.3
Portage la Prairie	4	10	0	0	4	0	0	0	8	10	-20.0
St. Andrews	14	10	0	0	0	0	0	0	14	10	40.0
Steinbach	16	14	8	16	4	4	0	28	28	62	-54.8
Thompson	0	2	0	0	0	0	0	4	0	6	-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+)	667	598	56	48	238	110	466	256	1,427	1,012	41.0

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - December 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	2,218	2,129	114	118	449	188	1,924	1,630	4,705	4,065	15.7
Centres 50,000 - 99,999											
Brandon	137	110	10	18	123	77	196	174	466	379	23.0
Centres 10,000 - 49,999											
Hanover RM	146	111	30	22	0	35	8	6	184	174	5.7
Portage la Prairie	9	29	0	0	4	0	0	0	13	29	-55.2
St. Andrews	45	39	0	0	0	0	0	0	45	39	15.4
Steinbach	77	79	36	40	8	4	138	90	259	213	21.6
Thompson	2	5	0	0	0	0	0	4	2	9	-77.8
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	2,743	2,502	262	198	623	304	2,266	1,904	5,894	4,908	20.1

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
Fourth Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Regina	294	256	22	160	114	46	309	411	739	873	-15.3
Saskatoon	373	500	66	42	33	61	141	560	613	1,163	-47.3
Centres 10,000 - 49,999											
Estevan	8	19	8	2	0	0	39	0	55	21	161.9
Lloydminster	41	17	0	0	0	22	0	0	41	39	5.1
Moose Jaw	15	29	0	4	3	0	6	6	24	39	-38.5
North Battleford	14	12	0	4	0	0	0	94	14	110	-87.3
Prince Albert	18	19	0	2	23	4	0	22	41	47	-12.8
Swift Current	11	21	0	0	0	0	0	0	11	21	-47.6
Weyburn[1]	8	n/a	0	n/a	12	n/a	0	n/a	20	n/a	n/a
Yorkton	17	14	4	4	0	0	29	0	50	18	177.8
Total Saskatchewan (10,000+)	799	887	100	218	185	133	524	1,093	1,608	2,331	-31.0

Table 2.1b: Starts by Submarket and by Dwelling Type
Saskatchewan
January - December 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	1,246	1,289	124	386	395	205	1,357	1,213	3,122	3,093	0.9
Saskatoon	1,658	2,025	230	176	386	307	706	1,245	2,980	3,753	-20.6
Centres 10,000 - 49,999											
Estevan	48	49	16	2	4	33	84	0	152	84	81.0
Lloydminster	124	98	0	0	143	90	0	64	267	252	6.0
Moose Jaw	70	119	2	4	3	28	118	22	193	173	11.6
North Battleford	38	39	4	4	0	18	0	102	42	163	-74.2
Prince Albert	90	84	12	22	23	28	10	97	135	231	-41.6
Swift Current	48	64	0	0	14	16	66	0	128	80	60.0
Weyburn[1]	22	n/a	8	n/a	12	n/a	55	n/a	97	n/a	n/a
Yorkton	67	57	16	16	6	15	53	24	142	112	26.8
Total Saskatchewan (10,000+)	3,411	3,824	412	610	986	740	2,449	2,767	7,258	7,941	-8.6

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 Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Calgary	1,579	1,479	308	308	601	360	1,263	689	3,751	2,836	32.3
Edmonton	1,496	1,395	502	598	345	206	1,326	1,511	3,669	3,710	-1.1
Centres 50,000 - 99,999											
Grande Prairie	76	138	4	20	10	0	62	4	152	162	-6.2
Lethbridge	145	154	16	10	12	8	0	29	173	201	-13.9
Medicine Hat	55	64	6	2	0	0	16	0	77	66	16.7
Red Deer	95	64	22	10	28	47	73	0	218	121	80.2
Wood Buffalo	89	130	24	36	8	0	51	120	172	286	-39.9
Centres 10,000 - 49,999											
Bonnyville MD	51	35	0	0	0	8	0	0	51	43	18.6
Brooks	12	7	0	2	0	0	20	0	32	9	**
Camrose	9	14	6	0	4	0	0	0	19	14	35.7
Canmore	8	3	4	0	0	0	56	0	68	3	**
Clearwater County MD	13	18	0	0	0	0	0	0	13	18	-27.8
Cold Lake	27	35	0	4	16	0	32	0	75	39	92.3
Foothills No 31 MD	37	29	0	2	0	0	0	0	37	31	19.4
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	9	12	2	6	0	0	0	0	11	18	-38.9
Lac Ste.Anne County[1]	20	n/a	0	n/a	0	n/a	0	n/a	20	n/a	n/a
Lacombe	17	22	2	4	4	4	0	8	23	38	-39.5
Lacombe County CM	13	18	0	0	0	0	0	0	13	18	-27.8
Mackenzie No 23 MD	17	11	0	0	6	3	0	0	23	14	64.3
Mountain View County MD	27	22	0	0	0	0	0	0	27	22	22.7
Okotoks	60	62	0	0	0	0	0	0	60	62	-3.2
Red Deer County CM	23	17	0	0	0	0	0	0	23	17	35.3
Strathmore	6	5	2	0	7	8	8	0	23	13	76.9
Sylvan Lake	28	17	0	0	9	18	0	0	37	35	5.7
Wetaskiwin County No 10 CM	13	10	0	0	0	0	0	0	13	10	30.0
Wetaskiwin	3	6	0	0	0	0	0	0	3	6	-50.0
Yellowhead County MD	13	15	0	0	0	0	0	0	13	15	-13.3
Total Alberta (10,000+)	3,978	3,812	898	1,002	1,050	662	2,907	2,361	8,833	7,837	12.7

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 - December 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	6,402	5,961	1,336	1,128	1,871	1,758	2,975	3,994	12,584	12,841	-2.0
Edmonton	5,970	5,658	2,084	2,172	1,471	1,080	5,164	3,927	14,689	12,837	14.4
Centres 50,000 - 99,999											
Grande Prairie	393	491	54	84	87	16	62	20	596	611	-2.5
Lethbridge	539	552	74	32	25	32	10	44	648	660	-1.8
Medicine Hat	236	226	10	8	2	0	16	50	264	284	-7.0
Red Deer	389	326	78	72	109	97	208	73	784	568	38.0
Wood Buffalo	363	347	122	78	101	74	381	138	967	637	51.8
Centres 10,000 - 49,999											
Bonnyville MD	187	139	0	0	0	8	0	0	187	147	27.2
Brooks	37	43	0	4	0	0	20	0	57	47	21.3
Camrose	47	52	20	12	12	4	4	4	83	72	15.3
Canmore	24	9	12	12	17	0	56	0	109	21	**
Clearwater County MD	78	61	0	0	0	0	0	0	78	61	27.9
Cold Lake	92	115	8	20	35	0	32	0	167	135	23.7
Foothills No 31 MD	138	111	16	26	4	0	0	0	158	137	15.3
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	40	42	6	30	0	11	0	0	46	83	-44.6
Lac Ste.Anne County[1]	100	n/a	2	n/a	0	n/a	0	n/a	102	n/a	n/a
Lacombe	73	82	10	24	15	15	0	88	98	209	-53.1
Lacombe County CM	60	57	0	0	0	0	0	0	60	57	5.3
Mackenzie No 23 MD	90	65	0	0	6	8	0	8	96	81	18.5
Mountain View County MD	76	76	0	0	0	0	0	0	76	76	0.0
Okotoks	221	202	0	8	0	0	0	0	221	210	5.2
Red Deer County CM	92	107	0	0	8	8	0	0	100	115	-13.0
Strathmore	19	17	4	14	7	38	16	16	46	85	-45.9
Sylvan Lake	125	109	2	14	23	84	73	0	223	207	7.7
Wetaskiwin County No 10 CM	58	55	0	0	0	0	0	0	58	55	5.5
Wetaskiwin	10	21	0	4	0	0	0	0	10	25	-60.0
Yellowhead County MD	70	72	0	0	0	0	0	0	70	72	-2.8
Total Alberta (10,000+)	16,308	15,193	3,838	3,742	3,830	3,237	9,017	8,434	32,993	30,606	7.8

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
Fourth Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Winnipeg	185	64	6	0	263	112	87	104
Centres 50,000 - 99,999								
Brandon	35	25	0	0	112	0	4	8
Centres 10,000 - 49,999								
Hanover RM	0	17	0	0	0	0	0	0
Portage la Prairie	4	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	4	4	0	0	0	16	0	12
Thompson	0	0	0	0	0	0	0	4
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	232	110	6	0	375	128	91	128

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - December 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	414	188	35	0	1,151	786	773	844
Centres 50,000 - 99,999								
Brandon	123	73	0	4	146	14	50	126
Centres 10,000 - 49,999								
Hanover RM	0	35	0	0	0	6	8	0
Portage la Prairie	4	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	8	4	0	0	73	78	65	12
Thompson	0	0	0	0	0	0	0	4
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	588	300	35	4	1,370	884	896	986

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 Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Regina	114	40	0	6	131	189	178	222
Saskatoon	33	61	0	0	141	348	0	212
Centres 10,000 - 49,999								
Estevan	0	0	0	0	39	0	0	0
Lloydminster	0	18	0	4	0	0	0	0
Moose Jaw	3	0	0	0	0	0	6	6
North Battleford	0	0	0	0	0	0	0	94
Prince Albert	0	4	23	0	0	22	0	0
Swift Current	0	0	0	0	0	0	0	0
Weyburn[1]	8	n/a	4	n/a	0	n/a	0	n/a
Yorkton	0	0	0	0	0	0	29	0
Total Saskatchewan (10,000+)	158	123	27	10	311	559	213	534

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - December 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	391	199	4	6	621	844	736	369
Saskatoon	386	273	0	34	481	1,007	225	238
Centres 10,000 - 49,999								
Estevan	4	21	0	12	51	0	33	0
Lloydminster	143	86	0	4	0	0	0	64
Moose Jaw	3	0	0	28	12	16	106	6
North Battleford	0	18	0	0	0	8	0	94
Prince Albert	0	12	23	16	0	85	10	12
Swift Current	0	16	14	0	0	0	66	0
Weyburn[1]	8	n/a	4	n/a	55	n/a	0	n/a
Yorkton	6	6	0	9	21	24	32	0
Total Saskatchewan (10,000+)	941	631	45	109	1,241	1,984	1,208	783

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 Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Calgary	601	360	0	0	1,199	580	64	109
Edmonton	345	206	0	0	570	1,008	756	503
Centres 50,000 - 99,999								
Grande Prairie	3	0	7	0	0	0	62	4
Lethbridge	12	8	0	0	0	29	0	0
Medicine Hat	0	0	0	0	16	0	0	0
Red Deer	25	21	3	26	0	0	73	0
Wood Buffalo	8	0	0	0	51	120	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	8	0	0	0	0
Brooks	0	0	0	0	0	0	20	0
Camrose	0	0	4	0	0	0	0	0
Canmore	0	0	0	0	56	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	16	0	24	0	8	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	4	4	0	0	0	0	0	8
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	6	3	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	7	8	0	0	8	0	0	0
Sylvan Lake	9	18	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,020	628	30	34	1,924	1,737	983	624

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 - December 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	1,871	1,758	0	0	2,736	3,360	239	634
Edmonton	1,390	1,068	81	12	3,121	1,983	2,043	1,944
Centres 50,000 - 99,999								
Grande Prairie	31	4	56	12	0	0	62	20
Lethbridge	25	32	0	0	6	41	4	3
Medicine Hat	2	0	0	0	16	30	0	20
Red Deer	106	71	3	26	56	70	152	3
Wood Buffalo	86	74	15	0	147	138	234	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	8	0	0	0	0
Brooks	0	0	0	0	0	0	20	0
Camrose	4	4	8	0	4	4	0	0
Canmore	17	0	0	0	56	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	35	0	24	0	8	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	15	15	0	0	0	0	0	88
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	6	8	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	7	38	0	0	16	16	0	0
Sylvan Lake	23	84	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+)	3,632	3,179	198	58	6,255	5,662	2,762	2,772

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 Fourth Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Winnipeg	534	506	455	192	93	104	1,082	802
Centres 50,000 - 99,999								
Brandon	38	26	151	25	4	8	193	59
Centres 10,000 - 49,999								
Hanover RM	54	51	0	12	0	0	54	63
Portage la Prairie	4	10	4	0	0	0	8	10
St. Andrews	14	10	0	0	0	0	14	10
Steinbach	24	34	4	16	0	12	28	62
Thompson	0	2	0	0	0	4	0	6
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	712	639	618	245	97	128	1,427	1,012

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - December 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	2,314	2,186	1,583	1,035	808	844	4,705	4,065
Centres 50,000 - 99,999								
Brandon	143	110	273	105	50	130	466	379
Centres 10,000 - 49,999								
Hanover RM	176	138	0	36	8	0	184	174
Portage la Prairie	9	29	4	0	0	0	13	29
St. Andrews	45	39	0	0	0	0	45	39
Steinbach	113	123	81	78	65	12	259	213
Thompson	2	5	0	0	0	4	2	9
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	2,983	2,630	1,980	1,254	931	990	5,894	4,908

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 Fourth Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Regina	305	313	244	232	190	328	739	873
Saskatoon	442	557	171	394	0	212	613	1,163
Centres 10,000 - 49,999								
Estevan	16	21	39	0	0	0	55	21
Lloydminster	41	17	0	18	0	4	41	39
Moose Jaw	15	33	3	0	6	6	24	39
North Battleford	14	14	0	0	0	96	14	110
Prince Albert	18	19	0	28	23	0	41	47
Swift Current	11	21	0	0	0	0	11	21
Weyburn[1]	8	n/a	8	n/a	4	n/a	20	n/a
Yorkton	21	18	0	0	29	0	50	18
Total Saskatchewan (10,000+)	891	1,013	465	672	252	646	1,608	2,331

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - December 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	1,349	1,530	1,009	1,011	764	552	3,122	3,093
Saskatoon	1,882	2,213	873	1,268	225	272	2,980	3,753
Centres 10,000 - 49,999								
Estevan	64	50	55	21	33	13	152	84
Lloydminster	131	98	136	86	0	68	267	252
Moose Jaw	70	123	17	16	106	34	193	173
North Battleford	42	41	0	26	0	96	42	163
Prince Albert	96	104	6	99	33	28	135	231
Swift Current	48	64	0	16	80	0	128	80
Weyburn[1]	26	n/a	67	n/a	4	n/a	97	n/a
Yorkton	83	73	27	30	32	9	142	112
Total Saskatchewan (10,000+)	3,791	4,296	2,190	2,573	1,277	1,072	7,258	7,941

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
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Calgary	1,883	1,781	1,804	946	64	109	3,751	2,836
Edmonton	2,076	1,953	837	1,254	756	503	3,669	3,710
Centres 50,000 - 99,999								
Grande Prairie	83	158	0	0	69	4	152	162
Lethbridge	157	164	16	37	0	0	173	201
Medicine Hat	61	66	16	0	0	0	77	66
Red Deer	120	74	22	21	76	26	218	121
Wood Buffalo	121	162	51	124	0	0	172	286
Centres 10,000 - 49,999								
Bonnyville MD	51	35	0	0	0	8	51	43
Brooks	12	9	0	0	20	0	32	9
Camrose	11	14	4	0	4	0	19	14
Canmore	12	3	56	0	0	0	68	3
Clearwater County MD	13	18	0	0	0	0	13	18
Cold Lake	27	39	24	0	24	0	75	39
Foothills No 31 MD	37	31	0	0	0	0	37	31
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	11	18	0	0	0	0	11	18
Lac Ste.Anne County[1]	20	n/a	0	n/a	0	n/a	20	n/a
Lacombe	23	24	0	6	0	8	23	38
Lacombe County CM	13	18	0	0	0	0	13	18
Mackenzie No 23 MD	17	14	6	0	0	0	23	14
Mountain View County MD	27	22	0	0	0	0	27	22
Okotoks	60	62	0	0	0	0	60	62
Red Deer County CM	23	17	0	0	0	0	23	17
Strathmore	8	5	15	8	0	0	23	13
Sylvan Lake	37	24	0	11	0	0	37	35
Wetaskiwin County No 10 CM	13	10	0	0	0	0	13	10
Wetaskiwin	3	6	0	0	0	0	3	6
Yellowhead County MD	13	15	0	0	0	0	13	15
Total Alberta (10,000+)	4,969	4,769	2,851	2,410	1,013	658	8,833	7,837

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 - December 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	7,729	7,115	4,616	5,092	239	634	12,584	12,841
Edmonton	8,386	7,833	4,177	3,048	2,126	1,956	14,689	12,837
Centres 50,000 - 99,999								
Grande Prairie	450	579	28	0	118	32	596	611
Lethbridge	609	582	35	75	4	3	648	660
Medicine Hat	248	232	16	32	0	20	264	284
Red Deer	476	398	153	141	155	29	784	568
Wood Buffalo	485	457	233	180	249	0	967	637
Centres 10,000 - 49,999								
Bonnyville MD	187	139	0	0	0	8	187	147
Brooks	37	47	0	0	20	0	57	47
Camrose	67	68	8	4	8	0	83	72
Canmore	36	19	73	2	0	0	109	21
Clearwater County MD	78	61	0	0	0	0	78	61
Cold Lake	100	135	24	0	43	0	167	135
Foothills No 31 MD	152	137	6	0	0	0	158	137
Grande Prairie County No.1 [1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	46	72	0	11	0	0	46	83
Lac Ste.Anne County [1]	102	n/a	0	n/a	0	n/a	102	n/a
Lacombe	90	107	8	14	0	88	98	209
Lacombe County CM	60	57	0	0	0	0	60	57
Mackenzie No 23 MD	90	68	6	5	0	8	96	81
Mountain View County MD	76	76	0	0	0	0	76	76
Okotoks	221	210	0	0	0	0	221	210
Red Deer County CM	92	115	8	0	0	0	100	115
Strathmore	23	31	23	54	0	0	46	85
Sylvan Lake	143	173	80	34	0	0	223	207
Wetaskiwin County No 10 CM	58	55	0	0	0	0	58	55
Wetaskiwin	10	25	0	0	0	0	10	25
Yellowhead County MD	70	72	0	0	0	0	70	72
Total Alberta (10,000+)	20,519	19,054	9,512	8,722	2,962	2,830	32,993	30,606

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 Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Winnipeg	460	527	34	34	101	31	594	368	1,189	960	23.9
Centres 50,000 - 99,999											
Brandon	37	30	0	2	20	16	14	6	71	54	31.5
Centres 10,000 - 49,999											
Hanover RM	38	31	6	2	0	12	0	6	44	51	-13.7
Portage la Prairie	6	9	0	0	0	0	0	0	6	9	-33.3
St. Andrews	18	12	0	0	0	0	0	0	18	12	50.0
Steinbach	20	21	8	8	0	0	61	54	89	83	7.2
Thompson	0	2	0	0	0	0	0	0	0	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+)	611	632	88	46	121	59	669	434	1,489	1,171	27.2

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - December 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	2,280	1,911	108	68	174	254	1,329	1,025	3,891	3,258	19.4
Centres 50,000 - 99,999											
Brandon	110	112	10	8	71	84	72	84	263	288	-8.7
Centres 10,000 - 49,999											
Hanover RM	132	97	30	16	17	40	0	6	179	159	12.6
Portage la Prairie	14	28	0	0	0	0	0	23	14	51	-72.5
St. Andrews	42	46	0	0	0	0	0	0	42	46	-8.7
Steinbach	69	91	42	28	8	0	97	78	216	197	9.6
Thompson	4	4	0	0	0	0	0	0	4	4	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+)	2,783	2,289	264	120	298	378	1,530	1,216	4,875	4,003	21.8

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
Fourth Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Regina	349	331	88	48	50	41	308	86	795	506	57.1
Saskatoon	447	563	34	46	66	71	131	119	678	799	-15.1
Centres 10,000 - 49,999											
Estevan	13	17	6	0	6	5	0	0	25	22	13.6
Lloydminster	40	21	0	0	20	12	0	127	60	160	-62.5
Moose Jaw	16	32	0	2	0	0	0	15	16	49	-67.3
North Battleford	16	16	2	2	0	0	0	0	18	18	0.0
Prince Albert	33	27	6	12	4	12	0	4	43	55	-21.8
Swift Current	12	21	0	0	0	0	24	0	36	21	0.0
Weyburn[1]	7	n/a	2	n/a	10	n/a	0	n/a	19	n/a	n/a
Yorkton	22	18	6	10	6	22	0	24	34	74	0.0
Total Saskatchewan (10,000+)	955	1,046	144	120	162	163	463	375	1,724	1,704	0.0

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - December 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	1,131	1,065	324	110	197	162	834	727	2,486	2,064	20.4
Saskatoon	1,821	1,696	144	106	297	430	991	890	3,253	3,122	4.2
Centres 10,000 - 49,999											
Estevan	53	40	12	2	41	13	0	46	106	101	5.0
Lloydminster	104	99	0	0	109	50	0	127	213	276	-22.8
Moose Jaw	81	113	4	2	0	0	0	15	85	130	-34.6
North Battleford	37	44	6	6	22	4	115	32	180	86	109.3
Prince Albert	87	95	20	20	24	22	12	4	143	141	1.4
Swift Current	57	61	0	2	22	8	66	0	145	71	0.0
Weyburn[1]	29	n/a	8	n/a	10	n/a	73	n/a	120	n/a	n/a
Yorkton	60	51	16	16	21	22	0	24	97	113	0.0
Total Saskatchewan (10,000+)	3,460	3,264	534	264	743	711	2,091	1,865	6,828	6,104	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 Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Calgary	1,772	1,360	380	274	357	546	802	490	3,311	2,670	24.0
Edmonton	1,625	1,461	504	504	436	288	1,129	332	3,694	2,585	42.9
Centres 50,000 - 99,999											
Grande Prairie	64	88	18	26	29	4	0	0	111	118	-5.9
Lethbridge	145	132	12	6	4	6	0	0	161	144	11.8
Medicine Hat	65	66	2	4	0	0	16	0	83	70	18.6
Red Deer	122	93	28	18	20	51	67	187	237	349	-32.1
Wood Buffalo	80	102	28	26	0	0	0	31	108	159	-32.1
Centres 10,000 - 49,999											
Bonnyville MD	58	41	0	0	0	0	0	0	58	41	41.5
Brooks	8	14	0	0	0	0	0	0	8	14	-42.9
Camrose	12	8	6	0	0	4	0	4	18	16	12.5
Canmore	7	2	2	2	23	0	0	0	32	4	**
Clearwater County MD	25	19	0	0	0	0	0	0	25	19	31.6
Cold Lake	22	28	2	8	0	0	0	0	24	36	-33.3
Foothills No 31 MD	46	28	2	8	0	0	0	0	48	36	33.3
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	7	9	2	0	0	16	0	0	9	25	-64.0
Lac Ste.Anne County[1]	35	n/a	0	n/a	0	n/a	0	n/a	35	n/a	n/a
Lacombe	20	33	2	2	0	5	0	0	22	40	-45.0
Lacombe County CM	16	24	0	0	0	0	0	0	16	24	-33.3
Mackenzie No 23 MD	18	24	0	0	0	0	0	0	18	24	-25.0
Mountain View County MD	29	22	0	0	0	0	0	0	29	22	31.8
Okotoks	75	53	0	4	0	0	0	0	75	57	31.6
Red Deer County CM	19	27	0	0	0	8	0	0	19	35	-45.7
Strathmore	5	5	0	2	0	0	8	16	13	23	-43.5
Sylvan Lake	28	35	2	2	14	42	0	0	44	79	-44.3
Wetaskiwin County No 10 CM	15	16	0	0	0	0	0	0	15	16	-6.3
Wetaskiwin	5	7	0	2	0	0	0	24	5	33	-84.8
Yellowhead County MD	27	16	0	0	0	0	0	0	27	16	68.8
Total Alberta (10,000+)	4,439	3,771	990	888	887	975	2,022	1,084	8,338	6,718	24.1

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 - December 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	6,106	5,371	1,168	954	1,724	1,327	3,058	1,941	12,056	9,593	25.7
Edmonton	5,749	5,299	2,110	1,642	1,299	858	3,501	2,367	12,659	10,166	24.5
Centres 50,000 - 99,999											
Grande Prairie	521	359	90	42	46	16	8	0	665	417	59.5
Lethbridge	561	480	62	56	43	116	3	48	669	700	-4.4
Medicine Hat	255	178	6	8	4	4	50	20	315	210	50.0
Red Deer	359	300	74	98	109	87	106	190	648	675	-4.0
Wood Buffalo	341	479	122	30	74	0	152	66	689	575	19.8
Centres 10,000 - 49,999											
Bonnyville MD	188	123	0	0	8	0	0	4	196	127	54.3
Brooks	36	43	2	2	0	4	0	0	38	49	-22.4
Camrose	46	83	18	26	4	4	0	123	68	236	-71.2
Canmore	21	9	10	12	23	15	0	64	54	100	-46.0
Clearwater County MD	81	49	0	0	0	0	0	0	81	49	65.3
Cold Lake	101	95	12	20	15	0	32	0	160	115	39.1
Foothills No 31 MD	131	115	22	20	0	0	0	0	153	135	13.3
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	42	42	10	30	0	38	0	0	52	110	-52.7
Lac Ste.Anne County[1]	99	n/a	6	n/a	0	n/a	0	n/a	105	n/a	n/a
Lacombe	78	75	14	24	15	5	88	0	195	104	87.5
Lacombe County CM	63	55	0	0	0	0	0	0	63	55	14.5
Mackenzie No 23 MD	77	78	0	0	8	10	8	0	93	88	5.7
Mountain View County MD	72	65	0	0	0	0	0	0	72	65	10.8
Okotoks	232	174	0	12	0	0	0	0	232	186	24.7
Red Deer County CM	92	100	0	0	0	8	0	0	92	108	-14.8
Strathmore	18	15	0	18	36	10	20	36	74	79	-6.3
Sylvan Lake	110	119	2	14	48	54	0	0	160	187	-14.4
Wetaskiwin County No 10 CM	53	60	0	0	0	0	0	0	53	60	-11.7
Wetaskiwin	9	25	0	8	0	4	0	95	9	132	-93.2
Yellowhead County MD	74	70	0	0	0	0	0	0	74	70	5.7
Total Alberta (10,000+)	16,023	14,086	3,728	3,018	3,486	2,575	7,098	4,954	30,335	24,633	23.1

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
Fourth Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Winnipeg	84	31	17	0	144	66	450	302
Centres 50,000 - 99,999								
Brandon	20	16	0	0	0	0	14	6
Centres 10,000 - 49,999								
Hanover RM	0	12	0	0	0	6	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	61	54	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+)	104	59	17	0	205	126	464	308

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - December 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	151	179	23	75	472	374	857	651
Centres 50,000 - 99,999								
Brandon	63	84	8	0	8	18	30	66
Centres 10,000 - 49,999								
Hanover RM	17	32	0	8	0	6	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	85	78	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+)	267	295	31	83	597	476	899	740

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 Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Regina	50	41	0	0	106	86	202	0
Saskatoon	66	71	0	0	131	114	0	5
Centres 10,000 - 49,999								
Estevan	6	5	0	0	0	0	0	0
Lloydminster	20	12	0	0	0	0	0	127
Moose Jaw	0	0	0	0	0	15	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	4	12	0	0	0	0	0	4
Swift Current	0	0	0	0	0	0	24	0
Weyburn[1]	10	n/a	0	n/a	0	n/a	0	n/a
Yorkton	6	0	0	22	0	24	0	0
Total Saskatchewan (10,000+)	162	141	0	22	237	239	226	136

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - December 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	192	132	5	30	396	470	438	257
Saskatoon	263	430	34	0	759	602	232	288
Centres 10,000 - 49,999								
Estevan	29	13	12	0	0	39	0	7
Lloydminster	98	40	11	10	0	0	0	127
Moose Jaw	0	0	0	0	0	15	0	0
North Battleford	22	4	0	0	21	32	94	0
Prince Albert	8	12	16	10	0	0	12	4
Swift Current	8	8	14	0	0	0	66	0
Weyburn[1]	10	n/a	0	n/a	73	n/a	0	n/a
Yorkton	12	0	9	22	0	24	0	0
Total Saskatchewan (10,000+)	642	639	101	72	1,249	1,182	842	683

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
Fourth Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Calgary	357	546	0	0	528	420	274	70
Edmonton	344	281	92	7	578	269	551	63
Centres 50,000 - 99,999								
Grande Prairie	0	0	29	4	0	0	0	0
Lethbridge	4	6	0	0	0	0	0	0
Medicine Hat	0	0	0	0	16	0	0	0
Red Deer	20	31	0	20	0	104	67	83
Wood Buffalo	0	0	0	0	0	31	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	4	0	0	0	0	0	4
Canmore	23	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	16	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	5	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	8	0	0	0	0	0	0
Strathmore	0	0	0	0	8	16	0	0
Sylvan Lake	14	42	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	24	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	766	944	121	31	1,130	864	892	220

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 - December 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	1,724	1,327	0	0	2,667	1,648	391	293
Edmonton	1,178	843	121	15	1,491	1,475	2,010	892
Centres 50,000 - 99,999								
Grande Prairie	0	4	46	12	0	0	8	0
Lethbridge	43	104	0	12	0	48	3	0
Medicine Hat	4	4	0	0	30	0	20	20
Red Deer	83	53	26	34	0	104	106	86
Wood Buffalo	74	0	0	0	152	66	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	4	0	0	0	70	0	53
Canmore	23	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	38	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	5	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	8	0	0	0	0	0	0
Strathmore	36	10	0	0	20	36	0	0
Sylvan Lake	48	54	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	24	0	71
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	3,278	2,494	208	81	4,360	3,535	2,738	1,419

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
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Winnipeg	488	528	232	127	469	305	1,189	960
Centres 50,000 - 99,999								
Brandon	36	28	21	20	14	6	71	54
Centres 10,000 - 49,999								
Hanover RM	44	33	0	18	0	0	44	51
Portage la Prairie	6	9	0	0	0	0	6	9
St. Andrews	18	12	0	0	0	0	18	12
Steinbach	28	29	61	54	0	0	89	83
Thompson	0	2	0	0	0	0	0	2
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	692	641	314	219	483	311	1,489	1,171

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - December 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	2,357	1,917	652	610	882	731	3,891	3,258
Centres 50,000 - 99,999								
Brandon	108	108	83	114	38	66	263	288
Centres 10,000 - 49,999								
Hanover RM	167	117	12	34	0	8	179	159
Portage la Prairie	14	28	0	0	0	23	14	51
St. Andrews	42	46	0	0	0	0	42	46
Steinbach	115	119	89	78	12	0	216	197
Thompson	4	4	0	0	0	0	4	4
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	3,013	2,339	896	836	932	828	4,875	4,003

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
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Regina	394	345	153	123	248	38	795	506
Saskatoon	505	616	172	177	1	6	678	799
Centres 10,000 - 49,999								
Estevan	19	16	6	5	0	1	25	22
Lloydminster	40	21	20	12	0	127	60	160
Moose Jaw	16	34	0	15	0	0	16	49
North Battleford	18	18	0	0	0	0	18	18
Prince Albert	37	39	6	12	0	4	43	55
Swift Current	12	21	0	0	24	0	36	21
Weyburn[1]	9	n/a	10	n/a	0	n/a	19	n/a
Yorkton	28	28	6	24	0	22	34	74
Total Saskatchewan (10,000+)	1,078	1,138	373	368	273	198	1,724	1,704

Table 3.5b: Completions by Submarket and by Intended Market
Saskatchewan
January - December 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	1,307	1,081	564	606	615	377	2,486	2,064
Saskatoon	1,988	1,848	997	983	268	291	3,253	3,122
Centres 10,000 - 49,999								
Estevan	65	39	29	54	12	8	106	101
Lloydminster	108	118	94	21	11	137	213	276
Moose Jaw	83	115	2	15	0	0	85	130
North Battleford	41	48	43	36	96	2	180	86
Prince Albert	99	110	16	17	28	14	143	141
Swift Current	57	63	8	8	80	0	145	71
Weyburn[1]	37	n/a	83	n/a	0	n/a	120	n/a
Yorkton	76	67	12	24	9	22	97	113
Total Saskatchewan (10,000+)	3,861	3,489	1,848	1,764	1,119	851	6,828	6,104

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
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Calgary	2,134	1,668	903	932	274	70	3,311	2,670
Edmonton	2,185	2,000	859	515	650	70	3,694	2,585
Centres 50,000 - 99,999								
Grande Prairie	82	114	0	0	29	4	111	118
Lethbridge	157	135	4	9	0	0	161	144
Medicine Hat	67	70	16	0	0	0	83	70
Red Deer	153	111	17	135	67	103	237	349
Wood Buffalo	108	128	0	31	0	0	108	159
Centres 10,000 - 49,999								
Bonnyville MD	58	41	0	0	0	0	58	41
Brooks	8	14	0	0	0	0	8	14
Camrose	16	12	2	0	0	4	18	16
Canmore	9	4	23	0	0	0	32	4
Clearwater County MD	25	19	0	0	0	0	25	19
Cold Lake	24	36	0	0	0	0	24	36
Foothills No 31 MD	46	36	2	0	0	0	48	36
Grande Prairie County No.1 [1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	9	9	0	16	0	0	9	25
Lac Ste.Anne County [1]	35	n/a	0	n/a	0	n/a	35	n/a
Lacombe	22	37	0	3	0	0	22	40
Lacombe County CM	16	24	0	0	0	0	16	24
Mackenzie No 23 MD	18	24	0	0	0	0	18	24
Mountain View County MD	29	22	0	0	0	0	29	22
Okotoks	75	57	0	0	0	0	75	57
Red Deer County CM	19	35	0	0	0	0	19	35
Strathmore	5	7	8	16	0	0	13	23
Sylvan Lake	44	79	0	0	0	0	44	79
Wetaskiwin County No 10 CM	15	16	0	0	0	0	15	16
Wetaskiwin	5	9	0	24	0	0	5	33
Yellowhead County MD	27	16	0	0	0	0	27	16
Total Alberta (10,000+)	5,480	4,779	1,838	1,688	1,020	251	8,338	6,718

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 - December 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	7,259	6,367	4,406	2,933	391	293	12,056	9,593
Edmonton	7,946	6,894	2,571	2,361	2,142	911	12,659	10,166
Centres 50,000 - 99,999								
Grande Prairie	611	405	0	0	54	12	665	417
Lethbridge	617	531	49	157	3	12	669	700
Medicine Hat	265	186	30	4	20	20	315	210
Red Deer	436	380	80	175	132	120	648	675
Wood Buffalo	499	509	190	66	0	0	689	575
Centres 10,000 - 49,999								
Bonnyville MD	188	123	0	0	8	4	196	127
Brooks	38	45	0	0	0	4	38	49
Camrose	66	113	2	70	0	53	68	236
Canmore	31	19	23	81	0	0	54	100
Clearwater County MD	81	49	0	0	0	0	81	49
Cold Lake	121	115	0	0	39	0	160	115
Foothills No 31 MD	151	135	2	0	0	0	153	135
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	52	76	0	34	0	0	52	110
Lac Ste.Anne County[1]	105	n/a	0	n/a	0	n/a	105	n/a
Lacombe	94	101	13	3	88	0	195	104
Lacombe County CM	63	55	0	0	0	0	63	55
Mackenzie No 23 MD	80	88	5	0	8	0	93	88
Mountain View County MD	72	65	0	0	0	0	72	65
Okotoks	232	186	0	0	0	0	232	186
Red Deer County CM	92	108	0	0	0	0	92	108
Strathmore	18	33	56	46	0	0	74	79
Sylvan Lake	126	187	34	0	0	0	160	187
Wetaskiwin County No 10 CM	53	60	0	0	0	0	53	60
Wetaskiwin	9	33	0	24	0	75	9	132
Yellowhead County MD	74	70	0	0	0	0	74	70
Total Alberta (10,000+)	19,901	17,154	7,477	5,975	2,957	1,504	30,335	24,633

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 Fourth 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]													
Q4 2013	2	6.7	8	26.7	13	43.3	3	10.0	4	13.3	30	360,000	369,193
Q4 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	9	9.1	24	24.2	37	37.4	16	16.2	13	13.1	99	360,000	374,846
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Winnipeg CMA													
Q4 2013	46	10.6	46	10.6	126	29.2	73	16.9	141	32.6	432	399,827	419,263
Q4 2012	40	8.7	104	22.6	98	21.3	66	14.3	152	33.0	460	394,188	429,700
Year-to-date 2013	176	8.8	335	16.7	543	27.1	319	15.9	628	31.4	2,001	396,000	420,456
Year-to-date 2012	220	13.4	415	25.3	355	21.7	252	15.4	397	24.2	1,639	376,000	402,463
Total Urban Centres in Manitoba (50,000+)													
Q4 2013	48	10.4	54	11.7	139	30.1	76	16.5	145	31.4	462	397,439	416,012
Q4 2012	40	8.7	104	22.6	98	21.3	66	14.3	152	33.0	460	394,188	429,700
Year-to-date 2013	185	8.8	359	17.1	580	27.6	335	16.0	641	30.5	2,100	394,059	418,306
Year-to-date 2012	220	13.4	415	25.3	355	21.7	252	15.4	397	24.2	1,639	376,000	402,463

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan Fourth 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													
Q4 2013	18	6.0	44	14.6	57	18.9	67	22.3	115	38.2	301	472,000	503,542
Q4 2012	30	9.9	73	24.1	59	19.5	55	18.2	86	28.4	303	445,203	468,075
Year-to-date 2013	78	7.6	207	20.2	212	20.7	198	19.3	329	32.1	1,024	452,500	491,292
Year-to-date 2012	155	15.6	212	21.4	180	18.2	164	16.5	280	28.3	991	436,494	462,023
Saskatoon CMA													
Q4 2013	61	16.4	72	19.3	79	21.2	48	12.9	113	30.3	373	435,443	459,567
Q4 2012	206	41.5	84	16.9	89	17.9	41	8.3	76	15.3	496	369,950	411,212
Year-to-date 2013	462	28.1	319	19.4	294	17.9	212	12.9	358	21.8	1,645	409,900	437,880
Year-to-date 2012	669	41.9	308	19.3	213	13.3	144	9.0	262	16.4	1,596	370,000	408,491
Total Urban Centres in Saskatchewan (50,000+)													
Q4 2013	79	11.7	116	17.2	136	20.2	115	17.1	228	33.8	674	450,000	479,206
Q4 2012	236	29.5	157	19.6	148	18.5	96	12.0	162	20.3	799	402,771	432,776
Year-to-date 2013	540	20.2	526	19.7	506	19.0	410	15.4	687	25.7	2,669	425,900	458,373
Year-to-date 2012	824	31.9	520	20.1	393	15.2	308	11.9	542	21.0	2,587	396,000	428,998

Source: CMHC (Market Absorption Survey)
[1]This centre is new to our survey as of 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													
Q4 2013	30	48.4	23	37.1	4	6.5	2	3.2	3	4.8	62	353,500	357,936
Q4 2012	67	73.6	16	17.6	3	3.3	3	3.3	2	2.2	91	320,952	328,390
Year-to-date 2013	267	57.5	152	32.8	29	6.3	10	2.2	6	1.3	464	340,560	344,816
Year-to-date 2012	262	69.3	86	22.8	19	5.0	7	1.9	4	1.1	378	325,000	330,516
Lethbridge													
Q4 2013	80	60.6	27	20.5	9	6.8	2	1.5	14	10.6	132	336,100	355,902
Q4 2012	66	57.4	28	24.3	7	6.1	11	9.6	3	2.6	115	338,700	350,777
Year-to-date 2013	319	57.9	111	20.1	53	9.6	30	5.4	38	6.9	551	341,200	355,074
Year-to-date 2012	267	57.1	90	19.2	46	9.8	40	8.5	25	5.3	468	341,650	356,054
Medicine Hat													
Q4 2013	41	54.7	18	24.0	10	13.3	2	2.7	4	5.3	75	342,000	359,270
Q4 2012	31	56.4	9	16.4	7	12.7	1	1.8	7	12.7	55	316,000	362,621
Year-to-date 2013	133	52.2	59	23.1	31	12.2	13	5.1	19	7.5	255	346,000	367,721
Year-to-date 2012	91	50.0	33	18.1	23	12.6	7	3.8	28	15.4	182	349,500	382,487
Red Deer													
Q4 2013	14	12.1	10	8.6	14	12.1	18	15.5	60	51.7	116	500,025	533,210
Q4 2012	22	25.3	10	11.5	8	9.2	17	19.5	30	34.5	87	465,000	489,821
Year-to-date 2013	50	14.0	46	12.9	60	16.9	55	15.4	145	40.7	356	468,450	510,854
Year-to-date 2012	85	29.4	48	16.6	31	10.7	39	13.5	86	29.8	289	425,000	470,864
Wood Buffalo													
Q4 2013	0	0.0	0	0.0	0	0.0	0	0.0	74	100.0	74	862,400	861,759
Q4 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	0.3	1	0.3	0	0.0	307	99.4	309	829,900	841,985
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													
Q4 2013	130	7.3	230	12.9	255	14.3	291	16.3	879	49.2	1,785	498,250	613,445
Q4 2012	171	12.2	163	11.7	182	13.0	199	14.3	681	48.8	1,396	498,099	603,499
Year-to-date 2013	633	10.3	851	13.9	939	15.3	865	14.1	2,845	46.4	6,133	486,566	588,179
Year-to-date 2012	738	13.7	717	13.3	853	15.8	696	12.9	2,400	44.4	5,404	478,669	580,135
Edmonton CMA													
Q4 2013	130	8.9	245	16.7	258	17.6	268	18.3	565	38.5	1,466	469,800	528,386
Q4 2012	142	10.5	215	16.0	239	17.7	232	17.2	519	38.5	1,347	466,000	515,179
Year-to-date 2013	535	9.8	944	17.3	1,006	18.4	957	17.5	2,023	37.0	5,465	461,300	529,824
Year-to-date 2012	517	10.2	828	16.4	1,001	19.8	787	15.6	1,923	38.0	5,056	460,000	514,259
Total Urban Centres in Alberta (50,000+)													
Q4 2013	425	11.5	553	14.9	550	14.8	583	15.7	1,599	43.1	3,710	478,551	563,707
Q4 2012	499	15.7	442	13.9	446	14.1	463	14.6	1,319	41.6	3,169	470,000	546,847
Year-to-date 2013	1,937	14.3	2,164	16.0	2,119	15.7	1,930	14.3	5,383	39.8	13,533	461,098	546,385
Year-to-date 2012	1,960	16.1	1,803	14.8	1,973	16.2	1,576	12.9	4,899	40.1	12,211	459,999	540,405

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
Fourth 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	1,166	1,237	1,666	70.0	227,807	2.6	237,878
	February	824	0.2	1,164	1,346	1,658	70.2	243,192	9.5	246,717
	March	1,204	-2.6	1,200	1,755	1,682	71.3	240,414	1.6	234,122
	April	1,461	20.7	1,298	2,211	1,758	73.8	253,624	6.8	241,623
	May	1,764	12.7	1,191	2,333	1,572	75.8	256,923	6.4	243,652
	June	1,591	-2.7	1,163	2,054	1,593	73.0	250,698	5.0	241,954
	July	1,339	-0.3	1,120	1,723	1,487	75.3	239,116	3.3	241,527
	August	1,347	-2.0	1,147	1,845	1,598	71.8	239,234	4.4	244,881
	September	1,122	-15.0	1,161	1,714	1,619	71.7	239,517	4.8	246,999
	October	1,201	3.3	1,132	1,582	1,600	70.8	248,058	5.6	248,482
	November	925	-2.7	1,134	1,076	1,579	71.8	253,995	10.5	261,235
	December	623	-14.5	1,132	627	1,690	67.0	249,852	-3.7	253,358
2013	January	656	8.1	1,194	1,164	1,588	75.2	240,115	5.4	250,562
	February	727	-11.8	1,077	1,227	1,587	67.9	259,397	6.7	263,198
	March	907	-24.7	992	1,588	1,607	61.7	257,657	7.2	251,451
	April	1,332	-8.8	1,102	2,176	1,668	66.1	262,492	3.5	250,700
	May	1,665	-5.6	1,125	2,622	1,736	64.8	267,662	4.2	253,819
	June	1,595	0.3	1,247	2,257	1,814	68.7	266,903	6.5	257,522
	July	1,499	11.9	1,172	2,106	1,759	66.6	253,714	6.1	256,504
	August	1,359	0.9	1,192	2,068	1,832	65.1	253,297	5.9	259,566
	September	1,183	5.4	1,138	2,174	1,865	61.0	249,148	4.0	257,045
	October	1,257	4.7	1,183	1,776	1,879	63.0	264,148	6.5	264,262
	November	937	1.3	1,203	1,264	1,908	63.1	255,636	0.6	262,452
	December	680	9.1	1,173	735	1,914	61.3	286,571	14.7	289,659
	Q4 2012	2,749	-3.3	3,398	3,285	4,869	69.8	250,462	4.6	254,362
	Q4 2013	2,874	4.5	3,559	3,775	5,701	62.4	266,678	6.5	272,021
	YTD 2012	14,008	0.5		19,503			246,318	5.0	
	YTD 2013	13,797	-1.5		21,157			259,949	5.5	

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

Table 5b: MLS® Residential Activity for Saskatchewan Fourth 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	1,237	1,704	2,101	58.9	260,726	4.7	266,248
	February	1,032	25.9	1,229	1,915	2,162	56.8	263,489	3.9	265,275
	March	1,279	18.5	1,223	2,372	2,113	57.9	272,011	5.9	269,631
	April	1,390	22.6	1,241	2,491	2,015	61.6	287,270	11.8	274,340
	May	1,538	11.7	1,137	3,022	2,020	56.3	280,485	4.7	271,770
	June	1,430	1.3	1,165	2,527	2,021	57.6	279,321	6.6	273,861
	July	1,378	14.5	1,158	2,362	2,018	57.4	277,297	6.9	275,738
	August	1,289	-6.3	1,105	2,332	2,055	53.8	271,005	3.0	273,574
	September	1,099	-12.7	1,133	2,160	2,205	51.4	273,209	7.0	279,100
	October	1,144	5.8	1,116	1,898	2,047	54.5	275,308	4.4	279,412
	November	881	-10.6	1,057	1,440	2,087	50.6	275,564	7.1	281,289
	December	605	-17.7	1,086	937	2,315	46.9	284,346	9.6	289,793
2013	January	684	-16.7	1,003	1,840	2,204	45.5	274,253	5.2	280,511
	February	782	-24.2	984	1,749	2,066	47.6	280,915	6.6	282,988
	March	1,081	-15.5	1,113	2,067	2,072	53.7	291,094	7.0	288,183
	April	1,318	-5.2	1,096	2,780	2,056	53.3	299,097	4.1	285,821
	May	1,473	-4.2	1,129	3,409	2,320	48.7	294,414	5.0	285,397
	June	1,455	1.7	1,259	2,852	2,369	53.1	291,981	4.5	286,424
	July	1,503	9.1	1,198	2,824	2,347	51.0	285,147	2.8	283,940
	August	1,279	-0.8	1,146	2,606	2,404	47.7	286,809	5.8	290,027
	September	1,189	8.2	1,163	2,542	2,436	47.7	286,496	4.9	292,235
	October	1,181	3.2	1,158	2,259	2,454	47.2	289,890	5.3	293,859
	November	929	5.4	1,171	1,578	2,421	48.4	290,859	5.6	296,339
	December	661	9.3	1,114	1,005	2,364	47.1	278,764	-2.0	283,995
	Q4 2012	2,630	-6.1	3,259	4,275	6,449	50.5	277,473	6.6	283,480
	Q4 2013	2,771	5.4	3,443	4,842	7,239	47.6	287,561	3.6	291,511
	YTD 2012	13,886	5.7		25,160			275,490	6.2	
	YTD 2013	13,535	-2.5		27,511			288,698	4.8	

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

Table 5c: MLS® Residential Activity for Alberta Fourth 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	4,722	8,024	8,786	53.7	342,572	-1.7	352,729
	February	4,476	13.5	4,885	8,735	8,949	54.6	359,721	2.2	358,103
	March	5,774	12.8	5,145	10,743	8,997	57.2	362,798	2.6	357,370
	April	6,191	23.5	5,393	10,718	8,927	60.4	365,830	1.9	361,589
	May	6,984	23.4	5,202	12,231	8,867	58.7	374,653	4.9	365,239
	June	6,400	8.1	5,097	10,577	8,693	58.6	369,895	2.4	361,250
	July	5,819	16.5	5,118	9,315	8,535	60.0	363,924	2.7	362,044
	August	5,198	5.3	4,886	8,472	8,209	59.5	356,488	3.5	362,491
	September	4,714	7.7	5,141	8,180	8,748	58.8	355,127	0.2	356,461
	October	4,815	17.5	4,979	7,478	8,293	60.0	363,295	3.5	366,602
	November	4,034	3.2	4,887	5,340	7,823	62.5	365,999	4.3	368,558
	December	2,855	-1.9	4,915	3,125	8,114	60.6	363,340	4.8	371,208
2013	January	3,486	12.1	5,120	7,779	8,376	61.1	361,524	5.5	372,297
	February	4,512	0.8	5,187	8,069	8,550	60.7	378,685	5.3	376,575
	March	5,605	-2.9	5,271	9,781	8,647	61.0	386,330	6.5	378,124
	April	6,501	5.0	5,325	11,253	8,808	60.5	378,892	3.6	376,006
	May	7,209	3.2	5,428	12,259	8,894	61.0	385,702	2.9	375,806
	June	6,810	6.4	5,669	10,218	8,816	64.3	385,959	4.3	377,291
	July	6,853	17.8	5,705	9,759	8,635	66.1	379,696	4.3	378,154
	August	6,124	17.8	5,897	8,997	8,776	67.2	381,642	7.1	388,000
	September	5,694	20.8	5,880	8,380	8,575	68.6	381,308	7.4	383,194
	October	5,588	16.1	5,778	7,447	8,262	69.9	377,084	3.8	380,766
	November	4,563	13.1	5,681	5,627	8,448	67.2	385,217	5.3	387,820
	December	3,135	9.8	5,143	3,190	7,970	64.5	380,477	4.7	388,479
	Q4 2012	11,704	7.2	14,781	15,943	24,230	61.0	364,238	4.2	368,780
	Q4 2013	13,286	13.5	16,602	16,264	24,680	67.3	380,678	4.5	385,569
	YTD 2012	60,369	12.3		102,938			363,208	2.8	
	YTD 2013	66,080	9.5		102,759			380,969	4.9	

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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 Fourth 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	4,150,617	96.90
	July - September	597	3.1	5.3	633.4	5.4	2,157	113.0	807	3,738,759	96.45
	October - December	601	3.1	5.3	631.1	5.5		104.3	800		94.69

Table 6.1a: Growth[1] of Economic Indicators for Manitoba Fourth 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	-14.1	8.1	2.5	-0.2	-4.5
	October - December	1.0	0.1	0.1	-0.4	0.2		7.1	1.8		-5.7

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

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

Table 6b: Level of Economic Indicators for Saskatchewan Fourth 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	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	3,913,650	96.90
	July - September	597	3.1	5.3	557.8	4.2	4,147	113.0	932	3,775,782	96.45
	October - December	601	3.1	5.3	557.4	3.9		104.3	938		94.69

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan Fourth 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	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	-20.2	8.1	0.4	6.9	-4.5
	October - December	1.0	0.1	0.1	2.8	-0.7		7.1	1.0		-5.7

"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 Fourth Quarter 2013												
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2012	January - March	596	3.3	5.3	2,130.4	5.0	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	18,089,108	96.90
	July - September	597	3.1	5.3	2,228.7	4.6	26,705	113.0	807	19,370,623	96.45
	October - December	601	3.1	5.3	2,240.3	4.6		104.3	800		94.69

Table 6.1c: Growth[1] of Economic Indicators for Alberta Fourth Quarter 2013											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	3.2	-0.7	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	0.6	-1.8
	July - September	0.3	0.0	0.0	3.5	0.1	3.7	8.1	2.5	5.1	-4.5
	October - December	1.0	0.1	0.1	3.4	0.3		7.1	1.8		-5.7

"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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