HOUSING MARKET INFORMATION

HOUSING NOW

St. John's CMA

Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2007

Housing Market Posts Strong Growth During Third Quarter

The St. John's metro housing market posted strong growth during the third quarter, as improving in-migration, paired with increased economic activity and solid labour market performance has renewed the demand for homeownership. MLS® residential activity hit a new record, while residential construction was bolstered by higher starts of both single-detached and multiple dwellings. Overall, the demand for housing was high during the quarter due to solid economic and demographic fundamentals.

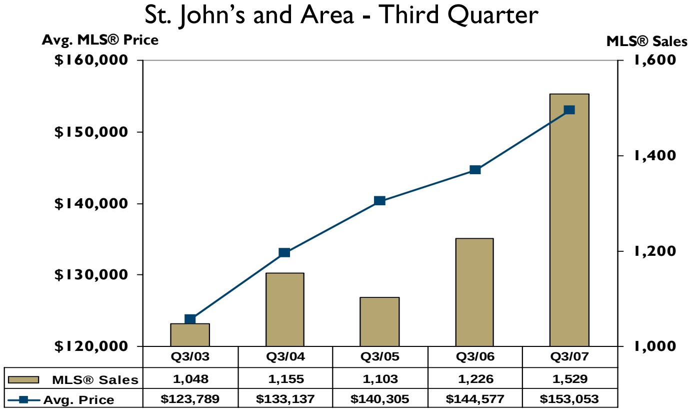
Surge in Total Housing Starts

A surge in both single-detached and multiple housing starts boosted

Figure 1

MLS® Sales Activity

St. John's and Area - Third Quarter



	Q3/03	Q3/04	Q3/05	Q3/06	Q3/07
MLS® Sales	1,048	1,155	1,103	1,226	1,529
Avg. Price	$123,789	$133,137	$140,305	$144,577	$153,053

Source: CREA, CMHC.
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

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CMHC SCHL
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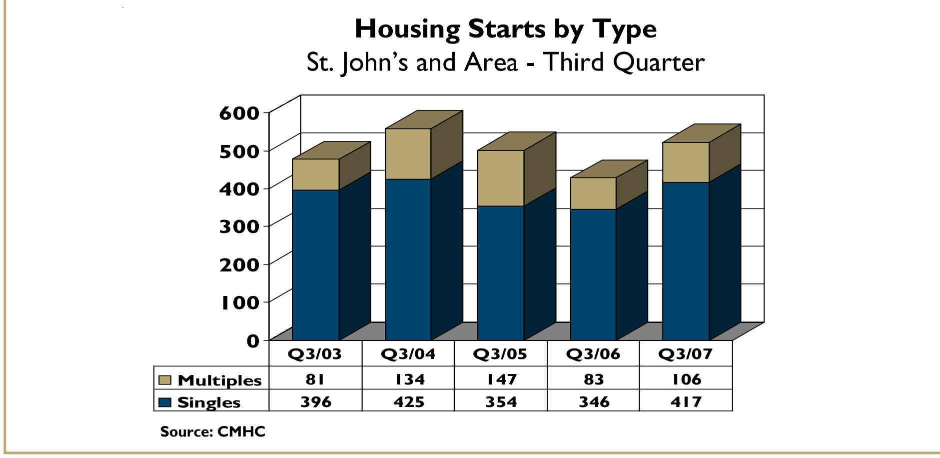
residential construction activity within the St. John's region during the quarter. Total housing starts increased 22 per cent to 523 units compared to 429 last year. Single-detached starts jumped a sizeable 21 per cent with 417 units recorded versus 346 during the third quarter of 2006. After a notable drop last year, multiple starts rebounded 25 per cent to 106 units during the quarter. Submarket results were split, with increases in housing starts recorded in St. John's City, Paradise and Torbay. Leading this group was St. John's City, with more than a 60 per cent gain in third quarter starts. The average new house price for the St. John's CMA increased three per cent to $212,702 during the quarter, led nominally by the submarket of St. John's City, with the average price of a newly built home at $235,671. Overall, demand for new homes rebounded nicely during the third quarter, supported by increased economic activity and positive consumer confidence.

Figure 2



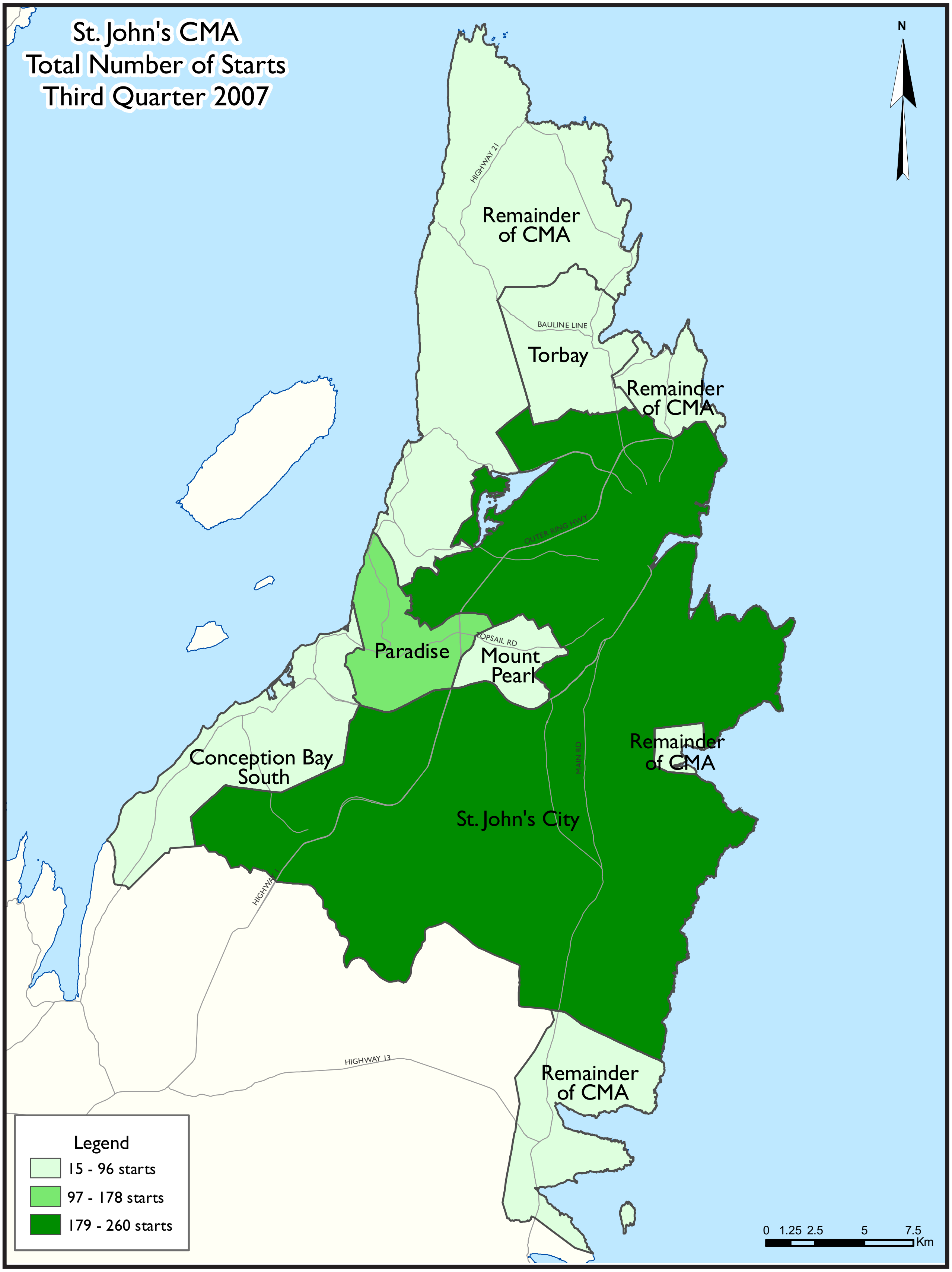
Turning Point for Resale Market

The resale market reached a turning point in terms of the classification to the end of the third quarter. The trend in the sales-to-active listings ratio and other factors combined during the quarter, suggests the market is returning to balanced conditions. With ample inventory on the market, home buyers continued to enjoy a fairly broad choice of inventory. However, the average time on market trended lower and price growth continued to occur after being almost non-existent since the end of 2005. An adjustment in the classification to a balanced resale market will depend on fourth quarter results, but this is a likely outcome based on the current trend in market conditions. At the end of the quarter, the unadjusted average sales to active listings ratio was 18.5 per cent compared to 15.2 per cent a year ago. This falls within the band of a balanced market, indicating that approximately one in five listings sold during the quarter. Furthermore, these listings spent fewer days on the market before a sale was realized. Active residential listings have climbed steadily since 2003 and hit a record high of 2,940 in July, averaging over 2,750 during the third quarter. New listings increased four per cent, while active listings climbed eight per cent compared to the third quarter of 2006.

MLS® Sales Continue Their Strong Pace

MLS® sales continued on a torrid pace during the third quarter, setting records for both unit sales and average price. The number of MLS® sales recorded increased 25 per cent over last year, with 1,529 sales compared to 1,226 during the third quarter of 2006.

Once again, the average MLS® residential house price improved throughout the quarter, continuing a trend that began towards the end of the second quarter. Despite strong sales, the lack of price growth experienced since 2005 reflected the impact of high resale inventory since that period. However, the third quarter average MLS® residential price surged six per cent to $153,053 compared to $144,577 a year earlier and is up over five per cent year-to-date. Favourable economic and demographic fundamentals appear to be driving the recent strength in the average MLS® residential price and have set a positive tone in terms of where prices will end up in 2007.


St. John's CMA
Total Number of Starts
Third Quarter 2007
N
HIGHWAY 21
Remainder of CMA
BAULINE LINE
Torbay
Remainder of CMA
OUTER RING HWY
Paradise
TOPSAIL RD
Mount Pearl
Conception Bay South
MAIN RD
Remainder of CMA
St. John's City
HIGHWAY 13
Remainder of CMA
Legend
15 - 96 starts
97 - 178 starts
179 - 260 starts
0 1.25 2.5 5 7.5
Km

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
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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
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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 1: Housing Activity Summary of St. John's CMA
Third Quarter 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2007	417	28	78	0	0	0	0	0	523
Q3 2006	346	24	48	0	5	0	0	6	429
% Change	20.5	16.7	62.5	n/a	-100.0	n/a	n/a	-100.0	21.9
Year-to-date 2007	814	64	122	0	6	40	0	0	1,046
Year-to-date 2006	739	96	114	0	5	0	0	6	960
% Change	10.1	-33.3	7.0	n/a	20.0	n/a	n/a	-100.0	9.0
UNDER CONSTRUCTION									
Q3 2007	726	52	108	0	11	40	0	0	937
Q3 2006	647	80	109	0	5	43	0	6	890
% Change	12.2	-35.0	-0.9	n/a	120.0	-7.0	n/a	-100.0	5.3
COMPLETIONS									
Q3 2007	247	22	45	0	0	0	0	0	314
Q3 2006	265	50	53	0	0	0	0	0	368
% Change	-6.8	-56.0	-15.1	n/a	n/a	n/a	n/a	n/a	-14.7
Year-to-date 2007	646	56	153	0	0	32	0	10	897
Year-to-date 2006	719	112	160	0	6	0	0	0	997
% Change	-10.2	-50.0	-4.4	n/a	-100.0	n/a	n/a	n/a	-10.0
COMPLETED & NOT ABSORBED									
Q3 2007	23	4	5	0	0	19	0	0	51
Q3 2006	41	8	7	0	1	0	0	0	57
% Change	-43.9	-50.0	-28.6	n/a	-100.0	n/a	n/a	n/a	-10.5
ABSORBED									
Q3 2007	260	22	40	0	0	3	0	0	325
Q3 2006	250	52	48	0	0	2	0	0	352
% Change	4.0	-57.7	-16.7	n/a	n/a	50.0	n/a	n/a	-7.7
Year-to-date 2007	676	66	157	0	1	23	0	10	933
Year-to-date 2006	716	105	163	0	7	8	0	0	999
% Change	-5.6	-37.1	-3.7	n/a	-85.7	187.5	n/a	n/a	-6.6

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

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
St. John's City	176	108	22	8	10	11	52	34	260	161	61.5
Conception Bay South	65	71	0	0	0	0	0	0	65	71	-8.5
Mount Pearl	9	10	2	6	0	0	4	0	15	16	-6.3
Paradise	90	76	4	10	0	0	12	14	106	100	6.0
Torbay	26	23	0	0	0	0	0	0	26	23	13.0
Remainder of the CMA	51	58	0	0	0	0	0	0	51	58	-12.1
St. John's CMA	417	346	28	24	10	11	68	48	523	429	21.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
St. John's City	315	270	48	72	22	15	114	80	499	437	14.2
Conception Bay South	148	135	4	0	0	0	0	0	152	135	12.6
Mount Pearl	23	17	2	10	0	0	4	0	29	27	7.4
Paradise	192	168	10	14	0	0	28	30	230	212	8.5
Torbay	53	47	0	0	0	0	0	0	53	47	12.8
Remainder of the CMA	83	102	0	0	0	0	0	0	83	102	-18.6
St. John's CMA	814	739	64	96	22	15	146	110	1,046	960	9.0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
St. John's City	84	104	18	44	15	15	22	38	139	201	-30.8
Conception Bay South	51	56	0	0	0	0	0	0	51	56	-8.9
Mount Pearl	6	10	4	2	0	0	0	0	10	12	-16.7
Paradise	82	49	0	4	0	0	8	0	90	53	69.8
Torbay	6	17	0	0	0	0	0	0	6	17	-64.7
Remainder of the CMA	18	29	0	0	0	0	0	0	18	29	-37.9
St. John's CMA	247	265	22	50	15	15	30	38	314	368	-14.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
St. John's City	211	263	42	88	15	28	130	112	398	491	-18.9
Conception Bay South	124	159	0	0	0	0	0	0	124	159	-22.0
Mount Pearl	19	21	4	12	0	0	0	0	23	33	-30.3
Paradise	171	146	10	12	0	0	48	26	229	184	24.5
Torbay	36	49	0	0	0	0	2	0	38	49	-22.4
Remainder of the CMA	85	81	0	0	0	0	0	0	85	81	4.9
St. John's CMA	646	719	56	112	15	28	180	138	897	997	-10.0

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2007													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $100,000		$100,000 - $149,999		$150,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. John's City													
Q3 2007	0	0.0	1	1.2	35	42.2	15	18.1	32	38.6	83	225,000	235,671
Q3 2006	0	0.0	12	12.2	45	45.9	23	23.5	18	18.4	98	182,500	219,259
Year-to-date 2007	0	0.0	12	5.6	94	43.9	48	22.4	60	28.0	214	200,000	223,740
Year-to-date 2006	0	0.0	38	14.2	116	43.3	64	23.9	50	18.7	268	187,189	210,338
Conception Bay South													
Q3 2007	0	0.0	13	22.0	35	59.3	8	13.6	3	5.1	59	155,900	171,321
Q3 2006	0	0.0	19	35.2	25	46.3	6	11.1	4	7.4	54	156,500	172,142
Year-to-date 2007	3	2.1	39	27.7	73	51.8	15	10.6	11	7.8	141	159,900	172,318
Year-to-date 2006	2	1.3	51	33.3	74	48.4	15	9.8	11	7.2	153	159,900	169,672
Mount Pearl													
Q3 2007	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
Q3 2006	0	0.0	0	0.0	2	28.6	0	0.0	5	71.4	7	--	--
Year-to-date 2007	0	0.0	0	0.0	8	44.4	5	27.8	5	27.8	18	204,750	221,922
Year-to-date 2006	0	0.0	0	0.0	10	55.6	1	5.6	7	38.9	18	195,900	233,128
Paradise													
Q3 2007	0	0.0	1	1.2	46	56.1	20	24.4	15	18.3	82	189,900	217,503
Q3 2006	0	0.0	3	6.5	29	63.0	4	8.7	10	21.7	46	188,950	212,955
Year-to-date 2007	0	0.0	4	2.2	93	52.2	46	25.8	35	19.7	178	194,200	218,152
Year-to-date 2006	0	0.0	10	7.0	84	58.7	18	12.6	31	21.7	143	179,900	216,947
Torbay													
Q3 2007	0	0.0	2	22.2	6	66.7	1	11.1	0	0.0	9	--	--
Q3 2006	0	0.0	4	28.6	6	42.9	2	14.3	2	14.3	14	168,000	185,993
Year-to-date 2007	0	0.0	3	7.5	15	37.5	8	20.0	14	35.0	40	219,450	241,162
Year-to-date 2006	0	0.0	12	25.5	16	34.0	7	14.9	12	25.5	47	180,500	201,468
Remainder of the CMA													
Q3 2007	0	0.0	2	10.0	9	45.0	4	20.0	5	25.0	20	190,000	226,090
Q3 2006	1	3.2	8	25.8	13	41.9	7	22.6	2	6.5	31	165,000	206,978
Year-to-date 2007	0	0.0	15	17.6	32	37.6	15	17.6	23	27.1	85	189,000	211,416
Year-to-date 2006	1	1.1	17	19.5	40	46.0	14	16.1	15	17.2	87	170,000	215,764
St. John's CMA													
Q3 2007	0	0.0	19	7.3	132	50.8	51	19.6	58	22.3	260	189,450	212,702
Q3 2006	1	0.4	46	18.4	120	48.0	42	16.8	41	16.4	250	173,000	206,416
Year-to-date 2007	3	0.4	73	10.8	315	46.6	137	20.3	148	21.9	676	189,000	210,976
Year-to-date 2006	3	0.4	128	17.9	340	47.5	119	16.6	126	17.6	716	175,000	203,618

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for St. John's Third Quarter 2007										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	163	35.8	329	632	682	48.2	136,549	-3.8	133,858
	February	189	23.5	331	444	594	55.7	134,085	1.5	138,128
	March	193	7.2	276	528	535	51.6	144,793	6.3	146,430
	April	222	3.3	290	628	595	48.7	140,902	-3.0	140,690
	May	258	-15.7	234	851	633	37.0	133,541	-1.2	137,689
	June	360	15.8	302	751	587	51.4	132,571	-5.9	136,763
	July	389	12.8	277	741	611	45.3	150,702	5.5	142,538
	August	456	6.5	305	712	610	50.0	145,947	0.8	144,164
	September	381	14.4	306	595	586	52.2	136,684	-1.0	139,591
	October	351	12.1	289	627	623	46.4	136,032	-5.8	141,702
	November	296	5.7	296	538	644	46.0	135,278	-3.4	137,007
	December	279	22.9	302	245	592	51.0	141,632	-4.1	137,053
2007	January	160	-1.8	323	626	634	50.9	136,827	0.2	132,380
	February	198	4.8	332	419	580	57.2	140,401	4.7	142,392
	March	266	37.8	386	587	627	61.6	137,309	-5.2	138,811
	April	242	9.0	300	722	653	45.9	142,497	1.1	140,257
	May	328	27.1	322	828	619	52.0	141,579	6.0	145,934
	June	422	17.2	351	794	632	55.5	152,641	15.1	154,207
	July	547	40.6	373	830	641	58.2	152,718	1.3	145,239
	August	551	20.8	354	683	618	57.3	154,595	5.9	150,214
	September	431	13.1	356	607	623	57.1	151,505	10.8	155,212
	October									
	November									
	December									
	Q3 2006	1,226	10.8		2,048			144,577	1.7	
	Q3 2007	1,529	24.7		2,120			153,053	5.9	
	YTD 2006	2,611	9.2		5,882			140,274	0.0	
	YTD 2007	3,145	20.5		6,096			148,035	5.5	

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

[1]Source: CREA

Table 6: Economic Indicators Third Quarter 2007											
		Interest Rates			NHPI, Total, St. John's CMA 1997=100	CPI, 2002 =100	St. John's Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	126.9	108.0	90.1	8.6	65.3	658
	February	667	5.85	6.45	127.8	108.0	90.2	8.8	65.5	670
	March	667	6.05	6.45	127.7	108.2	91.1	8.7	66.0	682
	April	685	6.25	6.75	127.6	109.2	91.8	8.9	66.6	689
	May	685	6.25	6.75	128.3	110.1	92.3	8.7	66.8	692
	June	697	6.60	6.95	128.1	109.9	93.0	8.4	67.1	690
	July	697	6.60	6.95	131.8	110.0	94.0	7.8	67.3	681
	August	691	6.40	6.85	131.9	110.4	94.3	7.9	67.6	668
	September	682	6.40	6.70	131.4	109.3	95.1	7.8	68.0	663
	October	688	6.40	6.80	131.4	108.5	95.6	7.9	68.5	662
	November	673	6.40	6.55	132.2	108.7	95.6	7.6	68.2	651
	December	667	6.30	6.45	132.3	108.8	94.6	7.5	67.4	639
2007	January	679	6.50	6.65	132.3	109.2	93.0	7.7	66.3	640
	February	679	6.50	6.65	132.3	109.5	92.0	7.4	65.4	653
	March	669	6.40	6.49	132.8	110.3	91.3	7.7	65.1	667
	April	678	6.60	6.64	132.5	110.6	91.6	7.3	65.0	676
	May	709	6.85	7.14	134.4	110.9	92.4	7.3	65.6	684
	June	715	7.05	7.24	134.4	111.3	94.1	6.7	66.5	687
	July	715	7.05	7.24	136.1	111.1	95.4	6.5	67.3	689
	August	715	7.05	7.24	137.8	110.7	96.3	6.3	67.8	698
	September	712	7.05	7.19		110.7	96.6	6.5	68.1	713
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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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