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Canada Mortgage and Housing Corporation
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Regina total housing starts off 28.5 per cent in 2005

Total housing starts in Regina ended the year down 28.5 per cent compared to 2004. The bulk of the decline came on the multiple side where annual starts were down more than 50 per cent. An increase in rental apartment starts was insufficient to counter the decline in other multiple housing forms such as condominium row and apartment starts. Total single-family housing starts performed similarly to that seen in 2004 with 572 starts for the year, down 5.5 per cent from the 2004 total of 605 units.

There were 123 single-family starts outside city limits in 2005, up 10.8 per cent from the 2004 total of 111 starts. The rural municipality of Edenwold captured most of those starts with

construction beginning on 65 single-family homes. There were 15 starts in White City and 13 single-family starts in Balgonie.

Apartment condominium starts were down 74.5 per cent, dropping from a total of 274 starts in 2004 to 70 starts in 2005. Row condominiums were also down from 272 units started in 2004 to 169 by year-end 2005.

Total supply ends year down 28.5 per cent

The total supply of units both in various stages of construction and completed units ready for sale has declined by 11.2 per cent compared to the end of 2004. The total supply of condominium apartment units is down 51.8 per cent while the supply of semi-detached units is down 16.7 per cent from 48 units at the end of 2004 to 40 units by the end of December 2005. For some housing forms, supply has increased. The supply of single-family units has risen from 401 to 415 units and condominium row units have climbed by 15.6 per cent from 173 units at year-end 2004 to 200 units at the end of 2005.

Most of the supply of all types of housing units exists in the construction stage. At the end of

REGINA

DECEMBER 2005

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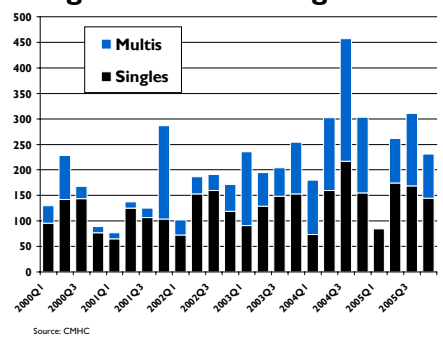
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Regina CMA

Regina CMA Housing Starts



December, the total volume of construction was down 12 per cent compared to the same time in 2004. Condominium apartments recorded a 50.8 per cent decline in the number of units under construction. There was a relatively small decline of 3.3 per cent in the number of row housing units found under construction at the end of 2005. The number of single-family units under construction changed little compared to the end of 2004.

Absorption up for singles and row but apartment absorptions see declines

Absorptions ended the year up 7.6 per cent for all housing forms. Total absorptions for all multiple housing forms was little changed from that seen in 2004. This was a result of higher row absorptions compensating for lower condominium apartment absorptions in 2005.

At year end, single-family absorptions were up 14.9 per cent while semi-detached units recorded a 42.9 per cent increase in absorptions, climbing from 28 units in 2004 to 40 units absorbed in 2005.

Average price up 13.3 per cent at year end

Based on year-end absorption information, the average price of absorbed single-family units was \$218,587, up 13.3 per cent from the year-end 2004 average price of \$192,949. The average price of bungalow style units has now reached \$207,458 while the average price of Regina split-level design homes is \$227,762.

At the end of 2005, about 14 per cent of the absorptions were in the \$0 to \$149,999 price range, down from the 21 per cent market share recorded during 2004. Absorptions in the \$175,000 to \$199,999 range lost share from 22 per cent at the end of 2004 down to 15 per cent market share at the end of 2005. The market share captured by homes in the \$200,000 to \$224,999 range increased to 19 per cent from 12 per cent at the end of 2004. All price ranges above \$225,000 gained share.

Resales down slightly in 2005 but sales volume breaks record

According to the Association of Regina Realtors, sales of existing residential property declined by 1.6 per cent in 2005 compared to total sales for 2004. The dollar volume of residential sales,

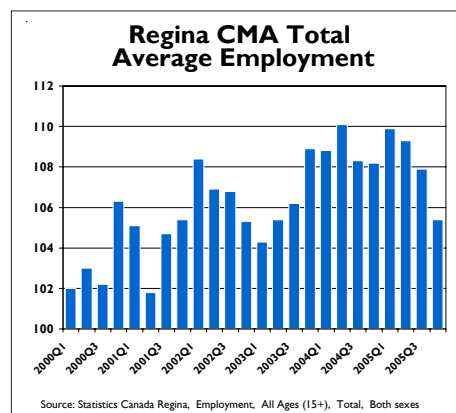
however, was up 8.6 per cent over 2004 reaching \$336.9 million.

Year-to-date average price for sales of residential units ended the year up 10.4 per cent to \$123,712 compared to last year's \$112,027. Sales shifted into the higher-priced ranges with the proportion of residential sales in price ranges in excess of \$200,000 to the end of December increasing by 5.3 percentage points compared to all of 2004.

The Association reported listings activity reached 4,065 residential listings processed in 2005 compared to 3,897 in 2004. The inventory of active residential listings stood at 676 listings, up 11.4 per cent compared to December 2004. The Association further reports the average number of days a single-family property was listed in 2005 was 35 days, up from the average listings period of 30 days seen throughout 2004.

Employment weak in 2005

Average employment remained flat with a loss of less than 1,000 employed in 2005 compared to average employment in 2004. The Goods Sector saw a gain of 670 employed which was wiped out by losses of just over 1,300 employed in the Service Sector. Retail Trade recorded the largest losses. The Construction Sector ended the year with average employment of just over 5,800 employed, down from the 6,080 seen in 2004.



Average weekly earnings for all industries experienced a decline in 2005. There were increases in average weekly earnings in Manufacturing, Transportation, Professional, Scientific and Technical Services as well as Public Administration. There were significant losses in Utilities, Metal Manufacturing, Trade, and Information, Culture and Recreation among others.

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Table IA
STARTS ACTIVITY BY AREA

Regina CMA - December 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
BALGONIETOWN	0	0	0	0	0	0	0	**
BELLE PLAINEVILLAGE	0	0	0	0	0	0	0	**
BUENA VISTAVILLAGE	0	0	0	0	0	0	0	**
DISLEYVILLAGE	0	0	0	0	0	0	0	**
EDENWOLDVILLAGE	0	0	0	0	0	0	0	**
EDENWOLD NO. 158 R.M.	2	4	0	0	0	2	4	-50.00
GRAND COULEEVILLAGE	0	2	0	0	0	0	2	**
LUMSDENTOWN	0	0	0	0	0	0	0	**
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	0	0	0	0	0	0	0	**
PENSEVILLAGE	0	0	0	0	0	0	0	**
PENSE NO. 160 R.M.	0	0	0	0	0	0	0	**
PILOT BUTTETOWN	0	0	0	0	0	0	0	**
REGINA CITY	38	31	2	3	0	43	106	-59.43
REGINA BEACHTOWN	0	1	0	0	0	0	1	**
SHERWOOD NO. 159 R.M.	0	0	0	0	0	0	0	**
WHITE CITYVILLAGE	0	0	0	0	0	0	0	**
TOTAL	40	38	2	3	0	45	113	-60.18

Table IB
STARTS ACTIVITY BY AREA

Regina CMA - Year to Date 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
BALGONIE TOWN	13	13	0	4	0	17	13	30.77
BELLE PLAINE VILLAGE	1	0	0	0	0	1	0	**
BUENA VISTA VILLAGE	4	3	0	0	0	4	3	33.33
DISLEY VILLAGE	0	1	0	0	0	0	1	**
EDENWOLD VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD NO. 158 R.M.	65	47	0	0	1	66	47	40.43
GRAND COULEE VILLAGE	8	14	0	0	0	8	14	-42.86
LUMSDEN TOWN	7	7	0	0	0	7	7	0.00
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	3	9	2	0	0	5	9	-44.44
PENSE VILLAGE	0	1	0	0	0	0	1	**
PENSE NO. 160 R.M.	1	0	0	0	0	1	0	**
PILOT BUTTE TOWN	0	2	0	0	0	0	2	**
REGINA CITY	449	494	28	169	108	754	1131	-33.33
REGINA BEACH TOWN	4	2	0	0	0	4	2	**
SHERWOOD NO. 159 R.M.	2	1	0	0	0	2	1	**
WHITE CITY VILLAGE	15	11	4	0	0	19	11	72.73
TOTAL	572	605	34	173	109	888	1242	-28.50

** Indicates a greater than 100 per cent change

HOUSING NOW provides an overview of a survey conducted monthly by CMHC.
These surveys deal with Housing Starts, Completions and Absorptions for all CMA's across Canada.

For more information please contact Paul Caton (306) 975-4897 Saskatoon or (306) 780-5889 Regina.

Table 2A
HOUSING COMPLETIONS BY AREA
 Regina CMA - December 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
BALGONIE TOWN	0	0	0	0	0	0	0	**
BELLE PLAINE VILLAGE	1	0	0	0	0	1	0	**
BUENA VISTA VILLAGE	0	1	0	0	0	0	1	**
DISLEY VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD NO. 158 R.M.	2	1	0	0	0	2	1	**
GRAND COULEE VILLAGE	0	1	0	0	0	0	1	**
LUMSDEN TOWN	0	0	0	0	0	0	0	**
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	0	1	0	0	0	0	1	**
PENSE VILLAGE	1	0	0	0	0	1	0	**
PENSE NO. 160 R.M.	0	0	0	0	0	0	0	**
PILOT BUTTE TOWN	0	0	0	0	0	0	0	**
REGINA CITY	59	38	4	8	0	71	82	-13.41
REGINA BEACH TOWN	0	0	0	0	0	0	0	**
SHERWOOD NO. 159 R.M.	0	0	0	0	0	0	0	**
WHITE CITY VILLAGE	1	3	0	0	0	1	3	-66.67
TOTAL	64	45	4	8	0	76	89	-14.61

Table 2B
HOUSING COMPLETIONS BY AREA
 Regina CMA - Year to Date 2005

Area	Single		Multiple			Total		%Chg 2005/2004
	2005	2004	Semi	Row	Apt	2005	2004	
BALGONIE TOWN	5	14	0	0	0	5	14	-64.29
BELLE PLAINE VILLAGE	1	0	0	0	0	1	0	**
BUENA VISTA VILLAGE	3	3	0	0	0	3	3	0.00
DISLEY VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD NO. 158 R.M.	52	24	0	0	0	52	24	**
GRAND COULEE VILLAGE	9	12	0	0	0	9	12	-25.00
LUMSDEN TOWN	7	3	0	0	0	7	3	**
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	9	14	0	0	0	9	14	-35.71
PENSE VILLAGE	1	0	0	0	0	1	0	**
PENSE NO. 160 R.M.	0	0	0	0	0	0	0	**
PILOT BUTTE TOWN	1	3	0	0	0	1	3	-66.67
REGINA CITY	460	399	44	199	181	884	837	5.62
REGINA BEACH TOWN	0	4	0	0	0	0	4	**
SHERWOOD NO. 159 R.M.	1	1	0	0	0	1	1	0.00
WHITE CITY VILLAGE	13	11	0	0	0	13	11	18.18
TOTAL	562	488	44	199	181	986	926	6.48

** Indicates a greater than 100 per cent change

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Table 3
HOUSING ACTIVITY SUMMARY
Regina CMA

Activity	Ownership					Rental				Grand Total
	Freehold		Condominium			Private		Assisted		
	Single ¹	Semi ¹	Row	Row	Apt	Row	Apt	Row	Apt	
Starts										
Current Month	40	2	0	3	0	0	0	0	0	45
Previous Year	38	40	0	17	18	0	0	0	0	113
Year-To-Date 2005	572	34	0	169	70	4	39	0	0	888
Year-To-Date 2004	605	54	0	272	274	0	2	35	0	1242
Under Construction										
2005	380	36	0	171	127	4	40	0	0	758
2004	373	46	0	146	258	0	3	35	0	861
Completions										
Current Month	64	4	0	8	0	0	0	0	0	76
Previous Year	45	0	0	40	4	0	0	0	0	89
Year-To-Date 2005	562	44	0	164	181	35	0	0	0	986
Year-To-Date 2004	488	30	0	180	228	0	0	0	0	926
Completed & Not Absorbed										
2005	35	4	0	29	7	0	0	0	0	75
2004	28	2	0	27	20	0	0	0	0	77
Total Supply²										
2005	415	40	0	200	134	4	40	0	0	833
2004	401	48	0	173	278	0	3	35	0	938
Absorptions										
Current Month	61	3	0	5	0	0	0	0	0	69
Previous Year	44	0	0	31	2	0	0	0	0	77
Year-To-Date 2005	556	40	0	163	193	35	0	0	0	987
Year-To-Date 2004	484	28	0	161	244	0	0	0	0	917
3-month Average	48	7	0	14	15	3	0	0	0	87
12-month Average	46	3	0	14	16	3	0	0	0	82

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

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