HOUSING MARKET INFORMATION

HOUSING NOW

Greater Sudbury

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2007

New Home Market

Stellar Sudbury Starts in Second Quarter

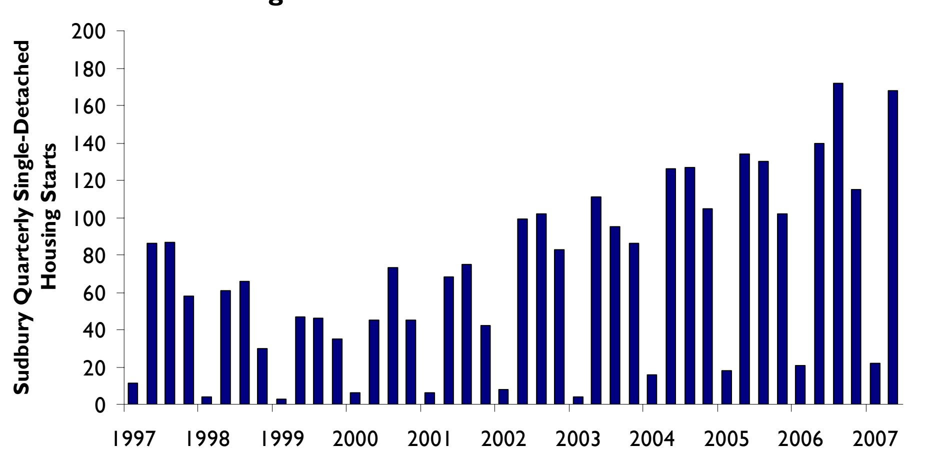
The beat goes on! Residential construction in the City of Greater Sudbury in the second quarter hit 168 units, up twenty per cent from last year. Moreover, starts were 38 per cent ahead of the five-year average for second quarters in the market.

Employment growth and strong consumer confidence provide strong backing for the new construction market in Greater Sudbury. Mining and the mining supply sector continues to provide the impetus to job growth in the Greater Sudbury area. Tightness in the resale market causes prospective buyers to consider new homes.

Over forty per cent of Greater Sudbury new construction units were

Figure 1

Single-Detached Homes in Demand



Source: CMHC

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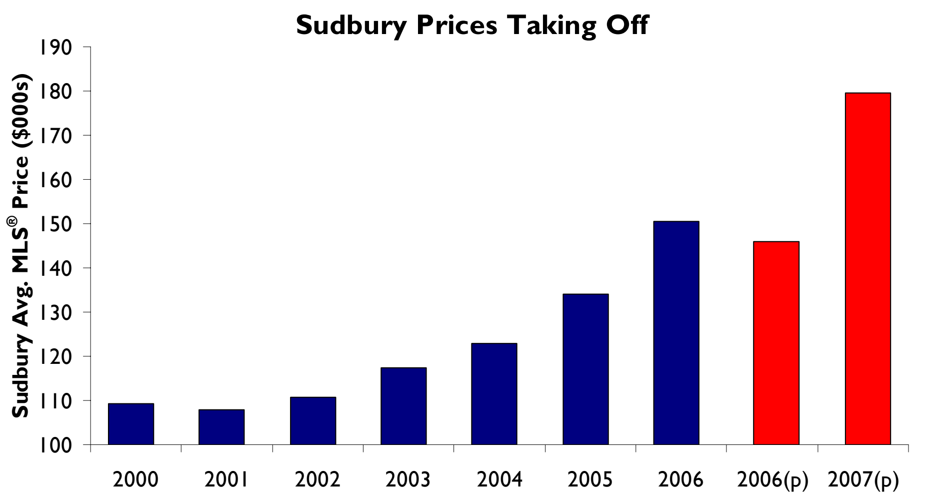
CMHC SCHL
HOME TO CANADIANS

Figure 2



(p) – Price data Jan 1-June 30
Source: Sudbury Real Estate Board

absorbed in price ranges above $300,000 in the second quarter. (see Table 4) In general, absorptions[1] are up strongly in the second quarter from last year's second quarter, while the year-to-June 30th levels are up 14 per cent over the same period last year. The $250,000 to $299,999 and the $200,000 to $249,999 price ranges were the next most popular individual price ranges in the second quarter in Greater Sudbury.

Resale Market

Sudbury Resale Market Sizzles

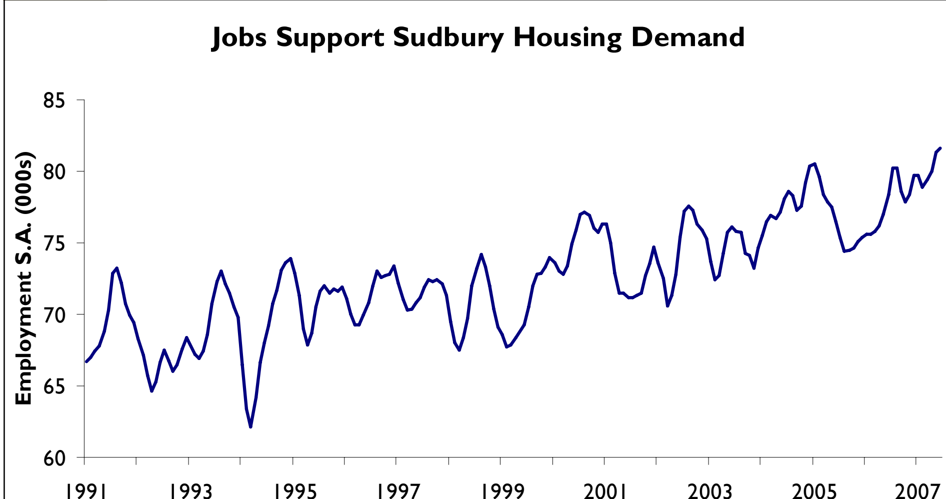
Conditions in the resale market in Greater Sudbury continue to favour sellers. Second quarter sales hit a new record reaching 889, 3.1 per cent above last year's figure. Relatively low interest rates, pent-up demand generated from job gains over the past decade in combination with the healthy in-migration from other Ontario centres are all contributing to strong demand for resale housing.

New listings fell 5.2 per cent in the second quarter and represent the lowest mark for the quarter witnessed since at least 1990. At 74%, Sudbury's sales-to-new-listings ratio was one of the highest in the province in the second quarter. Bidding wars continue for the limited number of homes listed for sale. Anecdotal evidence suggests buyers continue to pay over list price on occasion. Tight resale home market conditions pushed up prices an unprecedented 23.1 per cent year-over-year in the first half of 2007.

Sudbury Employment Growing Strongly

Employment growth in Greater Sudbury has been relatively strong thus far in 2007, up 4.9 per cent when comparing average employment in the first half of 2007 to the equivalent in 2006. Employment has been strengthening in Sudbury since the middle of 2006 with quarterly average employment numbers well ahead of year-earlier levels. On average, 77,800 people were working in Sudbury in

Figure 3



to June 30, 2007
Source: Statistics Canada Labour Force Survey

[1] Absorption is the point at which a new housing unit is taken off the market, usually because it is sold or rented. Many dwellings are sold before they are built. They are absorbed at completion.

2006, while in the first half of 2007, there were 80,200 employed persons, nearly 4,000 more than the 76,400 employed during the first six months of 2006.

The run-up in job numbers since the late 1990s in Greater Sudbury explains some of the strength exhibited in the housing market since then. Employment growth is occurring primarily among baby boomers over 45 years old, who because of their affluence, are looking at move-up opportunities. Much of the growth in employment in this age group has come from locally employed workers graduating from ages 25-44 in the more mature age segment. Anecdotally, there has been in-migration of professionals that may well be over 45 to help bolster housing demand. Net migration, which has been positive for the last three years, has occurred exclusively in the under 45 age groups. The goods-producing sector has also shown increases in the last few years, although employment levels in this sector are teetering above where they were in 1996.

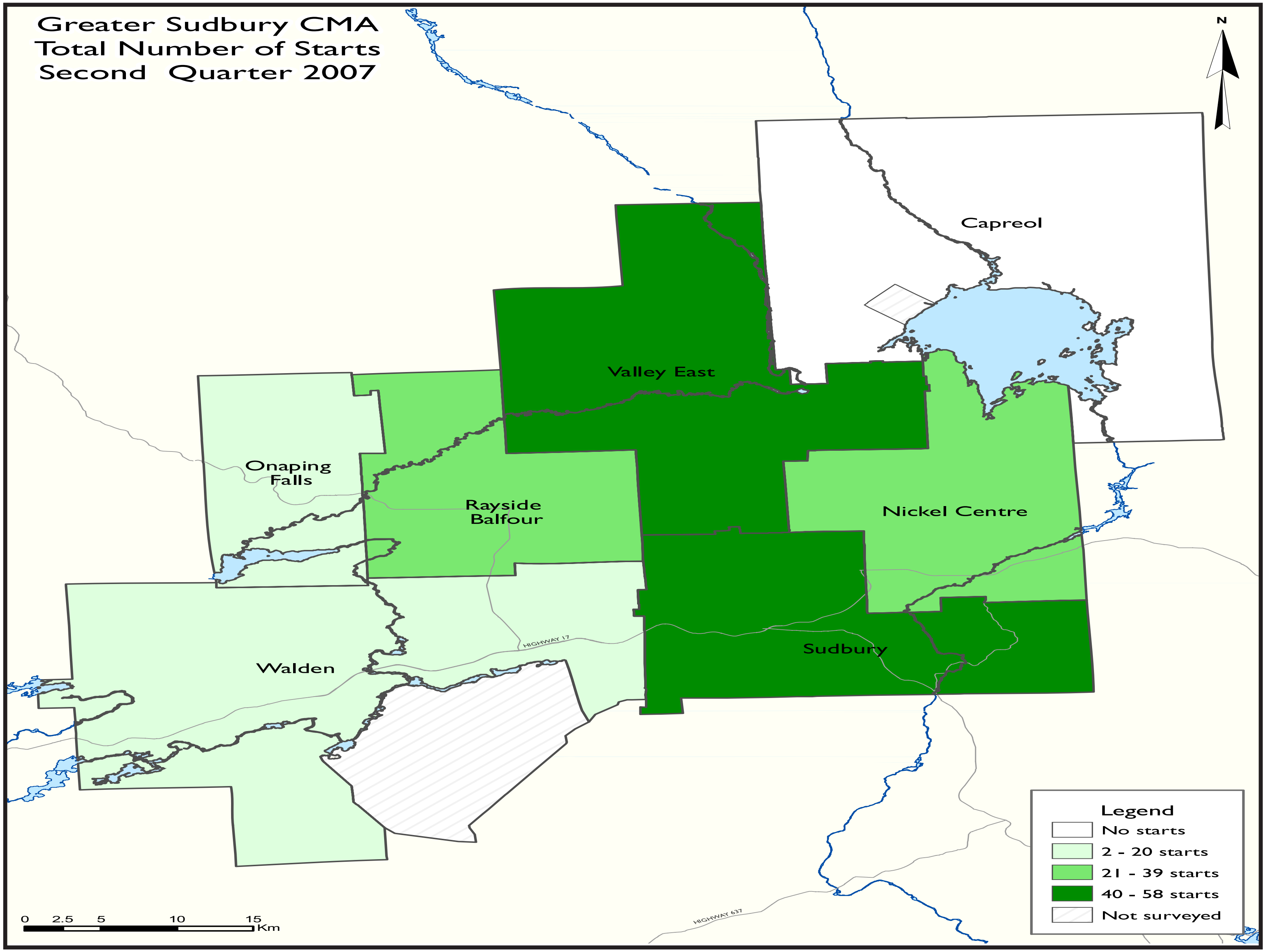
Nickel prices have come off the March 2007 record price of $22 per pound but still remain well above the level one year ago of between $11 and $12 per pound which continues to bode well for Sudbury's two nickel producers, CVRD-Inco and Xstrata. A brief strike in April involving 330 CVRD-Inco office and technical employees lasted one day and had a minimal impact on the nickel giant's operation. Elsewhere in the Sudbury economy, the mining supply and service sector is growing, exploration is continuing and infrastructure investments in the mining sector are strong. Nickel prices will potentially soften in 2008-09 with new capacity coming on stream globally but high prices will benefit new mine expansion in the Sudbury catchment area will counter any effects of softening prices. Any price softening should not be to a level which impacts greatly on profitability at CVRD-Inco or X-Strata.

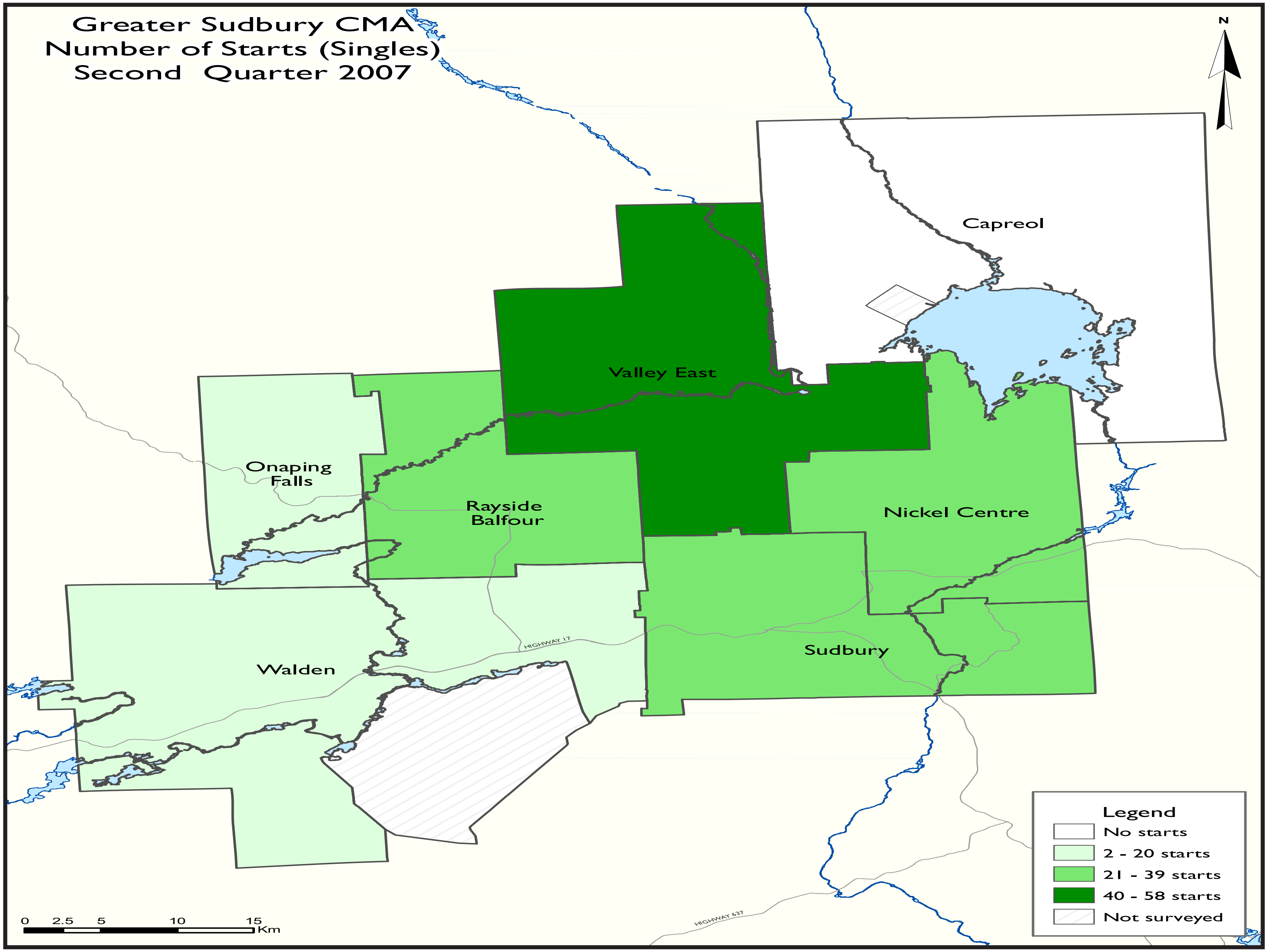
Sault Ste. Marie Sales: Record Second Quarter

Sales have been rising for five consecutive years in Sault Ste. Marie with second quarter sales being no exception. The resale market in Sault Ste. Marie is on pace to surpass another modern-day record for resale market activity. Sales to the end of June are ahead 14.3 per cent from this time last year. These 518 sales in the second quarter were the highest recorded by the SSMREB since at least 1990. New listings are off 3.3 per cent on a year-to-date basis. Sault Ste. Marie's average priced home sold for $108,000 in the first six months of 2007, an 8.2 per cent increase over 2006.

North Bay Sales: Another Record Pace

Home sales in North Bay are off to another strong start in 2007, on pace to exceed the record 1,446 sales of 2006. Sales to the end of June are ahead four per cent from this time last year. Also, the 476 sales in the second quarter were the third highest recorded by the NBREB since 1990. New listings are off 5.9 per cent year-to-date so far this year. North Bay's average priced unit sold for $178,300, in the first six months of 2006, which is second to Greater Sudbury in terms of "highest value" Northern Ontario markets.


Greater Sudbury CMA
Total Number of Starts
Second Quarter 2007
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
No starts
2 - 20 starts
21 - 39 starts
40 - 58 starts
Not surveyed


Greater Sudbury CMA
Number of Starts (Singles)
Second Quarter 2007
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
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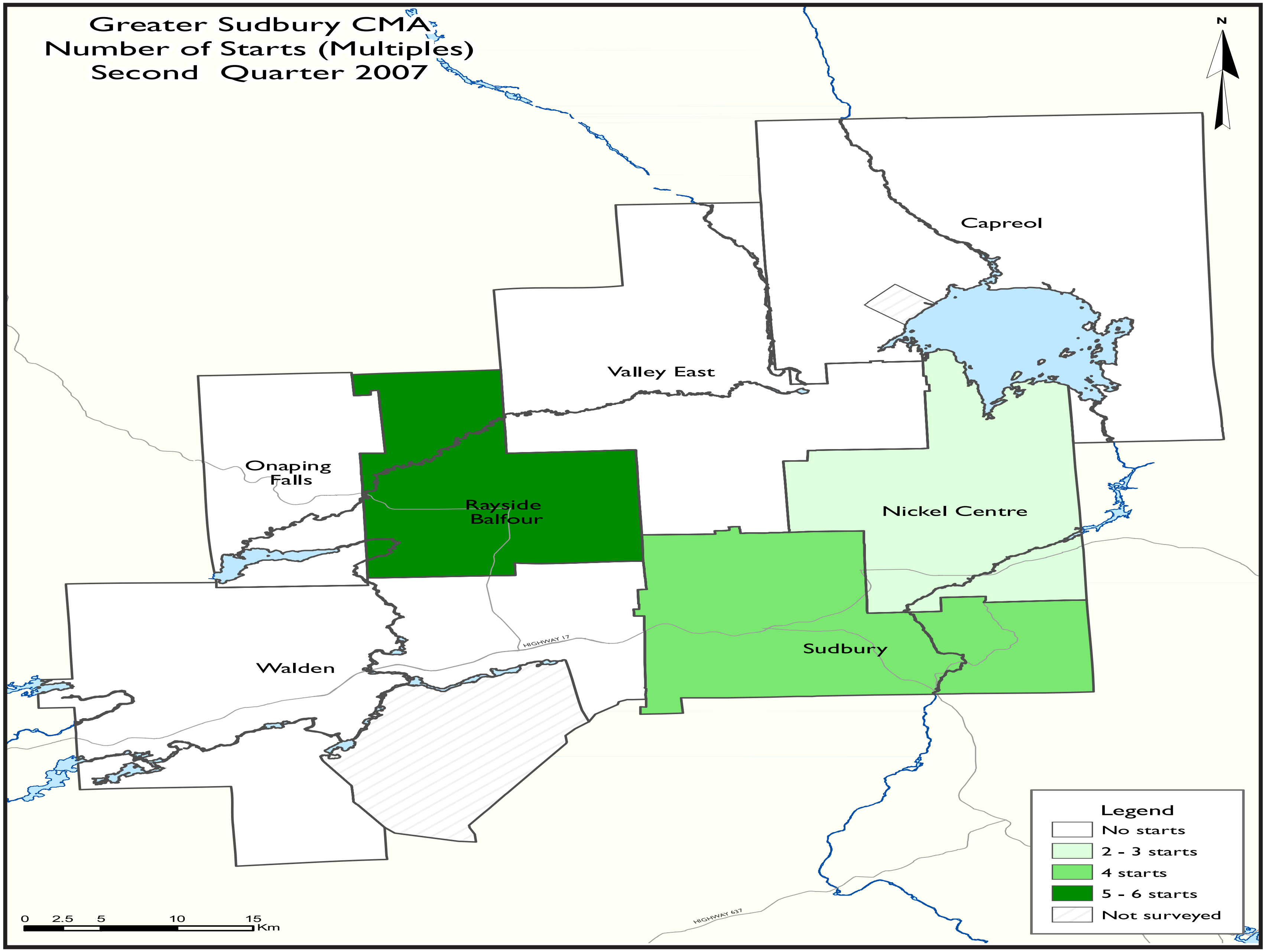
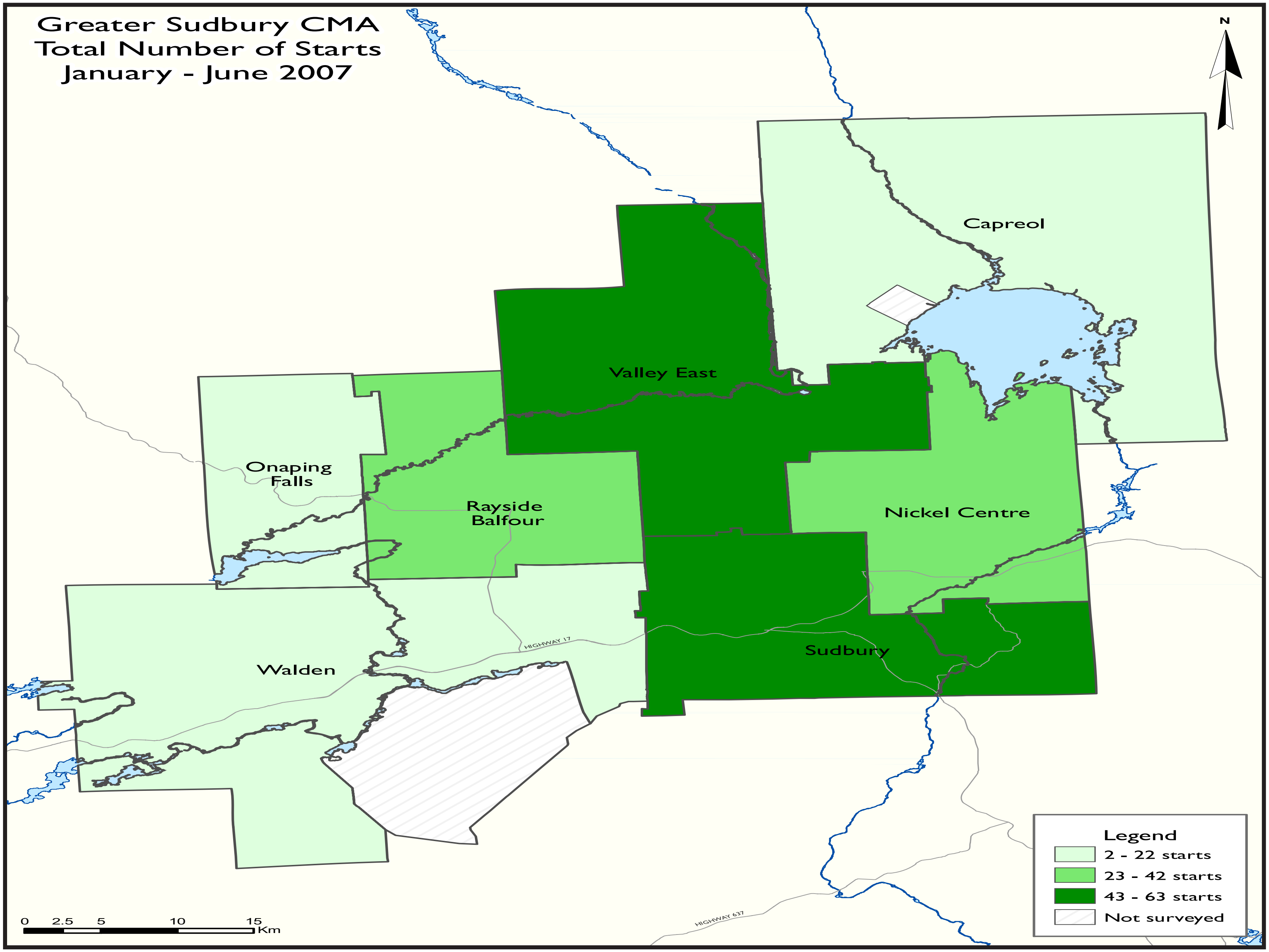
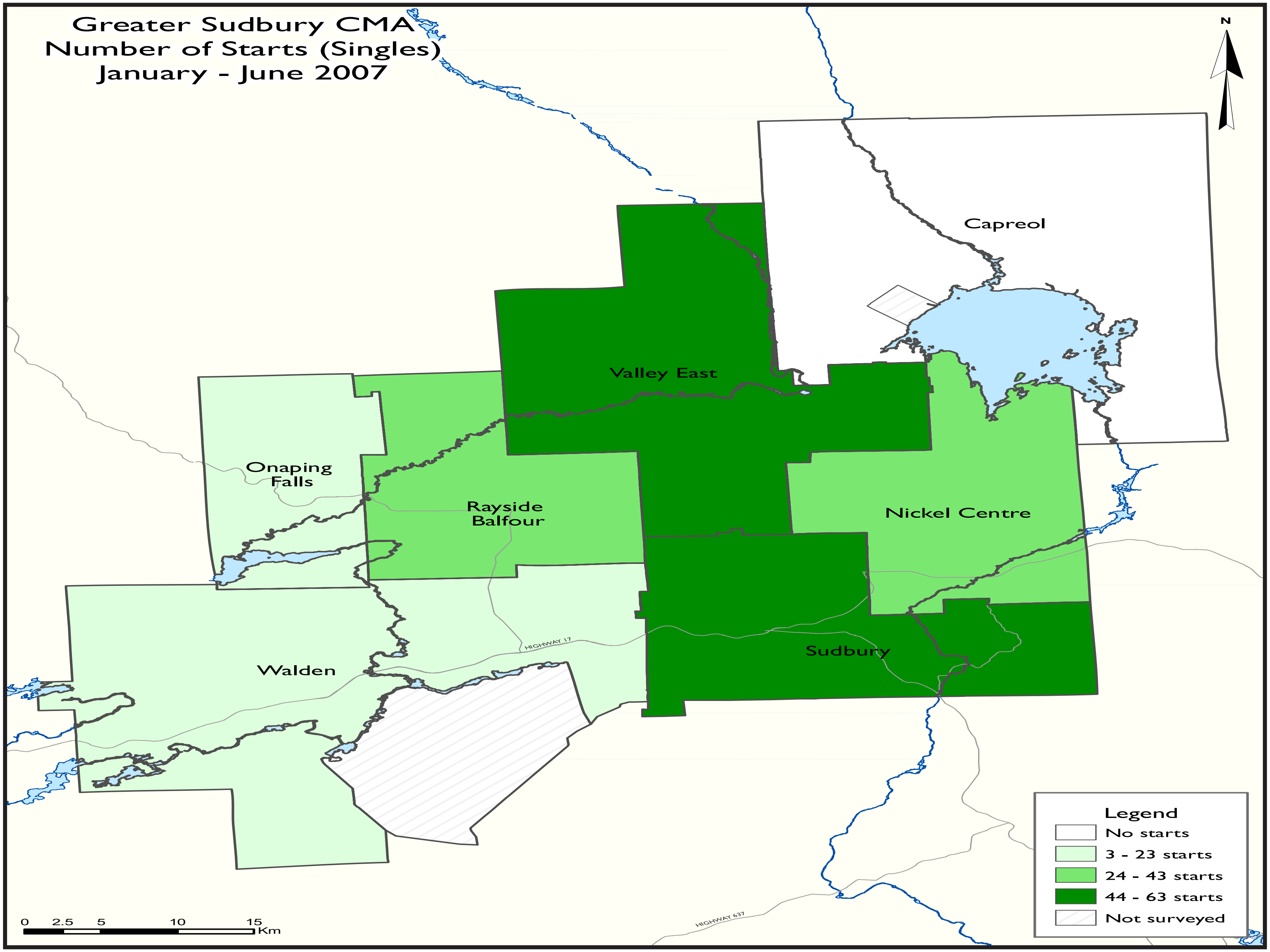

Greater Sudbury CMA
Number of Starts (Multiples)
Second Quarter 2007
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
No starts
2 - 3 starts
4 starts
5 - 6 starts
Not surveyed


Greater Sudbury CMA
Total Number of Starts
January - June 2007
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
HIGHWAY 17
HIGHWAY 637
Legend
2 - 22 starts
23 - 42 starts
43 - 63 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
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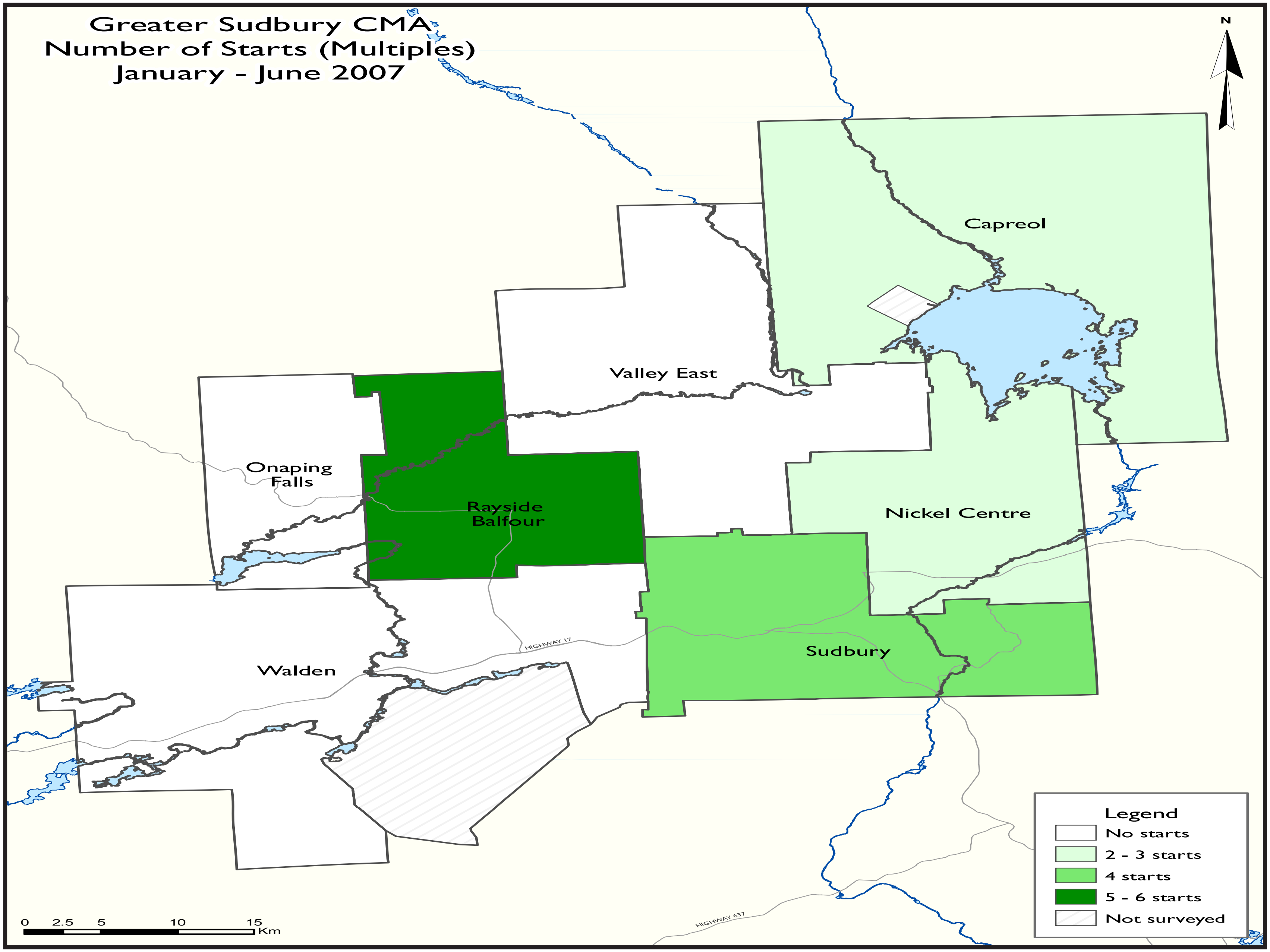
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
No starts
3 - 23 starts
24 - 43 starts
44 - 63 starts
Not surveyed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Rayside Balfour
Nickel Centre
Sudbury
Walden
Legend
No starts
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4 starts
5 - 6 starts
Not surveyed
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

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3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or 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 Month or 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 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 Greater Sudbury CMA
Second 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									
Q2 2007	168	12	0	0	0	0	0	0	180
Q2 2006	140	4	0	0	0	0	7	0	151
% Change	20.0	200.0	n/a	n/a	n/a	n/a	-100.0	n/a	19.2
Year-to-date 2007	190	14	0	0	0	0	0	0	204
Year-to-date 2006	161	4	0	0	0	0	7	0	172
% Change	18.0	**	n/a	n/a	n/a	n/a	-100.0	n/a	18.6
UNDER CONSTRUCTION									
Q2 2007	185	12	0	0	0	0	0	0	197
Q2 2006	151	4	0	0	0	0	7	0	162
% Change	22.5	200.0	n/a	n/a	n/a	n/a	-100.0	n/a	21.6
COMPLETIONS									
Q2 2007	84	12	0	0	0	0	0	0	96
Q2 2006	68	0	0	0	0	0	0	0	68
% Change	23.5	n/a	n/a	n/a	n/a	n/a	n/a	n/a	41.2
Year-to-date 2007	163	14	0	0	0	0	4	0	181
Year-to-date 2006	145	8	0	0	0	0	4	0	157
% Change	12.4	75.0	n/a	n/a	n/a	n/a	0.0	n/a	15.3
COMPLETED & NOT ABSORBED									
Q2 2007	20	7	0	0	0	0	0	0	27
Q2 2006	15	0	0	0	0	0	0	0	15
% Change	33.3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	80.0
ABSORBED									
Q2 2007	81	5	0	0	0	0	0	0	86
Q2 2006	64	2	0	0	0	0	0	0	66
% Change	26.6	150.0	n/a	n/a	n/a	n/a	n/a	n/a	30.3
Year-to-date 2007	162	8	0	0	0	0	4	0	174
Year-to-date 2006	140	8	0	0	0	0	4	0	152
% Change	15.7	0.0	n/a	n/a	n/a	n/a	0.0	n/a	14.5

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

Table 1.1: Housing Activity Summary by Submarket
Second 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									
Greater Sudbury CMA									
Q2 2007	168	12	0	0	0	0	0	0	180
Q2 2006	140	4	0	0	0	0	7	0	151
North Bay									
Q2 2007	33	0	0	0	0	0	0	0	33
Q2 2006	49	2	0	0	0	6	0	0	57
Sault Ste. Marie									
Q2 2007	33	0	0	0	0	0	0	0	33
Q2 2006	27	0	3	0	0	0	0	0	30
Timmins									
Q2 2007	23	0	0	0	0	0	0	0	23
Q2 2006	17	0	0	0	0	0	0	0	17
Elliot Lake									
Q2 2007	4	0	0	0	0	0	0	0	4
Q2 2006	3	2	0	0	0	0	0	0	5
Temiskaming Shores									
Q2 2007	7	0	0	0	0	0	0	0	7
Q2 2006	9	0	0	0	0	0	0	0	9
West Nipissing									
Q2 2007	21	0	0	0	0	0	0	0	21
Q2 2006	23	0	0	0	0	0	0	0	23
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q2 2007	185	12	0	0	0	0	0	0	197
Q2 2006	151	4	0	0	0	0	7	0	162
North Bay									
Q2 2007	76	2	0	0	0	6	0	80	164
Q2 2006	77	4	0	0	0	12	0	45	138
Sault Ste. Marie									
Q2 2007	53	0	0	0	0	0	0	0	53
Q2 2006	40	0	3	0	0	0	0	0	43
Timmins									
Q2 2007	21	0	0	0	0	0	0	0	21
Q2 2006	18	0	0	0	0	0	0	0	18
Elliot Lake									
Q2 2007	4	0	0	0	0	0	0	0	4
Q2 2006	3	2	0	0	0	0	0	0	5
Temiskaming Shores									
Q2 2007	8	0	0	0	0	0	0	0	8
Q2 2006	8	0	0	0	0	0	0	0	8
West Nipissing									
Q2 2007	24	0	0	0	0	0	0	0	24
Q2 2006	25	0	0	0	0	0	0	0	25

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2007	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q2 2007	84	12	0	0	0	0	0	0	96
Q2 2006	68	0	0	0	0	0	0	0	68
North Bay									
Q2 2007	17	0	0	0	0	0	0	0	17
Q2 2006	31	6	0	0	0	0	0	0	37
Sault Ste. Marie									
Q2 2007	17	0	0	0	0	0	0	0	17
Q2 2006	13	0	0	0	0	0	0	0	13
Timmins									
Q2 2007	16	0	0	0	0	0	0	0	16
Q2 2006	7	0	0	0	0	0	0	0	7
Elliot Lake									
Q2 2007	2	2	0	0	0	0	0	0	4
Q2 2006	2	0	0	0	0	0	0	0	2
Temiskaming Shores									
Q2 2007	5	0	0	0	0	0	0	0	5
Q2 2006	9	0	0	0	0	0	0	0	9
West Nipissing									
Q2 2007	8	0	0	0	0	0	0	0	8
Q2 2006	9	0	0	0	0	0	0	0	9
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q2 2007	20	7	0	0	0	0	0	0	27
Q2 2006	15	0	0	0	0	0	0	0	15
North Bay									
Q2 2007	12	0	0	0	0	0	0	0	12
Q2 2006	11	1	0	0	0	0	0	0	12
Sault Ste. Marie									
Q2 2007	2	0	0	0	0	0	0	0	2
Q2 2006	3	4	0	0	0	0	0	0	7
Timmins									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q2 2007	81	5	0	0	0	0	0	0	86
Q2 2006	64	2	0	0	0	0	0	0	66
North Bay									
Q2 2007	18	0	0	0	0	1	0	0	19
Q2 2006	28	7	0	0	3	0	0	0	38
Sault Ste. Marie									
Q2 2007	21	2	0	0	0	0	0	0	23
Q2 2006	11	0	0	0	0	0	0	0	11
Timmins									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2006	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 2: Starts by Submarket and by Dwelling Type
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
Greater Sudbury CMA	168	140	12	4	0	7	0	0	180	151	19.2
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	27	16	2	2	0	0	0	0	29	18	61.1
Onaping Falls Town	6	2	0	0	0	0	0	0	6	2	200.0
Rayside-Balfour Town	14	11	6	0	0	0	0	0	20	11	81.8
Sudbury City	38	62	4	2	0	7	0	0	42	71	-40.8
Valley East Town	61	32	0	0	0	0	0	0	61	32	90.6
Walden Town	22	17	0	0	0	0	0	0	22	17	29.4
North Bay	33	49	0	2	0	0	0	6	33	57	-42.1
Sault Ste. Marie	33	27	0	0	0	0	0	3	33	30	10.0
Timmins	23	17	0	0	0	0	0	0	23	17	35.3
Elliot Lake	4	3	0	2	0	0	0	0	4	5	-20.0
Temiskaming Shores	7	9	0	0	0	0	0	0	7	9	-22.2
West Nipissing	21	23	0	0	0	0	0	0	21	23	-8.7

Table 2.1: Starts by Submarket and by Dwelling Type
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
Greater Sudbury CMA	190	161	14	4	0	7	0	0	204	172	18.6
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	34	17	2	2	0	0	0	0	36	19	89.5
Onaping Falls Town	6	2	0	0	0	0	0	0	6	2	200.0
Rayside-Balfour Town	15	14	8	0	0	0	0	0	23	14	64.3
Sudbury City	45	71	4	2	0	7	0	0	49	80	-38.8
Valley East Town	66	38	0	0	0	0	0	0	66	38	73.7
Walden Town	24	19	0	0	0	0	0	0	24	19	26.3
North Bay	37	59	0	2	0	0	0	6	37	67	-44.8
Sault Ste. Marie	36	31	0	0	0	0	0	3	36	34	5.9
Timmins	28	23	0	0	0	0	0	0	28	23	21.7
Elliot Lake	4	5	0	2	0	0	0	0	4	7	-42.9
Temiskaming Shores	11	12	0	0	0	0	0	0	11	12	-8.3
West Nipissing	21	23	0	0	0	0	0	0	21	23	-8.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market 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
Greater Sudbury CMA	0	0	0	7	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	7	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	6	0	0
Sault Ste. Marie	0	0	0	0	0	3	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market 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
Greater Sudbury CMA	0	0	0	7	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	7	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	6	0	0
Sault Ste. Marie	0	0	0	0	0	3	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Greater Sudbury CMA	180	144	0	0	0	7	180	151
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	29	18	0	0	0	0	29	18
Onaping Falls Town	6	2	0	0	0	0	6	2
Rayside-Balfour Town	20	11	0	0	0	0	20	11
Sudbury City	42	64	0	0	0	7	42	71
Valley East Town	61	32	0	0	0	0	61	32
Walden Town	22	17	0	0	0	0	22	17
North Bay	33	51	0	6	0	0	33	57
Sault Ste. Marie	33	30	0	0	0	0	33	30
Timmins	23	17	0	0	0	0	23	17
Elliot Lake	4	5	0	0	0	0	4	5
Temiskaming Shores	7	9	0	0	0	0	7	9
West Nipissing	21	23	0	0	0	0	21	23

Table 2.5: Starts by Submarket and by Intended Market January - June 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Greater Sudbury CMA	204	165	0	0	0	7	204	172
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	36	19	0	0	0	0	36	19
Onaping Falls Town	6	2	0	0	0	0	6	2
Rayside-Balfour Town	23	14	0	0	0	0	23	14
Sudbury City	49	73	0	0	0	7	49	80
Valley East Town	66	38	0	0	0	0	66	38
Walden Town	24	19	0	0	0	0	24	19
North Bay	37	61	0	6	0	0	37	67
Sault Ste. Marie	36	34	0	0	0	0	36	34
Timmins	28	23	0	0	0	0	28	23
Elliot Lake	4	7	0	0	0	0	4	7
Temiskaming Shores	11	12	0	0	0	0	11	12
West Nipissing	21	23	0	0	0	0	21	23

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type 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
Greater Sudbury CMA	84	68	12	0	0	0	0	0	96	68	41.2
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	12	5	0	0	0	0	0	0	12	5	140.0
Onaping Falls Town	1	0	0	0	0	0	0	0	1	0	n/a
Rayside-Balfour Town	9	4	2	0	0	0	0	0	11	4	175.0
Sudbury City	35	38	10	0	0	0	0	0	45	38	18.4
Valley East Town	22	12	0	0	0	0	0	0	22	12	83.3
Walden Town	5	9	0	0	0	0	0	0	5	9	-44.4
North Bay	17	31	0	6	0	0	0	0	17	37	-54.1
Sault Ste. Marie	17	13	0	0	0	0	0	0	17	13	30.8
Timmins	16	7	0	0	0	0	0	0	16	7	128.6
Elliot Lake	2	2	2	0	0	0	0	0	4	2	100.0
Temiskaming Shores	5	9	0	0	0	0	0	0	5	9	-44.4
West Nipissing	8	9	0	0	0	0	0	0	8	9	-11.1

Table 3.1: Completions by Submarket and by Dwelling Type 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
Greater Sudbury CMA	163	145	14	8	4	4	0	0	181	157	15.3
Capreol Town	0	0	0	0	0	0	0	0	0	0	n/a
Nickel Centre Town	20	17	0	0	0	0	0	0	20	17	17.6
Onaping Falls Town	5	3	0	0	0	0	0	0	5	3	66.7
Rayside-Balfour Town	18	10	4	0	4	0	0	0	26	10	160.0
Sudbury City	64	67	10	8	0	4	0	0	74	79	-6.3
Valley East Town	42	33	0	0	0	0	0	0	42	33	27.3
Walden Town	14	15	0	0	0	0	0	0	14	15	-6.7
North Bay	38	69	0	8	0	0	6	0	44	77	-42.9
Sault Ste. Marie	37	36	0	8	0	3	0	0	37	47	-21.3
Timmins	28	11	0	0	0	0	0	0	28	11	154.5
Elliot Lake	2	2	2	0	0	0	0	0	4	2	100.0
Temiskaming Shores	15	16	0	0	0	0	0	0	15	16	-6.3
West Nipissing	26	20	0	0	0	0	0	0	26	20	30.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
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
Greater Sudbury CMA	0	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
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
Greater Sudbury CMA	0	0	4	4	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	4	0	0	0	0	0
Sudbury City	0	0	0	4	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	6	0	0	0
Sault Ste. Marie	0	3	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006	Q2 2007	Q2 2006
Greater Sudbury CMA	96	68	0	0	0	0	96	68
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	12	5	0	0	0	0	12	5
Onaping Falls Town	1	0	0	0	0	0	1	0
Rayside-Balfour Town	11	4	0	0	0	0	11	4
Sudbury City	45	38	0	0	0	0	45	38
Valley East Town	22	12	0	0	0	0	22	12
Walden Town	5	9	0	0	0	0	5	9
North Bay	17	37	0	0	0	0	17	37
Sault Ste. Marie	17	13	0	0	0	0	17	13
Timmins	16	7	0	0	0	0	16	7
Elliot Lake	4	2	0	0	0	0	4	2
Temiskaming Shores	5	9	0	0	0	0	5	9
West Nipissing	8	9	0	0	0	0	8	9

Table 3.5: Completions by Submarket and by Intended Market January - June 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Greater Sudbury CMA	177	153	0	0	4	4	181	157
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	20	17	0	0	0	0	20	17
Onaping Falls Town	5	3	0	0	0	0	5	3
Rayside-Balfour Town	22	10	0	0	4	0	26	10
Sudbury City	74	75	0	0	0	4	74	79
Valley East Town	42	33	0	0	0	0	42	33
Walden Town	14	15	0	0	0	0	14	15
North Bay	38	77	6	0	0	0	44	77
Sault Ste. Marie	37	47	0	0	0	0	37	47
Timmins	28	11	0	0	0	0	28	11
Elliot Lake	4	2	0	0	0	0	4	2
Temiskaming Shores	15	16	0	0	0	0	15	16
West Nipissing	26	20	0	0	0	0	26	20

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q2 2007	0	0.0	2	2.5	14	17.3	30	37.0	35	43.2	81	289,900	314,995
Q2 2006	2	3.1	9	14.1	10	15.6	28	43.8	15	23.4	64	277,000	271,320
Year-to-date 2007	1	0.6	4	2.5	31	19.1	59	36.4	67	41.4	162	289,000	308,212
Year-to-date 2006	3	2.1	21	15.0	28	20.0	55	39.3	33	23.6	140	269,500	265,832
North Bay													
Q2 2007	2	11.1	1	5.6	7	38.9	4	22.2	4	22.2	18	239,950	265,550
Q2 2006	0	0.0	6	21.4	8	28.6	5	17.9	9	32.1	28	242,000	264,857
Year-to-date 2007	2	5.0	3	7.5	12	30.0	10	25.0	13	32.5	40	265,000	284,420
Year-to-date 2006	3	3.8	22	27.8	19	24.1	12	15.2	23	29.1	79	229,000	258,482
Sault Ste. Marie													
Q2 2007	1	4.8	4	19.0	5	23.8	7	33.3	4	19.0	21	250,000	251,143
Q2 2006	2	18.2	3	27.3	1	9.1	1	9.1	4	36.4	11	200,000	257,727
Year-to-date 2007	3	7.1	6	14.3	8	19.0	16	38.1	9	21.4	42	265,000	258,405
Year-to-date 2006	7	15.2	24	52.2	6	13.0	4	8.7	5	10.9	46	180,000	200,870

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2007						
Submarket	Q2 2007	Q2 2006	% Change	YTD 2007	YTD 2006	% Change
Greater Sudbury CMA	314,995	271,320	16.1	308,212	265,832	15.9
North Bay	265,550	264,857	0.3	284,420	258,482	10.0
Sault Ste. Marie	251,143	257,727	-2.6	258,405	200,870	28.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury
Second Quarter 2007

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2006	January	155	31.4	229	277	323	70.9	148,369	14.2	143,937
	February	168	3.7	202	282	315	64.1	139,774	11.3	148,604
	March	223	-4.3	199	375	319	62.4	137,170	9.6	136,976
	April	255	-5.2	212	362	312	67.9	151,305	9.4	141,987
	May	296	2.1	211	477	317	66.6	152,241	14.6	151,505
	June	311	2.3	223	430	334	66.8	143,689	11.5	139,633
	July	243	-10.3	195	346	329	59.3	151,592	7.6	150,398
	August	309	11.6	249	407	354	70.3	149,620	5.2	146,760
	September	248	-5.0	214	380	377	56.8	156,002	12.8	152,560
	October	232	13.7	231	271	304	76.0	155,383	16.3	153,158
	November	194	-10.6	220	239	327	67.3	162,746	23.7	167,498
	December	128	6.7	230	143	325	70.8	161,857	22.2	169,342
2007	January	171	10.3	250	263	297	84.2	157,794	6.4	160,718
	February	181	7.7	231	250	292	79.1	181,968	30.2	187,647
	March	233	4.5	230	306	295	78.0	174,884	27.5	174,610
	April	262	2.7	226	368	312	72.4	181,810	20.2	170,047
	May	330	11.5	242	465	309	78.3	186,503	22.5	183,741
	June	297	-4.5	229	370	300	76.3	184,986	28.7	179,907
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	862	-0.1		1,269			148,879	11.8	
	Q2 2007	889	3.1		1,203			184,613	24.0	
	YTD 2006	1,408	2.3		2,203			145,882	11.7	
	YTD 2007	1,474	4.7		2,022			179,639	23.1	

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

Source: CREA (MLS®)

Table 5b: MLS® Residential Activity for Sault Ste. Marie Second Quarter 2007										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2006	January	83	76.6	138	145	176	78.4	91,614	11.8	92,942
	February	67	17.5	105	133	166	63.3	104,291	4.7	105,144
	March	113	0.0	119	183	182	65.4	88,193	-8.9	90,769
	April	125	2.5	118	238	219	53.9	105,652	21.0	102,458
	May	147	12.2	112	262	180	62.2	96,776	-6.8	92,245
	June	159	13.6	115	248	182	63.2	108,286	10.9	105,227
	July	135	0.0	110	210	176	62.5	100,220	-5.8	103,797
	August	153	2.7	118	239	197	59.9	114,216	26.8	110,679
	September	138	15.0	113	184	186	60.8	111,738	7.9	111,856
	October	126	-6.7	118	157	175	67.4	101,363	8.5	105,676
	November	100	6.4	126	116	172	73.3	89,677	-0.3	94,879
	December	58	18.4	112	58	162	69.1	97,784	1.0	109,917
2007	January	72	-13.3	120	150	176	68.2	107,824	17.7	109,998
	February	89	32.8	127	130	169	75.1	108,492	4.0	117,764
	March	114	0.9	120	168	171	70.2	103,907	17.8	105,712
	April	124	-0.8	110	198	180	61.1	93,099	-11.9	95,582
	May	178	21.1	139	265	179	77.7	110,906	14.6	104,799
	June	213	34.0	151	254	186	81.2	117,261	8.3	114,632
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	431	9.7		748			103,597	7.4	
	Q2 2007	515	19.5		717			109,247	5.5	
	YTD 2006	694	13.8		1,209			99,723	4.2	
	YTD 2007	790	13.8		1,165			108,262	8.6	

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Source: CREA (MLS®)

Table 5c: MLS® Residential Activity for North Bay
Second Quarter 2007

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2006	January	67	28.8	116	149	183	63.4	155,619	18.6	169,569
	February	91	11.0	121	131	164	73.8	152,633	25.5	158,297
	March	122	20.8	125	199	175	71.4	161,975	12.0	160,372
	April	155	0.6	121	229	178	68.0	172,786	18.4	158,988
	May	174	10.8	111	267	181	61.3	162,880	0.5	152,348
	June	170	11.8	123	256	179	68.7	157,771	3.3	156,888
	July	138	0.0	117	207	169	69.2	168,863	14.5	161,812
	August	153	2.7	120	194	170	70.6	148,952	2.9	151,591
	September	120	16.5	127	161	168	75.6	161,843	15.6	162,291
	October	94	-2.1	107	138	172	62.2	142,276	1.9	151,253
	November	114	31.0	152	108	171	88.9	158,732	2.0	160,841
	December	48	6.7	106	72	201	52.7	177,271	24.9	177,656
2007	January	85	26.9	136	149	183	74.3	162,316	4.3	175,826
	February	97	6.6	129	142	177	72.9	173,392	13.6	179,121
	March	152	24.6	155	198	172	90.1	176,596	9.0	175,823
	April	138	-11.0	108	197	153	70.6	173,738	0.6	156,726
	May	184	5.7	122	252	167	73.1	190,428	16.9	176,824
	June	154	-9.4	115	220	162	71.0	181,506	15.0	177,020
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	499	7.8		752			164,216	6.9	
	Q2 2007	476	-4.6		669			182,703	11.3	
	YTD 2006	779	11.6		1,231			161,773	10.1	
	YTD 2007	810	4.0		1,158			178,303	10.2	

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Source: CREA (MLS®)

Table 5d: MLS® Residential Activity for Timmins Second Quarter 2007										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2006	January	54	42.1	83	102	119	69.7	96,168	27.7	95,203
	February	73	10.6	93	99	121	76.9	85,334	-0.9	91,377
	March	84	13.5	80	127	121	66.1	84,372	-1.3	85,882
	April	91	-1.1	92	139	122	75.4	92,799	1.5	93,412
	May	111	6.7	86	209	143	60.1	96,042	14.2	93,003
	June	128	14.3	90	179	130	69.2	102,966	13.9	101,280
	July	104	-11.1	83	150	138	60.1	94,709	-0.6	96,032
	August	120	6.2	90	160	138	65.2	97,861	15.5	103,822
	September	103	60.9	93	149	143	65.0	99,491	15.7	95,217
	October	80	-14.9	78	140	145	53.8	98,775	12.4	95,232
	November	97	64.4	117	111	152	77.0	97,877	-3.4	95,302
	December	56	43.6	116	78	171	67.8	115,609	43.4	110,167
2007	January	78	44.4	117	138	156	75.0	105,306	9.5	106,406
	February	76	4.1	95	126	152	62.5	96,341	12.9	104,004
	March	89	6.0	90	131	135	66.7	104,322	23.6	109,114
	April	123	35.2	109	165	141	77.3	96,809	4.3	101,017
	May	110	-0.9	90	217	143	62.9	107,731	12.2	105,551
	June	135	5.5	100	173	135	74.1	113,480	10.2	107,478
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	330	7.1		527			97,833	10.5	
	Q2 2007	368	11.5		555			106,190	8.5	
	YTD 2006	541	11.3		855			93,891	8.3	
	YTD 2007	611	12.9		950			104,580	11.4	

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

Source: CREA (MLS®)

Table 6: Economic Indicators
Second Quarter 2007

		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 1997=100	CPI, 2002 =100 (Ontario)	Greater Sudbury 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	100.60	108.20	75.2	7.5	61.5	703
	February	667	5.85	6.45	101.10	107.90	75.7	7.7	61.9	713
	March	667	6.05	6.45	101.10	108.80	76.2	8.2	62.7	719
	April	685	6.25	6.75	101.50	109.10	76.6	7.9	62.9	718
	May	685	6.25	6.75	101.40	109.50	77.1	7.3	62.8	721
	June	697	6.60	6.95	101.10	109.30	77.9	6.8	63.1	730
	July	697	6.60	6.95	101.30	109.00	79.6	6.5	64.2	745
	August	691	6.40	6.85	102.10	109.10	80.0	7.4	65.2	758
	September	682	6.40	6.70	102.10	108.50	79.3	7.8	64.8	768
	October	688	6.40	6.80	102.50	108.40	78.5	7.8	64.2	764
	November	673	6.40	6.55	102.90	108.60	78.5	6.8	63.5	764
	December	667	6.30	6.45	102.70	108.80	79.1	6.2	63.5	760
2007	January	679	6.50	6.65	102.30	108.60	79.1	5.9	63.4	756
	February	679	6.50	6.65	104.00	109.70	78.9	5.7	63.1	748
	March	669	6.40	6.49	104.20	110.80	79.7	5.8	63.8	744
	April	678	6.60	6.64	105.10	111.10	80.3	5.4	64.0	755
	May	709	6.85	7.14	106.20	111.60	81.1	5.8	64.9	769
	June	715	7.05	7.24		111.10	81.1	5.8	64.8	779
	July									
	August									
	September									
	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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