HOUSING MARKET INFORMATION

HOUSING NOW

Atlantic Region

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2008

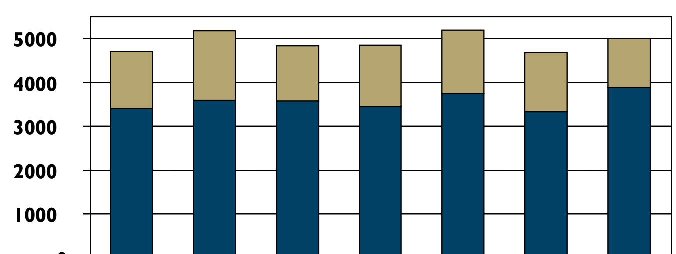
Second Quarter Supported by Single Starts

Total housing starts in the second quarter increased 5.1 per cent when compared to the same period in 2007. The increase in starts for the second quarter was distributed throughout Atlantic Canada except for the province of Nova Scotia.

Activity in Newfoundland-Labrador (NL) was up close to 30 per cent due to a significant rise in single starts. New Brunswick (NB) saw an increase of over ten per cent, due to a rise in multiple starts. Prince Edward Island (PE) was able to support a three per cent rise in starts whereas in Nova Scotia (NS) starts were down by over 13 per cent due to a slowdown in multiple starts after a positive first quarter overall.

Figure 1

All Area Housing Starts
Atlantic Canada
January-June



	2002	2003	2004	2005	2006	2007	2008
Rural	1297	1585	1274	1409	1434	1351	1129
Urban	3411	3594	3569	3447	3754	3328	3881

Source: CMHC.

Table of contents

Canada

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Both Single and Multiple Starts Contribute in the Second Quarter

Single and multiple starts were both up five per cent in the second quarter. As was pointed out in the overview, the provinces that contributed the most to the positive results in the quarter were NL for single starts with a rise of 28.9 per cent and NB for multiple starts with a rise of over 40 per cent.

Multiple starts activity included a 10.8 per cent decline in apartment construction, as well as a 100 plus per cent increase in row starts for the quarter. Where semi-detached have traditionally faired better relative to row starts overall 2008 is proving to be the year for row starts. Semi-detached are still showing strength in terms of overall numbers compared to row starts but for the quarter the growth rate for semi-detached units was limited to just under one per cent. Year-to-date semi-detached starts are up 5.6 per cent compared to the 100 plus per cent increase in row starts year-to-date.

Semi-detached and row housing starts are seeing good levels of activity, as first time buyers shift away from much higher priced single-detached homes.

Urban Starts Rise Due to Changes in the Designation of Rural Activity

On the surface it appears that urban starts in Atlantic Canada performed much better than rural starts in the second quarter of 2008, as a result of a 15.6 per cent decline in rural starts activity compared to a 14.2 per cent increase in urban activity.

As a result of changes in surveying in 2008, several communities were removed from the rural portion of the survey and were instead included in the urban section. As a result on a year-over-year basis urban starts appear stronger than rural starts activity. This process of adjustment will continue until the first quarter 2009 data is released at which time on a comparative basis, the revisions will have been taken into account for a full year.

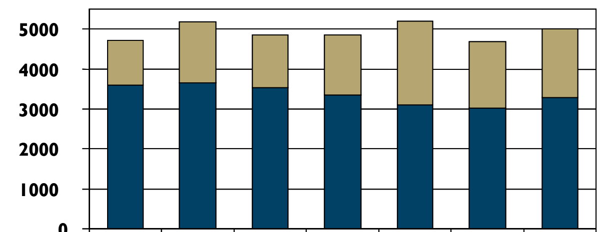
Of the six large urban centers in Atlantic Canada, three reported positive growth in starts activity for the quarter. The largest increase of over 66 per cent was reported in Fredericton. Strong levels of activity were also reported in Moncton (+34 per cent) and in St. John's (+20.6 per cent). Charlottetown reported a decline of just over five per cent, whereas Halifax and Saint John reported much larger declines of 10.1 and 17.9 per cent respectively for the quarter.

Many of the smaller centers in Atlantic Canada reported a rise in starts in the second quarter including Bay Roberts and Grand Falls-Windsor in NL, Summerside in PE, the Cape Breton region in Nova Scotia and Bathurst, Campbellton, and Miramichi in NB.

Completions were up 25.7 per cent in the quarter. The level of units under construction in Atlantic Canada also rose 38.8 per cent in the second quarter.

Figure 2

Housing Starts by Type
Atlantic Canada
January-June



	2002	2003	2004	2005	2006	2007	2008
Multiples	1119	1533	1313	1518	2096	1666	1728
Singles	3589	3646	3530	3338	3092	3013	3282

Source: CMHC.

MLS® Sales weakened in Atlantic Canada

MLS® sales in Atlantic Canada were down 6.7 per cent in May (seasonally adjusted) compared to a year ago. This downward trend is most significant in the two largest markets in Atlantic Canada, NS (-6.3 per cent) and NB (-5.0 per cent). For PEI, it is clear that a strong downward trend exists as sales in May dropped over 50 per cent compared to a year ago. Year-to-date total sales are now down 29 per cent in PE. Only NL is offsetting the downward trend, as activity was up 11.4 per cent in May (seasonally adjusted) and over 18 per cent year-to-date (seasonally adjusted).

Year-to-date sales are down marginally (-5.6 per cent) to the end of May (actual).

MLS® Prices rise again in 2008

The average MLS® price in Atlantic Canada is up 7.2 per cent year-to-date, to the end of May as price growth continues to be supported in all four Atlantic Provinces. Provincially, year-to-date prices (actual) to the end of May have risen over 14 per cent in NL, over six per cent in NB and close to six per cent in NS. Prices are also up just under three per cent in PEI.

The number of listings as reported to the end of May continues to grow; year-to-date listings rose 4.1 per cent in May 2008. At the same time, the high level of listings has not dampened the pace of price growth in Atlantic Canada, as more elaborate and expensive homes continued to be purchased.

Economic Factors

The labour force increased by 1.7 per cent in the second quarter in Atlantic Canada (seasonally adjusted). There was also a 1.2 per cent increase in total employment in the second quarter. This resulted in the unemployment rate rising in Atlantic Canada to 9.3 per cent year-to-date in 2008, compared to a 9.1 per cent unemployment rate over the same period in 2007.

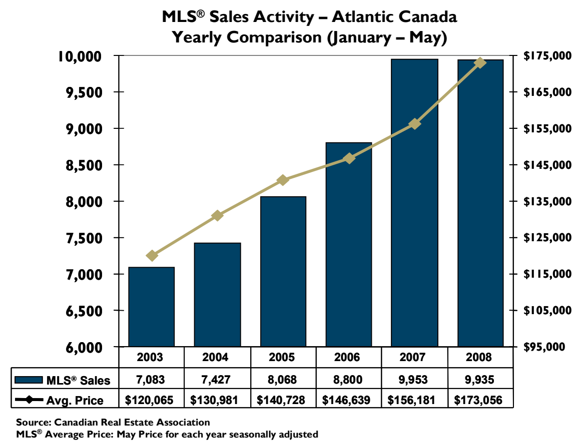
There is some risk as consumer confidence and employment growth have begun to slow from the pace set in 2007. As consumer confidence remained stable last year, retail sales recorded healthy gains. The expectation for 2008 is that consumers will be more reluctant to spend, as higher energy prices constrain consumer pocketbooks.

The high Canadian dollar and rising energy prices are affecting the competitiveness of sectors that rely on exporting including forestry and fisheries as well as travel including tourism.

Following a substantial improvement in economic growth last year to 3.4 per cent, the region's economy is expected to post real GDP growth of 0.8 per cent for 2008.

Further upside to growth would come from one of several energy projects currently in the planning stages, including the refinery expansion in Saint John, New Brunswick or the Keltic Petrochemical project in Goldboro, Nova Scotia.

Figure 3



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
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Atlantic Region
Second Quarter 2008

	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 2008	1,679	340	214	0	11	80	37	357	886	3,604
Q2 2007	1,409	312	107	0	8	166	28	350	1,050	3,430
% Change	19.2	9.0	100.0	n/a	37.5	-51.8	32.1	2.0	-15.6	5.1
Year-to-date 2008	2,295	430	288	0	21	156	73	618	1,129	5,010
Year-to-date 2007	1,813	386	180	0	8	303	47	591	1,351	4,679
% Change	26.6	11.4	60.0	n/a	162.5	-48.5	55.3	4.6	-16.4	7.1
UNDER CONSTRUCTION										
Q2 2008	2,594	500	427	0	102	709	52	1,715	1,168	7,267
Q2 2007	1,932	408	371	0	45	780	36	1,907	1,292	6,771
% Change	34.3	22.5	15.1	n/a	126.7	-9.1	44.4	-10.1	-9.6	7.3
COMPLETIONS										
Q2 2008	1,144	230	83	0	23	13	68	118	592	2,271
Q2 2007	830	194	116	0	10	48	30	249	632	2,109
% Change	37.8	18.6	-28.4	n/a	130.0	-72.9	126.7	-52.6	-6.3	7.7
Year-to-date 2008	2,367	406	201	0	59	55	130	549	1,373	5,140
Year-to-date 2007	1,685	370	253	0	14	98	92	412	1,622	4,546
% Change	40.5	9.7	-20.6	n/a	**	-43.9	41.3	33.3	-15.4	13.1
COMPLETED & NOT ABSORBED										
Q2 2008	137	76	27	0	12	6	26	91	na	375
Q2 2007	153	82	13	0	6	37	21	66	na	378
% Change	-10.5	-7.3	107.7	n/a	100.0	-83.8	23.8	37.9	n/a	-0.8
ABSORBED										
Q2 2008	942	213	84	0	18	16	38	121	na	1 432
Q2 2007	699	184	119	0	6	44	19	176	na	1 247
% Change	34.8	15.8	-29.4	n/a	200.0	-63.6	100.0	-31.3	n/a	14.8
Year-to-date 2008	1,871	347	184	0	52	213	95	830	na	3,592
Year-to-date 2007	1,427	334	245	0	11	191	57	374	na	2,639
% Change	31.1	3.9	-24.9	n/a	**	11.5	66.7	121.9	n/a	36.1

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador
Second Quarter 2008

	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 2008	440	14	76	0	0	14	8	10	301	863
Q2 2007	393	34	28	0	6	0	2	11	191	665
% Change	12.0	-58.8	171.4	n/a	-100.0	n/a	**	-9.1	57.6	29.8
Year-to-date 2008	585	18	103	0	0	14	8	10	333	1,071
Year-to-date 2007	478	36	50	0	6	40	2	11	236	859
% Change	22.4	-50.0	106.0	n/a	-100.0	-65.0	**	-9.1	41.1	24.7
UNDER CONSTRUCTION										
Q2 2008	809	34	161	0	6	54	10	10	346	1,430
Q2 2007	634	46	79	0	11	40	2	7	211	1,030
% Change	27.6	-26.1	103.8	n/a	-45.5	35.0	**	42.9	64.0	38.8
COMPLETIONS										
Q2 2008	320	16	45	0	0	0	7	0	229	617
Q2 2007	271	18	58	0	0	0	0	8	136	491
% Change	18.1	-11.1	-22.4	n/a	n/a	n/a	n/a	-100.0	68.4	25.7
Year-to-date 2008	592	36	98	0	0	0	16	4	530	1,276
Year-to-date 2007	499	34	121	0	0	32	0	22	374	1,082
% Change	18.6	5.9	-19.0	n/a	n/a	-100.0	n/a	-81.8	41.7	17.9
COMPLETED & NOT ABSORBED										
Q2 2008	1	1	0	0	0	0	0	0	n/a	2
Q2 2007	36	4	0	0	0	22	0	0	n/a	62
% Change	-97.2	-75.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-96.8
ABSORBED										
Q2 2008	300	14	41	0	0	4	0	0	n/a	359
Q2 2007	234	24	54	0	0	1	0	4	n/a	317
% Change	28.2	-41.7	-24.1	n/a	n/a	**	n/a	-100.0	n/a	13.2
Year-to-date 2008	528	33	83	0	1	7	0	0	n/a	652
Year-to-date 2007	416	44	117	0	1	20	0	10	n/a	608
% Change	26.9	-25.0	-29.1	n/a	0.0	-65.0	n/a	-100.0	n/a	7.2

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

Table 1.1b: Housing Activity Summary of Prince Edward Island
Second Quarter 2008

	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 2008	104	28	12	0	0	0	5	21	71	241
Q2 2007	100	38	7	0	0	12	0	12	65	234
% Change	4.0	-26.3	71.4	n/a	n/a	-100.0	n/a	75.0	9.2	3.0
Year-to-date 2008	130	30	12	0	0	13	5	21	95	306
Year-to-date 2007	122	42	13	0	0	12	0	12	95	296
% Change	6.6	-28.6	-7.7	n/a	n/a	8.3	n/a	75.0	0.0	3.4
UNDER CONSTRUCTION										
Q2 2008	108	28	12	0	0	13	0	32	65	258
Q2 2007	108	40	22	0	0	36	0	59	66	331
% Change	0.0	-30.0	-45.5	n/a	n/a	-63.9	n/a	-45.8	-1.5	-22.1
COMPLETIONS										
Q2 2008	40	6	4	0	0	0	5	0	28	83
Q2 2007	40	8	0	0	0	0	0	18	43	109
% Change	0.0	-25.0	n/a	n/a	n/a	n/a	n/a	-100.0	-34.9	-23.9
Year-to-date 2008	131	24	12	0	0	0	5	11	91	274
Year-to-date 2007	103	16	0	0	0	0	0	18	103	240
% Change	27.2	50.0	n/a	n/a	n/a	n/a	n/a	-38.9	-11.7	14.2
COMPLETED & NOT ABSORBED										
Q2 2008	1	0	0	0	0	0	0	17	n/a	18
Q2 2007	5	0	0	0	0	0	0	0	n/a	5
% Change	-80.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED										
Q2 2008	36	4	0	0	0	0	0	0	n/a	40
Q2 2007	32	8	0	0	0	0	0	18	n/a	58
% Change	12.5	-50.0	n/a	n/a	n/a	n/a	n/a	-100.0	n/a	-31.0
Year-to-date 2008	119	12	0	0	0	6	0	21	n/a	158
Year-to-date 2007	87	16	0	0	0	0	0	24	n/a	127
% Change	36.8	-25.0	n/a	n/a	n/a	n/a	n/a	-12.5	n/a	24.4

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

Table 1.1c: Housing Activity Summary of Nova Scotia
Second Quarter 2008

	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 2008	596	78	76	0	3	27	5	125	176	1,086
Q2 2007	437	86	8	0	0	154	1	184	380	1,250
% Change	36.4	-9.3	**	n/a	n/a	-82.5	**	-32.1	-53.7	-13.1
Year-to-date 2008	896	118	102	0	11	73	12	311	261	1,784
Year-to-date 2007	635	122	43	0	0	251	2	345	522	1,920
% Change	41.1	-3.3	137.2	n/a	n/a	-70.9	**	-9.9	-50.0	-7.1
UNDER CONSTRUCTION										
Q2 2008	965	156	129	0	56	498	25	1,238	397	3,464
Q2 2007	613	130	107	0	20	650	11	1,305	527	3,363
% Change	57.4	20.0	20.6	n/a	180.0	-23.4	127.3	-5.1	-24.7	3.0
COMPLETIONS										
Q2 2008	481	48	5	0	6	0	12	24	234	810
Q2 2007	287	68	13	0	0	0	15	144	337	864
% Change	67.6	-29.4	-61.5	n/a	n/a	n/a	-20.0	-83.3	-30.6	-6.3
Year-to-date 2008	880	94	26	0	38	42	35	370	458	1,943
Year-to-date 2007	562	110	39	0	0	0	29	264	704	1,708
% Change	56.6	-14.5	-33.3	n/a	n/a	n/a	20.7	40.2	-34.9	13.8
COMPLETED & NOT ABSORBED										
Q2 2008	44	9	0	0	8	3	0	0	n/a	64
Q2 2007	32	12	2	0	0	10	10	8	n/a	74
% Change	37.5	-25.0	-100.0	n/a	n/a	-70.0	-100.0	-100.0	n/a	-13.5
ABSORBED										
Q2 2008	315	32	10	0	6	0	12	0	n/a	375
Q2 2007	223	49	14	0	0	0	7	106	n/a	399
% Change	41.3	-34.7	-28.6	n/a	n/a	n/a	71.4	-100.0	n/a	-6.0
Year-to-date 2008	540	61	32	0	38	188	36	636	n/a	1,531
Year-to-date 2007	432	76	37	0	0	102	8	226	n/a	881
% Change	25.0	-19.7	-13.5	n/a	n/a	84.3	**	181.4	n/a	73.8

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

Table 1.1d: Housing Activity Summary of New Brunswick
Second Quarter 2008

	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 2008	539	220	50	0	8	39	19	201	338	1,414
Q2 2007	479	154	64	0	2	0	25	143	414	1,281
% Change	12.5	42.9	-21.9	n/a	**	n/a	-24.0	40.6	-18.4	10.4
Year-to-date 2008	684	264	71	0	10	56	48	276	440	1,849
Year-to-date 2007	578	186	74	0	2	0	43	223	498	1,604
% Change	18.3	41.9	-4.1	n/a	**	n/a	11.6	23.8	-11.6	15.3
UNDER CONSTRUCTION										
Q2 2008	712	282	125	0	40	144	17	435	360	2,115
Q2 2007	577	192	163	0	14	54	23	536	488	2,047
% Change	23.4	46.9	-23.3	n/a	185.7	166.7	-26.1	-18.8	-26.2	3.3
COMPLETIONS										
Q2 2008	303	160	29	0	17	13	44	94	101	761
Q2 2007	232	100	45	0	10	48	15	79	116	645
% Change	30.6	60.0	-35.6	n/a	70.0	-72.9	193.3	19.0	-12.9	18.0
Year-to-date 2008	764	252	65	0	21	13	74	164	294	1,647
Year-to-date 2007	521	210	93	0	14	66	63	108	441	1,516
% Change	46.6	20.0	-30.1	n/a	50.0	-80.3	17.5	51.9	-33.3	8.6
COMPLETED & NOT ABSORBED										
Q2 2008	91	66	27	0	4	3	26	74	n/a	291
Q2 2007	80	66	11	0	6	5	11	58	n/a	237
% Change	13.8	0.0	145.5	n/a	-33.3	-40.0	136.4	27.6	n/a	22.8
ABSORBED										
Q2 2008	291	163	33	0	12	12	26	121	n/a	658
Q2 2007	210	103	51	0	6	43	12	48	n/a	473
% Change	38.6	58.3	-35.3	n/a	100.0	-72.1	116.7	152.1	n/a	39.1
Year-to-date 2008	684	241	69	0	13	12	59	173	n/a	1,251
Year-to-date 2007	492	198	91	0	10	69	49	114	n/a	1,023
% Change	39.0	21.7	-24.2	n/a	30.0	-82.6	20.4	51.8	n/a	22.3

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

Table 1.2: History of Housing Starts of Atlantic Region 1998 - 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		
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017
% Change	1.5	4.7	12.3	n/a	55.6	-6.1	0.8	5.7	8.2	3.5
2000	4,141	258	138	0	18	409	255	1,154	3,229	9,680
% Change	-6.0	-11.0	-2.1	n/a	-35.7	**	50.9	30.0	7.6	7.4
1999	4,405	290	141	0	28	30	169	888	3,001	9,013
% Change	27.8	-21.4	-28.4	n/a	64.7	-75.8	103.6	15.2	17.7	19.3
1998	3,447	369	197	0	17	124	83	771	2,549	7,558

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 1998 - 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		
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788
% Change	10.8	-60.0	35.8	n/a	66.7	**	n/a	n/a	41.4	22.5
2000	908	20	81	0	12	3	0	0	430	1,459
% Change	13.6	-60.0	30.6	n/a	n/a	n/a	-100.0	-100.0	-3.4	6.4
1999	799	50	62	0	0	0	4	6	445	1,371
% Change	37.8	-67.5	-31.1	n/a	n/a	-100.0	n/a	-91.0	-14.3	-5.4
1998	580	154	90	0	0	40	0	67	519	1,450

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 1998 - 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		
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675
% Change	-6.0	200.0	n/a	n/a	n/a	n/a	-54.5	55.6	-6.5	-4.9
2000	316	10	0	0	0	0	44	18	321	710
% Change	15.3	25.0	n/a	n/a	n/a	n/a	-17.0	-71.4	47.9	15.3
1999	274	8	0	0	0	0	53	63	217	616
% Change	52.2	14.3	n/a	n/a	n/a	n/a	96.3	-19.2	-6.5	17.6
1998	180	7	0	0	0	0	27	78	232	524

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 1998 - 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		
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092
% Change	-5.8	-2.2	0.0	n/a	0.0	-31.3	66.7	-8.2	-4.1	-7.7
2000	1,717	134	16	0	4	367	3	807	1,382	4,432
% Change	-18.2	-2.9	-38.5	n/a	n/a	n/a	-25.0	42.3	-2.4	4.3
1999	2,099	138	26	0	0	0	4	567	1,416	4,250
% Change	42.0	7.0	-54.4	n/a	-100.0	-100.0	-69.2	40.0	46.6	35.5
1998	1,478	129	57	0	9	80	13	405	966	3,137

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick
1998 - 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		
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462
% Change	6.8	7.4	-29.3	n/a	100.0	187.2	4.8	37.1	15.1	12.4
2000	1,200	94	41	0	2	39	208	329	1,096	3,079
% Change	-2.7	0.0	-22.6	n/a	-92.9	30.0	92.6	30.6	18.7	10.9
1999	1,233	94	53	0	28	30	108	252	923	2,776
% Change	2.0	19.0	6.0	n/a	**	**	151.2	14.0	10.9	13.4
1998	1,209	79	50	0	8	4	43	221	832	2,447

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Second Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 100,000+											
St. John's	368	316	12	34	4	12	72	16	456	378	20.6
Centres 10,000 - 49,999											
Bay Roberts	19	12	0	0	0	0	0	0	19	12	58.3
Corner Brook	16	14	0	0	0	0	0	8	16	22	-27.3
Gander	0	27	0	0	0	0	0	6	0	33	-100.0
Grand Falls-Windsor	16	24	2	2	20	0	4	3	42	29	44.8
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	440	393	14	36	24	12	84	33	562	474	18.6

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
St. John's	509	397	16	36	9	12	94	78	628	523	20.1
Centres 10,000 - 49,999											
Bay Roberts	19	14	0	0	0	0	0	0	19	14	35.7
Corner Brook	20	15	0	0	0	0	0	8	20	23	-13.0
Gander	0	28	0	0	0	0	0	6	0	34	-100.0
Grand Falls-Windsor	16	24	2	2	20	0	4	3	42	29	44.8
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	585	478	18	38	29	12	106	95	738	623	18.5

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island Second Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	90	91	20	36	12	0	21	24	143	151	-5.3
Centres 10,000 - 49,999											
Summerside	19	9	8	2	0	7	0	0	27	18	50.0
Total Prince Edward Island (10,000+)	109	100	28	38	12	7	21	24	170	169	0.6

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island January - June 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	114	111	22	38	12	0	34	24	182	173	5.2
Centres 10,000 - 49,999											
Summerside	21	11	8	4	0	13	0	0	29	28	3.6
Total Prince Edward Island (10,000+)	135	122	30	42	12	13	34	24	211	201	5.0

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Nova Scotia
Second Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 100,000+											
Halifax	359	323	34	58	79	8	140	292	612	681	-10,1
Centres 50,000 - 99,999											
Cape Breton	49	20	20	16	3	0	0	4	72	40	80,0
Centres 10,000 - 49,999											
Chester MD	7	0	0	0	0	0	0	0	7	0	n/a
East Hants MD	33	0	2	0	0	0	0	0	35	0	n/a
Kentville C.A.	17	18	4	6	0	0	0	16	21	40	-47,5
Kings Subd A SC	18	0	10	0	0	0	0	0	28	0	n/a
Lunenburg MD	33	0	0	0	0	0	0	0	33	0	n/a
New Glasgow	5	32	2	0	0	0	12	22	19	54	-64,8
Queens RGM	1	0	0	0	0	0	0	0	1	0	n/a
Truro	42	45	4	6	0	0	0	4	46	55	-16,4
West Hants MD	26	0	0	0	0	0	0	0	26	0	n/a
Yarmouth MD	8	0	2	0	0	0	0	0	10	0	n/a
Total Nova Scotia (10,000+)	598	438	78	86	82	8	152	338	910	870	4,6

Table 2.1c: Starts by Submarket and by Dwelling Type
Nova Scotia
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Halifax	563	464	54	82	116	33	302	557	1 035	1 136	-8,9
Centres 50,000 - 99,999											
Cape Breton	71	33	22	18	3	0	4	4	100	55	81,8
Centres 10,000 - 49,999											
Chester MD	10	0	0	0	0	0	8	0	18	0	n/a
East Hants MD	43	0	2	0	0	0	16	0	61	0	n/a
Kentville C.A.	21	30	8	12	0	0	0	16	29	58	-50,0
Kings Subd A SC	32	0	18	0	0	0	16	0	66	0	n/a
Lunenburg MD	41	0	2	0	0	0	0	0	43	0	n/a
New Glasgow	12	53	4	4	3	0	16	25	35	82	-57,3
Queens RGM	1	0	0	0	0	0	0	0	1	0	n/a
Truro	60	57	4	6	0	0	22	4	86	67	28,4
West Hants MD	33	0	0	0	0	0	0	0	33	0	n/a
Yarmouth MD	12	0	4	0	0	0	0	0	16	0	n/a
Total Nova Scotia (10,000+)	899	637	118	122	122	33	384	606	1 523	1 398	8,9

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 100,000+											
Saint John	147	133	26	18	22	28	12	73	207	252	-17.9
Moncton	209	183	190	122	6	16	127	76	532	397	34.0
Centres 50,000 - 99,999											
Fredericton	143	123	6	10	14	11	100	14	263	158	66.5
Centres 10,000 - 49,999											
Bathurst	22	22	0	4	0	0	15	0	37	26	42.3
Campbellton	7	3	0	0	0	0	0	0	7	3	133.3
Edmundston	15	16	0	2	0	0	0	0	15	18	-16.7
Miramichi	15	13	0	0	0	0	0	0	15	13	15.4
Total New Brunswick (10,000+)	558	493	222	156	42	55	254	163	1,076	867	24.1

Table 2d: Starts by Submarket and by Dwelling Type
New Brunswick
Second Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Saint John	219	165	46	22	47	28	60	121	372	336	10.7
Moncton	243	229	212	150	6	16	148	116	609	511	19.2
Centres 50,000 - 99,999											
Fredericton	198	157	10	10	14	11	100	16	322	194	66.0
Centres 10,000 - 49,999											
Bathurst	24	22	0	4	0	0	21	0	45	26	73.1
Campbellton	8	4	0	0	0	0	0	0	8	4	100.0
Edmundston	16	19	0	2	0	0	0	0	16	21	-23.8
Miramichi	20	14	0	0	0	0	17	0	37	14	164.3
Total New Brunswick (10,000+)	728	610	268	188	67	55	346	253	1,409	1,106	27.4

Table 2.1d: Starts by Submarket and by Dwelling Type
New Brunswick
January - June 2008

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
St. John's	4	12	0	0	62	16	10	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	8
Gander	0	0	0	0	0	6	0	0
Grand Falls-Windsor	12	0	8	0	4	0	0	3
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	16	12	8	0	74	22	10	11

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	9	12	0	0	84	78	10	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	8
Gander	0	0	0	0	0	6	0	0
Grand Falls-Windsor	12	0	8	0	4	0	0	3
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	21	12	8	0	96	84	10	11

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Second Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 50,000 - 99,999								
Charlottetown	12	0	0	0	0	12	21	12
Centres 10,000 - 49,999								
Summerside	0	7	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	12	7	0	0	0	12	21	12

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - June 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	12	0	0	0	13	12	21	12
Centres 10,000 - 49,999								
Summerside	0	13	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	12	13	0	0	13	12	21	12

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia Second Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Halifax	79	8	0	0	27	154	113	138
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	0	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	16
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	12	22
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	0	4
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	79	8	3	0	27	154	125	184

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - June 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	113	33	3	0	65	261	237	296
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	4	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	8	0	0	0
East Hants MD	0	0	0	0	0	0	16	0
Kentville C.A.	0	0	0	0	0	0	0	16
Kings Subd A SC	0	0	0	0	0	0	16	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	3	0	0	0	16	25
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	22	4
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	113	33	9	0	73	261	311	345

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Saint John	22	28	0	0	0	2	12	71
Moncton	6	16	0	0	11	4	116	72
Centres 50,000 - 99,999								
Fredericton	14	0	0	11	42	14	58	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	15	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	42	44	0	11	53	20	201	143

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	43	28	4	0	0	4	60	117
Moncton	6	16	0	0	11	10	137	106
Centres 50,000 - 99,999								
Fredericton	14	0	0	11	42	16	58	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	21	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	17	0	0	0
Total New Brunswick (10,000+)	63	44	4	11	70	30	276	223

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Newfoundland and Labrador Second Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
St. John's	432	372	14	6	10	0	456	378
Centres 10,000 - 49,999								
Bay Roberts	19	12	0	0	0	0	19	12
Corner Brook	16	14	0	0	0	8	16	22
Gander	0	33	0	0	0	0	0	33
Grand Falls-Windsor	34	24	0	0	8	5	42	29
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	530	455	14	6	18	13	562	474

Table 2.5a: Starts by Submarket and by Intended Market Newfoundland and Labrador January - June 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	604	477	14	46	10	0	628	523
Centres 10,000 - 49,999								
Bay Roberts	19	14	0	0	0	0	19	14
Corner Brook	20	15	0	0	0	8	20	23
Gander	0	34	0	0	0	0	0	34
Grand Falls-Windsor	34	24	0	0	8	5	42	29
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	706	564	14	46	18	13	738	623

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
Second Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 50,000 - 99,999								
Charlottetown	122	127	0	12	21	12	143	151
Centres 10,000 - 49,999								
Summerside	22	18	0	0	5	0	27	18
Total Prince Edward Island (10,000+)	144	145	0	12	26	12	170	169

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	148	149	13	12	21	12	182	173
Centres 10,000 - 49,999								
Summerside	24	28	0	0	5	0	29	28
Total Prince Edward Island (10,000+)	172	177	13	12	26	12	211	201

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Second Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Halifax	468	388	30	154	114	139	612	681
Centres 50,000 - 99,999								
Cape Breton	68	36	0	0	4	4	72	40
Centres 10,000 - 49,999								
Chester MD	7	0	0	0	0	0	7	0
East Hants MD	35	0	0	0	0	0	35	0
Kentville C.A.	21	24	0	0	0	16	21	40
Kings Subd A SC	28	0	0	0	0	0	28	0
Lunenburg MD	33	0	0	0	0	0	33	0
New Glasgow	7	32	0	0	12	22	19	54
Queens RGM	1	0	0	0	0	0	1	0
Truro	46	51	0	0	0	4	46	55
West Hants MD	26	0	0	0	0	0	26	0
Yarmouth MD	10	0	0	0	0	0	10	0
Total Nova Scotia (10,000+)	750	531	30	154	130	185	910	870

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	717	588	76	251	242	297	1 035	1 136
Centres 50,000 - 99,999								
Cape Breton	92	51	0	0	8	4	100	55
Centres 10,000 - 49,999								
Chester MD	10	0	8	0	0	0	18	0
East Hants MD	45	0	0	0	16	0	61	0
Kentville C.A.	29	42	0	0	0	16	29	58
Kings Subd A SC	50	0	0	0	16	0	66	0
Lunenburg MD	43	0	0	0	0	0	43	0
New Glasgow	16	57	0	0	19	25	35	82
Queens RGM	1	0	0	0	0	0	1	0
Truro	64	62	0	0	22	5	86	67
West Hants MD	33	0	0	0	0	0	33	0
Yarmouth MD	16	0	0	0	0	0	16	0
Total Nova Scotia (10,000+)	1 116	800	84	251	323	347	1 523	1 398

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Second Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Saint John	195	181	0	0	12	71	207	252
Moncton	398	313	11	2	123	82	532	397
Centres 50,000 - 99,999								
Fredericton	157	143	36	0	70	15	263	158
Centres 10,000 - 49,999								
Bathurst	22	26	0	0	15	0	37	26
Campbellton	7	3	0	0	0	0	7	3
Edmundston	15	18	0	0	0	0	15	18
Miramichi	15	13	0	0	0	0	15	13
Total New Brunswick (10,000+)	809	697	47	2	220	168	1,076	867

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - June 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	308	219	0	0	64	117	372	336
Moncton	446	384	13	2	150	125	609	511
Centres 50,000 - 99,999								
Fredericton	198	170	36	0	88	24	322	194
Centres 10,000 - 49,999								
Bathurst	24	26	0	0	21	0	45	26
Campbellton	7	4	0	0	1	0	8	4
Edmundston	16	21	0	0	0	0	16	21
Miramichi	20	14	17	0	0	0	37	14
Total New Brunswick (10,000+)	1,019	838	66	2	324	266	1,409	1,106

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador Second Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 100,000+											
St. John's	294	227	14	18	11	0	28	56	347	301	15.3
Centres 10,000 - 49,999											
Bay Roberts	5	9	0	0	0	0	0	0	5	9	-44.4
Corner Brook	9	13	0	0	0	0	0	4	9	17	-47.1
Gander	0	15	0	0	0	0	0	2	0	17	-100.0
Grand Falls-Windsor	6	7	2	0	7	0	4	4	19	11	72.7
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	320	271	16	18	18	0	34	66	388	355	9.3

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - June 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
St. John's	520	399	34	34	20	0	62	150	636	583	9.1
Centres 10,000 - 49,999											
Bay Roberts	10	25	0	0	0	3	0	0	10	28	-64.3
Corner Brook	27	25	0	0	0	0	0	12	27	37	-27.0
Gander	0	26	0	0	0	0	0	6	0	32	-100.0
Grand Falls-Windsor	20	24	2	0	16	0	10	4	48	28	71.4
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	592	499	36	34	36	3	82	172	746	708	5.4

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Prince Edward Island Second Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	36	36	4	6	0	0	0	18	40	60	-33.3
Centres 10,000 - 49,999											
Summerside	9	4	2	2	4	0	0	0	15	6	150.0
Total Prince Edward Island (10,000+)	45	40	6	8	4	0	0	18	55	66	-16.7

Table 3.1b: Completions by Submarket and by Dwelling Type Prince Edward Island January - June 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	119	91	12	14	0	0	11	18	142	123	15.4
Centres 10,000 - 49,999											
Summerside	17	12	12	2	4	0	8	0	41	14	192.9
Total Prince Edward Island (10,000+)	136	103	24	16	4	0	19	18	183	137	33.6

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Nova Scotia
Second Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 100,000+											
Halifax	280	207	16	32	14	19	0	84	310	342	-9,4
Centres 50,000 - 99,999											
Cape Breton	48	21	18	16	3	0	0	4	69	41	68,3
Centres 10,000 - 49,999											
Chester MD	4	0	0	0	0	0	0	0	4	0	n/a
East Hants MD	19	0	0	0	0	0	0	0	19	0	n/a
Kentville C.A.	13	24	0	10	0	0	0	0	13	34	-61,8
Kings Subd A SC	12	0	10	0	0	0	0	0	22	0	n/a
Lunenburg MD	51	0	2	0	0	0	0	0	53	0	n/a
New Glasgow	7	17	0	2	0	0	0	7	7	26	-73,1
Queens RGM	0	0	0	0	0	0	0	0	0	0	n/a
Truro	40	19	2	8	0	8	24	49	66	84	-21,4
West Hants MD	10	0	0	0	0	0	0	0	10	0	n/a
Yarmouth MD	3	0	0	0	0	0	0	0	3	0	n/a
Total Nova Scotia (10,000+)	487	288	48	68	17	27	24	144	576	527	9,3

Table 3.1c: Completions by Submarket and by Dwelling Type
Nova Scotia
January - June 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Halifax	490	389	42	56	67	45	370	204	969	694	39,6
Centres 50,000 - 99,999											
Cape Breton	74	28	20	16	3	0	4	4	101	48	110,4
Centres 10,000 - 49,999											
Chester MD	38	0	0	0	0	0	0	0	38	0	n/a
East Hants MD	47	0	2	0	0	0	0	0	49	0	n/a
Kentville C.A.	29	48	6	24	0	0	0	0	35	72	-51,4
Kings Subd A SC	39	0	16	0	0	0	0	0	55	0	n/a
Lunenburg MD	61	0	2	0	0	0	0	0	63	0	n/a
New Glasgow	43	44	4	4	0	4	14	7	61	59	3,4
Queens RGM	0	0	0	0	0	0	0	0	0	0	n/a
Truro	65	56	2	14	0	12	24	49	91	131	-30,5
West Hants MD	20	0	0	0	0	0	0	0	20	0	n/a
Yarmouth MD	3	0	0	0	0	0	0	0	3	0	n/a
Total Nova Scotia (10,000+)	909	565	94	114	70	61	412	264	1 485	1 004	47,9

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type New Brunswick Second Quarter 2008												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Centres 100,000+											
Saint John	108	67	16	10	15	34	42	18	181	129	40.3
Moncton	101	106	144	90	22	0	10	62	277	258	7.4
Centres 50,000 - 99,999											
Fredericton	80	44	2	2	0	6	44	50	126	102	23.5
Centres 10,000 - 49,999											
Bathurst	12	8	2	0	7	0	25	3	46	11	**
Campbellton	2	2	0	0	4	0	0	8	6	10	-40.0
Edmundston	11	9	2	2	0	0	0	0	13	11	18.2
Miramichi	11	8	0	0	0	0	0	0	11	8	37.5
Total New Brunswick (10,000+	325	244	166	104	48	40	121	141	660	529	24.8

Table 3.1d: Completions by Submarket and by Dwelling Type New Brunswick January - June 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Saint John	205	125	22	12	24	38	49	20	300	195	53.8
Moncton	352	270	228	194	33	14	77	95	690	573	20.4
Centres 50,000 - 99,999											
Fredericton	182	122	8	8	0	29	52	76	242	235	3.0
Centres 10,000 - 49,999											
Bathurst	31	19	2	2	7	0	25	3	65	24	170.8
Campbellton	4	3	0	0	4	0	0	8	8	11	-27.3
Edmundston	14	17	2	2	4	0	0	0	20	19	5.3
Miramichi	28	18	0	0	0	0	0	0	28	18	55.6
Total New Brunswick (10,000+	816	574	262	218	72	81	203	202	1,353	1,075	25.9

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
St. John's	11	0	0	0	28	52	0	4
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	4
Gander	0	0	0	0	0	2	0	0
Grand Falls-Windsor	0	0	7	0	4	4	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	11	0	7	0	34	58	0	8

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	20	0	0	0	62	140	0	10
Centres 10,000 - 49,999								
Bay Roberts	0	3	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	12
Gander	0	0	0	0	0	6	0	0
Grand Falls-Windsor	0	0	16	0	6	4	4	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	20	3	16	0	78	150	4	22

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 50,000 - 99,999								
Charlottetown	0	0	0	0	0	0	0	18
Centres 10,000 - 49,999								
Summerside	4	0	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	4	0	0	0	0	0	0	18

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	0	0	0	0	0	0	11	18
Centres 10,000 - 49,999								
Summerside	4	0	0	0	8	0	0	0
Total Prince Edward Island (10,000+)	4	0	0	0	8	0	11	18

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Halifax	11	13	3	6	0	0	0	84
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	0	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	7
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	8	0	0	24	49
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	11	13	6	14	0	0	24	144

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	64	39	3	6	42	0	328	204
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	4	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	4	0	0	14	7
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	12	0	0	24	49
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	64	39	6	22	42	0	370	264

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Saint John	15	31	0	3	21	0	21	18
Moncton	0	0	22	0	2	12	8	50
Centres 50,000 - 99,999								
Fredericton	0	6	0	0	4	50	40	0
Centres 10,000 - 49,999								
Bathurst	7	0	0	0	0	0	25	3
Campbellton	4	0	0	0	0	0	0	8
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	26	37	22	3	27	62	94	79

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	24	35	0	3	21	2	28	18
Moncton	11	14	22	0	6	16	71	79
Centres 50,000 - 99,999								
Fredericton	0	22	0	7	12	76	40	0
Centres 10,000 - 49,999								
Bathurst	7	0	0	0	0	0	25	3
Campbellton	4	0	0	0	0	0	0	8
Edmundston	4	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	50	71	22	10	39	94	164	108

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Second Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
St. John's	347	297	0	0	0	4	347	301
Centres 10,000 - 49,999								
Bay Roberts	5	9	0	0	0	0	5	9
Corner Brook	9	13	0	0	0	4	9	17
Gander	0	17	0	0	0	0	0	17
Grand Falls-Windsor	12	11	0	0	7	0	19	11
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	381	347	0	0	7	8	388	355

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	636	541	0	32	0	10	636	583
Centres 10,000 - 49,999								
Bay Roberts	10	28	0	0	0	0	10	28
Corner Brook	27	25	0	0	0	12	27	37
Gander	0	32	0	0	0	0	0	32
Grand Falls-Windsor	28	28	0	0	20	0	48	28
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	726	654	0	32	20	22	746	708

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Second Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 50,000 - 99,999								
Charlottetown	40	42	0	0	0	18	40	60
Centres 10,000 - 49,999								
Summerside	10	6	0	0	5	0	15	6
Total Prince Edward Island (10,000+)	50	48	0	0	5	18	55	66

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - June 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	131	105	0	0	11	18	142	123
Centres 10,000 - 49,999								
Summerside	36	14	0	0	5	0	41	14
Total Prince Edward Island (10,000+)	167	119	0	0	16	18	183	137

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Nova Scotia Second Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Halifax	297	251	6	0	7	91	310	342
Centres 50,000 - 99,999								
Cape Breton	64	37	0	0	5	4	69	41
Centres 10,000 - 49,999								
Chester MD	4	0	0	0	0	0	4	0
East Hants MD	19	0	0	0	0	0	19	0
Kentville C.A.	13	34	0	0	0	0	13	34
Kings Subd A SC	22	0	0	0	0	0	22	0
Lunenburg MD	53	0	0	0	0	0	53	0
New Glasgow	7	19	0	0	0	7	7	26
Queens RGM	0	0	0	0	0	0	0	0
Truro	42	27	0	0	24	57	66	84
West Hants MD	10	0	0	0	0	0	10	0
Yarmouth MD	3	0	0	0	0	0	3	0
Total Nova Scotia (10,000+)	534	368	6	0	36	159	576	527

Table 3.5c: Completions by Submarket and by Intended Market Nova Scotia January - June 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	531	482	80	0	358	212	969	694
Centres 50,000 - 99,999								
Cape Breton	92	44	0	0	9	4	101	48
Centres 10,000 - 49,999								
Chester MD	38	0	0	0	0	0	38	0
East Hants MD	49	0	0	0	0	0	49	0
Kentville C.A.	35	72	0	0	0	0	35	72
Kings Subd A SC	55	0	0	0	0	0	55	0
Lunenburg MD	63	0	0	0	0	0	63	0
New Glasgow	47	48	0	0	14	11	61	59
Queens RGM	0	0	0	0	0	0	0	0
Truro	67	65	0	0	24	66	91	131
West Hants MD	20	0	0	0	0	0	20	0
Yarmouth MD	3	0	0	0	0	0	3	0
Total Nova Scotia (10,000+)	1 000	711	80	0	405	293	1 485	1 004

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Second Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Centres 100,000+								
Saint John	147	108	13	0	21	21	181	129
Moncton	235	194	6	4	36	60	277	258
Centres 50,000 - 99,999								
Fredericton	70	46	0	54	56	2	126	102
Centres 10,000 - 49,999								
Bathurst	14	8	7	0	25	3	46	11
Campbellton	2	2	4	0	0	8	6	10
Edmundston	13	11	0	0	0	0	13	11
Miramichi	11	8	0	0	0	0	11	8
Total New Brunswick (10,000+)	492	377	30	58	138	94	660	529

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - June 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	259	174	13	0	28	21	300	195
Moncton	569	448	10	6	111	119	690	573
Centres 50,000 - 99,999								
Fredericton	168	142	0	74	74	19	242	235
Centres 10,000 - 49,999								
Bathurst	33	20	7	0	25	4	65	24
Campbellton	4	3	4	0	0	8	8	11
Edmundston	20	19	0	0	0	0	20	19
Miramichi	28	18	0	0	0	0	28	18
Total New Brunswick (10,000+)	1,081	824	34	80	238	171	1,353	1,075

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador Second Quarter 2008													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $174,999		$175,000 - $224,999		$225,000 - $274,999		$275,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q2 2008	5	1.7	88	29.3	95	31.7	61	20.3	51	17.0	300	200,000	222,690
Q2 2007	4	1.7	85	36.3	71	30.3	41	17.5	33	14.1	234	188,425	212,471
Year-to-date 2008	6	1.1	149	28.2	173	32.8	123	23.3	77	14.6	528	200,000	219,452
Year-to-date 2007	7	1.7	148	35.6	134	32.2	72	17.3	55	13.2	416	188,925	209,897

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island Second Quarter 2008													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q2 2008	0	0.0	1	2.8	10	27.8	17	47.2	8	22.2	36	195,000	205,000
Q2 2007	0	0.0	0	0.0	12	37.5	15	46.9	5	15.6	32	182,500	198,438
Year-to-date 2008	0	0.0	5	4.2	39	32.8	48	40.3	27	22.7	119	195,000	206,281
Year-to-date 2007	0	0.0	10	11.5	30	34.5	35	40.2	12	13.8	87	180,000	189,218

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Second Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q2 2008	18	37.5	13	27.1	11	22.9	4	8.3	2	4.2	48	186,572	206,422
Q2 2007	8	40.0	8	40.0	2	10.0	1	5.0	1	5.0	20	168,011	182,443
Year-to-date 2008	33	44.6	20	27.0	14	18.9	5	6.8	2	2.7	74	170,949	189,921
Year-to-date 2007	13	48.1	9	33.3	2	7.4	1	3.7	2	7.4	27	151,483	177,356
Halifax CMA													
Q2 2008	20	7.3	45	16.5	77	28.2	52	19.0	79	28.9	273	298,000	339,537
Q2 2007	6	2.9	24	11.8	70	34.3	50	24.5	54	26.5	204	305,000	354,925
Year-to-date 2008	59	11.9	65	13.1	133	26.8	104	21.0	135	27.2	496	305,950	338,227
Year-to-date 2007	13	3.2	65	16.0	133	32.7	105	25.8	91	22.4	407	298,900	330,321
Total Urban Centres in Nova Scotia (50,000+)													
Q2 2008	38	11.8	58	18.1	88	27.4	56	17.4	81	25.2	321	285,000	320,098
Q2 2007	14	6.3	32	14.3	72	32.1	51	22.8	55	24.6	224	298,000	339,455
Year-to-date 2008	92	16.1	85	14.9	147	25.8	109	19.1	137	24.0	570	290,000	318,453
Year-to-date 2007	26	6.0	74	17.1	135	31.1	106	24.4	93	21.4	434	295,850	320,761

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Second Quarter 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q2 2008	16	20.5	3	3.8	11	14.1	27	34.6	21	26.9	78	207,500	225,668
Q2 2007	4	7.8	6	11.8	12	23.5	15	29.4	14	27.5	51	219,900	214,543
Year-to-date 2008	34	18.3	13	7.0	37	19.9	60	32.3	42	22.6	186	199,000	215,504
Year-to-date 2007	17	11.2	12	7.9	36	23.7	49	32.2	38	25.0	152	212,900	211,157
Moncton CMA													
Q2 2008	10	7.5	2	1.5	44	32.8	58	43.3	20	14.9	134	199,900	216,913
Q2 2007	8	8.3	0	0.0	38	39.6	40	41.7	10	10.4	96	199,900	208,873
Year-to-date 2008	24	6.7	4	1.1	116	32.4	153	42.7	61	17.0	358	199,900	217,341
Year-to-date 2007	35	13.9	1	0.4	84	33.3	97	38.5	35	13.9	252	199,900	213,275
Saint John CMA													
Q2 2008	2	1.9	6	5.7	17	16.2	22	21.0	58	55.2	105	250,000	249,675
Q2 2007	0	0.0	3	4.2	13	18.1	30	41.7	26	36.1	72	225,000	237,648
Year-to-date 2008	2	1.0	8	4.0	46	23.2	44	22.2	98	49.5	198	249,096	246,246
Year-to-date 2007	0	0.0	7	5.3	30	22.7	48	36.4	47	35.6	132	214,950	226,305
Total Urban Centres in New Brunswick (50,000+)													
Q2 2008	28	8.8	11	3.5	72	22.7	107	33.8	99	31.2	317	219,900	230,600
Q2 2007	12	5.5	9	4.1	63	28.8	85	38.8	50	22.8	219	199,950	220,061
Year-to-date 2008	60	8.1	25	3.4	199	26.8	257	34.6	201	27.1	742	206,450	225,300
Year-to-date 2007	52	9.7	20	3.7	150	28.0	194	36.2	120	22.4	536	202,501	216,168

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Second Quarter 2008

		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
2007	January	160	-1.8	312	626	661	47.2	136,827	0.2	135,041
	February	198	4.8	332	419	583	56.9	140,401	4.7	143,566
	March	266	37.8	384	587	624	61.5	137,309	-5.2	143,202
	April	242	9.0	315	722	663	47.5	142,497	1.1	142,892
	May	328	27.1	342	828	628	54.5	141,579	6.0	142,630
	June	422	17.2	360	794	626	57.5	152,641	15.1	154,797
	July	547	40.6	388	830	642	60.4	152,718	1.3	146,509
	August	551	20.8	362	683	618	58.6	154,595	5.9	152,883
	September	431	13.1	378	607	620	61.0	151,505	10.8	155,185
	October	475	35.3	411	651	616	66.7	150,149	10.4	152,611
	November	497	67.9	464	447	569	81.5	146,164	8.0	153,765
	December	354	26.9	423	222	566	74.7	163,276	15.3	161,021
2008	January	236	47.5	450	490	528	85.2	160,252	17.1	163,731
	February	238	20.2	382	564	738	51.8	151,244	7.7	156,096
	March	239	-10.2	381	514	608	62.7	159,380	16.1	162,098
	April	308	27.3	404	673	542	74.5	167,021	17.2	162,685
	May	346	5.5	381	777	623	61.2	170,999	20.8	171,704
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	624	14.5		1,632			138,167	-0.3	
	Q1 2008	713	14.3		1,568			156,953	13.6	
	YTD 2007	1,616	16.7		3,976			143,288	5.0	
	YTD 2008	1,367	-15.4		3,018			162,777	13.6	

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 Prince Edward Island Second Quarter 2008

		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
2007	January	81	72.3	201	238	241	83.4	130,533	7.4	132,660
	February	59	-11.9	133	196	232	57.3	126,197	2.1	129,807
	March	106	-7.0	139	219	224	62.1	113,669	-8.5	128,914
	April	124	25.3	152	227	195	77.9	135,019	7.5	142,478
	May	141	3.7	137	334	231	59.3	126,881	2.5	127,385
	June	189	36.0	139	307	222	62.6	134,295	0.1	135,988
	July	190	19.5	145	296	229	63.3	136,469	12.5	140,565
	August	220	22.9	148	255	218	67.9	139,845	19.0	137,639
	September	179	8.5	139	179	210	66.2	129,817	11.0	133,076
	October	182	19.0	145	197	221	65.6	138,338	3.7	124,641
	November	167	34.7	151	147	216	69.9	137,277	0.3	135,485
	December	131	19.1	140	64	220	63.6	137,170	7.3	131,758
2008	January	51	-37.0	128	203	219	58.4	139,999	7.3	147,455
	February	84	42.4	174	242	251	69.3	131,594	4.3	142,236
	March	81	-23.6	113	229	247	45.7	134,506	18.3	166,960
	April	116	-6.5	136	370	303	44.9	121,807	-9.8	102,043
	May	31	-78.0	35	431	325	10.8	126,661	-0.2	130,260
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	246	7.9		653			122,226	-1.0	
	Q1 2008	216	-12.2		674			134,670	10.2	
	YTD 2007	700	16.3		1,521			128,689	1.8	
	YTD 2008	363	-48.1		1,475			129,876	0.9	

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 5c: MLS® Residential Activity for Nova Scotia
Second Quarter 2008

		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
2007	January	652	19.9	996	1,447	1,559	63.9	169,354	3.4	171,746
	February	762	12.9	984	1,383	1,639	60.0	180,822	9.0	179,039
	March	977	-3.0	1,000	1,801	1,601	62.5	181,325	11.0	178,040
	April	1,149	23.8	973	1,971	1,565	62.2	190,331	6.4	186,340
	May	1,396	9.4	1,009	2,235	1,611	62.6	187,116	6.0	179,238
	June	1,333	16.7	997	1,846	1,540	64.7	190,782	12.4	185,418
	July	1,223	23.3	1,055	1,805	1,586	66.5	182,267	9.9	180,529
	August	1,150	9.0	980	1,808	1,646	59.5	176,089	5.0	181,565
	September	938	0.9	993	1,495	1,565	63.5	176,620	0.8	182,283
	October	959	13.5	999	1,500	1,627	61.4	172,942	6.2	183,029
	November	811	1.1	962	1,128	1,555	61.9	175,418	8.7	184,017
	December	507	1.2	909	551	1,476	61.6	172,014	5.4	180,885
2008	January	580	-11.0	930	1,529	1,649	56.4	182,442	7.7	181,738
	February	752	-1.3	921	1,510	1,700	54.2	188,110	4.0	190,499
	March	814	-16.7	881	1,907	1,720	51.2	190,867	5.3	187,845
	April	1,172	2.0	979	2,212	1,729	56.6	196,100	3.0	189,794
	May	1,308	-6.3	962	2,248	1,675	57.4	202,569	8.3	194,465
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	2,391	7.4		4,631			177,900	8.3	
	Q1 2008	2,146	-10.2		4,946			187,624	5.5	
	YTD 2007	6,269	12.5		10,683			184,970	8.4	
	YTD 2008	4,626	-26.2		9,406			193,997	4.9	

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 5d: MLS® Residential Activity for New Brunswick
Second Quarter 2008

		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
2007	January	412	24.1	705	1,110	1,185	59.5	140,800	13.8	141,463
	February	544	35.3	747	954	1,127	66.3	132,187	5.5	134,934
	March	664	8.0	685	1,298	1,113	61.5	137,011	9.4	136,282
	April	720	15.9	663	1,365	1,134	58.5	139,138	3.6	134,179
	May	972	6.6	675	1,575	1,156	58.4	142,152	9.7	134,425
	June	910	21.5	686	1,426	1,163	59.0	142,734	12.0	139,248
	July	827	27.8	683	1,259	1,110	61.5	135,631	7.9	138,625
	August	835	17.9	675	1,294	1,126	59.9	134,106	6.4	137,191
	September	654	10.7	665	1,128	1,147	58.0	131,299	11.4	132,017
	October	699	5.6	675	1,108	1,197	56.4	131,419	6.4	137,501
	November	550	7.8	638	824	1,202	53.1	133,878	-0.8	132,592
	December	374	-0.5	664	439	1,120	59.3	134,160	6.0	140,412
2008	January	355	-13.8	619	1,051	1,120	55.3	151,433	7.6	147,490
	February	506	-7.0	630	971	1,110	56.8	143,207	8.3	150,990
	March	514	-22.6	573	1,199	1,115	51.4	136,886	-0.1	131,954
	April	756	5.0	665	1,517	1,185	56.1	149,091	7.2	150,408
	May	908	-6.6	641	1,722	1,258	51.0	152,823	7.5	144,066
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	1,620	20.1		3,362			136,355	9.2	
	Q1 2008	1,375	-15.1		3,221			142,968	4.8	
	YTD 2007	4,222	16.3		7,728			139,539	8.8	
	YTD 2008	3,039	-28.0		6,460			147,436	5.7	

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[1]Source: CREA

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

Table 6a: Level of Economic Indicators for Newfoundland and Labrador Second Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	217.6	14.1	-1,788	97.2	642	1,191,964	85.68
	April - June	701	6.8	7.0	215.6	13.1	-451	100.7	664	1,669,767	92.45
	July - September	714	7.1	7.2	217.0	13.5	1,240	106.5	679	1,420,203	96.22
	October - December	729	7.3	7.5	218.8	12.5	709	101.2	713	1,086,747	102.18
2008	January - March	718	7.3	7.3	221.3	12.6	424	97.9	716	1,378,320	99.51
	April - June	696	6.7	6.9	219.4	13.1		83.3	728		99.34
	July - September										
	October - December										

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador Second Quarter 2008

		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	Mortage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	2.6	-1.5	14.9	-3.6	-0.1	58.2	-1.7
	April - June	1.7	0.5	0.2	0.3	-1.6	-42.2	3.5	2.5	38.7	2.8
	July - September	3.5	0.6	0.4	-0.3	-0.4	-253.3	9.5	7.0	-2.6	7.6
	October - December	7.8	0.9	0.9	0.4	-1.7	-279.9	6.7	10.2	4.0	16.8
2008	January - March	6.3	0.8	0.7	1.7	-1.6	-123.7	0.7	11.4	15.6	16.1
	April - June	-0.7	-0.1	-0.1	1.8	-0.1		-17.3	9.7		7.5
	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
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Prince Edward Island
Second Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	69.9	10.4	228	97.2	595	296,390	85.68
	April - June	701	6.8	7.0	69.1	10.4	246	100.7	599	410,858	92.45
	July - September	714	7.1	7.2	69.2	10.7	392	106.5	581	376,633	96.22
	October - December	729	7.3	7.5	69.2	10.7	2	101.2	610	347,670	102.18
2008	January - March	718	7.3	7.3	71.0	10.2	353	97.9	613	289,445	99.51
	April - June	696	6.7	6.9	70.9	10.1		83.3	637		99.34
	July - September										
	October - December										

Table 6.1b: Growth (1) of Economic Indicators for Prince Edward Island
Second Quarter 2008

		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	Mortage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	3.6	-2.3	-514.5	-3.6	4.0	9.6	-1.7
	April - June	1.7	0.5	0.2	0.7	-0.3	**	3.5	3.3	3.7	2.8
	July - September	3.5	0.6	0.4	0.7	0.2	**	9.5	1.7	-12.4	7.6
	October - December	7.8	0.9	0.9	0.7	-1.4	-93.9	6.7	1.8	-11.6	16.8
2008	January - March	6.3	0.8	0.7	1.6	-0.1	54.8	0.7	3.0	-2.3	16.1
	April - June	-0.7	-0.1	-0.1	2.6	-0.2		-17.3	6.4		7.5
	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
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Nova Scotia Second Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	446.7	8.0	-508	97.2	642	2,281,770	85.68
	April - June	701	6.8	7.0	445.9	8.1	531	100.7	653	2,442,206	92.45
	July - September	714	7.1	7.2	446.3	7.9	683	106.5	655	2,567,099	96.22
	October - December	729	7.3	7.5	452.3	7.7	687	101.2	664	2,583,757	102.18
2008	January - March	718	7.3	7.3	449.5	7.8	940	97.9	661	2,466,880	99.51
	April - June	696	6.7	6.9	455.5	7.6		83.3	666		99.34
	July - September										
	October - December										

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia Second Quarter 2008

		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	Mortage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	0.9	0.1	-19.1	-3.6	4.2	-1.3	-1.7
	April - June	1.7	0.5	0.2	1.3	0.0	118.5	3.5	6.5	-3.9	2.8
	July - September	3.5	0.6	0.4	1.2	0.2	-273.8	9.5	6.1	4.4	7.6
	October - December	7.8	0.9	0.9	1.5	0.1	-363.2	6.7	5.9	7.7	16.8
2008	January - March	6.3	0.8	0.7	0.6	-0.2	-285.0	0.7	2.9	8.1	16.1
	April - June	-0.7	-0.1	-0.1	2.2	-0.5		-17.3	1.9		7.5
	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
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6d: Level of Economic Indicators for New Brunswick
Second Quarter 2008

		Interest Rates: P & I Per $100,000	Mortage Rates (%): 1 Yr. Term	Mortage Rates (%): 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2007	January - March	676	6.5	6.6	359.7	7.5	477	97.2	628	3,274,558	85.68
	April - June	701	6.8	7.0	365.6	6.9	879	100.7	642	3,848,908	92.45
	July - September	714	7.1	7.2	363.7	8.3	832	106.5	638	4,326,151	96.22
	October - December	729	7.3	7.5	366.6	7.8	404	101.2	647	4,223,410	102.18
2008	January - March	718	7.3	7.3	366.3	8.5	585	97.9	660	4,018,111	99.51
	April - June	696	6.7	6.9	362.9	9.7		83.3	669		99.34
	July - September										
	October - December										

Table 6.1d: Growth (1) of Economic Indicators for New Brunswick
Second Quarter 2008

		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
2007	January - March	1.8	0.6	0.2	0.4	-1.8	-192.3	-3.6	4.2	-4.9	-1.7
	April - June	1.7	0.5	0.2	2.5	-1.4	-207.1	3.5	7.2	-6.3	2.8
	July - September	3.5	0.6	0.4	3.7	-0.3	-181.4	9.5	3.3	8.2	7.6
	October - December	7.8	0.9	0.9	3.3	-0.4	**	6.7	3.7	23.9	16.8
2008	January - March	6.3	0.8	0.7	1.8	1.0	22.6	0.7	5.0	22.7	16.1
	April - June	-0.7	-0.1	-0.1	-0.7	2.8		-17.3	4.3		7.5
	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
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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 2006 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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