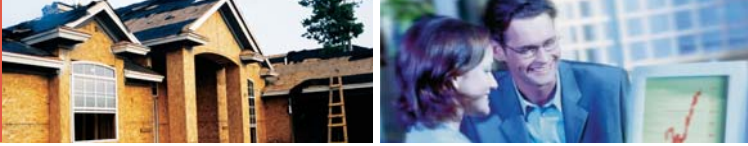


## HOUSING NOW

## Regina



Canada Mortgage and Housing Corporation

Date Released: First Quarter 2007

## New Home Market

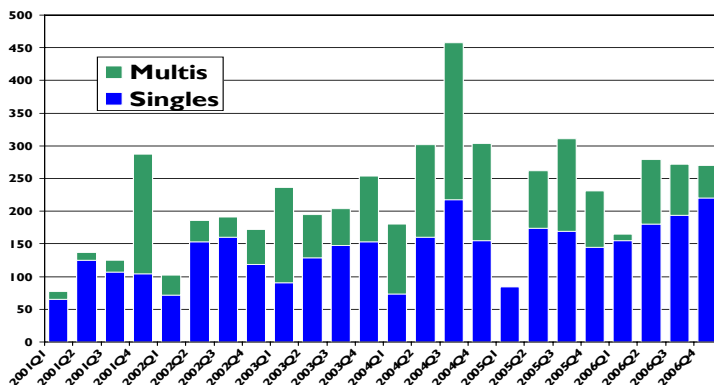
### Regina total starts up eleven per cent

At the end of 2006, total housing starts in the capital were up 11 per cent to 986 units compared to 888 in 2005. Single starts ended 2006 with a 30.9 per cent increase over 2005 year-end activity but all types of multi-family units were down 25 percent from that seen in 2005.

Looking at specific multi-family types, row housing units were up 22 per cent by the end of 2006 to 211 units, while apartments fell off the chart with only two apartment starts compared to 109 units started in 2005. Semi-detached unit starts also dropped to 24 units compared to the 2005 year-end figure of 34 units.

Figure 1

### Regina CMA Housing Starts



Source: CMHC

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The city of Regina captured 87.9 per cent of the housing starts occurring in the Regina Census Metropolitan Area (CMA) in 2006 compared to an 84.9 per cent share in 2005. Outside the city limits, White City recorded the highest number of starts with 43 single-family dwellings. The rural municipality of Edenwold recorded at total of 24 starts. Other locations with housing starts include Balgonie (12), Buena Vista (7), Grand Coulee (5) and Lumsden town and rural municipality (22).

### Total supply falls 6.7 per cent

The total supply of units, including those in the construction stage as well as those completed and ready for sale, ended the year down 6.7 per cent to 777 units compared to the 833 units seen at the end of 2005. While single unit supply increased by 23.4 per cent compared to 2005 year-end, a decline in multiple supply of 36.6 per cent, pulled down the total supply of all types of units.

The supply of condominium apartment units fell by 57.5 per cent and rental apartments declined from 40 units in 2005 to only 4 units at the end of December 2006. The supply of row condominium units declined by 22.5 per cent to 155 units compared to the 200 units recorded at the end of the fourth quarter in 2005.

Over 90 per cent of the total supply of new housing units is in the construction stage. At the end of December, the total volume of units under construction was down 6.2 per cent to 711 units compared to 758 at the end of December 2005. The number of single units under construction increased by 27.6 per cent but the number of multi units in the construction stage was down 40.2 per cent.

Most of the multi units recorded as being under construction at year-end were row condominiums totaling 131 units, down 23.4 per cent compared to the row condominiums in the construction

stage at the end of December 2005. In addition to these row condominiums under-going construction there were an additional 25 row rental units at this stage. The volume of apartment units under construction dropped 70.1 per cent to 50 units. The bulk of these apartments were condominiums leaving only four rental units under construction at year-end 2006.

### Year-to-date total absorptions up 5.4 per cent

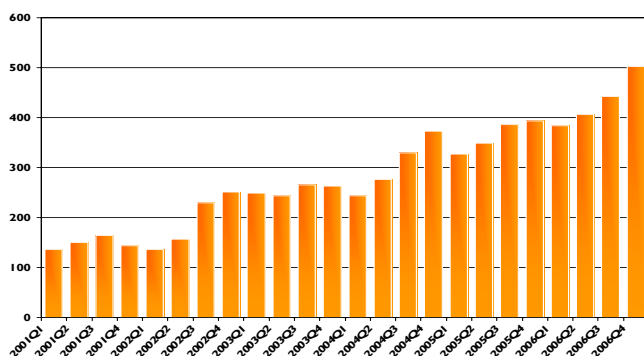
Total absorptions for all types of housing units ended the 2006 year up 5.4 per cent compared to 2005 activity. Single-detached absorptions were up 16.7 per cent to 649 units by the end of December 2006. Using a 12 month moving average, the absorption trend for single-family units was 54 units per month at the end of 2006. In 2006, there were 391 multiple-family absorptions, down 9.3 per cent compared to 2005. Row condominium absorptions dominated multi absorptions this year with 234 row units absorbed in 2006 compared to 163 units absorbed in 2005. Apartment condominium absorptions were down to 77 units compared to 193 units absorbed in all of 2005.

### Average price up 12 per cent

The average price of single-family homes absorbed increased 12 per

Figure 2

### Regina CMA Singles Under Construction



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

cent over the average price of units absorbed in all of 2005. This brings the average price to \$254,700 at the end of the fourth 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 8.4 per cent in 2006

The Association of Regina Realtors reports 2006 total residential sales were up 8.4 per cent over that seen in 2005. Single-family sales were up 6.5 per cent in the same period. The total residential sales dollar volume was \$387.9 M, up 15.3 per cent from the 2005 year-end figure.

The year-to-date average price for single-detached homes was \$135,815, up 6.3 per cent from the average price of \$127,719 at the end of 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 the \$240,000 to \$259,999 price range was up 69.2 per cent in 2006 compared to all of 2005. Similar increases in share were seen in higher price ranges.

December 2006 active listings were down sharply compared to the same month in 2005. The inventory of active residential listings in December stood at 589 listings, down 15.6 per cent from one year ago. Single-family active listings were down to 332 listings in December 2006 compared to 495 in December 2005. New listings activity was up in 2006. At year-end, 4,195 listings had been processed compared to 4,065 in 2005.

Single-family homes sold in an average of 35 days in 2006, up from 33 days in 2005.

## Economy

### Year-to-date total employment sees small gain in 2006

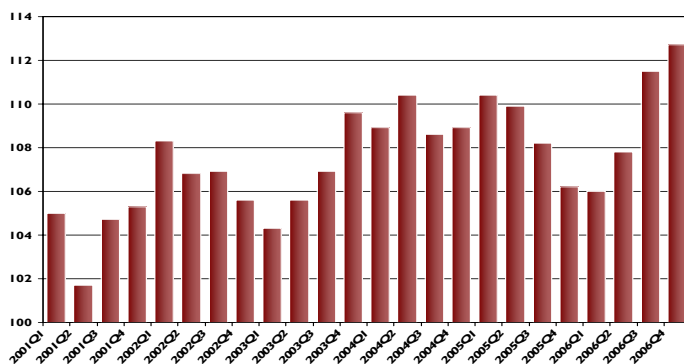
The year-to-date average annual change in employment finally passed into positive territory in the month of December, ending the year with a gain of less than 200 employed compared to 2005. The goods sector contributed an average increase of 2,180 employed including just over 1,000 newly employed in the construction sector. Manufacturing and Agriculture also contributed to the increased employment in the goods sector.

An average loss of 2,000 employed in the service sector in 2006 chewed up the goods sector gains leaving employment close to where it was in 2005. Most employment has been lost from the finance, insurance and real estate sector while gains in the public sector helped mitigate losses in other industries.

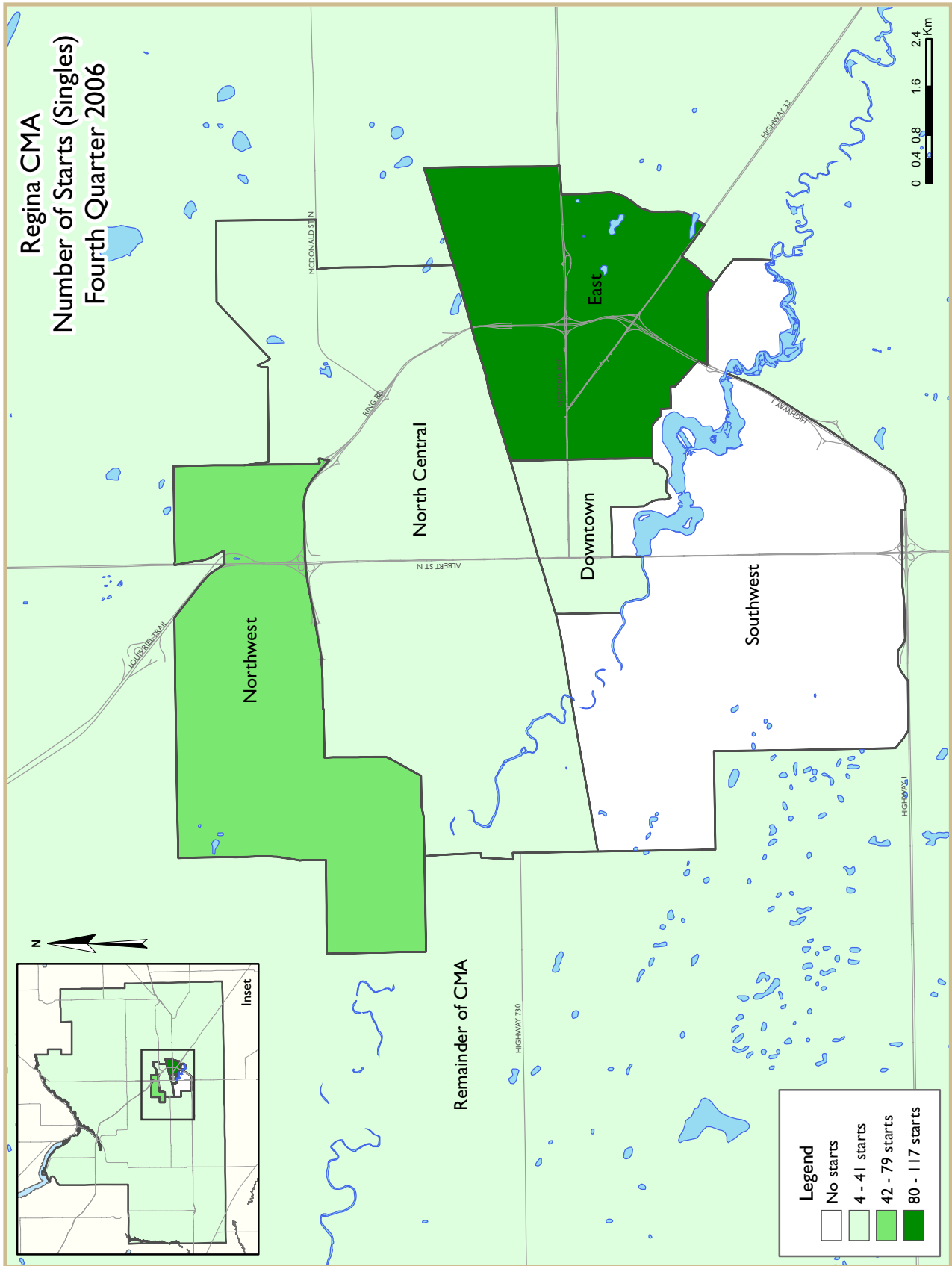
The construction sector ended the year with average employment of 6,750 employed, up 1,040 employed from that seen in 2005. The unemployment rate in construction ended 2006 at 6.2 per cent, down from the 7.1 per cent in December 2005. There has been a 3.8 per cent gain in average weekly earnings within the construction sector 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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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 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  
Fourth 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>									
Q4 2006	208	0	0	12	50	0	0	0	270
Q4 2005	144	4	0	1	54	24	4	0	231
% Change	44.4	-100.0	n/a	**	-7.4	-100.0	-100.0	n/a	16.9
Year-to-date 2006	723	6	0	26	223	0	6	2	986
Year-to-date 2005	566	8	1	6	193	70	6	38	888
% Change	27.7	-25.0	-100.0	**	15.5	-100.0	0.0	-94.7	11.0
<b>UNDER CONSTRUCTION</b>									
Q4 2006	463	6	2	22	137	46	33	2	711
Q4 2005	375	8	2	5	197	127	6	38	758
% Change	23.5	-25.0	0.0	**	-30.5	-63.8	**	-94.7	-6.2
<b>COMPLETIONS</b>									
Q4 2006	178	6	0	3	66	24	3	0	280
Q4 2005	139	0	0	1	67	39	0	0	246
% Change	28.1	n/a	n/a	200.0	-1.5	-38.5	n/a	n/a	13.8
Year-to-date 2006	631	10	0	9	257	81	3	38	1,029
Year-to-date 2005	551	2	0	8	206	181	38	0	986
% Change	14.5	**	n/a	12.5	24.8	-55.2	-92.1	n/a	4.4
<b>COMPLETED &amp; NOT ABSORBED</b>									
Q4 2006	25	2	0	2	24	11	2	0	66
Q4 2005	35	0	0	0	33	7	0	0	75
% Change	-28.6	n/a	n/a	n/a	-27.3	57.1	n/a	n/a	-12.0
<b>ABSORBED</b>									
Q4 2006	164	2	0	1	74	31	0	0	272
Q4 2005	142	0	0	1	49	46	0	0	238
% Change	15.5	n/a	n/a	0.0	51.0	-32.6	n/a	n/a	14.3
Year-to-date 2006	613	6	0	7	260	77	0	38	1,001
Year-to-date 2005	523	0	0	9	178	143	6	0	859
% Change	17.2	n/a	n/a	-22.2	46.1	-46.2	-100.0	n/a	16.5

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

**Table I.1: Housing Activity Summary by Submarket  
Fourth 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>									
Q4 2006	4	0	0	0	2	0	0	0	6
Q4 2005	0	0	0	0	0	0	0	0	0
<b>Southwest</b>									
Q4 2006	0	0	0	0	0	0	0	0	0
Q4 2005	2	0	0	0	0	0	0	0	2
<b>East</b>									
Q4 2006	105	0	0	12	15	0	0	0	132
Q4 2005	60	2	0	1	28	0	0	0	91
<b>North Central</b>									
Q4 2006	4	0	0	0	7	0	0	0	11
Q4 2005	7	0	0	0	15	0	0	0	22
<b>Northwest</b>									
Q4 2006	56	0	0	0	23	0	0	0	79
Q4 2005	50	0	0	0	11	24	0	0	85
<b>Remainder of the CMA</b>									
Q4 2006	39	0	0	0	3	0	0	0	42
Q4 2005	25	2	0	0	0	0	4	0	31
<b>Regina CMA</b>									
Q4 2006	208	0	0	12	50	0	0	0	270
Q4 2005	144	4	0	1	54	24	4	0	231
<b>UNDER CONSTRUCTION</b>									
<b>Downtown</b>									
Q4 2006	5	0	0	0	0	0	33	0	38
Q4 2005	1	0	0	0	0	0	2	0	3
<b>Southwest</b>									
Q4 2006	5	0	0	0	4	22	0	0	31
Q4 2005	5	0	0	0	0	40	0	0	45
<b>East</b>									
Q4 2006	202	4	0	19	20	0	0	0	245
Q4 2005	132	2	0	4	125	39	0	0	302
<b>North Central</b>									
Q4 2006	18	0	0	0	34	0	0	0	52
Q4 2005	30	0	0	0	35	0	0	38	103
<b>Northwest</b>									
Q4 2006	123	0	0	3	76	24	0	0	226
Q4 2005	96	0	0	1	37	48	0	0	182
<b>Remainder of the CMA</b>									
Q4 2006	102	2	1	0	3	0	0	2	110
Q4 2005	89	6	1	0	0	0	4	0	100
<b>Regina CMA</b>									
Q4 2006	463	6	2	22	137	46	33	2	711
Q4 2005	375	8	2	5	197	127	6	38	758

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

**Table I.1: Housing Activity Summary by Submarket  
Fourth 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>									
Q4 2006	4	0	0	0	0	0	2	0	6
Q4 2005	0	0	0	0	0	0	0	0	0
<b>Southwest</b>									
Q4 2006	2	0	0	0	0	0	0	0	2
Q4 2005	0	0	0	0	0	0	0	0	0
<b>East</b>									
Q4 2006	72	4	0	3	36	0	0	0	115
Q4 2005	57	0	0	0	26	39	0	0	122
<b>North Central</b>									
Q4 2006	12	0	0	0	8	0	1	0	21
Q4 2005	2	0	0	0	0	0	0	0	2
<b>Northwest</b>									
Q4 2006	62	0	0	0	18	24	0	0	104
Q4 2005	55	0	0	1	41	0	0	0	97
<b>Remainder of the CMA</b>									
Q4 2006	26	2	0	0	4	0	0	0	32
Q4 2005	25	0	0	0	0	0	0	0	25
<b>Regina CMA</b>									
Q4 2006	178	6	0	3	66	24	3	0	280
Q4 2005	139	0	0	1	67	39	0	0	246
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Downtown</b>									
Q4 2006	0	0	0	0	0	0	2	0	2
Q4 2005	0	0	0	0	0	1	0	0	1
<b>Southwest</b>									
Q4 2006	0	0	0	0	0	7	0	0	7
Q4 2005	0	0	0	0	0	5	0	0	5
<b>East</b>									
Q4 2006	13	2	0	2	8	3	0	0	28
Q4 2005	17	0	0	0	17	0	0	0	34
<b>North Central</b>									
Q4 2006	0	0	0	0	6	0	0	0	6
Q4 2005	0	0	0	0	5	0	0	0	5
<b>Northwest</b>									
Q4 2006	12	0	0	0	10	0	0	0	22
Q4 2005	18	0	0	0	11	0	0	0	29
<b>Remainder of the CMA</b>									
Q4 2006	0	0	0	0	0	1	0	0	1
Q4 2005	0	0	0	0	0	1	0	0	1
<b>Regina CMA</b>									
Q4 2006	25	2	0	2	24	11	2	0	66
Q4 2005	35	0	0	0	33	7	0	0	75

Source: CM HC (Starts and Completions Survey, Market Absorption Survey)



**Table I.1: Housing Activity Summary by Submarket  
Fourth 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>									
Q4 2006	4	0	0	0	0	0	0	0	4
Q4 2005	0	0	0	0	0	1	0	0	1
<b>Southwest</b>									
Q4 2006	2	0	0	0	0	4	0	0	6
Q4 2005	0	0	0	0	0	6	0	0	6
<b>East</b>									
Q4 2006	67	0	0	1	39	3	0	0	110
Q4 2005	63	0	0	0	18	39	0	0	120
<b>North Central</b>									
Q4 2006	5	0	0	0	10	0	0	0	15
Q4 2005	2	0	0	0	1	0	0	0	3
<b>Northwest</b>									
Q4 2006	60	0	0	0	21	24	0	0	105
Q4 2005	52	0	0	1	30	0	0	0	83
<b>Remainder of the CMA</b>									
Q4 2006	26	2	0	0	4	0	0	0	32
Q4 2005	25	0	0	0	0	0	0	0	25
<b>Regina CMA</b>									
Q4 2006	164	2	0	1	74	31	0	0	272
Q4 2005	142	0	0	1	49	46	0	0	238

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

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	% Change
Downtown	4	0	2	0	0	0	0	0	6	0	n/a
Southwest	0	2	0	0	0	0	0	0	0	2	-100.0
East	117	61	0	12	15	18	0	0	132	91	45.1
North Central	4	7	0	0	7	15	0	0	11	22	-50.0
Northwest	56	50	0	0	23	11	0	24	79	85	-7.1
Remainder of the CMA	39	25	0	2	3	4	0	0	42	31	35.5
<b>Regina CMA</b>	<b>220</b>	<b>145</b>	<b>2</b>	<b>14</b>	<b>48</b>	<b>48</b>	<b>0</b>	<b>24</b>	<b>270</b>	<b>231</b>	<b>16.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - December 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	9	1	8	2	25	0	0	0	42	3	**
Southwest	5	4	0	0	4	0	0	22	9	26	-65.4
East	347	223	10	20	40	97	0	0	397	340	16.8
North Central	31	31	6	0	25	27	0	38	62	96	-35.4
Northwest	243	190	0	6	114	45	0	48	357	289	23.5
Remainder of the CMA	114	123	0	6	3	4	2	1	119	134	-11.2
<b>Regina CMA</b>	<b>749</b>	<b>572</b>	<b>24</b>	<b>34</b>	<b>211</b>	<b>173</b>	<b>2</b>	<b>109</b>	<b>986</b>	<b>888</b>	<b>11.0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
Downtown	0	0	0	0	0	0	0	0
Southwest	0	0	0	0	0	0	0	0
East	15	18	0	0	0	0	0	0
North Central	7	15	0	0	0	0	0	0
Northwest	23	11	0	0	0	24	0	0
Remainder of the CMA	3	0	0	4	0	0	0	0
<b>Regina CMA</b>	<b>48</b>	<b>44</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - December 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	40	97	0	0	0	0	0	0
North Central	25	27	0	0	0	0	0	38
Northwest	114	45	0	0	0	48	0	0
Remainder of the CMA	3	0	0	4	0	1	2	0
<b>Regina CMA</b>	<b>211</b>	<b>169</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>71</b>	<b>2</b>	<b>38</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
Downtown	4	0	2	0	0	0	6	0
Southwest	0	2	0	0	0	0	0	2
East	105	62	27	29	0	0	132	91
North Central	4	7	7	15	0	0	11	22
Northwest	56	50	23	35	0	0	79	85
Remainder of the CMA	39	27	3	0	0	4	42	31
<b>Regina CMA</b>	<b>208</b>	<b>148</b>	<b>62</b>	<b>79</b>	<b>0</b>	<b>4</b>	<b>270</b>	<b>231</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Downtown	9	1	29	0	4	2	42	3
Southwest	5	4	4	22	0	0	9	26
East	330	222	65	118	2	0	397	340
North Central	31	31	31	27	0	38	62	96
Northwest	240	187	117	102	0	0	357	289
Remainder of the CMA	114	130	3	0	2	4	119	134
<b>Regina CMA</b>	<b>729</b>	<b>575</b>	<b>249</b>	<b>269</b>	<b>8</b>	<b>44</b>	<b>986</b>	<b>888</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	
Downtown	4	0	2	0	0	0	0	0	6	0	n/a
Southwest	2	0	0	0	0	0	0	0	2	0	n/a
East	75	57	4	18	36	8	0	39	115	122	-5.7
North Central	13	2	0	0	8	0	0	0	21	2	**
Northwest	62	56	0	6	18	35	24	0	104	97	7.2
Remainder of the CMA	26	25	2	0	4	0	0	0	32	25	28.0
<b>Regina CMA</b>	<b>182</b>	<b>140</b>	<b>8</b>	<b>24</b>	<b>66</b>	<b>43</b>	<b>24</b>	<b>39</b>	<b>280</b>	<b>246</b>	<b>13.8</b>

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

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	
Downtown	5	5	2	0	0	20	0	20	7	45	-84.4
Southwest	5	6	0	0	0	0	18	72	23	78	-70.5
East	260	231	28	36	124	90	39	39	451	396	13.9
North Central	43	23	0	2	32	48	38	50	113	123	-8.1
Northwest	214	195	6	6	69	41	24	0	313	242	29.3
Remainder of the CMA	114	102	4	0	4	0	0	0	122	102	19.6
<b>Regina CMA</b>	<b>641</b>	<b>562</b>	<b>40</b>	<b>44</b>	<b>229</b>	<b>199</b>	<b>119</b>	<b>181</b>	<b>1,029</b>	<b>986</b>	<b>4.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
Downtown	0	0	0	0	0	0	0	0
Southwest	0	0	0	0	0	0	0	0
East	36	8	0	0	0	39	0	0
North Central	8	0	0	0	0	0	0	0
Northwest	18	35	0	0	24	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
<b>Regina CMA</b>	<b>66</b>	<b>43</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>39</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 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	124	90	0	0	39	39	0	0
North Central	32	13	0	35	0	50	38	0
Northwest	69	41	0	0	24	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	0
<b>Regina CMA</b>	<b>229</b>	<b>164</b>	<b>0</b>	<b>35</b>	<b>81</b>	<b>181</b>	<b>38</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005
Downtown	4	0	0	0	2	0	6	0
Southwest	2	0	0	0	0	0	2	0
East	76	57	39	65	0	0	115	122
North Central	12	2	8	0	1	0	21	2
Northwest	62	55	42	42	0	0	104	97
Remainder of the CMA	28	25	4	0	0	0	32	25
<b>Regina CMA</b>	<b>184</b>	<b>139</b>	<b>93</b>	<b>107</b>	<b>3</b>	<b>0</b>	<b>280</b>	<b>246</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Downtown	5	5	0	40	2	0	7	45
Southwest	5	6	18	72	0	0	23	78
East	259	224	192	171	0	1	451	396
North Central	42	23	32	63	39	37	113	123
Northwest	212	193	101	49	0	0	313	242
Remainder of the CMA	118	102	4	0	0	0	122	102
<b>Regina CMA</b>	<b>641</b>	<b>553</b>	<b>347</b>	<b>395</b>	<b>41</b>	<b>38</b>	<b>1,029</b>	<b>986</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
Fourth 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>													
Q4 2006	1	25.0	0	0.0	1	25.0	2	50.0	0	0.0	4	--	--
Q4 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2005	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	--	--
<b>Southwest</b>													
Q4 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Q4 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	--	--
Year-to-date 2005	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
<b>East</b>													
Q4 2006	0	0.0	10	14.7	22	32.4	18	26.5	18	26.5	68	266,524	268,729
Q4 2005	1	1.6	23	36.5	18	28.6	13	20.6	8	12.7	63	236,887	234,541
Year-to-date 2006	1	0.4	48	18.3	78	29.8	80	30.5	55	21.0	262	252,278	261,088
Year-to-date 2005	9	4.1	78	35.3	75	33.9	34	15.4	25	11.3	221	216,989	231,519
<b>North Central</b>													
Q4 2006	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Q4 2005	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	5	35.7	6	42.9	2	14.3	1	7.1	0	0.0	14	150,000	151,684
Year-to-date 2005	4	44.4	1	11.1	4	44.4	0	0.0	0	0.0	9	--	--
<b>Northwest</b>													
Q4 2006	0	0.0	19	31.7	13	21.7	21	35.0	7	11.7	60	235,851	244,578
Q4 2005	4	7.5	16	30.2	27	50.9	3	5.7	3	5.7	53	215,926	219,882
Year-to-date 2006	1	0.5	63	28.6	63	28.6	65	29.5	28	12.7	220	239,831	243,462
Year-to-date 2005	34	17.7	58	30.2	75	39.1	18	9.4	7	3.6	192	204,651	205,738
<b>Remainder of the CMA</b>													
Q4 2006	2	7.7	8	30.8	7	26.9	7	26.9	2	7.7	26	222,500	218,458
Q4 2005	2	8.0	6	24.0	8	32.0	5	20.0	4	16.0	25	225,000	231,207
Year-to-date 2006	10	8.8	27	23.7	30	26.3	27	23.7	20	17.5	114	230,973	235,222
Year-to-date 2005	10	9.8	26	25.5	34	33.3	21	20.6	11	10.8	102	222,000	221,263
<b>Regina CMA</b>													
Q4 2006	5	3.0	39	23.6	44	26.7	48	29.1	29	17.6	165	243,916	247,786
Q4 2005	8	5.6	45	31.5	54	37.8	21	14.7	15	10.5	143	219,674	227,718
Year-to-date 2006	18	2.9	145	23.4	176	28.4	176	28.4	105	16.9	620	242,499	247,392
Year-to-date 2005	59	11.0	170	31.7	191	35.6	73	13.6	43	8.0	536	213,057	218,612

Source: CMHC (Market Absorption Survey)



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

Submarket	Q4 2006	Q4 2005	% Change	YTD 2006	YTD 2005	% Change
Downtown	--	--	n/a	--	--	n/a
Southwest	--	--	n/a	--	--	n/a
East	268,729	234,541	14.6	261,088	231,519	12.8
North Central	--	--	n/a	151,684	--	n/a
Northwest	244,578	219,882	11.2	243,462	205,738	18.3
Remainder of the CMA	218,458	231,207	-5.5	235,222	221,263	6.3
<b>Regina CMA</b>	<b>247,786</b>	<b>227,718</b>	<b>8.8</b>	<b>247,392</b>	<b>218,612</b>	<b>13.2</b>

Source: CMHC (Market Absorption Survey)

Table 5: MLS <sup>®</sup> Residential Activity for Regina Fourth 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	190	211	274	69.3	114,101	11.6	116,258
	February	193	7.2	235	270	319	73.7	115,693	2.0	117,647
	March	243	-6.5	227	352	328	69.2	118,990	15.3	121,001
	April	244	-21.8	223	401	307	72.6	125,081	13.1	120,684
	May	307	-1.0	226	452	331	68.3	128,907	13.4	122,318
	June	298	-2.0	227	400	318	71.4	132,054	13.5	125,132
	July	216	-24.5	190	379	347	54.8	120,658	0.4	114,294
	August	312	11.8	256	367	327	78.3	128,068	12.5	130,157
	September	228	-1.3	227	417	395	57.5	122,026	9.5	125,543
	October	224	17.9	239	310	359	66.6	134,525	21.2	142,630
	November	201	12.9	243	343	424	57.3	111,027	1.1	118,503
	December	149	9.6	247	164	337	73.3	116,273	8.9	124,873
2006	January	138	20.0	224	324	366	61.2	132,091	15.8	132,914
	February	195	1.0	238	235	287	82.9	122,995	6.3	124,968
	March	235	-3.3	229	420	358	64.0	125,068	5.1	128,970
	April	260	6.6	242	463	422	57.3	132,799	6.2	127,671
	May	356	16.0	253	495	362	69.9	142,147	10.3	134,385
	June	334	12.1	259	435	350	74.0	137,022	3.8	128,976
	July	301	39.4	256	419	386	66.3	137,195	13.7	132,741
	August	299	-4.2	249	368	332	75.0	130,313	1.8	127,430
	September	257	12.7	269	331	329	81.8	127,660	4.6	131,578
	October	234	4.5	247	288	317	77.9	126,882	-5.7	131,985
	November	218	8.5	261	249	330	79.1	123,236	11.0	133,779
	December	126	-15.4	226	170	358	63.1	136,765	17.6	147,719
	Q4 2005	574	13.9		817			121,558	11.1	
	Q4 2006	578	0.7		707			127,662	5.0	
	YTD 2005	2,730	-2.0		4,066			123,600	10.5	
	YTD 2006	2,953	8.2		4,197			131,851	6.7	

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

Source: CREA (MLS<sup>®</sup>)

**Table 6: Economic Indicators  
Fourth 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	4.80	6.05	1.37	1.31	109.5	4.9	72.3	649
	February	643	4.80	6.05	1.41	1.32	109.8	4.9	72.3	648
	March	655	5.05	6.25	1.41	1.32	110.4	4.5	72.3	650
	April	643	4.90	6.05	1.41	1.33	110.3	4.5	72.2	649
	May	637	4.85	5.95	1.43	1.33	110.2	4.4	72.0	650
	June	622	4.75	5.70	1.43	1.33	109.9	4.7	72.0	649
	July	628	4.90	5.80	1.43	1.33	110.0	4.8	72.1	656
	August	628	5.00	5.80	1.43	1.34	109.3	5.0	71.7	665
	September	628	5.00	5.80	1.44	1.34	108.2	5.1	71.0	673
	October	640	5.25	6.00	1.45	1.34	107.1	5.2	70.3	677
	November	649	5.60	6.15	1.45	1.34	106.4	5.2	69.9	673
	December	658	5.80	6.30	1.45	1.34	106.2	5.1	69.6	675
2006	January	658	5.80	6.30	1.50	1.34	106.2	4.9	69.5	691
	February	667	5.85	6.45	1.50	1.34	106.1	4.9	69.4	706
	March	667	6.05	6.45	1.50	1.35	106.0	4.9	69.4	720
	April	685	6.25	6.75	1.52	1.36	106.3	5.3	69.8	720
	May	685	6.25	6.75	1.52	1.36	106.6	5.2	70.0	724
	June	697	6.60	6.95	1.54	1.36	107.8	5.2	70.7	719
	July	697	6.60	6.95	1.56	1.37	108.8	5.1	71.3	714
	August	691	6.40	6.85	1.56	1.37	110.5	4.9	72.2	705
	September	682	6.40	6.70	1.56	1.36	111.5	5.0	72.9	704
	October	688	6.40	6.80	1.56	1.36	112.1	4.8	73.1	705
	November	673	6.40	6.55	1.59	1.35	112.2	4.7	73.1	711
	December	667	6.30	6.45		1.36	112.2	4.4	72.8	715

"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 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 2001 Census area definitions.

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