

H

OUSING NOW

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation
www.cmhc.ca

First quarter single housing starts highest since 1987

Regina sees highest single starts since 1987

Total housing starts in Regina are now almost double last year's performance at the end of the first quarter. There have been 155 single-family housing starts in the capital, the highest number of single starts since 1987. Single starts are now 84.5 per cent ahead of last year at this time.

There have been ten multiple units started in the first quarter compared to none at the end of March 2005. Of the ten, eight row condominiums and two semi-detached units were started.

There were 16 single-family starts outside the city limits. Most of these starts were recorded in the village of White City where construction began

on 6 single-family dwellings. The rural municipality of Edenwold saw 5 starts in the first quarter. No multiple starts occurred outside the city limits in the first quarter.

Total supply within 10 units of last year's figure

The total supply of units at the construction stage and those units completed and ready for sale, declined by four per cent compared to the end of the first quarter 2005. The supply of single-family dwellings increased by 18.4 per cent to 419 units but the multiple inventory fell by 20.1 per cent.

The semi-detached unit inventory fell by 13.6 per cent. The supply of apartment condominiums fell by 51 per cent to 128 units at the end of March. There was a 22.8 per cent increase in the supply of row condominium units.

Most of the supply of all types of housing units exists in the construction stage. At the end of March, the total volume of construction was down only 1.3 per cent to 741 units compared to March

REGINA
DATE RELEASED:
SECOND QUARTER 2006

IN THIS ISSUE:

ANALYSIS

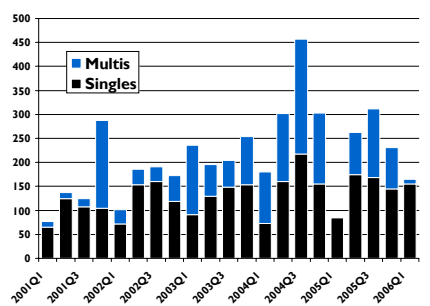
- 1 **Regina sees highest single starts since 1987**
- 1 **Total supply within 10 units of last year's figure**
- 2 **Total absorptions up in first quarter**
- 2 **Average price driven up by more sales in higher price ranges**
- 2 **Sales of existing housing up 2.6 per cent in first quarter**
- 2 **Employment weak in first quarter**

STATISTICAL TABLES

- 3 **Starts**
Starts Activity by Area
- 4 **Completions**
Housing Completions by Area
- 5 **Housing Activity Summary**
Regina CMA

2005. While there was a 23.3 per cent increase in the number of single-family dwellings under construction, condominium apartments recorded a 47.5 per cent decline in the number of units in the construction stage. Row units under construction climbed 31.1 per cent to 160 units. There were

Regina CMA Housing Starts



Source: CMHC

also 40 apartment rental units under construction.

Total absorptions up in first quarter

Actual absorptions for all types of units were up 6.9 per cent in the first quarter. Multiple absorptions of 36 units were down 20 per cent compared to 2005 but single-family absorptions were up 16.2 per cent with 151 singles absorbed by the end of March.

Although total multiple absorptions were down, there were increases in the number of semi-detached and row condominiums absorbed. The drop in apartment condominium absorptions resulted in the decline in total multiple absorptions.

Average price driven up by more sales in higher price ranges

The moving average trend for the new house price reached \$228,207 at the end of the first quarter, up 17 per cent from the same time in 2005. According to the latest available information on absorptions by price range, 64 per cent of absorptions are in the \$200,000 price range. The number of absorptions in the \$225,000 to \$249,999 range has increased by 58 per cent and the number of absorptions in the \$250,000 and over range is almost triple the same time period in 2005.

Sales of existing housing up 2.6 per cent in first quarter

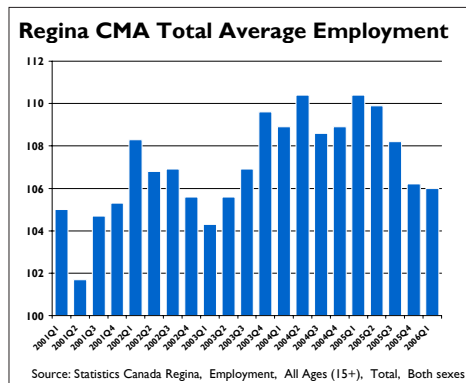
According to the Association of Regina Realtors, sales of existing residential property increased by 3.6 per cent in the first three months of 2006 compared to the same time period in 2005. The dollar volume of residential sales was up 11.8 per cent over last year's figures reaching \$71.6 million in the first quarter.

The year-to-date average price for sales of residential units ended the first quarter up 7.9 per cent to \$126,062 compared to last year's \$116,880. 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 March increasing by 27.8 percentage points compared to the first quarter of 2005.

The Association reported listings activity reached 979 residential listings processed in the first quarter of 2006 compared to 833 in 2005. The inventory of active residential listings stood at 834 listings this March, up 19.8 per cent compared to the end of March 2005. According to the Association, the average number of days a single-family property was listed in the first quarter was 38 days, down from the average listing period of 41 days seen during the first three months of 2005.

Employment weak in first quarter

Regina has seen employment losses in the first quarter of 3,770 employed. The Goods Sector saw a gain of 2,470 employed but this was wiped out by losses of 6,130 employed in the Service Sector. Looking at individual industry sectors, there were gains in employment in manufacturing and construction. Regina's dominant Trade Sector recorded losses of 3,970 employed.



The Construction Sector ended the quarter with average employment of just over 6,100 employed, up 570 employed from that seen in the first quarter 2005. The unemployment rate in construction is trending up and stands at 10.8 per cent.

ON TIME, ON TARGET, THE WAY YOU WANT IT!

Now you can keep on top of Canada's housing market with CMHC ... absolutely **FREE**.

Sign up for convenient subscriptions to receive every PDF format issue automatically - emailed directly to you on the day of release - for as long as you want them.

MARKET INTELLIGENCE ON-DEMAND

To view, download or subscribe to FREE reports, visit:
www.cmhc-schl.gc.ca/mkinfo/store



Table IA
STARTS ACTIVITY BY AREA

Regina CMA - March 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
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.	1	5	0	0	0	1	5	-80.0
GRAND COULEEVILLAGE	1	2	0	0	0	1	2	-50.0
LUMSDENTOWN	0	0	0	0	0	0	0	**
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	1	0	0	0	0	1	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	57	28	0	4	0	61	28	**
REGINA BEACHTOWN	0	0	0	0	0	0	0	**
SHERWOOD NO. 159 R.M.	0	0	0	0	0	0	0	**
WHITE CITYVILLAGE	3	0	0	0	0	3	0	**
TOTAL	63	35	0	4	0	67	35	91.4

Table IB
STARTS ACTIVITY BY AREA

Regina CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BALGONIE TOWN	0	4	0	0	0	0	4	**
BELLE PLAINE VILLAGE	0	0	0	0	0	0	0	**
BUENA VISTA VILLAGE	1	0	0	0	0	1	0	**
DISLEY VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD NO. 158 R.M.	5	11	0	0	0	5	11	-54.5
GRAND COULEE VILLAGE	2	3	0	0	0	2	3	-33.3
LUMSDEN TOWN	1	1	0	0	0	1	1	0.0
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	1	0	0	0	0	1	0	**
PENSE VILLAGE	0	0	0	0	0	0	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	139	64	2	8	0	149	64	**
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	6	1	0	0	0	6	1	**
TOTAL	155	84	2	8	0	165	84	96.4

** 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 - March 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BALGONIE TOWN	0	3	0	0	0	0	3	**
BELLE PLAINE VILLAGE	0	0	0	0	0	0	0	**
BUENA VISTA VILLAGE	0	0	0	0	0	0	0	**
DISLEY VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD NO. 158 R.M.	4	1	0	0	0	4	1	**
GRAND COULEE VILLAGE	0	2	0	0	0	0	2	**
LUMSDEN TOWN	0	2	0	0	0	0	2	**
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	2	0	0	0	0	2	0	**
PENSE VILLAGE	0	0	0	0	0	0	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	51	53	4	15	0	70	63	11.1
REGINA BEACH TOWN	3	0	0	0	0	3	0	**
SHERWOOD NO. 159 R.M.	2	0	0	0	0	2	0	**
WHITE CITY VILLAGE	0	0	0	0	0	0	0	**
TOTAL	62	61	4	15	0	81	71	14.1

Table 2B
HOUSING COMPLETIONS BY AREA
 Regina CMA - Year to Date 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
BALGONIE TOWN	0	5	0	0	0	0	5	**
BELLE PLAINE VILLAGE	0	0	0	0	0	0	0	**
BUENA VISTA VILLAGE	1	1	0	0	0	1	1	0.0
DISLEY VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD VILLAGE	0	0	0	0	0	0	0	**
EDENWOLD NO. 158 R.M.	15	13	0	0	0	15	13	15.4
GRAND COULEE VILLAGE	1	2	0	0	0	1	2	-50.0
LUMSDEN TOWN	2	3	0	0	0	2	3	-33.3
LUMSDEN BEACH R.V.	0	0	0	0	0	0	0	**
LUMSDEN NO. 189 R.M.	2	2	0	0	0	2	2	0.0
PENSE VILLAGE	0	0	0	0	0	0	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	130	122	4	19	0	153	164	-6.7
REGINA BEACH TOWN	3	0	0	0	0	3	0	**
SHERWOOD NO. 159 R.M.	2	0	0	0	0	2	0	**
WHITE CITY VILLAGE	3	3	0	0	0	3	3	0.0
TOTAL	159	151	4	19	0	182	193	-5.7

** Indicates a greater than 100 per cent change

Table 3
HOUSING ACTIVITY SUMMARY
 Regina CMA - March 2006

Activity	Ownership					Rental				Grand Total
	Freehold		Condominium			Private		Assisted		
	Single ¹	Semi ¹	Row	Row	Apt	Row	Apt	Row	Apt	
Starts										
Current Month	63	0	0	4	0	0	0	0	0	67
Previous Year	35	0	0	0	0	0	0	0	0	35
Year-To-Date 2006	155	2	0	8	0	0	0	0	0	165
Year-To-Date 2005	84	0	0	0	0	0	0	0	0	84
Under Construction										
2006	376	34	0	160	127	4	40	0	0	741
2005	305	44	0	122	242	0	3	35	0	751
Completions										
Current Month	62	4	0	15	0	0	0	0	0	81
Previous Year	61	2	0	4	4	0	0	0	0	71
Year-To-Date 2006	159	4	0	19	0	0	0	0	0	182
Year-To-Date 2005	151	2	0	24	16	0	0	0	0	193
Completed & Not Absorbed										
2006	43	4	0	23	1	0	0	0	0	71
2005	49	0	0	27	19	0	0	0	0	95
Total Supply²										
2006	419	38	0	183	128	4	40	0	0	812
2005	354	44	0	149	261	0	3	35	0	846
Absorptions										
Current Month	56	2	0	13	2	0	0	0	0	73
Previous Year	59	4	0	4	6	0	0	0	0	73
Year-To-Date 2006	151	5	0	25	6	0	0	0	0	187
Year-To-Date 2005	130	4	0	24	17	0	0	0	0	175
3-month Average	50	2	0	8	2	0	0	0	0	62
12-month Average	48	3	0	14	15	3	0	0	0	83

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

RESIDENTIAL CONSTRUCTION DIGEST

CMHC's monthly Residential Construction Digest delivers all the housing statistics you asked for, right down to the local market level! We have designed this product with your input, to meet your needs. You told us you wanted a detailed breakdown each month of housing statistics for single and multi-family markets, broken down by price range and by area of the city.

The Residential Construction Digest delivers!

Each month, over 60 tables reveal the housing market in great detail: Housing trends made crystal clear, to help you identify new opportunities. For added convenience each report is distributed electronically in PDF format allowing you to quickly get the information you need.

Each report is available for the **LOW ANNUAL PRICE of \$350.00 plus GST**

To order your copy, call 1 (800) 668-2642 or visit our website at www.cmhc.ca TODAY!



CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available entirely for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient!

Go to www.cmhc.ca/housingmarketinformation and click on the Order Desk link.

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation.

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.gc.ca; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



CANADIAN WOOD-FRAME

This national best-selling guide to constructing a wood-frame house is the ideal learning tool and job-site manual. The new edition of Canadian Wood-Frame House Construction has been updated to reflect the residential requirements of the 2005 National Building Code of Canada. In addition, many changes have been made to bring the book in line with current building science research, construction methods and construction materials. **Order now at www.cmhc.ca or call 1 800 668-2642**