

## HOUSING NOW

## Regina



Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2006

## New Home Market

### Regina total starts up nine per cent

Total housing starts are up nine per cent or 59 units over the first three quarters of 2005. Single starts are up 23.9 per cent to 529 units. Multi starts have fallen almost 19 per cent compared to last year at this time.

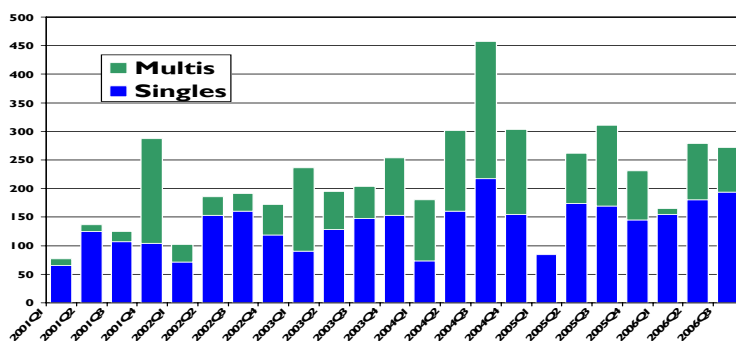
On the multiple side, row housing units dominated with 163 starts to date representing a 30.4 per cent increase over 2005 starts at this time. Regina has seen 22 semi-detached

starts this year while apartment starts have been quiet with only two suites started so far in 2006.

The city of Regina captured 89.2 per cent of the housing starts occurring in the Regina Census Metropolitan Area so far in 2006 compared to an 84.3 per cent share in 2005. Outside the city limits, White City has seen the highest number of starts followed

Figure 1

### Regina CMA Housing Starts



Source: CMHC

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closely by the rural municipality of Edenwold which has recorded 21 starts. Other locations with housing starts include Balgonie (6), Buena Vista (4), Grand Coulee (3) and Lumsden and area (7).

### Total supply falls 7.9 per cent

The total supply of units, including those in the construction stage as well as those completed and ready for sale, declined by 7.9 per cent to 789 units compared to the 857 units seen at the end of the third quarter 2005. Single unit supply increased by 11.8 per cent compared to last year but a decline in multiple supply of 26.5 per cent pulled down the total supply of all types of units.

The supply of condominium apartment units fell by 43 per cent and rental apartments declined from 40 units in 2005 to only 4 units at the end of September 2006. The supply of row condominium units increased by a slight two per cent compared to the end of the third quarter in 2005. Over 91 per cent of the total supply of new housing units is in the construction stage. At the end of

September, the total volume of construction was down 7.1 per cent to 721 units compared to 776 in September 2005. The number of single units under construction increased by 18.3 per cent. The overall volume of multi units in the construction stage fell by 31.2 per cent.

Most of the multi units under construction are row condominiums with a total of 170 units in the construction stage, on par with the 170 units recorded as under construction at the end of September 2005. The volume of apartment units under construction dropped 59.3 per cent to 74 units.

### Year-to-date absorptions up 4.6 per cent

At the end of September, total absorptions are up 4.6 per cent. To date, there have been 282 multiple-family absorptions, down close to 10 per cent compared to this time in 2005. Single-detached absorptions were up 15.5 per cent to 476 units by the end of September 2006.

Row condominium absorptions dominate multi absorptions this year with 160 row units absorbed so far

this year. Apartment condominium absorptions were down to 46 units compared to 147 in the first half of 2005.

### Average price up 12 per cent

The average price of single-family homes absorbed increased 12 per cent over the average price of units absorbed in all of 2005. This brings the average price to \$247,250 at the end of the third quarter. The average price is increasing due to rising input costs of land, labour and materials and consumer demand for more costly features in their homes.

## Resale Market

### Sales of existing housing up 10 per cent in first half of 2006

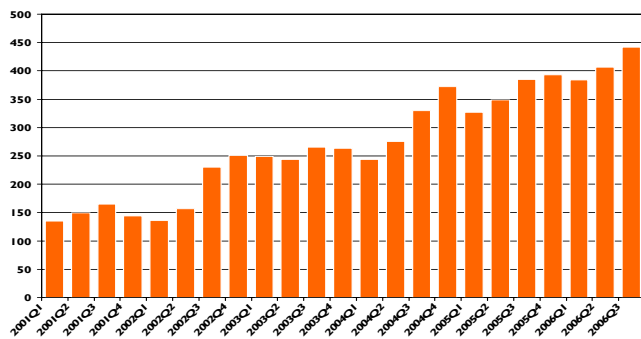
The Association of Regina Realtors reports existing housing sales were up 10 per cent over that seen in the first three quarters of 2005. The total sales dollar volume was \$314.3M, up 17.6 per cent from the 2005 figure for the first three quarters.

The year-to-date average price for single-detached homes was \$136,950, up 6.7 per cent from the average price of \$128,326 in 2005. A large portion of the gain in average price can be attributed to more sales occurring in higher price ranges. In fact, the Association reports that the proportion of residential sales in price ranges in excess of \$240,000 to the end of September was up 69.9 per cent compared to the first three quarters of 2005.

The inventory of active residential listings in September stood at 904

Figure 2

### Regina CMA Singles Under Construction



Source: CMHC – Average number of units under construction by quarter

listings, down two per cent from one year ago and down 5.9 per cent compared to August 2006. Homes sold in an average of 40 days in September up from 34 in August 2006 and 32 days in September 2005.

## Economic Indicators

### Year-to-date total employment drops off 1,660 employed

Despite healthy employment gains in the goods sector, average total employment has been pulled down by losses in the service sector. So far in 2006, the goods sector has seen a gain of 2,220 employed. Most of the increases have been recorded in construction and manufacturing. The service sector has lost on average 3,860 positions. Most of the losses have occurred in trade and finance, insurance and real estate, although gains have been recorded in the public administration sector.

Notwithstanding a weak first quarter, a strong second and third quarter has pulled up the average employment

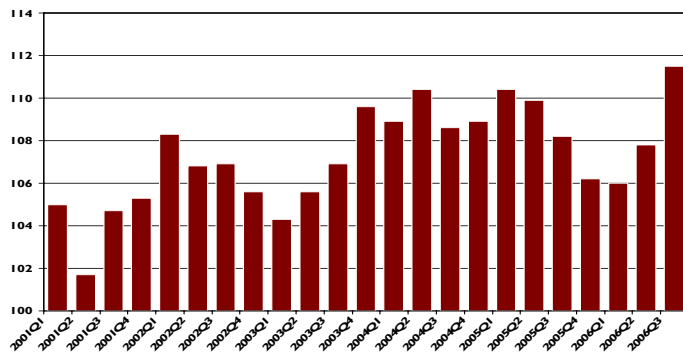
number in Regina, allowing the city to end the year close to last year's employment number.

The construction sector ended the third quarter with average employment of 6,420 employed, up 900 jobs from that seen in the first three quarters of 2005. The unemployment rate in construction is 6.1 per cent, up from the 4.6 per cent in September 2005. There has been a 6.7 per cent gain in average weekly construction sector earnings so far in 2006.

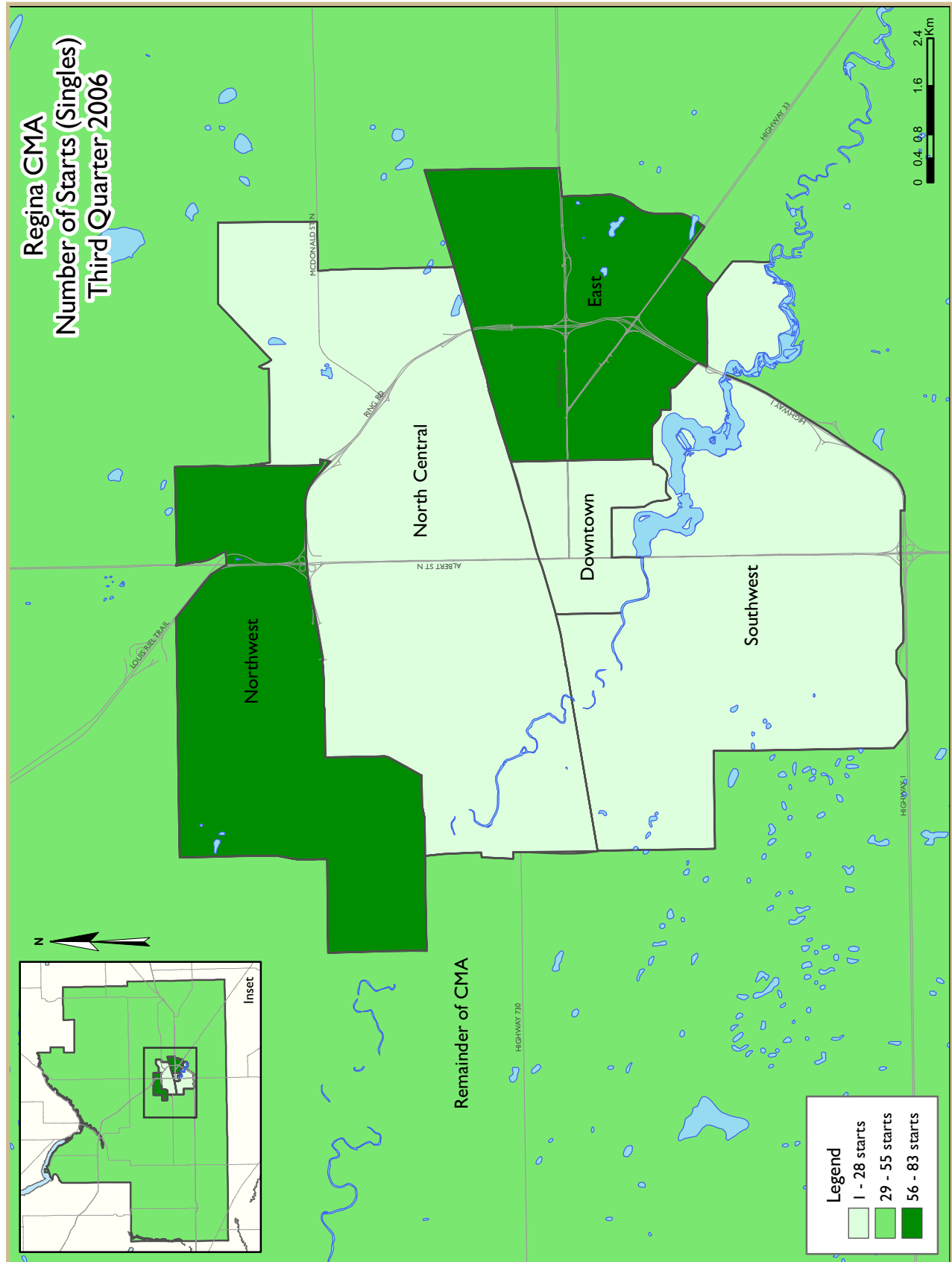


Figure 3

### Regina CMA Total Average Employment



Source: Statistics Canada Regina, Employment, All Ages (15+), Total, Both sexes



## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or 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

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

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

**Table I: Housing Activity Summary of Regina CMA  
Third Quarter 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
Q3 2006	184	4	0	10	72	0	0	2	272
Q3 2005	166	4	0	3	90	46	2	0	311
% Change	10.8	0.0	n/a	**	-20.0	-100.0	-100.0	n/a	-12.5
Year-to-date 2006	515	6	0	14	173	0	6	2	716
Year-to-date 2005	422	4	1	5	139	46	2	38	657
% Change	22.0	50.0	-100.0	180.0	24.5	-100.0	200.0	-94.7	9.0
<b>UNDER CONSTRUCTION</b>									
Q3 2006	434	10	2	13	178	70	12	2	721
Q3 2005	373	4	2	5	210	142	2	38	776
% Change	16.4	150.0	0.0	160.0	-15.2	-50.7	**	-94.7	-7.1
<b>COMPLETIONS</b>									
Q3 2006	161	4	0	2	77	39	0	0	283
Q3 2005	151	0	0	3	90	114	35	0	393
% Change	6.6	n/a	n/a	-33.3	-14.4	-65.8	-100.0	n/a	-28.0
Year-to-date 2006	453	4	0	6	191	57	0	38	749
Year-to-date 2005	412	2	0	7	139	142	38	0	740
% Change	10.0	100.0	n/a	-14.3	37.4	-59.9	-100.0	n/a	1.2
<b>COMPLETED &amp; NOT ABSORBED</b>									
Q3 2006	18	0	0	0	32	18	0	0	68
Q3 2005	38	0	0	0	29	14	0	0	81
% Change	-52.6	n/a	n/a	n/a	10.3	28.6	n/a	n/a	-16.0
<b>ABSORBED</b>									
Q3 2006	178	4	0	2	85	35	0	38	342
Q3 2005	154	0	0	3	75	59	0	0	291
% Change	15.6	n/a	n/a	-33.3	13.3	-40.7	n/a	n/a	17.5
Year-to-date 2006	449	4	0	6	186	46	0	38	729
Year-to-date 2005	381	0	0	8	129	97	6	0	621
% Change	17.8	n/a	n/a	-25.0	44.2	-52.6	-100.0	n/a	17.4

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

**Table I.1: Housing Activity Summary by Submarket  
Third Quarter 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Downtown</b>									
Q3 2006	1	0	0	0	27	0	0	0	28
Q3 2005	1	0	0	0	0	0	2	0	3
<b>Southwest</b>									
Q3 2006	2	0	0	0	4	0	0	0	6
Q3 2005	1	0	0	0	0	22	0	0	23
<b>East</b>									
Q3 2006	76	4	0	7	5	0	0	0	92
Q3 2005	65	0	0	2	78	0	0	0	145
<b>North Central</b>									
Q3 2006	6	0	0	0	10	0	0	0	16
Q3 2005	23	0	0	0	12	0	0	0	35
<b>Northwest</b>									
Q3 2006	61	0	0	3	26	0	0	0	90
Q3 2005	44	0	0	1	0	24	0	0	69
<b>Remainder of the CMA</b>									
Q3 2006	38	0	0	0	0	0	0	2	40
Q3 2005	32	4	0	0	0	0	0	0	36
<b>Regina CMA</b>									
Q3 2006	184	4	0	10	72	0	0	2	272
Q3 2005	166	4	0	3	90	46	2	0	311
<b>UNDER CONSTRUCTION</b>									
<b>Downtown</b>									
Q3 2006	5	0	0	0	27	0	6	0	38
Q3 2005	1	0	0	0	0	0	2	0	3
<b>Southwest</b>									
Q3 2006	7	0	0	0	4	22	0	0	33
Q3 2005	3	0	0	0	0	40	0	0	43
<b>East</b>									
Q3 2006	169	6	0	10	41	0	2	0	228
Q3 2005	129	0	0	3	123	78	0	0	333
<b>North Central</b>									
Q3 2006	27	0	0	0	35	0	0	0	62
Q3 2005	25	0	0	0	20	0	0	38	83
<b>Northwest</b>									
Q3 2006	129	0	0	3	71	48	0	0	251
Q3 2005	101	0	0	2	67	24	0	0	194
<b>Remainder of the CMA</b>									
Q3 2006	88	4	1	0	0	0	4	2	99
Q3 2005	81	4	1	0	0	0	0	0	86
<b>Regina CMA</b>									
Q3 2006	434	10	2	13	178	70	12	2	721
Q3 2005	373	4	2	5	210	142	2	38	776

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

**Table I.1: Housing Activity Summary by Submarket  
Third Quarter 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Downtown</b>									
Q3 2006	0	0	0	0	0	0	0	0	0
Q3 2005	0	0	0	0	20	0	0	0	20
<b>Southwest</b>									
Q3 2006	0	0	0	0	0	0	0	0	0
Q3 2005	2	0	0	0	0	64	0	0	66
<b>East</b>									
Q3 2006	64	2	0	1	49	39	0	0	155
Q3 2005	61	0	0	2	63	0	0	0	126
<b>North Central</b>									
Q3 2006	4	0	0	0	3	0	0	0	7
Q3 2005	1	0	0	0	4	50	35	0	90
<b>Northwest</b>									
Q3 2006	61	0	0	1	25	0	0	0	87
Q3 2005	56	0	0	1	3	0	0	0	60
<b>Remainder of the CMA</b>									
Q3 2006	32	2	0	0	0	0	0	0	34
Q3 2005	31	0	0	0	0	0	0	0	31
<b>Regina CMA</b>									
Q3 2006	161	4	0	2	77	39	0	0	283
Q3 2005	151	0	0	3	90	114	35	0	393
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Downtown</b>									
Q3 2006	0	0	0	0	0	0	0	0	0
Q3 2005	0	0	0	0	0	2	0	0	2
<b>Southwest</b>									
Q3 2006	0	0	0	0	0	11	0	0	11
Q3 2005	0	0	0	0	0	11	0	0	11
<b>East</b>									
Q3 2006	8	0	0	0	11	6	0	0	25
Q3 2005	23	0	0	0	23	0	0	0	46
<b>North Central</b>									
Q3 2006	0	0	0	0	8	0	0	0	8
Q3 2005	0	0	0	0	6	0	0	0	6
<b>Northwest</b>									
Q3 2006	10	0	0	0	13	0	0	0	23
Q3 2005	15	0	0	0	0	0	0	0	15
<b>Remainder of the CMA</b>									
Q3 2006	0	0	0	0	0	1	0	0	1
Q3 2005	0	0	0	0	0	1	0	0	1
<b>Regina CMA</b>									
Q3 2006	18	0	0	0	32	18	0	0	68
Q3 2005	38	0	0	0	29	14	0	0	81

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



**Table I.1: Housing Activity Summary by Submarket  
Third Quarter 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Downtown</b>									
Q3 2006	0	0	0	0	0	0	0	0	0
Q3 2005	0	0	0	0	21	3	0	0	24
<b>Southwest</b>									
Q3 2006	0	0	0	0	0	2	0	0	2
Q3 2005	2	0	0	0	0	55	0	0	57
<b>East</b>									
Q3 2006	79	2	0	1	51	33	0	0	166
Q3 2005	64	0	0	2	50	0	0	0	116
<b>North Central</b>									
Q3 2006	3	0	0	0	12	0	0	38	53
Q3 2005	1	0	0	0	1	0	0	0	2
<b>Northwest</b>									
Q3 2006	64	0	0	1	22	0	0	0	87
Q3 2005	56	0	0	1	3	0	0	0	60
<b>Remainder of the CMA</b>									
Q3 2006	32	2	0	0	0	0	0	0	34
Q3 2005	31	0	0	0	0	1	0	0	32
<b>Regina CMA</b>									
Q3 2006	178	4	0	2	85	35	0	38	342
Q3 2005	154	0	0	3	75	59	0	0	291

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

**Table 2: Starts by Submarket and by Dwelling Type  
Third Quarter 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	% Change
Downtown	1	1	2	2	25	0	0	0	28	3	**
Southwest	2	1	0	0	4	0	0	22	6	23	-73.9
East	83	67	4	4	5	74	0	0	92	145	-36.6
North Central	6	23	6	0	4	12	0	0	16	35	-54.3
Northwest	64	45	0	0	26	0	0	24	90	69	30.4
Remainder of the CMA	38	32	0	4	0	0	2	0	40	36	11.1
<b>Regina CMA</b>	<b>194</b>	<b>169</b>	<b>12</b>	<b>10</b>	<b>64</b>	<b>86</b>	<b>2</b>	<b>46</b>	<b>272</b>	<b>311</b>	<b>-12.5</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - September 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Downtown	5	1	6	2	25	0	0	0	36	3	**
Southwest	5	2	0	0	4	0	0	22	9	24	-62.5
East	230	162	10	8	25	79	0	0	265	249	6.4
North Central	27	24	6	0	18	12	0	38	51	74	-31.1
Northwest	187	140	0	6	91	34	0	24	278	204	36.3
Remainder of the CMA	75	98	0	4	0	0	2	1	77	103	-25.2
<b>Regina CMA</b>	<b>529</b>	<b>427</b>	<b>22</b>	<b>20</b>	<b>163</b>	<b>125</b>	<b>2</b>	<b>85</b>	<b>716</b>	<b>657</b>	<b>9.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
Third Quarter 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Downtown	25	0	0	0	0	0	0	0
Southwest	4	0	0	0	0	22	0	0
East	5	74	0	0	0	0	0	0
North Central	4	12	0	0	0	0	0	0
Northwest	26	0	0	0	0	24	0	0
Remainder of the CMA	0	0	0	0	0	0	2	0
<b>Regina CMA</b>	<b>64</b>	<b>86</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>46</b>	<b>2</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Downtown	25	0	0	0	0	0	0	0
Southwest	4	0	0	0	0	22	0	0
East	25	79	0	0	0	0	0	0
North Central	18	12	0	0	0	0	0	38
Northwest	91	34	0	0	0	24	0	0
Remainder of the CMA	0	0	0	0	0	1	2	0
<b>Regina CMA</b>	<b>163</b>	<b>125</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>47</b>	<b>2</b>	<b>38</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
Third Quarter 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Downtown	1	1	27	0	0	2	28	3
Southwest	2	1	4	22	0	0	6	23
East	80	65	12	80	0	0	92	145
North Central	6	23	10	12	0	0	16	35
Northwest	61	44	29	25	0	0	90	69
Remainder of the CMA	38	36	0	0	2	0	40	36
<b>Regina CMA</b>	<b>188</b>	<b>170</b>	<b>82</b>	<b>139</b>	<b>2</b>	<b>2</b>	<b>272</b>	<b>311</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - September 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Downtown	5	1	27	0	4	2	36	3
Southwest	5	2	4	22	0	0	9	24
East	225	160	38	89	2	0	265	249
North Central	27	24	24	12	0	38	51	74
Northwest	184	137	94	67	0	0	278	204
Remainder of the CMA	75	103	0	0	2	0	77	103
<b>Regina CMA</b>	<b>521</b>	<b>427</b>	<b>187</b>	<b>190</b>	<b>8</b>	<b>40</b>	<b>716</b>	<b>657</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
Third Quarter 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	% Change
Downtown	0	0	0	0	0	20	0	0	0	20	-100.0
Southwest	0	2	0	0	0	0	0	64	0	66	-100.0
East	65	63	10	16	41	47	39	0	155	126	23.0
North Central	4	1	0	0	3	39	0	50	7	90	-92.2
Northwest	62	57	2	0	23	3	0	0	87	60	45.0
Remainder of the CMA	32	31	2	0	0	0	0	0	34	31	9.7
<b>Regina CMA</b>	<b>163</b>	<b>154</b>	<b>14</b>	<b>16</b>	<b>67</b>	<b>109</b>	<b>39</b>	<b>114</b>	<b>283</b>	<b>393</b>	<b>-28.0</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - September 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Downtown	1	5	0	0	0	20	0	20	1	45	-97.8
Southwest	3	6	0	0	0	0	18	72	21	78	-73.1
East	185	174	24	18	88	82	39	0	336	274	22.6
North Central	30	21	0	2	24	48	38	50	92	121	-24.0
Northwest	152	139	6	0	51	6	0	0	209	145	44.1
Remainder of the CMA	88	77	2	0	0	0	0	0	90	77	16.9
<b>Regina CMA</b>	<b>459</b>	<b>422</b>	<b>32</b>	<b>20</b>	<b>163</b>	<b>156</b>	<b>95</b>	<b>142</b>	<b>749</b>	<b>740</b>	<b>1.2</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Third Quarter 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Downtown	0	20	0	0	0	0	0	0
Southwest	0	0	0	0	0	64	0	0
East	41	47	0	0	39	0	0	0
North Central	3	4	0	35	0	50	0	0
Northwest	23	3	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Regina CMA</b>	<b>67</b>	<b>74</b>	<b>0</b>	<b>35</b>	<b>39</b>	<b>114</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Downtown	0	20	0	0	0	20	0	0
Southwest	0	0	0	0	18	72	0	0
East	88	82	0	0	39	0	0	0
North Central	24	13	0	35	0	50	38	0
Northwest	51	6	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
<b>Regina CMA</b>	<b>163</b>	<b>121</b>	<b>0</b>	<b>35</b>	<b>57</b>	<b>142</b>	<b>38</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
Third Quarter 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Downtown	0	0	0	20	0	0	0	20
Southwest	0	2	0	64	0	0	0	66
East	66	61	89	65	0	0	155	126
North Central	4	1	3	54	0	35	7	90
Northwest	61	56	26	4	0	0	87	60
Remainder of the CMA	34	31	0	0	0	0	34	31
<b>Regina CMA</b>	<b>165</b>	<b>151</b>	<b>118</b>	<b>207</b>	<b>0</b>	<b>35</b>	<b>283</b>	<b>393</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - September 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Downtown	1	5	0	40	0	0	1	45
Southwest	3	6	18	72	0	0	21	78
East	183	167	153	106	0	1	336	274
North Central	30	21	24	63	38	37	92	121
Northwest	150	138	59	7	0	0	209	145
Remainder of the CMA	90	77	0	0	0	0	90	77
<b>Regina CMA</b>	<b>457</b>	<b>414</b>	<b>254</b>	<b>288</b>	<b>38</b>	<b>38</b>	<b>749</b>	<b>740</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
Third Quarter 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Downtown</b>													
Q3 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q3 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2005	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
<b>Southwest</b>													
Q3 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q3 2005	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2005	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
<b>East</b>													
Q3 2006	0	0.0	13	16.3	24	30.0	27	33.8	16	20.0	80	257,955	261,168
Q3 2005	2	3.0	18	27.3	25	37.9	6	9.1	15	22.7	66	222,529	258,090
Year-to-date 2006	1	0.5	38	19.6	56	28.9	62	32.0	37	19.1	194	251,333	258,410
Year-to-date 2005	8	5.1	55	34.8	57	36.1	21	13.3	17	10.8	158	215,256	230,306
<b>North Central</b>													
Q3 2006	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	--	--
Q3 2005	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2006	3	33.3	4	44.4	1	11.1	1	11.1	0	0.0	9	--	--
Year-to-date 2005	3	42.9	1	14.3	3	42.9	0	0.0	0	0.0	7	--	--
<b>Northwest</b>													
Q3 2006	0	0.0	18	27.7	13	20.0	24	36.9	10	15.4	65	251,030	249,702
Q3 2005	9	15.8	14	24.6	22	38.6	8	14.0	4	7.0	57	209,129	219,271
Year-to-date 2006	1	0.6	44	27.5	50	31.3	44	27.5	21	13.1	160	239,831	243,044
Year-to-date 2005	30	21.6	42	30.2	48	34.5	15	10.8	4	2.9	139	191,390	200,345
<b>Remainder of the CMA</b>													
Q3 2006	2	6.3	5	15.6	11	34.4	6	18.8	8	25.0	32	228,811	252,214
Q3 2005	0	0.0	6	19.4	10	32.3	9	29.0	6	19.4	31	246,000	246,511
Year-to-date 2006	8	9.1	19	21.6	23	26.1	20	22.7	18	20.5	88	236,300	240,175
Year-to-date 2005	8	10.4	20	26.0	26	33.8	16	20.8	7	9.1	77	222,000	218,034
<b>Regina CMA</b>													
Q3 2006	3	1.7	37	20.6	48	26.7	58	32.2	34	18.9	180	250,752	253,929
Q3 2005	11	7.0	40	25.5	58	36.9	23	14.6	25	15.9	157	219,987	240,393
Year-to-date 2006	13	2.9	106	23.3	132	29.0	128	28.1	76	16.7	455	242,305	247,250
Year-to-date 2005	51	13.0	125	31.8	137	34.9	52	13.2	28	7.1	393	211,578	215,265

Source: CMHC (Market Absorption Survey)



**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Third Quarter 2006**

Submarket	Q3 2006	Q3 2005	% Change	YTD 2006	YTD 2005	% Change
Downtown	--	--	n/a	--	--	n/a
Southwest	--	--	n/a	--	--	n/a
East	261,168	258,090	1.2	258,410	230,306	12.2
North Central	--	--	n/a	--	--	n/a
Northwest	249,702	219,271	13.9	243,044	200,345	21.3
Remainder of the CMA	252,214	246,511	2.3	240,175	218,034	10.2
<b>Regina CMA</b>	<b>253,929</b>	<b>240,393</b>	<b>5.6</b>	<b>247,250</b>	<b>215,265</b>	<b>14.9</b>

Source: CMHC (Market Absorption Survey)

Table 5: MLS <sup>®</sup> Residential Activity for Regina Third Quarter 2006										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2005	January	115	-3.4	188	211	285	66.0	114,101	11.6	117,263
	February	193	7.2	234	270	315	74.3	115,693	2.0	116,547
	March	243	-6.5	221	352	305	72.5	118,990	15.3	121,242
	April	244	-21.8	220	401	340	64.7	125,081	13.1	122,479
	May	307	-1.0	228	452	334	68.3	128,907	13.4	125,056
	June	298	-2.0	231	400	319	72.4	132,054	13.5	125,356
	July	216	-24.5	194	379	354	54.8	120,658	0.4	116,755
	August	312	11.8	254	367	316	80.4	128,068	12.5	127,833
	September	228	-1.3	234	417	384	60.9	122,026	9.5	126,319
	October	224	17.9	237	310	353	67.1	134,525	21.2	136,980
	November	201	12.9	246	343	416	59.1	111,027	1.1	118,420
	December	149	9.6	243	164	345	70.4	116,273	8.9	126,032
2006	January	138	20.0	219	324	363	60.3	132,091	15.8	134,168
	February	195	1.0	232	235	289	80.3	122,995	6.3	126,225
	March	235	-3.3	222	420	375	59.2	125,068	5.1	130,803
	April	260	6.6	236	463	409	57.7	132,799	6.2	129,512
	May	356	16.0	247	495	366	67.5	142,147	10.3	135,667
	June	334	12.1	253	435	356	71.1	137,022	3.8	131,019
	July	301	39.4	251	419	382	65.7	137,195	13.7	133,259
	August	299	-4.2	243	368	337	72.1	130,313	1.8	129,363
	September	257	12.7	265	331	332	79.8	127,660	4.6	132,804
	October									
	November									
	December									
	Q3 2005	756	-5.0		1,163			124,129	7.5	
	Q3 2006	857	13.4		1,118			131,934	6.3	
	YTD 2005	2,156	-5.5		3,249			124,143	10.4	
	YTD 2006	2,375	10.2		3,490			132,871	7.0	

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

Source: CREA (MLS<sup>®</sup>)

**Table 6: Economic Indicators  
Third Quarter 2006**

		Interest Rates			NHPI Total % chg Regina CMA 1997=100	CPI	Regina Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.8	6.1	1.37	1.31	109.5	4.9	72.3	649
	February	643	4.8	6.1	1.41	1.32	109.8	4.9	72.3	648
	March	655	5.1	6.3	1.41	1.32	110.4	4.5	72.3	650
	April	643	4.9	6.1	1.41	1.33	110.3	4.5	72.2	649
	May	637	4.9	6.0	1.43	1.33	110.2	4.4	72.0	650
	June	622	4.8	5.7	1.43	1.33	109.9	4.7	72.0	649
	July	628	4.9	5.8	1.43	1.33	110.0	4.8	72.1	656
	August	628	5.0	5.8	1.43	1.34	109.3	5.0	71.7	665
	September	628	5.0	5.8	1.44	1.34	108.2	5.1	71.0	673
	October	640	5.3	6.0	1.45	1.34	107.1	5.2	70.3	677
	November	649	5.6	6.2	1.45	1.34	106.4	5.2	69.9	673
	December	658	5.8	6.3	1.45	1.34	106.2	5.1	69.6	675
2006	January	658	5.8	6.3	1.50	1.34	106.2	4.9	69.5	691
	February	667	5.9	6.5	1.50	1.34	106.1	4.9	69.4	706
	March	667	6.1	6.5	1.50	1.35	106.0	4.9	69.4	720
	April	685	6.3	6.8	1.52	1.36	106.3	5.3	69.8	720
	May	685	6.3	6.8	1.52	1.36	106.6	5.2	70.0	724
	June	697	6.6	7.0	1.54	1.36	107.8	5.2	70.7	719
	July	697	6.6	7.0	1.56	1.37	108.8	5.1	71.3	714
	August	691	6.4	6.9	1.56	1.37	110.5	4.9	72.2	705
	September	682	6.4	6.7		1.36	111.5	5.0	72.9	704
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

## 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 2001 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 modelled 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 sale 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 of 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 2001 Census area definitions.

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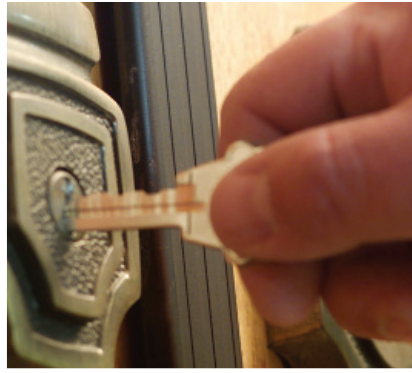
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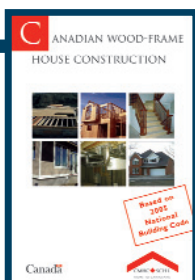
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