HOUSING MARKET INFORMATION

HOUSING NOW

Prairie Region

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2007

New Home Market

Starts accelerate in Saskatchewan, remain steady in Alberta and Manitoba

In the second quarter of 2007, Saskatchewan recorded the most housing starts for any quarter since 1983. The province reported 1,819 starts from April to June, an impressive 79 per cent gain over the previous year. Urban areas led the increase, as total starts in the second quarter were 90 per cent higher than the April to June period of 2006. The most notable increases were in Saskatoon, Lloydminster, North Battleford, Prince Albert, and Swift Current, where starts were 100 per cent or more above the previous year. Housing starts in rural areas recorded a more moderate gain of 37 per cent.

Saskatchewan's second quarter performance pushed the mid-year total for new home construction to 2,603 units, an increase of 73 per cent

Figure 1

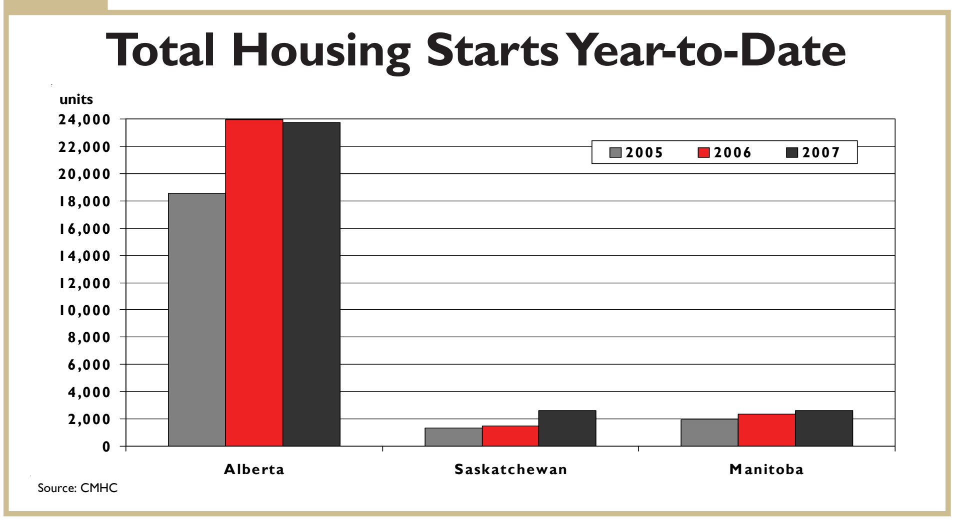

Table of contents

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from the first half of 2006. Nearly half of this activity took place in Saskatoon, where starts were up 75 per cent after six months. Single-detached starts across the province reached 1,677 units in the first half of the year, up and impressive 55 per cent year-over-year. Multi-family starts, which include semi-detached, row, and apartment units, recorded a 121 per cent year-over-year gain, reaching 926 units. Row units were responsible for much of the increase, as activity was up a whopping 206 per cent to-date.

Given the frantic pace of housing starts in Saskatchewan, the number of units under construction has escalated. At the end of June, 3,627 housing units were under construction in the province, 64 per cent higher than June 2006 and the highest total in more than 20 years. This is contributing to substantial upward pressure on prices, especially in Saskatoon where units under construction were up nearly two-fold from the previous year. The May release of Saskatoon's New House Price Index (NHPI) showed a 38 per cent annual rise in the cost of building a home, the highest gain on record and across Canada.

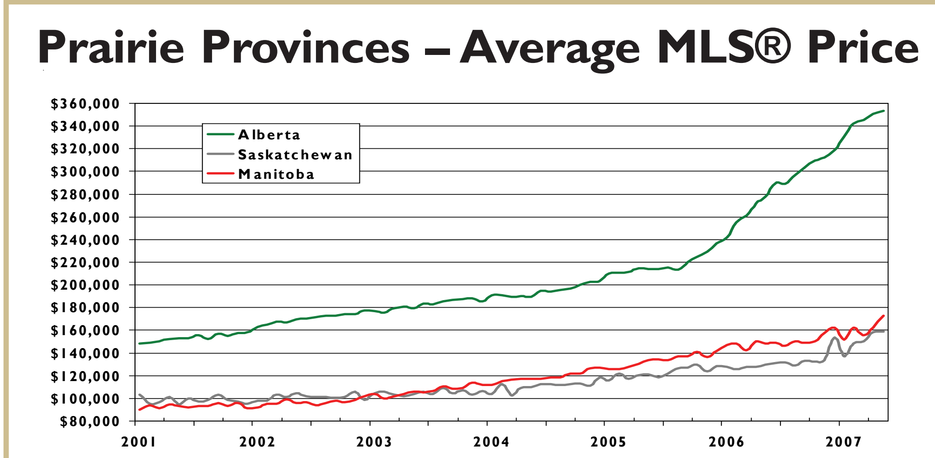
In Manitoba, total housing starts in the second quarter were two per cent higher than the previous year, totalling 1,560 units. Urban starts increased by 18 per cent, more than compensating for a 22 per cent decline in rural areas. St. Andrews reported the largest gain in second quarter starts, up 45 per cent. It must be noted, however, that St. Andrews represented only one per cent of total urban construction. Winnipeg reported the most notable year-over-year gain, as second quarter starts surpassed the previous year by 22 per cent. This can be attributed to a surging multi-family sector, where buyers are seeking affordable alternatives to the single-detached market.

After the first half of 2007, total starts in Manitoba are nearly 10 per cent ahead of the pace set in 2006. At 2,618 units to-date, home builders are enjoying the best start to the year since 1987. Multi-family starts are fuelling the gain in Manitoba, as construction in the first half of the year was up 36 per cent. Much of this can be attributed to strong row and apartment construction in Winnipeg, where activity was up 195 and 83 per cent, respectively. Meanwhile, single-detached starts in Manitoba during the first half of 2007 have slipped two per cent year-over-year.

Following the record performance of 2006, Alberta home builders are seeing some relief from the frenetic pace of construction. Starts totalled 13,228 from April to June, down five per cent from the same period in 2006. Single-detached construction fell nine per cent year-over-year, the largest such decline in four years. Much of this slack was taken up by the surging multi-family market, where second quarter activity was four per cent higher than the previous year. Given the recent and rapid price acceleration, as indicated by a 58 per cent increase in the NHPI in the last 18 months, there has been a modest shift from Alberta's single-detached market toward less expensive multi-family units.

While second-quarter construction declined in Alberta, year-to-date activity was virtually on par with the previous year. Total construction for the first half of the year reached 23,723 units, less than one per cent behind the record-setting pace of 2006. A 14 per cent gain in multi-family units compensated for an eight per cent drop in single-detached construction. The decline in single-detached activity was most pronounced in Okotoks and Calgary, where construction was down 32 and 30 per cent, respectively. Not all centres, however, suffered from weaker single-detached construction, as notable gains were reported in Camrose, Lethbridge, and Wood Buffalo. Calgary reported weaker multi-family construction in the first half of the year, though that slack was taken up by strong gains in most other markets, the most prominent being Edmonton and Wood Buffalo.

Figure 2



Source: CREA (Seasonally Adjusted)

Resale Market

Prairie resale transactions on pace for another new record

Residential transactions across the Prairies are on pace for the seventh consecutive record in 2007. Existing home sales for the Prairie Provinces totalled 47,460 units in the first five months of the year, nearly 13 per cent higher than the pace set in 2006. Saskatchewan is leading the charge with a 46 per cent gain after five months, thanks to solid performances in most markets. Sales in Alberta have increased 10 per cent during the same period, while activity is up eight per cent in Manitoba.

The record pace of sales combined with a lack of selection in many markets is contributing to impressive price growth across the Prairies. Following a record 31 per cent gain in 2006, Alberta's average price in for the first five months of the year is 31 per cent higher than corresponding levels in 2006. Edmonton has enjoyed the largest gain in price to-date, up 49 per cent. Saskatchewan is on track for its strongest price growth on record, as the average after five months has climbed 20 per cent. At 11 per cent, price growth in Manitoba is modest by comparison. However Manitoba's average price is still on track for the fifth consecutive double-digit annual gain.

Economy

Economic resurgence in Saskatchewan

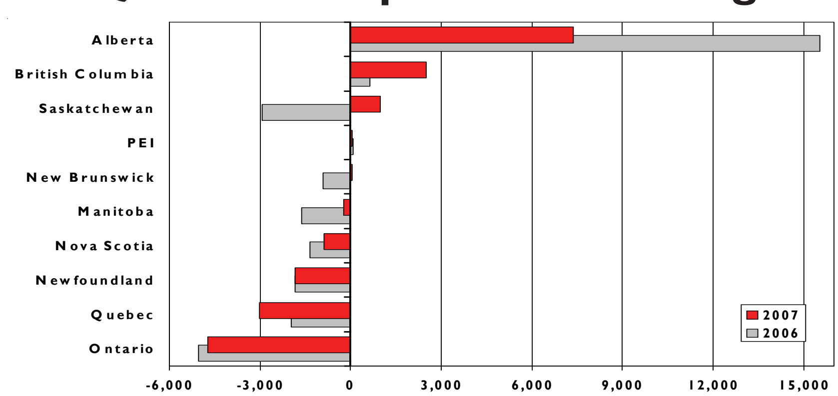
Saskatchewan's rapid rise in homeownership demand can be attributed to a sudden turnaround in net migration and employment. In the first quarter of 2007, a total of 1,663 net migrants arrived in Saskatchewan, the best quarterly performance since 1983 and a dramatic improvement from the previous year when more than 2,500 net migrants were lost. This can be attributed to a rebound in interprovincial migration, as nearly 1,000 net migrants were added in the first quarter compared to a loss of almost 3,000 one year earlier. Most of these gains came at the expense of Alberta, bucking the trend from previous years. However, Alberta's 14,134 net migrants in the first quarter remain elevated by historical standards, even though it fell 31 per cent year-over-year. In Manitoba, healthy international migration and fewer losses to other provinces contributed to a four-fold gain in net migration to 2,091 people, the best quarterly result in over 25 years.

Saskatchewan's jump in migration and subsequent additions to the labour force has enabled a rapid employment expansion. In the first half of 2007, average provincial employment increased by 3.4 per cent, a dramatic shift from the previous year when employment slightly fell. The payroll expansion has been most evident in Regina and Saskatoon, where average employment was up 4.5 and 7.7 per cent, respectively, after six months. Full-time job creation dominated the gains in Saskatoon, though most new jobs in Regina were part-time.

Following record growth in 2006, job creation in Alberta continues at a rapid rate. Alberta witnessed a payroll expansion of 5.3 per cent in the first six months of the year, nearly all of which are full-time positions. While Alberta and Saskatchewan recorded impressive rates of job growth, the employment expansion in Manitoba was relatively weaker. After six months, average employment in Manitoba was up 1.3 per cent. While modest, Manitoba is on pace for the strongest rate of job growth in five years.

Figure 3

First Quarter Interprovincial Net Migration



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	*Housing Activity Summary of Region*
2	*Starts by Submarket and by Dwelling Type – Current Quarter*
2.1	*Starts by Submarket and by Dwelling Type – Year-to-Date*
3	*Completions by Submarket and by Dwelling Type – Current 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:

1.2	*History of Housing Activity (once a year)*
2.2	*Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter*
2.3	*Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date*
2.4	*Starts by Submarket and by Intended Market – Current Quarter*
2.5	*Starts by Submarket and by Intended Market – Year-to-Date*
3.2	*Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter*
3.3	*Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date*
3.4	*Completions by Submarket and by Intended Market – Current Quarter*
3.5	*Completions by Submarket and by Intended Market – Year-to-Date*

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 Prairie Region
Second Quarter 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2007	7,956	908	40	35	1,337	2,817	52	388	3,074	16,607
Q2 2006	8,155	634	34	13	963	3,122	82	338	3,102	16,443
% Change	-2.4	43.2	17.6	169.2	38.8	-9.8	-36.6	14.8	-0.9	1.0
Year-to-date 2007	13,318	1,436	69	82	2,572	5,329	108	860	5,165	28,944
Year-to-date 2006	14,401	1,208	68	46	1,676	5,045	147	647	4,575	27,813
% Change	-7.5	18.9	1.5	78.3	53.5	5.6	-26.5	32.9	12.9	4.1
UNDER CONSTRUCTION										
Q2 2007	17,580	2,188	152	115	4,282	15,302	231	1,633	4,830	46,354
Q2 2006	14,851	1,486	128	52	3,026	12,593	192	1,436	4,110	37,874
% Change	18.4	47.2	18.8	121.2	41.5	21.5	20.3	13.7	17.5	22.4
COMPLETIONS										
Q2 2007	6,774	636	31	33	766	1,793	49	768	2,434	13,284
Q2 2006	5,970	430	103	29	1,000	1,974	60	494	1,517	11,577
% Change	13.5	47.9	-69.9	13.8	-23.4	-9.2	-18.3	55.5	60.4	14.7
Year-to-date 2007	12,405	1,108	53	52	1,517	3,418	127	1,009	4,889	24,578
Year-to-date 2006	11,019	906	124	44	1,621	3,143	110	797	3,503	21,267
% Change	12.6	22.3	-57.3	18.2	-6.4	8.7	15.5	26.6	39.6	15.6
COMPLETED & NOT ABSORBED										
Q2 2007	1,334	250	2	12	85	56	11	161	na	1,911
Q2 2006	1,300	207	24	8	180	528	15	480	na	2,742
% Change	2.6	20.8	-91.7	50.0	-52.8	-89.4	-26.7	-66.5	n/a	-30.3
ABSORBED										
Q2 2007	6,105	559	30	26	632	1,639	36	424	na	9,451
Q2 2006	5,191	388	39	26	872	1,822	31	227	na	8,596
% Change	17.6	44.1	-23.1	0.0	-27.5	-10.0	16.1	86.8	n/a	9.9
Year-to-date 2007	11,131	964	55	41	1,322	3,064	70	662	na	17,309
Year-to-date 2006	9,574	783	52	41	1,380	3,086	46	599	na	15,561
% Change	16.3	23.1	5.8	0.0	-4.2	-0.7	52.2	10.5	n/a	11.2

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

Table 1.1a: Housing Activity Summary of Manitoba
Second Quarter 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2007	584	10	0	6	71	136	5	265	483	1,560
Q2 2006	541	8	0	0	55	239	12	57	622	1,534
% Change	7.9	25.0	n/a	n/a	29.1	-43.1	-58.3	**	-22.3	1.7
Year-to-date 2007	982	12	0	17	82	376	12	347	790	2,618
Year-to-date 2006	942	10	0	0	99	263	13	142	919	2,388
% Change	4.2	20.0	n/a	n/a	-17.2	43.0	-7.7	144.4	-14.0	9.6
UNDER CONSTRUCTION										
Q2 2007	887	18	0	15	104	639	14	586	580	2,843
Q2 2006	899	12	0	0	108	496	14	367	665	2,561
% Change	-1.3	50.0	n/a	n/a	-3.7	28.8	0.0	59.7	-12.8	11.0
COMPLETIONS										
Q2 2007	601	8	0	6	34	32	17	319	398	1,415
Q2 2006	544	6	0	3	84	45	8	142	281	1,113
% Change	10.5	33.3	n/a	100.0	-59.5	-28.9	112.5	124.6	41.6	27.1
Year-to-date 2007	869	18	0	9	57	80	30	399	750	2,212
Year-to-date 2006	812	10	0	3	104	45	13	248	724	1,959
% Change	7.0	80.0	n/a	200.0	-45.2	77.8	130.8	60.9	3.6	12.9
COMPLETED & NOT ABSORBED										
Q2 2007	218	10	0	2	5	12	0	50	n/a	297
Q2 2006	218	4	0	1	11	5	0	6	n/a	245
% Change	0.0	150.0	n/a	100.0	-54.5	140.0	n/a	**	n/a	21.2
ABSORBED										
Q2 2007	503	0	0	4	13	27	15	279	n/a	841
Q2 2006	416	0	0	2	77	43	2	89	n/a	629
% Change	20.9	n/a	n/a	100.0	-83.1	-37.2	**	**	n/a	33.7
Year-to-date 2007	741	4	0	5	38	84	15	345	n/a	1,232
Year-to-date 2006	664	0	0	3	79	47	6	161	n/a	960
% Change	11.6	n/a	n/a	66.7	-51.9	78.7	150.0	114.3	n/a	28.3

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

Table 1.1b: Housing Activity Summary of Saskatchewan Second Quarter 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2007	932	38	0	20	275	182	18	72	282	1,819
Q2 2006	508	14	0	6	132	138	12	0	206	1,016
% Change	83.5	171.4	n/a	**	108.3	31.9	50.0	n/a	36.9	79.0
Year-to-date 2007	1,328	44	0	42	419	217	18	159	376	2,603
Year-to-date 2006	839	18	3	11	155	224	12	0	239	1,501
% Change	58.3	144.4	-100.0	**	170.3	-3.1	50.0	n/a	57.3	73.4
UNDER CONSTRUCTION										
Q2 2007	1,549	46	1	61	586	536	47	181	620	3,627
Q2 2006	924	34	2	12	260	492	18	4	469	2,215
% Change	67.6	35.3	-50.0	**	125.4	8.9	161.1	**	32.2	63.7
COMPLETIONS										
Q2 2007	519	18	0	19	93	158	4	0	72	883
Q2 2006	376	6	0	11	172	18	2	38	16	639
% Change	38.0	200.0	n/a	72.7	-45.9	**	100.0	-100.0	**	38.2
Year-to-date 2007	881	26	0	25	162	158	7	0	308	1,567
Year-to-date 2006	753	20	0	15	239	90	20	38	142	1,317
% Change	17.0	30.0	n/a	66.7	-32.2	75.6	-65.0	-100.0	116.9	19.0
COMPLETED & NOT ABSORBED										
Q2 2007	21	1	0	8	3	0	0	0	n/a	33
Q2 2006	61	2	0	3	45	73	0	38	n/a	222
% Change	-65.6	-50.0	n/a	166.7	-93.3	-100.0	n/a	-100.0	n/a	-85.1
ABSORBED										
Q2 2007	424	18	0	16	92	167	7	0	n/a	724
Q2 2006	319	7	0	9	106	37	3	0	n/a	481
% Change	32.9	157.1	n/a	77.8	-13.2	**	133.3	n/a	n/a	50.5
Year-to-date 2007	708	23	0	22	128	178	10	0	n/a	1,069
Year-to-date 2006	578	22	0	13	139	112	4	0	n/a	868
% Change	22.5	4.5	n/a	69.2	-7.9	58.9	150.0	n/a	n/a	23.2

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

Table 1.1c: Housing Activity Summary of Alberta
Second Quarter 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2007	6,440	860	40	9	991	2,499	29	51	2,309	13,228
Q2 2006	7,106	612	34	7	776	2,745	58	281	2,274	13,893
% Change	-9.4	40.5	17.6	28.6	27.7	-9.0	-50.0	-81.9	1.5	-4.8
Year-to-date 2007	11,008	1,380	69	23	2,071	4,736	78	354	3,999	23,723
Year-to-date 2006	12,620	1,180	65	35	1,422	4,558	122	505	3,417	23,924
% Change	-12.8	16.9	6.2	-34.3	45.6	3.9	-36.1	-29.9	17.0	-0.8
UNDER CONSTRUCTION										
Q2 2007	15,144	2,124	151	39	3,592	14,127	170	866	3,630	39,884
Q2 2006	13,028	1,440	126	40	2,658	11,605	160	1,065	2,976	33,098
% Change	16.2	47.5	19.8	-2.5	35.1	21.7	6.3	-18.7	22.0	20.5
COMPLETIONS										
Q2 2007	5,654	610	31	8	639	1,603	28	449	1,964	10,986
Q2 2006	5,050	418	103	15	744	1,911	50	314	1,220	9,825
% Change	12.0	45.9	-69.9	-46.7	-14.1	-16.1	-44.0	43.0	61.0	11.8
Year-to-date 2007	10,655	1,064	53	18	1,298	3,180	90	610	3,831	20,799
Year-to-date 2006	9,454	876	124	26	1,278	3,008	77	511	2,637	17,991
% Change	12.7	21.5	-57.3	-30.8	1.6	5.7	16.9	19.4	45.3	15.6
COMPLETED & NOT ABSORBED										
Q2 2007	1,095	239	2	2	77	44	11	111	n/a	1,581
Q2 2006	1,021	201	24	4	124	450	15	436	n/a	2,275
% Change	7.2	18.9	-91.7	-50.0	-37.9	-90.2	-26.7	-74.5	n/a	-30.5
ABSORBED										
Q2 2007	5 178	541	30	6	527	1 445	14	145	n/a	7 886
Q2 2006	4 456	381	39	15	689	1 742	26	138	n/a	7 486
% Change	16.2	42.0	-23.1	-60.0	-23.5	-17.0	-46.2	5.1	n/a	5.3
Year-to-date 2007	9,682	937	55	14	1,156	2,802	45	317	n/a	15,008
Year-to-date 2006	8,332	761	52	25	1,162	2,927	36	438	n/a	13,733
% Change	16.2	23.1	5.8	-44.0	-0.5	-4.3	25.0	-27.6	n/a	9.3

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

Table 1.3a: History of Housing Starts of Manitoba 1997 - 2006										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2006	2,750	52	0	10	179	234	171	488	1,853	5,028
% Change	2.6	85.7	n/a	-65.5	31.6	74.6	-37.4	-15.1	0.1	6.3
2005	2,681	28	0	29	136	134	273	575	1,852	4,731
% Change	17.2	40.0	-100.0	3.6	58.1	-55.0	30.0	5.5	21.7	6.6
2004	2,287	20	8	28	86	298	210	545	1,522	4,440
% Change	3.9	100.0	14.3	-6.7	62.3	140.3	5.0	69.8	0.4	5.6
2003	2,202	10	7	30	53	124	200	321	1,516	4,206
% Change	30.5	0.0	n/a	-38.8	-30.3	44.2	-23.4	165.3	4.6	16.3
2002	1,688	10	0	49	76	86	261	121	1,450	3,617
% Change	1.3	-50.0	-100.0	-2.0	76.7	**	68.4	65.8	9.0	22.1
2001	1,667	20	14	50	43	24	155	73	1,330	2,963
% Change	0.8	-37.5	n/a	-3.8	-36.8	-89.8	-1.3	-82.8	25.4	15.7
2000	1,653	32	0	52	68	236	157	425	1,061	2,560
% Change	-1.1	128.6	n/a	-13.3	-41.9	148.4	-44.3	93.2	2.1	-18.3
1999	1,671	14	0	60	117	95	282	220	1,039	3,133
% Change	-1.9	0.0	n/a	140.0	-31.6	106.5	94.5	-10.2	0.0	8.2
1998	1,703	14	0	25	171	46	145	245	1,039	2,895
% Change	21.6	-12.5	n/a	**	14.8	-45.2	-57.0	105.9	9.6	10.8
1997	1,401	16	0	5	149	84	337	119	948	2,612

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Saskatchewan 1997 - 2006

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2006	1,805	71	5	34	399	303	363	62	801	3,715
% Change	4.3	-22.8	n/a	-5.6	-42.7	-56.9	31.5	**	-14.3	8.1
2005	1,731	92	0	36	696	703	276	14	935	3,437
% Change	11.4	119.0	-100.0	80.0	15.6	77.1	22.1	-89.2	46.8	-9.1
2004	1,554	42	14	20	602	397	226	130	637	3,781
% Change	2.2	5.0	**	185.7	23.6	32.8	16.5	-1.5	-6.5	14.1
2003	1,520	40	4	7	487	299	194	132	681	3,315
% Change	25.2	17.6	**	-78.8	94.0	-19.0	-1.0	**	11.1	11.9
2002	1,214	34	1	33	251	369	196	28	613	2,963
% Change	-15.1	-50.0	-91.7	-37.7	11.1	32.7	-6.7	**	1.3	24.4
2001	1,430	68	12	53	226	278	210	6	605	2,381
% Change	-5.4	21.4	140.0	103.8	80.8	-53.4	-23.6	-87.8	-2.9	-5.3
2000	1,511	56	5	26	125	596	275	49	623	2,513
% Change	-7.4	33.3	n/a	0.0	-55.2	50.1	5.4	n/a	-30.5	-18.6
1999	1,632	42	0	26	279	397	261	0	897	3,089
% Change	20.0	-4.5	-100.0	-33.3	-36.7	63.4	-20.2	-100.0	8.9	4.2
1998	1,360	44	8	39	441	243	327	24	824	2,965
% Change	10.1	-8.3	n/a	69.6	75.0	-48.5	97.0	84.6	10.8	7.5
1997	1,235	48	0	23	252	472	166	13	744	2,757

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Alberta 1997 - 2006

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2006	22,840	2,105	251	66	3,158	7,148	343	950	8,080	48,962
% Change	10.4	11.6	63.0	-35.3	17.0	9.2	-22.6	-47.6	23.4	19.9
2005	20,695	1,886	154	102	2,700	6,546	443	1,814	6,546	40,847
% Change	2.6	26.2	-42.5	61.9	-12.7	-4.4	1.6	-2.3	60.4	12.6
2004	20,163	1,495	268	63	3,093	6,850	436	1,857	4,082	36,270
% Change	-9.7	19.4	179.2	0.0	-0.9	21.6	-10.5	-35.7	-0.6	0.3
2003	22,331	1,252	96	63	3,121	5,635	487	2,890	4,105	36,171
% Change	25.7	46.6	2.1	40.0	38.6	69.5	49.8	26.4	-31.9	-6.7
2002	17,769	854	94	45	2,251	3,325	325	2,287	6,026	38,754
% Change	19.5	14.6	-63.7	-42.3	44.9	-32.8	-32.3	117.2	27.8	32.8
2001	14,870	745	259	78	1,553	4,947	480	1,053	4,717	29,174
% Change	1.4	17.9	20.5	2.6	-10.5	18.6	34.8	-12.3	-0.9	11.1
2000	14,658	632	215	76	1,736	4,172	356	1,201	4,760	26,266
% Change	-17.6	2.9	25.0	18.8	5.3	26.9	49.0	79.0	-9.0	3.2
1999	17,786	614	172	64	1,649	3,288	239	671	5,231	25,447
% Change	9.1	-8.1	-46.6	-31.2	-9.4	83.4	60.4	78.5	-3.1	-6.2
1998	16,300	668	322	93	1,821	1,793	149	376	5,397	27,122
% Change	40.6	44.6	**	**	52.5	67.9	-52.5	133.5	14.0	14.6
1997	11,595	462	80	5	1,194	1,068	314	161	4,733	23,671

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba Second Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	% Change
Centres 100,000+											
Winnipeg	510	473	2	16	62	24	401	286	975	799	22.0
Centres 10,000 - 49,999											
Brandon	33	31	16	4	0	23	0	10	49	68	-27.9
Hanover RM	23	15	2	6	0	0	0	0	25	21	19.0
Portage la Prairie	8	9	2	0	0	0	0	0	10	9	11.1
St. Andrews	16	11	0	0	0	0	0	0	16	11	45.5
Thompson	2	4	0	0	0	0	0	0	2	4	-50.0
Total Manitoba (10,000+)	592	543	22	26	62	47	401	296	1,077	912	18.1

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - June 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
Centres 100,000+											
Winnipeg	880	853	6	62	71	24	723	395	1,680	1,334	25.9
Centres 10,000 - 49,999											
Brandon	46	41	18	4	0	23	0	10	64	78	-17.9
Hanover RM	39	21	2	6	4	0	0	0	45	27	66.7
Portage la Prairie	9	10	2	0	0	0	0	0	11	10	10.0
St. Andrews	25	16	0	0	0	0	0	0	25	16	56.3
Thompson	3	4	0	0	0	0	0	0	3	4	-25.0
Total Manitoba (10,000+)	1,002	945	28	72	75	47	723	405	1,828	1,469	24.4

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Second Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	% Change
Centres 100,000+											
Regina	227	180	12	8	71	91	83	0	393	279	40.9
Saskatoon	532	269	40	18	143	18	171	138	886	443	100.0
Centres 10,000 - 49,999											
Estevan	12	8	2	0	0	0	0	0	14	8	75.0
Lloydminster	63	7	2	0	29	0	0	0	94	7	**
Moose Jaw	21	15	10	2	6	10	0	0	37	27	37.0
North Battleford	15	4	0	0	10	5	0	0	25	9	177.8
Prince Albert	53	13	0	6	0	0	0	0	53	19	178.9
Swift Current	23	11	4	0	0	0	0	0	27	11	145.5
Yorkton	6	7	2	0	0	0	0	0	8	7	14.3
Total Saskatchewan (10,000+)	952	514	72	34	259	124	254	138	1,537	810	89.8

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - June 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
Centres 100,000+											
Regina	372	335	16	10	145	99	118	0	651	444	46.6
Saskatoon	756	414	46	28	181	23	222	224	1,205	689	74.9
Centres 10,000 - 49,999											
Estevan	17	9	2	0	0	0	0	0	19	9	111.1
Lloydminster	95	30	2	0	53	0	36	0	186	30	**
Moose Jaw	22	20	14	2	6	13	0	0	42	35	20.0
North Battleford	16	4	0	0	10	5	0	0	26	9	188.9
Prince Albert	57	17	0	6	0	0	0	0	57	23	147.8
Swift Current	27	14	4	2	0	0	0	0	31	16	93.8
Yorkton	8	7	2	0	0	0	0	0	10	7	42.9
Total Saskatchewan (10,000+)	1,370	850	86	48	395	140	376	224	2,227	1,262	76.5

Table 2c: Starts by Submarket and by Dwelling Type Alberta Second Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	% Change
Centres 100,000+											
Calgary	2,182	3,082	274	282	477	297	1,130	1,524	4,063	5,185	-21.6
Edmonton	2,548	2,541	558	344	335	131	727	1,082	4,168	4,098	1.7
Centres 50,000 - 99,999											
Grande Prairie	264	301	36	40	0	18	119	122	419	481	-12.9
Lethbridge	247	160	20	0	5	9	72	0	344	169	103.6
Medicine Hat	177	174	16	26	20	30	183	94	396	324	22.2
Red Deer	309	224	46	46	25	81	0	0	380	351	8.3
Centres 10,000 - 49,999											
Brooks	40	24	0	4	3	0	0	0	43	28	53.6
Camrose	36	19	26	6	0	14	0	0	62	39	59.0
Canmore	12	14	2	6	20	56	148	70	182	146	24.7
Cold Lake	51	101	6	4	5	14	24	0	86	119	-27.7
Okotoks	114	170	16	26	6	0	147	0	283	196	44.4
Wetaskiwin	7	8	20	0	0	0	0	0	27	8	**
Wood Buffalo	414	244	0	10	4	29	0	129	418	412	1.5
Total Alberta (10,000+)	6,449	7,119	1,020	794	900	679	2,550	3,027	10,919	11,619	-6.0

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta January - June 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
Centres 100,000+											
Calgary	3,899	5,569	532	540	770	450	1,636	2,470	6,837	9,029	-24.3
Edmonton	4,266	4,562	790	800	803	289	1,682	1,695	7,541	7,346	2.7
Centres 50,000 - 99,999											
Grande Prairie	460	528	52	90	132	31	234	122	878	771	13.9
Lethbridge	484	284	54	8	19	15	84	0	641	307	108.8
Medicine Hat	229	299	30	40	33	69	325	189	617	597	3.4
Red Deer	591	470	88	64	33	121	161	0	873	655	33.3
Centres 10,000 - 49,999											
Brooks	59	47	0	4	21	0	0	0	80	51	56.9
Camrose	55	32	32	8	8	14	12	0	107	54	98.1
Canmore	23	23	4	18	29	81	155	239	211	361	-41.6
Cold Lake	95	127	6	4	10	14	24	47	135	192	-29.7
Okotoks	217	320	30	30	6	3	147	0	400	353	13.3
Wetaskiwin	17	11	52	0	0	0	0	0	69	11	**
Wood Buffalo	556	318	0	10	63	70	630	249	1,249	647	93.0
Total Alberta (10,000+)	11,031	12,670	1,672	1,616	1,931	1,157	5,090	5,064	19,724	20,507	-3.8

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba Second Quarter 2007								
Submarket	*Row*				*Apt. & Other*			
	Freehold and Condominium		*Rental*		*Freehold and Condominium*		*Rental*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Winnipeg	59	24	3	0	136	235	265	51
Centres 10,000 - 49,999								
Brandon	0	15	0	8	0	4	0	6
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	59	39	3	8	136	239	265	57

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - June 2007								
Submarket	*Row*				*Apt. & Other*			
	Freehold and Condominium		*Rental*		*Freehold and Condominium*		*Rental*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Winnipeg	68	24	3	0	376	259	347	136
Centres 10,000 - 49,999								
Brandon	0	15	0	8	0	4	0	6
Hanover RM	0	0	4	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	68	39	7	8	376	263	347	142

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Second Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Regina	71	91	0	0	48	0	35	0
Saskatoon	125	18	18	0	134	138	37	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	29	0	0	0	0	0	0	0
Moose Jaw	6	10	0	0	0	0	0	0
North Battleford	10	5	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	241	124	18	0	182	138	72	0

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - June 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Regina	145	99	0	0	71	0	47	0
Saskatoon	163	23	18	0	134	224	88	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	53	0	0	0	12	0	24	0
Moose Jaw	6	13	0	0	0	0	0	0
North Battleford	10	5	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	377	140	18	0	217	224	159	0

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Calgary	477	297	0	0	1,114	1,437	16	87
Edmonton	335	127	0	4	692	1,068	35	14
Centres 50,000 - 99,999								
Grande Prairie	0	15	0	3	119	122	0	0
Lethbridge	5	9	0	0	72	0	0	0
Medicine Hat	12	22	8	8	183	8	0	86
Red Deer	4	46	21	35	0	0	0	0
Centres 10,000 - 49,999								
Brooks	3	0	0	0	0	0	0	0
Camrose	0	14	0	0	0	0	0	0
Canmore	20	56	0	0	148	70	0	0
Cold Lake	5	14	0	0	24	0	0	0
Okotoks	6	0	0	0	147	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	4	29	0	0	0	41	0	88
Total Alberta (10,000+)	871	629	29	50	2,499	2,746	51	281

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Calgary	770	450	0	0	1,616	2,383	20	87
Edmonton	799	285	4	4	1,647	1,592	35	103
Centres 50,000 - 99,999								
Grande Prairie	129	15	3	16	234	122	0	0
Lethbridge	19	15	0	0	72	0	12	0
Medicine Hat	25	46	8	23	325	103	0	86
Red Deer	12	63	21	58	161	0	0	0
Centres 10,000 - 49,999								
Brooks	21	0	0	0	0	0	0	0
Camrose	8	14	0	0	12	0	0	0
Canmore	20	81	4	0	155	239	0	0
Cold Lake	10	14	0	0	24	47	0	0
Okotoks	6	3	0	0	147	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	27	70	36	0	343	73	287	176
Total Alberta (10,000+)	1,850	1,056	76	101	4,736	4,559	354	505

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Second Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Winnipeg	504	473	201	275	270	51	975	799
Centres 10,000 - 49,999								
Brandon	37	31	12	19	0	18	49	68
Hanover RM	25	21	0	0	0	0	25	21
Portage la Prairie	10	9	0	0	0	0	10	9
St. Andrews	16	11	0	0	0	0	16	11
Thompson	2	4	0	0	0	0	2	4
Total Manitoba (10,000+)	594	549	213	294	270	69	1,077	912

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - June 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Winnipeg	866	855	460	343	354	136	1,680	1,334
Centres 10,000 - 49,999								
Brandon	48	40	15	19	1	19	64	78
Hanover RM	41	27	0	0	4	0	45	27
Portage la Prairie	11	10	0	0	0	0	11	10
St. Andrews	25	16	0	0	0	0	25	16
Thompson	3	4	0	0	0	0	3	4
Total Manitoba (10,000+)	994	952	475	362	359	155	1,828	1,469

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Second Quarter 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Regina	224	182	134	91	35	6	393	279
Saskatoon	547	275	284	168	55	0	886	443
Centres 10,000 - 49,999								
Estevan	14	8	0	0	0	0	14	8
Lloydminster	65	7	29	0	0	0	94	7
Moose Jaw	21	15	16	12	0	0	37	27
North Battleford	15	4	10	5	0	0	25	9
Prince Albert	53	13	0	0	0	6	53	19
Swift Current	23	11	4	0	0	0	27	11
Yorkton	8	7	0	0	0	0	8	7
Total Saskatchewan (10,000+)	970	522	477	276	90	12	1,537	810

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - June 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Regina	362	333	242	105	47	6	651	444
Saskatoon	758	423	341	266	106	0	1,205	689
Centres 10,000 - 49,999								
Estevan	19	9	0	0	0	0	19	9
Lloydminster	97	30	65	0	24	0	186	30
Moose Jaw	26	23	16	12	0	0	42	35
North Battleford	16	4	10	5	0	0	26	9
Prince Albert	57	17	0	0	0	6	57	23
Swift Current	27	14	4	2	0	0	31	16
Yorkton	10	7	0	0	0	0	10	7
Total Saskatchewan (10,000+)	1,372	860	678	390	177	12	2,227	1,262

Table 2.4c: Starts by Submarket and by Intended Market Alberta Second Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Calgary	2,465	3,300	1,582	1,798	16	87	4,063	5,185
Edmonton	2,974	2,832	1,159	1,246	35	20	4,168	4,098
Centres 50,000 - 99,999								
Grande Prairie	300	348	119	130	0	3	419	481
Lethbridge	263	160	81	9	0	0	344	169
Medicine Hat	189	192	199	38	8	94	396	324
Red Deer	355	270	4	46	21	35	380	351
Centres 10,000 - 49,999								
Brooks	43	22	0	0	0	6	43	28
Camrose	62	25	0	14	0	0	62	39
Canmore	14	13	168	133	0	0	182	146
Cold Lake	62	105	24	14	0	0	86	119
Okotoks	130	176	153	20	0	0	283	196
Wetaskiwin	21	8	6	0	0	0	27	8
Wood Buffalo	414	244	4	80	0	88	418	412
Total Alberta (10,000+)	7,340	7,752	3,499	3,528	80	339	10,919	11,619

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - June 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Calgary	4,404	6,002	2,413	2,940	20	87	6,837	9,029
Edmonton	4,849	5,102	2,651	2,129	41	115	7,541	7,346
Centres 50,000 - 99,999								
Grande Prairie	512	625	363	130	3	16	878	771
Lethbridge	524	298	105	9	12	0	641	307
Medicine Hat	245	318	364	170	8	109	617	597
Red Deer	667	541	185	56	21	58	873	655
Centres 10,000 - 49,999								
Brooks	80	38	0	0	0	13	80	51
Camrose	95	37	12	17	0	0	107	54
Canmore	27	34	175	327	4	0	211	361
Cold Lake	106	131	29	61	0	0	135	192
Okotoks	247	330	153	23	0	0	400	353
Wetaskiwin	63	11	6	0	0	0	69	11
Wood Buffalo	556	318	370	153	323	176	1,249	647
Total Alberta (10,000+)	12,457	13,865	6,830	6,015	432	627	19,724	20,507

Table 3a: Completions by Submarket and by Dwelling Type Manitoba Second Quarter 2007											
Submarket	*Single*		*Semi*		*Row*		*Apt. & Other*		*Total*		
	Q2 2007	*Q2 2006*	*Q2 2007*	*Q2 2006*	*Q2 2007*	*Q2 2006*	*Q2 2007*	*Q2 2006*	*Q2 2007*	*Q2 2006*	*% Change*
Centres 100,000+											
Winnipeg	*554*	*498*	*6*	*34*	*27*	*48*	*321*	*173*	*908*	*753*	*20.6*
Centres 10,000 - 49,999											
Brandon	*19*	*30*	*6*	*4*	*18*	*8*	*30*	*14*	*73*	*56*	*30.4*
Hanover RM	*15*	*4*	*0*	*2*	*0*	*0*	*0*	*0*	*15*	*6*	*150.0*
Portage la Prairie	*8*	*2*	*2*	*0*	*0*	*0*	*0*	*0*	*10*	*2*	**
St. Andrews	*10*	*13*	*0*	*0*	*0*	*0*	*0*	*0*	*10*	*13*	*-23.1*
Thompson	*1*	*2*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*2*	*-50.0*
Total Manitoba (10,000+)	*607*	*549*	*14*	*40*	*45*	*56*	*351*	*187*	*1,017*	*832*	*22.2*

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - June 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*
Centres 100,000+											
Winnipeg	*765*	*706*	*14*	*40*	*50*	*52*	*425*	*267*	*1,254*	*1,065*	*17.7*
Centres 10,000 - 49,999											
Brandon	*38*	*43*	*6*	*4*	*30*	*24*	*42*	*26*	*116*	*97*	*19.6*
Hanover RM	*32*	*31*	*2*	*4*	*0*	*0*	*0*	*0*	*34*	*35*	*-2.9*
Portage la Prairie	*13*	*7*	*2*	*0*	*0*	*0*	*0*	*0*	*15*	*7*	*114.3*
St. Andrews	*28*	*28*	*0*	*0*	*0*	*0*	*0*	*0*	*28*	*28*	*0.0*
Thompson	*3*	*3*	*0*	*0*	*0*	*0*	*12*	*0*	*15*	*3*	**
Total Manitoba (10,000+)	*879*	*818*	*24*	*48*	*80*	*76*	*479*	*293*	*1,462*	*1,235*	*18.4*

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
Second Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	% Change
Centres 100,000+											
Regina	189	137	4	14	72	77	24	56	289	284	1.8
Saskatoon	251	189	14	44	21	0	134	0	420	233	80.3
Centres 10,000 - 49,999											
Estevan	8	6	2	2	0	0	0	0	10	8	25.0
Lloydminster	43	26	0	0	0	22	0	0	43	48	-10.4
Moose Jaw	7	8	0	2	0	14	0	0	7	24	-70.8
North Battleford	9	3	0	0	0	5	0	0	9	8	12.5
Prince Albert	15	9	0	0	0	0	0	0	15	9	66.7
Swift Current	9	4	2	0	0	0	0	0	11	4	175.0
Yorkton	7	5	0	0	0	0	0	0	7	5	40.0
Total Saskatchewan (10,000+)	538	387	22	62	93	118	158	56	811	623	30.2

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - June 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
Centres 100,000+											
Regina	301	296	6	18	96	96	24	56	427	466	-8.4
Saskatoon	432	329	18	66	25	0	134	50	609	445	36.9
Centres 10,000 - 49,999											
Estevan	14	9	6	6	0	9	0	22	20	46	-56.5
Lloydminster	67	60	0	2	36	49	0	0	103	111	-7.2
Moose Jaw	26	23	4	4	0	14	0	0	30	41	-26.8
North Battleford	16	3	0	0	0	5	0	0	16	8	100.0
Prince Albert	26	27	0	6	0	0	0	0	26	33	-21.2
Swift Current	13	10	4	4	0	0	0	0	17	14	21.4
Yorkton	11	11	0	0	0	0	0	0	11	11	0.0
Total Saskatchewan (10,000+)	906	768	38	106	157	173	158	128	1,259	1,175	7.1

Table 3c: Completions by Submarket and by Dwelling Type Alberta Second Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	% Change
Centres 100,000+											
Calgary	2,563	1,961	280	198	260	244	951	678	4,054	3,081	31.6
Edmonton	1,802	1,795	298	274	112	225	585	1,113	2,797	3,407	-17.9
Centres 50,000 - 99,999											
Grande Prairie	313	261	38	24	3	6	0	0	354	291	21.6
Lethbridge	223	165	22	8	0	54	0	0	245	227	7.9
Medicine Hat	108	136	32	44	23	39	48	189	211	408	-48.3
Red Deer	188	250	26	18	19	19	0	32	233	319	-27.0
Centres 10,000 - 49,999											
Brooks	30	21	0	2	0	0	0	59	30	82	-63.4
Camrose	25	24	14	2	8	8	0	24	47	58	-19.0
Canmore	8	11	4	10	40	21	18	36	70	78	-10.3
Cold Lake	48	65	0	2	5	0	0	24	53	91	-41.8
Okotoks	130	159	16	10	0	0	0	4	146	173	-15.6
Wetaskiwin	6	4	26	0	0	0	0	0	32	4	**
Wood Buffalo	187	189	0	16	77	88	367	0	631	293	115.4
Total Alberta (10,000+)	5,663	5,068	760	608	547	704	2,052	2,225	9,022	8,605	4.8

Table 3.1c: Completions by Submarket and by Dwelling Type Alberta January - June 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
Centres 100,000+											
Calgary	4,575	3,776	470	416	536	436	1,195	1,007	6,776	5,635	20.2
Edmonton	3,636	3,418	566	554	307	320	1,622	1,672	6,131	5,964	2.8
Centres 50,000 - 99,999											
Grande Prairie	529	452	60	44	6	25	55	0	650	521	24.8
Lethbridge	319	218	22	14	8	54	0	78	349	364	-4.1
Medicine Hat	199	265	50	80	49	57	102	482	400	884	-54.8
Red Deer	445	480	62	38	44	37	0	48	551	603	-8.6
Centres 10,000 - 49,999											
Brooks	80	42	2	6	0	4	0	59	82	111	-26.1
Camrose	50	41	32	12	39	18	0	24	121	95	27.4
Canmore	16	20	10	14	40	32	51	64	117	130	-10.0
Cold Lake	115	127	2	6	19	0	65	24	201	157	28.0
Okotoks	268	294	40	18	3	0	0	4	311	316	-1.6
Wetaskiwin	11	10	32	4	0	0	0	0	43	14	**
Wood Buffalo	365	283	12	36	85	115	618	0	1,080	434	148.8
Total Alberta (10,000+)	10,677	9,486	1,364	1,242	1,136	1,098	3,791	3,528	16,968	15,354	10.5

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba Second Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Winnipeg	12	48	15	0	24	37	297	136
Centres 10,000 - 49,999								
Brandon	18	4	0	4	8	8	22	6
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	30	52	15	4	32	45	319	142

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - June 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Winnipeg	35	48	15	4	72	37	353	230
Centres 10,000 - 49,999								
Brandon	18	20	12	4	8	8	34	18
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	12	0
Total Manitoba (10,000+)	53	68	27	8	80	45	399	248

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan Second Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Regina	72	77	0	0	24	18	0	38
Saskatoon	17	0	4	0	134	0	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	22	0	0	0	0	0	0
Moose Jaw	0	14	0	0	0	0	0	0
North Battleford	0	5	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	89	118	4	0	158	18	0	38

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - June 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Regina	93	96	3	0	24	18	0	38
Saskatoon	21	0	4	0	134	50	0	0
Centres 10,000 - 49,999								
Estevan	0	9	0	0	0	22	0	0
Lloydminster	36	43	0	6	0	0	0	0
Moose Jaw	0	14	0	0	0	0	0	0
North Battleford	0	5	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	150	167	7	6	158	90	0	38

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
Second Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Calgary	260	244	0	0	864	657	87	21
Edmonton	108	211	4	14	544	910	41	203
Centres 50,000 - 99,999								
Grande Prairie	3	3	0	3	0	0	0	0
Lethbridge	0	54	0	0	0	0	0	0
Medicine Hat	19	24	4	15	48	189	0	0
Red Deer	16	4	3	15	0	32	0	0
Centres 10,000 - 49,999								
Brooks	0	0	0	0	0	59	0	0
Camrose	0	8	8	0	0	0	0	24
Canmore	40	21	0	0	8	36	10	0
Cold Lake	5	0	0	0	0	24	0	0
Okotoks	0	0	0	0	0	4	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	69	88	8	0	56	0	311	0
Total Alberta (10,000+)	520	657	27	47	1,603	1,911	449	314

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - June 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Calgary	536	436	0	0	1,108	984	87	23
Edmonton	270	306	37	14	1,530	1,274	92	398
Centres 50,000 - 99,999								
Grande Prairie	3	18	3	7	55	0	0	0
Lethbridge	8	54	0	0	0	78	0	0
Medicine Hat	37	35	12	22	48	482	54	0
Red Deer	28	17	16	20	0	48	0	0
Centres 10,000 - 49,999								
Brooks	0	0	0	4	0	59	0	0
Camrose	31	18	8	0	0	0	0	24
Canmore	40	32	0	0	41	64	10	0
Cold Lake	19	0	0	0	65	24	0	0
Okotoks	3	0	0	0	0	4	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	77	115	8	0	251	0	367	0
Total Alberta (10,000+)	1,052	1,031	84	67	3,181	3,017	610	511

Table 3.4a: Completions by Submarket and by Intended Market
Manitoba
Second Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Winnipeg	555	495	41	120	312	138	908	753
Centres 10,000 - 49,999								
Brandon	18	32	31	12	24	12	73	56
Hanover RM	15	6	0	0	0	0	15	6
Portage la Prairie	10	2	0	0	0	0	10	2
St. Andrews	10	13	0	0	0	0	10	13
Thompson	1	2	0	0	0	0	1	2
Total Manitoba (10,000+)	609	550	72	132	336	150	1,017	832

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - June 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Winnipeg	773	705	113	124	368	236	1,254	1,065
Centres 10,000 - 49,999								
Brandon	34	44	33	28	49	25	116	97
Hanover RM	34	35	0	0	0	0	34	35
Portage la Prairie	15	7	0	0	0	0	15	7
St. Andrews	28	28	0	0	0	0	28	28
Thompson	3	3	0	0	12	0	15	3
Total Manitoba (10,000+)	887	822	146	152	429	261	1,462	1,235

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Second Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Regina	180	136	109	110	0	38	289	284
Saskatoon	257	185	159	46	4	2	420	233
Centres 10,000 - 49,999								
Estevan	10	6	0	2	0	0	10	8
Lloydminster	43	26	0	22	0	0	43	48
Moose Jaw	7	8	0	16	0	0	7	24
North Battleford	9	3	0	5	0	0	9	8
Prince Albert	15	9	0	0	0	0	15	9
Swift Current	9	4	2	0	0	0	11	4
Yorkton	7	5	0	0	0	0	7	5
Total Saskatchewan (10,000+)	537	382	270	201	4	40	811	623

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - June 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Regina	291	292	133	136	3	38	427	466
Saskatoon	437	338	168	103	4	4	609	445
Centres 10,000 - 49,999								
Estevan	16	9	4	37	0	0	20	46
Lloydminster	67	60	36	43	0	8	103	111
Moose Jaw	30	23	0	16	0	2	30	41
North Battleford	16	3	0	5	0	0	16	8
Prince Albert	26	27	0	0	0	6	26	33
Swift Current	13	10	4	4	0	0	17	14
Yorkton	11	11	0	0	0	0	11	11
Total Saskatchewan (10,000+)	907	773	345	344	7	58	1,259	1,175

Table 3.4c: Completions by Submarket and by Intended Market Alberta Second Quarter 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Centres 100,000+								
Calgary	2,784	2,115	1,183	945	87	21	4,054	3,081
Edmonton	2,049	1,954	703	1,236	45	217	2,797	3,407
Centres 50,000 - 99,999								
Grande Prairie	354	285	0	3	0	3	354	291
Lethbridge	245	216	0	11	0	0	245	227
Medicine Hat	120	168	87	225	4	15	211	408
Red Deer	218	260	12	44	3	15	233	319
Centres 10,000 - 49,999								
Brooks	29	20	0	59	1	3	30	82
Camrose	38	23	1	11	8	24	47	58
Canmore	11	20	49	58	10	0	70	78
Cold Lake	48	67	5	24	0	0	53	91
Okotoks	144	163	2	10	0	0	146	173
Wetaskiwin	32	4	0	0	0	0	32	4
Wood Buffalo	187	249	125	44	319	0	631	293
Total Alberta (10,000+)	6,295	5,571	2,250	2,670	477	364	9,022	8,605

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - June 2007								
Submarket	*Freehold*		*Condominium*		*Rental*		*Total**	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Calgary	4,956	4,097	1,733	1,515	87	23	6,776	5,635
Edmonton	4,082	3,757	1,918	1,791	131	416	6,131	5,964
Centres 50,000 - 99,999								
Grande Prairie	590	497	57	17	3	7	650	521
Lethbridge	341	283	8	81	0	0	349	364
Medicine Hat	217	321	117	541	66	22	400	884
Red Deer	507	508	28	75	16	20	551	603
Centres 10,000 - 49,999								
Brooks	78	44	0	59	4	8	82	111
Camrose	79	46	34	23	8	26	121	95
Canmore	22	33	85	97	10	0	117	130
Cold Lake	117	133	84	24	0	0	201	157
Okotoks	298	302	13	14	0	0	311	316
Wetaskiwin	39	12	4	2	0	0	43	14
Wood Buffalo	373	361	332	73	375	0	1,080	434
Total Alberta (10,000+)	11,772	10,454	4,496	4,312	700	588	16,968	15,354

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba Second Quarter 2007													
	Price Ranges												
Submarket	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q2 2007	19	3.7	57	11.2	81	16.0	168	33.1	182	35.9	507	279,872	294,583
Q2 2006	37	8.9	72	17.2	114	27.3	104	24.9	91	21.8	418	243,200	262,478
Year-to-date 2007	31	4.2	84	11.3	113	15.1	260	34.9	258	34.6	746	280,000	293,763
Year-to-date 2006	66	9.9	119	17.8	192	28.8	147	22.0	143	21.4	667	239,000	258,037

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan Second Quarter 2007													
	Price Ranges												
Submarket	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q2 2007	2	1.1	9	4.7	40	21.1	72	37.9	67	35.3	190	285,000	291,625
Q2 2006	2	1.4	29	20.1	49	34.0	41	28.5	23	16.0	144	241,510	251,342
Year-to-date 2007	2	0.7	21	6.9	68	22.4	108	35.6	104	34.3	303	280,000	287,477
Year-to-date 2006	10	3.6	69	25.1	84	30.5	70	25.5	42	15.3	275	239,761	242,878
Saskatoon CMA													
Q2 2007	10	4.0	40	15.9	83	33.1	58	23.1	60	23.9	251	247,000	264,364
Q2 2006	15	8.2	62	33.7	65	35.3	16	8.7	26	14.1	184	210,873	229,203
Year-to-date 2007	18	4.2	75	17.5	150	35.0	92	21.5	93	21.7	428	240,850	259,616
Year-to-date 2006	20	6.3	106	33.5	112	35.4	33	10.4	45	14.2	316	211,550	232,126
Total Urban Centres in Saskatchewan (50,000+)													
Q2 2007	12	2.7	49	11.1	123	27.9	130	29.5	127	28.8	441	263,614	276,074
Q2 2006	17	5.2	91	27.7	114	34.8	57	17.4	49	14.9	328	221,338	238,923
Year-to-date 2007	20	2.7	96	13.1	218	29.8	200	27.4	197	26.9	731	256,784	271,142
Year-to-date 2006	30	5.1	175	29.6	196	33.2	103	17.4	87	14.7	591	220,854	237,129

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Second Quarter 2007													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q2 2007	41	17.3	18	7.6	84	35.4	55	23.2	39	16.5	237	286,902	283,445
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2007	83	19.6	38	9.0	141	33.3	94	22.2	68	16.0	424	285,000	282,403
Year-to-date 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lethbridge													
Q2 2007	25	11.8	64	30.2	68	32.1	30	14.2	25	11.8	212	258,700	284,005
Q2 2006	58	34.9	43	25.9	39	23.5	14	8.4	12	7.2	166	230,000	236,384
Year-to-date 2007	46	14.6	105	33.2	94	29.7	43	13.6	28	8.9	316	252,505	270,628
Year-to-date 2006	79	34.6	71	31.1	42	18.4	21	9.2	15	6.6	228	223,563	233,555
Medicine Hat													
Q2 2007	3	2.7	34	30.4	36	32.1	16	14.3	23	20.5	112	271,000	292,032
Q2 2006	33	24.4	39	28.9	22	16.3	28	20.7	13	9.6	135	240,000	262,325
Year-to-date 2007	9	4.4	64	31.4	65	31.9	32	15.7	34	16.7	204	266,000	283,434
Year-to-date 2006	46	19.2	61	25.4	46	19.2	62	25.8	25	10.4	240	265,000	270,341
Red Deer													
Q2 2007	5	2.6	32	16.8	49	25.7	49	25.7	56	29.3	191	309,291	325,697
Q2 2006	70	27.0	92	35.5	50	19.3	31	12.0	16	6.2	259	231,150	245,160
Year-to-date 2007	30	6.6	110	24.2	111	24.4	84	18.5	119	26.2	454	289,612	315,342
Year-to-date 2006	134	27.5	165	33.9	105	21.6	51	10.5	32	6.6	487	230,500	244,840
Calgary CMA													
Q2 2007	0	0.0	44	1.7	213	8.2	489	18.9	1,838	71.1	2,584	400,741	452,938
Q2 2006	86	4.2	405	20.0	580	28.7	404	20.0	549	27.1	2,024	295,491	340,315
Year-to-date 2007	1	0.0	201	4.3	570	12.3	933	20.2	2,916	63.1	4,621	381,000	436,973
Year-to-date 2006	206	5.3	790	20.4	1,049	27.1	765	19.8	1,056	27.3	3,866	293,898	334,031
Edmonton CMA													
Q2 2007	24	1.3	69	3.7	181	9.8	311	16.8	1,263	68.3	1,848	397,566	430,975
Q2 2006	112	5.9	536	28.4	638	33.8	289	15.3	312	16.5	1,887	273,100	295,745
Year-to-date 2007	78	2.1	218	5.9	591	16.1	684	18.6	2,106	57.3	3,677	373,200	403,088
Year-to-date 2006	280	7.9	1,127	31.9	1,140	32.2	474	13.4	515	14.6	3,536	264,900	287,602
Total Urban Centres in Alberta (50,000+)													
Q2 2007	98	1.9	261	5.0	631	12.2	950	18.3	3,244	62.6	5,184	383,727	422,287
Q2 2006	359	8.0	1,115	24.9	1,329	29.7	766	17.1	902	20.2	4,471	277,500	309,778

Table 5a: MLS® Residential Activity for Manitoba Second 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	558	7.1	1,054	971	1,361	77.4	140,748	17.6	147,163
	February	848	5.3	1,099	1,091	1,386	79.3	142,287	18.3	148,538
	March	1,087	1.0	1,031	1,419	1,337	77.1	144,935	10.3	142,122
	April	1,166	-5.6	1,040	1,663	1,426	72.9	158,118	16.2	150,121
	May	1,612	6.5	1,103	2,234	1,483	74.4	155,546	11.3	148,468
	June	1,555	4.8	1,126	2,022	1,480	76.1	155,531	11.7	149,312
	July	1,248	8.7	1,096	1,566	1,379	79.5	148,930	11.4	146,624
	August	1,280	-5.6	1,071	1,636	1,427	75.1	146,414	10.3	150,639
	September	1,109	-1.2	1,080	1,589	1,454	74.3	146,969	9.3	148,880
	October	1,084	4.1	1,098	1,254	1,348	81.5	149,159	8.1	150,276
	November	872	1.0	1,103	879	1,346	81.9	149,160	14.8	157,506
	December	599	0.7	1,117	459	1,356	82.4	156,879	15.1	162,253
2007	January	606	8.6	1,090	979	1,356	80.4	145,731	3.5	151,335
	February	844	-0.5	1,102	1,024	1,331	82.8	159,436	12.1	162,576
	March	1,203	10.7	1,165	1,587	1,502	77.6	155,993	7.6	155,519
	April	1,311	12.4	1,133	1,730	1,388	81.6	171,130	8.2	162,202
	May	1,751	8.6	1,206	1,949	1,343	89.8	180,470	16.0	171,524
	June	1,648	6.0	1,193	1,882	1,389	85.9	179,531	15.4	171,005
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	4,333	2.4		5,919			156,233	12.8	
	Q2 2007	4,710	8.7		5,561			177,542	13.6	
	YTD 2006	6,826	2.9		9,400			151,435	13.3	
	YTD 2007	7,363	7.9		9,151			169,327	11.8	

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

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Saskatchewan
Second 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	455	27.8	707	970	1,188	59.5	125,712	10.6	127,940
	February	561	3.5	697	786	995	70.1	125,662	4.1	125,839
	March	739	2.1	690	1,220	1,073	64.3	127,309	7.2	128,051
	April	761	-7.0	701	1,306	1,173	59.8	132,355	7.3	127,700
	May	1,075	11.5	782	1,559	1,148	68.1	138,468	9.0	129,944
	June	1,023	8.8	786	1,360	1,100	71.5	134,161	10.0	130,798
	July	878	14.5	763	1,305	1,138	67.0	133,561	8.6	131,480
	August	969	13.9	810	1,223	1,059	76.5	129,711	4.9	129,398
	September	837	18.9	853	1,056	1,026	83.1	130,356	4.4	132,851
	October	797	28.5	847	984	1,054	80.4	130,054	4.7	132,722
	November	631	5.2	776	758	1,041	74.5	130,524	5.9	133,752
	December	414	-2.8	728	444	976	74.6	146,165	19.3	153,940
2007	January	567	24.6	867	807	999	86.8	135,545	7.8	137,367
	February	805	43.5	969	842	1,071	90.5	146,514	16.6	148,339
	March	1,107	49.8	1,044	1,273	1,131	92.3	151,468	19.0	150,441
	April	1,228	61.4	1,065	1,383	1,158	92.0	163,811	23.8	158,011
	May	1,524	41.8	1,080	1,708	1,231	87.7	172,993	24.9	159,858
	June	1,389	35.8	1,078	1,619	1,339	80.5	180,934	34.9	172,395
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	2,859	5.0		4,225			135,300	9.0	
	Q2 2007	4,141	44.8		4,710			172,934	27.8	
	YTD 2006	4,614	6.2		7,201			131,903	8.1	
	YTD 2007	6,620	43.5		7,632			162,929	23.5	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

		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
Table 5c: MLS® Residential Activity for Alberta Second Quarter 2007										
2006	January	4,686	47.0	6,437	6,256	6,558	98.2	242,478	15.6	242,112
	February	5,933	35.7	6,536	6,679	7,085	92.3	256,125	21.7	254,970
	March	7,189	19.7	6,204	8,267	7,068	87.8	267,641	24.7	261,095
	April	7,182	10.9	6,210	7,884	7,134	87.0	277,139	26.6	271,502
	May	8,300	21.8	6,174	9,161	7,200	85.8	283,813	30.3	277,770
	June	7,786	11.6	6,250	9,631	8,225	76.0	291,843	35.1	289,563
	July	6,407	10.2	5,999	8,989	8,568	70.0	288,250	32.5	289,060
	August	6,378	0.6	5,804	9,036	8,219	70.6	297,025	38.2	297,182
	September	5,624	-1.8	5,910	9,543	9,218	64.1	301,255	38.9	303,920
	October	5,583	6.9	5,852	8,648	8,826	66.3	302,211	37.0	309,399
	November	5,252	-0.8	6,287	6,317	8,187	76.8	307,911	35.1	312,393
	December	4,030	10.9	6,687	3,610	7,733	86.5	317,635	34.1	318,974
2007	January	5,344	14.0	7,055	8,094	8,292	85.1	327,560	35.1	330,654
	February	6,602	11.3	7,130	7,800	8,384	85.0	343,515	34.1	341,951
	March	8,159	13.5	7,088	10,927	9,461	74.9	352,793	31.8	345,217
	April	7,803	8.6	6,585	11,213	9,875	66.7	359,640	29.8	351,033
	May	8,606	3.7	6,455	13,885	10,680	60.4	363,574	28.1	353,431
	June	7,327	-5.9	6,145	13,556	11,558	53.2	364,072	24.7	356,293
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	23,268	14.8		26,676			284,440	30.8	
	Q2 2007	23,736	2.0		38,654			362,434	27.4	
	YTD 2006	41,076	21.4		47,878			272,623	26.6	
	YTD 2007	43,841	6.7		65,475			353,540	29.7	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Manitoba
Second Quarter 2007

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2006	January - March	667	6.1	6.5	582.9	4.2	418	107.2	631	3,354,446	87.12
	April - June	697	6.6	7.0	588.2	3.6	905	108.5	643	3,580,360	89.94
	July - September	682	6.4	6.7	588.4	4.4	-541	103.2	644	3,574,773	89.43
	October - December	667	6.3	6.5	587.6	4.1	821	103.7	647	3,674,293	87.45
2007	January - March	669	6.4	6.5	593.6	4.3	2,091	102.1	658	3,839,701	85.68
	April - June	715	7.1	7.2	596.8	4.6		96.1	668		92.45
	July - September										
	October - December										

Table 6.1a: Growth[(1)] of Economic Indicators for Manitoba
Second Quarter 2007

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2006	January - March	1.8	1.0	0.2	1.0	-1.0	-348.8	1.5	3.1	4.2	7.0
	April - June	12.1	1.9	1.3	1.7	-1.4	-210.0	4.0	2.9	0.1	12.1
	July - September	8.6	1.4	0.9	1.5	-0.4	-38.2	8.5	1.8	6.5	6.5
	October - December	1.4	0.5	0.2	0.6	-0.1	-258.2	0.0	2.5	10.1	2.3
2007	January - March	0.4	0.4	0.0	1.8	0.1	**	-4.8	4.3	14.5	-1.7
	April - June	2.6			1.5			-11.4	3.8		2.8
	July - September										
	October - 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
(1) Growth year over year expressed in percentage

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

Table 6b: Level of Economic Indicators for Saskatchewan Second Quarter 2007

		Interest Rates										
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2006	January - March	667	6.1	6.5	484.2	5.0	-2,514	107.2	669	2,767,444	87.12
	April - June	697	6.6	7.0	489.7	4.9	-491	108.5	667	2,676,986	89.94
	July - September	682	6.4	6.7	497.7	4.2	-336	103.2	679	2,522,678	89.43
	October - December	667	6.3	6.5	502.8	4.0	1,524	103.7	692	2,374,481	87.45
2007	January - March	669	6.4	6.5	504.4	3.8	1,663	102.1	690	2,798,919	85.68
	April - June	715	7.1	7.2	497.1	4.4		96.1	689		92.45
	July - September										
	October - December										

Table 6.1b: Growth(1) of Economic Indicators for Saskatchewan Second Quarter 2007

		Interest Rates									
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
2006	January - March	1.8	1.0	0.2	-1.0	0.2	32.7	1.5	5.4	10.7	7.0
	April - June	12.1	1.9	1.3	1.1	0.0	-82.0	4.0	5.1	8.7	12.1
	July - September	8.6	1.4	0.9	4.0	-1.8	-83.1	8.5	4.5	3.4	6.5
	October - December	1.4	0.5	0.2	4.9	-1.1	-164.7	0.0	5.9	-6.3	2.3
2007	January - March	0.4	0.4	0.0	4.2	-1.2	-166.1	-4.8	3.2	1.1	-1.7
	April - June	2.6			1.5			-11.4	3.3		2.8
	July - September										
	October - 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
(1) Growth year over year expressed in percentage

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

Table 6c: Level of Economic Indicators for Alberta Second Quarter 2007

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2006	January - March	667	6.1	6.5	1,844.7	3.4	20,419	107.2	631	15,680,585	87.12
	April - June	697	6.6	7.0	1,869.6	3.6	17,665	108.5	643	15,981,870	89.94
	July - September	682	6.4	6.7	1,882.1	3.5	31,330	103.2	644	16,738,627	89.43
	October - December	667	6.3	6.5	1,908.4	3.3	16,841	103.7	647	16,008,283	87.45
2007	January - March	669	6.4	6.5	1,938.6	3.6	14,134	102.1	658	16,034,592	85.68
	April - June	715	7.1	7.2	1,955.3	3.8		96.1	668		92.45
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta Second Quarter 2007

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2006	January - March	1.8	1.0	0.2	3.9	-0.2	62.4	1.5	3.1	14.4	7.0
	April - June	12.1	1.9	1.3	5.3	-0.3	3.3	4.0	2.9	6.4	12.1
	July - September	8.6	1.4	0.9	5.6	-0.5	70.5	8.5	1.8	11.8	6.5
	October - December	1.4	0.5	0.2	5.6	-0.8	-16.0	0.0	2.5	-3.4	2.3
2007	January - March	0.4	0.4	0.0	5.1	0.1	-30.8	-4.8	4.3	2.3	-1.7
	April - June	2.6			4.6			-11.4	3.8		2.8
	July - September										
	October - 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
(1) Growth year over year expressed in percentage

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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