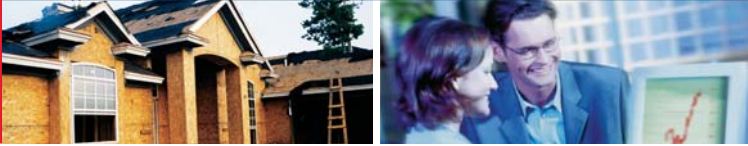


## HOUSING NOW

## Prairie Region



Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2008

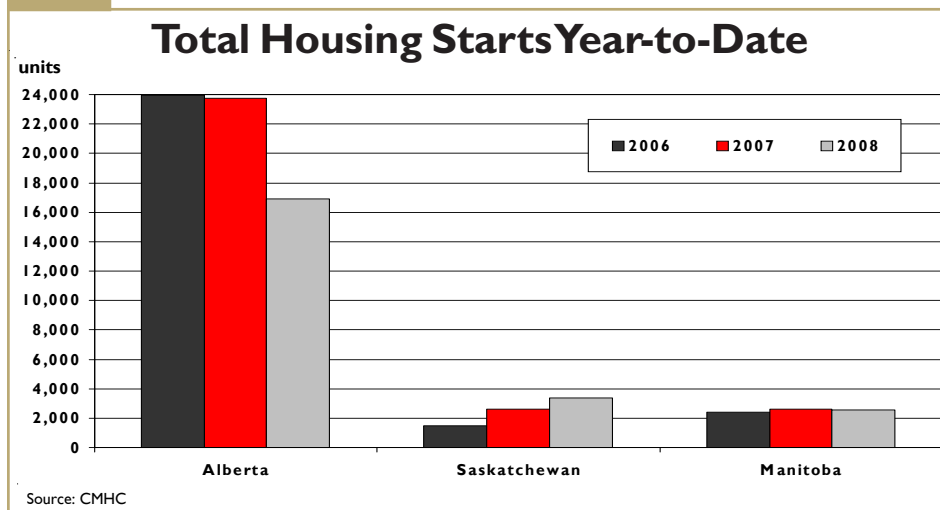
## New Home Market

### Housing starts escalate in Saskatchewan, improve in Manitoba, and decline sharply in Alberta

In the second quarter of 2008, Saskatchewan recorded the most housing starts for any quarter since 1979. Provincial builders started 2,272 units from April to June, a 25 per cent increase over the previous year. While

impressive, it must be noted that the year-over-year increase is moderating and represents a considerable departure from the 79 per cent gain one year earlier. Bucking the trend from previous years, rural areas led the increase with total second quarter starts 126 per cent higher than the April to June period of 2007. Urban starts, by comparison, increased only six per cent during the same period. The most notable increases were in Estevan and the Battlefords, where second quarter starts jumped 93 and 52 per cent, respectively.

Figure 1



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Saskatchewan's second quarter performance pushed the mid-year total for new home construction to 3,377 units, an increase of 30 per cent over the first half of 2007. At this pace, provincial housing starts will be the highest in 25 years. Single-detached starts have been responsible for much of the gain to-date. Single-detached starts totalled 2,271 units in the first half of the year, 35 per cent higher than corresponding levels in 2007. Multi-family starts, which include semi-detached, row, and apartment units, recorded a 19 per cent gain over the previous year, reaching 1,106 units. Apartment construction has nearly doubled in 2008, while semis have increased 36 per cent. After the whopping gain last year, row construction has nearly been cut in half thus far.

With the continued surge in Saskatchewan housing starts, the number of units under construction has reached the highest point since 1983. At the end of June, 5,123 housing units were under construction in the province, an increase of 41 per cent over the previous year. While solid employment gains in the construction sector have helped accommodate this increase, labour shortages still persist. The subsequent cost pressures remain evident, confirmed by the persistent escalation of the New House Price Index (NHPI). The latest provincial NHPI revealed a 31 per cent annual increase in the cost of building a home, identical to the gain one year earlier. The rate of increase in Saskatoon and Regina is nearly identical, both up 30 per cent year-over-year.

While housing starts in Saskatchewan maintained a frenetic pace, Alberta home builders are seeing a sharp decline in production. Total starts

measured 7,796 units from April to June, a 41 per cent drop from corresponding levels in 2007. This is also the sharpest decline since the first quarter of 1991. Single-detached starts were the largest drag on production, as builders responded to rising inventories and an excess of listings in the competing resale market. Single-detached starts fell 51 per cent year-over-year, reaching 4,105 units. Second-quarter multi-family construction fell 24 per cent during the same period, a rare occurrence considering their surge of the last few years. Given the sharp decline in construction, there has been a strong pullback in provincial price growth. Alberta's latest NHPI revealed a mere 1.6 per cent gain over the previous year, a considerable departure from the 28 per cent increase one year earlier.

Total starts across Alberta in the first half of the year reached 16,915 units, a 29 per cent decline from the same period in 2007 and the weakest January to June performance since 2001. The drop was most pronounced in the single-detached market, where year-to-date production was nearly cut in half. Red Deer and Edmonton suffered the sharpest drop in single-detached construction thus far, with both markets off by nearly 70 per cent. Meanwhile, despite the weak second quarter, multi-family starts to the end of June remain on par with the previous year. Calgary is the only centre to report stronger multi-family construction thus far, with starts up 87 per cent over the first half of 2007.

Across Manitoba, total housing starts from April to June totalled 1,672 units, seven per cent higher than the previous year. A nine per cent gain in single-detached construction fuelled the

second quarter increase, largely thanks to the 12 per cent gain in Winnipeg. Multi-family starts, meanwhile, posted a four per cent increase in the second quarter. Semi-detached units reported the most notable gain among multi-family units, with second quarter starts surpassing the previous year by 75 per cent.

Manitoba's strong second quarter could not compensate for weaker activity in the first three months of the year. To the end of June, total starts in Manitoba fell three per cent behind the pace set in 2007, reaching 2,546 units. The decline can be attributed to the multi-family market, where production in the first half fell by 11 per cent. Single-detached construction, meanwhile, was up a few percentage points to the end of June, thanks to gains in Winnipeg and Brandon.

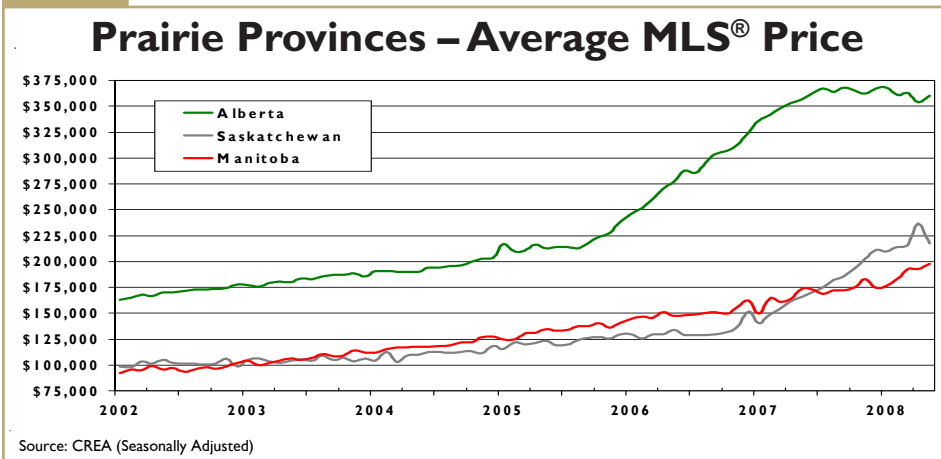
## Resale Market

### Residential sales on pace for first decline in eight years

Due largely to a sharp decline in Alberta, residential transactions across the Prairie Provinces are on pace for the first decline in eight years and sharpest drop since 1982. To the end of May, existing home sales across the Prairies totalled 36,585 units, 23 per cent lower than the pace set in 2007. The decline was most pronounced in Alberta, where year-to-date sales have fallen 29 per cent. Sales across Saskatchewan have slipped three per cent to the end of May, while activity was down two per cent in Manitoba.

The declining pace of sales combined with heightened listings has contrib-

Figure 2



uted to weaker price growth across the Prairies, most notably in Alberta. Following a 31 per cent surge in 2007, Alberta's average price for the first five months of the year was only two per cent higher than corresponding levels in 2007. Saskatchewan has posted the largest gain thus far, as the average price after five months has climbed an astonishing 41 per cent. At 16 per cent, price growth in Manitoba appeared modest by comparison, though the province is on pace for the strongest gain on record.

## Economy

### Alberta continues to lead job creation, despite slowdown

Alberta's sharp decline in housing starts can in part be attributed to weaker net migration and a slower pace of job creation. In the first quarter of the year, net migration was 35 per cent lower than the previous year, due largely to weaker contributions from other provinces. The decline in migration stifled the rate of labour force expansion, inhibiting the pace of

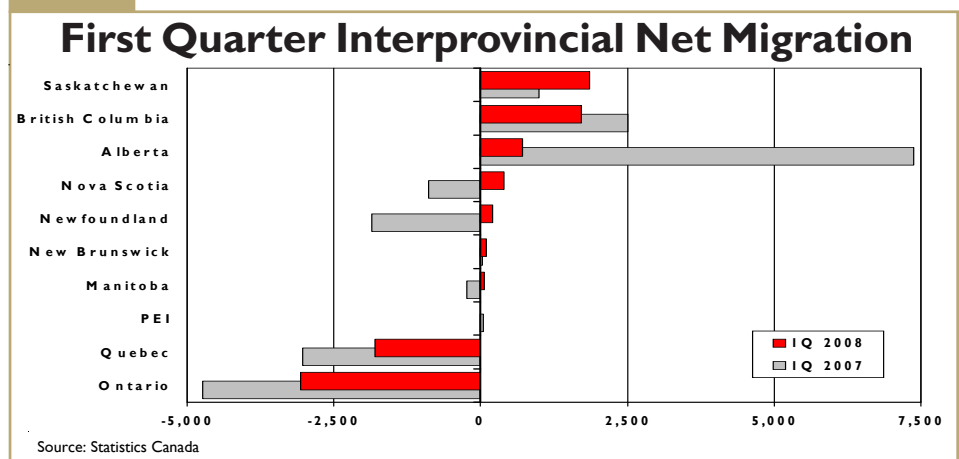
job creation. To the end of June, average employment increased by 3.2 per cent, down from the 5.3 per cent gain one year earlier. While this represents a considerable departure from the previous year, the moderation must be put into perspective. Alberta continues to lead job growth across Canada, as has been the case in the last two years.

Saskatchewan is also experiencing weaker job growth thus far, despite persistently high levels of net migration. In the first quarter of the year, net migration added more than 3,000

people to Saskatchewan's population, an 83 per cent increase over the previous year. This has yet to result in a surge in employment, however. In the first half of 2008, average provincial employment increased by only 1.5 per cent, much lower than the 3.4 per cent gain one year earlier. This apparent weakness is not an accurate reflection of Saskatchewan's labour market, however, as the province is enjoying an impressive pace of full-time job creation. To the end of June, full-time employment has expanded by 3.5 per cent, while part-time positions have been cut by more than five per cent.

First-quarter migration in Manitoba fell six per cent, as a modest gain from other provinces could not compensate for weaker international migration. Despite the moderation, Manitoba is on pace for the strongest rate of job growth in six years. Manitoba witnessed a payroll expansion of two per cent in the first six months of the year, a welcome improvement over the 1.3 per cent gain a year earlier. Like Saskatchewan, all of Manitoba's job creation thus far has been full-time.

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 Prairie Region  
Second Quarter 2008**

|                                     | Urban Centres |       |                   |             |              |              |                       |              | Rural Centres | Total* |
|-------------------------------------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
|                                     | Ownership     |       |                   |             |              |              | Rental                |              |               |        |
|                                     | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |               |        |
|                                     | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |               |        |
| <b>STARTS</b>                       |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 4,828         | 586   | 103               | 10          | 755          | 2,905        | 31                    | 189          | 2,309         | 11,740 |
| Q2 2007                             | 7,956         | 908   | 40                | 35          | 1,337        | 2,817        | 52                    | 388          | 3,074         | 16,607 |
| % Change                            | -39.3         | -35.5 | 157.5             | -71.4       | -43.5        | 3.1          | -40.4                 | -51.3        | -24.9         | -29.3  |
| Year-to-date 2008                   | 8,461         | 1,060 | 145               | 22          | 1,514        | 7,878        | 45                    | 395          | 3,294         | 22,838 |
| Year-to-date 2007                   | 13,318        | 1,436 | 69                | 82          | 2,572        | 5,329        | 108                   | 860          | 5,165         | 28,944 |
| % Change                            | -36.5         | -26.2 | 110.1             | -73.2       | -41.1        | 47.8         | -58.3                 | -54.1        | -36.2         | -21.1  |
| <b>UNDER CONSTRUCTION</b>           |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 13,558        | 2,166 | 244               | 71          | 4,278        | 22,173       | 148                   | 2,003        | 2,781         | 47,487 |
| Q2 2007                             | 17,580        | 2,188 | 152               | 115         | 4,282        | 15,302       | 231                   | 1,633        | 4,830         | 46,354 |
| % Change                            | -22.9         | -1.0  | 60.5              | -38.3       | -0.1         | 44.9         | -35.9                 | 22.7         | -42.4         | 2.4    |
| <b>COMPLETIONS</b>                  |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 5,986         | 646   | 65                | 41          | 941          | 2,366        | 45                    | 766          | 1,324         | 12,180 |
| Q2 2007                             | 6,774         | 636   | 31                | 33          | 766          | 1,793        | 49                    | 768          | 2,434         | 13,284 |
| % Change                            | -11.6         | 1.6   | 109.7             | 24.2        | 22.8         | 32.0         | -8.2                  | -0.3         | -45.6         | -8.3   |
| Year-to-date 2008                   | 12,386        | 1,400 | 132               | 66          | 2,089        | 4,201        | 103                   | 1,046        | 2,948         | 24,371 |
| Year-to-date 2007                   | 12,405        | 1,108 | 53                | 52          | 1,517        | 3,418        | 127                   | 1,009        | 4,889         | 24,578 |
| % Change                            | -0.2          | 26.4  | 149.1             | 26.9        | 37.7         | 22.9         | -18.9                 | 3.7          | -39.7         | -0.8   |
| <b>COMPLETED &amp; NOT ABSORBED</b> |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 2,380         | 345   | 19                | 14          | 226          | 251          | 26                    | 239          | na            | 3,500  |
| Q2 2007                             | 1,334         | 250   | 2                 | 12          | 85           | 56           | 11                    | 161          | na            | 1,911  |
| % Change                            | 78.4          | 38.0  | **                | 16.7        | 165.9        | **           | 136.4                 | 48.4         | n/a           | 83.2   |
| <b>ABSORBED</b>                     |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 5,031         | 598   | 36                | 29          | 719          | 1,959        | 16                    | 280          | na            | 8,668  |
| Q2 2007                             | 6,105         | 559   | 30                | 26          | 632          | 1,639        | 36                    | 424          | na            | 9,451  |
| % Change                            | -17.6         | 7.0   | 20.0              | 11.5        | 13.8         | 19.5         | -55.6                 | -34.0        | n/a           | -8.3   |
| Year-to-date 2008                   | 9,945         | 1,163 | 100               | 59          | 1,726        | 3,557        | 23                    | 454          | na            | 17,027 |
| Year-to-date 2007                   | 11,131        | 964   | 55                | 41          | 1,322        | 3,064        | 70                    | 662          | na            | 17,309 |
| % Change                            | -10.7         | 20.6  | 81.8              | 43.9        | 30.6         | 16.1         | -67.1                 | -31.4        | n/a           | -1.6   |

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

**Table 1.1a: Housing Activity Summary of Manitoba  
Second Quarter 2008**

|                                     | Urban Centres |       |                   |             |              |              |                       |              | Rural Centres | Total* |
|-------------------------------------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
|                                     | Ownership     |       |                   |             |              |              | Rental                |              |               |        |
|                                     | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |               |        |
|                                     | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |               |        |
| <b>STARTS</b>                       |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 675           | 18    | 0                 | 1           | 64           | 172          | 4                     | 167          | 547           | 1,672  |
| Q2 2007                             | 584           | 10    | 0                 | 6           | 71           | 136          | 5                     | 265          | 483           | 1,560  |
| % Change                            | 15.6          | 80.0  | n/a               | -83.3       | -9.9         | 26.5         | -20.0                 | -37.0        | 13.3          | 7.2    |
| Year-to-date 2008                   | 1,082         | 24    | 8                 | 7           | 78           | 298          | 8                     | 229          | 788           | 2,546  |
| Year-to-date 2007                   | 982           | 12    | 0                 | 17          | 82           | 376          | 12                    | 347          | 790           | 2,618  |
| % Change                            | 10.2          | 100.0 | n/a               | -58.8       | -4.9         | -20.7        | -33.3                 | -34.0        | -0.3          | -2.8   |
| <b>UNDER CONSTRUCTION</b>           |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 1,114         | 18    | 11                | 8           | 101          | 863          | 9                     | 631          | 554           | 3,333  |
| Q2 2007                             | 887           | 18    | 0                 | 15          | 104          | 639          | 14                    | 586          | 580           | 2,843  |
| % Change                            | 25.6          | 0.0   | n/a               | -46.7       | -2.9         | 35.1         | -35.7                 | 7.7          | -4.5          | 17.2   |
| <b>COMPLETIONS</b>                  |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 650           | 16    | 0                 | 14          | 52           | 48           | 12                    | 430          | 261           | 1,483  |
| Q2 2007                             | 601           | 8     | 0                 | 6           | 34           | 32           | 17                    | 319          | 398           | 1,415  |
| % Change                            | 8.2           | 100.0 | n/a               | 133.3       | 52.9         | 50.0         | -29.4                 | 34.8         | -34.4         | 4.8    |
| Year-to-date 2008                   | 949           | 26    | 0                 | 22          | 74           | 63           | 14                    | 568          | 570           | 2,286  |
| Year-to-date 2007                   | 869           | 18    | 0                 | 9           | 57           | 80           | 30                    | 399          | 750           | 2,212  |
| % Change                            | 9.2           | 44.4  | n/a               | 144.4       | 29.8         | -21.3        | -53.3                 | 42.4         | -24.0         | 3.3    |
| <b>COMPLETED &amp; NOT ABSORBED</b> |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 200           | 6     | 0                 | 10          | 2            | 62           | 4                     | 231          | n/a           | 515    |
| Q2 2007                             | 218           | 10    | 0                 | 2           | 5            | 12           | 0                     | 50           | n/a           | 297    |
| % Change                            | -8.3          | -40.0 | n/a               | **          | -60.0        | **           | n/a                   | **           | n/a           | 73.4   |
| <b>ABSORBED</b>                     |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 474           | 7     | 0                 | 4           | 35           | 61           | 0                     | 269          | n/a           | 850    |
| Q2 2007                             | 503           | 0     | 0                 | 4           | 13           | 27           | 15                    | 279          | n/a           | 841    |
| % Change                            | -5.8          | n/a   | n/a               | 0.0         | 169.2        | 125.9        | -100.0                | -3.6         | n/a           | 1.1    |
| Year-to-date 2008                   | 736           | 7     | 0                 | 13          | 42           | 76           | 0                     | 318          | n/a           | 1,192  |
| Year-to-date 2007                   | 741           | 4     | 0                 | 5           | 38           | 84           | 15                    | 345          | n/a           | 1,232  |
| % Change                            | -0.7          | 75.0  | n/a               | 160.0       | 10.5         | -9.5         | -100.0                | -7.8         | n/a           | -3.2   |

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

**Table 1.1b: Housing Activity Summary of Saskatchewan  
Second Quarter 2008**

|                                     | Urban Centres |       |                   |             |              |              |                       |              | Rural Centres | Total* |
|-------------------------------------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
|                                     | Ownership     |       |                   |             |              |              | Rental                |              |               |        |
|                                     | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |               |        |
|                                     | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |               |        |
| <b>STARTS</b>                       |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 1,017         | 52    | 0                 | 8           | 117          | 441          | 0                     | 0            | 637           | 2,272  |
| Q2 2007                             | 932           | 38    | 0                 | 20          | 275          | 182          | 18                    | 72           | 282           | 1,819  |
| % Change                            | 9.1           | 36.8  | n/a               | -60.0       | -57.5        | 142.3        | -100.0                | -100.0       | 125.9         | 24.9   |
| Year-to-date 2008                   | 1,542         | 86    | 0                 | 14          | 240          | 701          | 0                     | 0            | 794           | 3,377  |
| Year-to-date 2007                   | 1,328         | 44    | 0                 | 42          | 419          | 217          | 18                    | 159          | 376           | 2,603  |
| % Change                            | 16.1          | 95.5  | n/a               | -66.7       | -42.7        | **           | -100.0                | -100.0       | 111.2         | 29.7   |
| <b>UNDER CONSTRUCTION</b>           |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 2,263         | 116   | 0                 | 44          | 593          | 1,236        | 23                    | 148          | 700           | 5,123  |
| Q2 2007                             | 1,549         | 46    | 1                 | 61          | 586          | 536          | 47                    | 181          | 620           | 3,627  |
| % Change                            | 46.1          | 152.2 | -100.0            | -27.9       | 1.2          | 130.6        | -51.1                 | -18.2        | 12.9          | 41.2   |
| <b>COMPLETIONS</b>                  |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 540           | 28    | 0                 | 20          | 165          | 24           | 0                     | 22           | 280           | 1,079  |
| Q2 2007                             | 519           | 18    | 0                 | 19          | 93           | 158          | 4                     | 0            | 72            | 883    |
| % Change                            | 4.0           | 55.6  | n/a               | 5.3         | 77.4         | -84.8        | -100.0                | n/a          | **            | 22.2   |
| Year-to-date 2008                   | 1,128         | 66    | 11                | 28          | 349          | 197          | 8                     | 22           | 452           | 2,261  |
| Year-to-date 2007                   | 881           | 26    | 0                 | 25          | 162          | 158          | 7                     | 0            | 308           | 1,567  |
| % Change                            | 28.0          | 153.8 | n/a               | 12.0        | 115.4        | 24.7         | 14.3                  | n/a          | 46.8          | 44.3   |
| <b>COMPLETED &amp; NOT ABSORBED</b> |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 40            | 1     | 0                 | 2           | 1            | 0            | 0                     | 0            | n/a           | 44     |
| Q2 2007                             | 21            | 1     | 0                 | 8           | 3            | 0            | 0                     | 0            | n/a           | 33     |
| % Change                            | 90.5          | 0.0   | n/a               | -75.0       | -66.7        | n/a          | n/a                   | n/a          | n/a           | 33.3   |
| <b>ABSORBED</b>                     |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 420           | 20    | 0                 | 19          | 93           | 24           | 0                     | 2            | n/a           | 578    |
| Q2 2007                             | 424           | 18    | 0                 | 16          | 92           | 167          | 7                     | 0            | n/a           | 724    |
| % Change                            | -0.9          | 11.1  | n/a               | 18.8        | 1.1          | -85.6        | -100.0                | n/a          | n/a           | -20.2  |
| Year-to-date 2008                   | 865           | 46    | 0                 | 32          | 247          | 162          | 0                     | 2            | n/a           | 1,354  |
| Year-to-date 2007                   | 708           | 23    | 0                 | 22          | 128          | 178          | 10                    | 0            | n/a           | 1,069  |
| % Change                            | 22.2          | 100.0 | n/a               | 45.5        | 93.0         | -9.0         | -100.0                | n/a          | n/a           | 26.7   |

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

**Table I.1c: Housing Activity Summary of Alberta  
Second Quarter 2008**

|                                     | Urban Centres |       |                   |             |              |              |                       |              | Rural Centres | Total* |
|-------------------------------------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
|                                     | Ownership     |       |                   |             |              |              | Rental                |              |               |        |
|                                     | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |               |        |
|                                     | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |               |        |
| <b>STARTS</b>                       |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 3,136         | 516   | 103               | 1           | 574          | 2,292        | 27                    | 22           | 1,125         | 7,796  |
| Q2 2007                             | 6,440         | 860   | 40                | 9           | 991          | 2,499        | 29                    | 51           | 2,309         | 13,228 |
| % Change                            | -51.3         | -40.0 | 157.5             | -88.9       | -42.1        | -8.3         | -6.9                  | -56.9        | -51.3         | -41.1  |
| Year-to-date 2008                   | 5,837         | 950   | 137               | 1           | 1,196        | 6,879        | 37                    | 166          | 1,712         | 16,915 |
| Year-to-date 2007                   | 11,008        | 1,380 | 69                | 23          | 2,071        | 4,736        | 78                    | 354          | 3,999         | 23,723 |
| % Change                            | -47.0         | -31.2 | 98.6              | -95.7       | -42.3        | 45.2         | -52.6                 | -53.1        | -57.2         | -28.7  |
| <b>UNDER CONSTRUCTION</b>           |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 10,181        | 2,032 | 233               | 19          | 3,584        | 20,074       | 116                   | 1,224        | 1,527         | 39,031 |
| Q2 2007                             | 15,144        | 2,124 | 151               | 39          | 3,592        | 14,127       | 170                   | 866          | 3,630         | 39,884 |
| % Change                            | -32.8         | -4.3  | 54.3              | -51.3       | -0.2         | 42.1         | -31.8                 | 41.3         | -57.9         | -2.1   |
| <b>COMPLETIONS</b>                  |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 4,796         | 602   | 65                | 7           | 724          | 2,294        | 33                    | 314          | 783           | 9,618  |
| Q2 2007                             | 5,654         | 610   | 31                | 8           | 639          | 1,603        | 28                    | 449          | 1,964         | 10,986 |
| % Change                            | -15.2         | -1.3  | 109.7             | -12.5       | 13.3         | 43.1         | 17.9                  | -30.1        | -60.1         | -12.5  |
| Year-to-date 2008                   | 10,309        | 1,308 | 121               | 16          | 1,666        | 3,941        | 81                    | 456          | 1,926         | 19,824 |
| Year-to-date 2007                   | 10,655        | 1,064 | 53                | 18          | 1,298        | 3,180        | 90                    | 610          | 3,831         | 20,799 |
| % Change                            | -3.2          | 22.9  | 128.3             | -11.1       | 28.4         | 23.9         | -10.0                 | -25.2        | -49.7         | -4.7   |
| <b>COMPLETED &amp; NOT ABSORBED</b> |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 2,140         | 338   | 19                | 2           | 223          | 189          | 22                    | 8            | n/a           | 2,941  |
| Q2 2007                             | 1,095         | 239   | 2                 | 2           | 77           | 44           | 11                    | 111          | n/a           | 1,581  |
| % Change                            | 95.4          | 41.4  | **                | 0.0         | 189.6        | **           | 100.0                 | -92.8        | n/a           | 86.0   |
| <b>ABSORBED</b>                     |               |       |                   |             |              |              |                       |              |               |        |
| Q2 2008                             | 4,137         | 571   | 36                | 6           | 591          | 1,874        | 16                    | 9            | n/a           | 7,240  |
| Q2 2007                             | 5,178         | 541   | 30                | 6           | 527          | 1,445        | 14                    | 145          | n/a           | 7,886  |
| % Change                            | -20.1         | 5.5   | 20.0              | 0.0         | 12.1         | 29.7         | 14.3                  | -93.8        | n/a           | -8.2   |
| Year-to-date 2008                   | 8,344         | 1,110 | 100               | 14          | 1,437        | 3,319        | 23                    | 134          | n/a           | 14,481 |
| Year-to-date 2007                   | 9,682         | 937   | 55                | 14          | 1,156        | 2,802        | 45                    | 317          | n/a           | 15,008 |
| % Change                            | -13.8         | 18.5  | 81.8              | 0.0         | 24.3         | 18.5         | -48.9                 | -57.7        | n/a           | -3.5   |

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



**Table 1.2: History of Housing Starts of Prairie Region  
1998 - 2007**

|          | Urban Centres |       |                   |             |              |              |                       |              | Rural Centres | Total* |
|----------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
|          | Ownership     |       |                   |             |              |              | Rental                |              |               |        |
|          | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |               |        |
|          | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |               |        |
| 2007     | 25,793        | 2,924 | 197               | 137         | 4,658        | 11,175       | 217                   | 1,987        | 12,988        | 60,081 |
| % Change | -10.0         | 10.1  | 69.8              | 30.5        | 31.1         | 12.1         | -21.7                 | 24.4         | 21.0          | 4.1    |
| 2006     | 28,659        | 2,656 | 116               | 105         | 3,553        | 9,970        | 277                   | 1,597        | 10,734        | 57,705 |
| % Change | 17.9          | 26.8  | -50.2             | -1.9        | -2.0         | 31.5         | 17.9                  | 7.0          | 15.0          | 17.7   |
| 2005     | 24,314        | 2,095 | 233               | 107         | 3,625        | 7,581        | 235                   | 1,492        | 9,333         | 49,015 |
| % Change | 7.3           | 12.0  | 64.1              | -34.0       | 7.6          | 3.8          | -46.1                 | -35.7        | 49.5          | 10.2   |
| 2004     | 22,650        | 1,870 | 142               | 162         | 3,370        | 7,300        | 436                   | 2,320        | 6,241         | 44,491 |
| % Change | 3.9           | 33.2  | -41.6             | 48.6        | -7.2         | -2.4         | 33.3                  | -2.7         | -1.0          | 1.8    |
| 2003     | 21,810        | 1,404 | 243               | 109         | 3,631        | 7,481        | 327                   | 2,385        | 6,302         | 43,692 |
| % Change | -5.7          | 32.5  | 135.9             | 16.0        | 5.2          | 30.5         | -21.0                 | -27.1        | -22.1         | -3.6   |
| 2002     | 23,117        | 1,060 | 103               | 94          | 3,451        | 5,733        | 414                   | 3,273        | 8,089         | 45,334 |
| % Change | 27.0          | 49.7  | 30.4              | -23.0       | 46.2         | 56.3         | 60.5                  | 37.2         | 21.6          | 31.3   |
| 2001     | 18,198        | 708   | 79                | 122         | 2,360        | 3,667        | 258                   | 2,385        | 6,652         | 34,518 |
| % Change | 16.0          | 1.7   | -71.3             | -30.7       | 38.6         | -25.8        | -20.9                 | 122.7        | 3.2           | 10.1   |
| 2000     | 15,694        | 696   | 275               | 176         | 1,703        | 4,945        | 326                   | 1,071        | 6,444         | 31,339 |
| % Change | 2.5           | 14.5  | 41.0              | 20.5        | -0.2         | 6.0          | 59.0                  | -32.7        | -10.1         | -1.0   |
| 1999     | 15,305        | 608   | 195               | 146         | 1,707        | 4,666        | 205                   | 1,591        | 7,167         | 31,669 |
| % Change | -16.3         | 7.4   | 27.5              | 1.4         | -8.0         | 27.7         | 4.6                   | 87.0         | -1.3          | -4.0   |
| 1998     | 18,284        | 566   | 153               | 144         | 1,855        | 3,655        | 196                   | 851          | 7,260         | 32,982 |

Source: CMHC (Starts and Completions Survey)

**Table I.2a: History of Housing Starts of Manitoba  
1998 - 2007**

|          | Urban Centres |       |                   |             |              |              |                       |              |       | Rural Centres | Total* |
|----------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|-------|---------------|--------|
|          | Ownership     |       |                   |             |              |              | Rental                |              |       |               |        |
|          | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |       |               |        |
|          | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |       |               |        |
| 2007     | 2,183         | 28    | 3                 | 37          | 154          | 608          | 23                    | 796          | 1,906 | 5,738         |        |
| % Change | 11.2          | -30.0 | n/a               | **          | -3.8         | 82.0         | -17.9                 | 23.8         | 2.9   | 14.1          |        |
| 2006     | 1,964         | 40    | 0                 | 6           | 160          | 334          | 28                    | 643          | 1,853 | 5,028         |        |
| % Change | 1.2           | 150.0 | n/a               | -40.0       | 3.2          | 45.2         | -30.0                 | 31.8         | 0.1   | 6.3           |        |
| 2005     | 1,940         | 16    | 0                 | 10          | 155          | 230          | 40                    | 488          | 1,852 | 4,731         |        |
| % Change | -7.1          | 166.7 | n/a               | -63.0       | 70.3         | 79.7         | -7.0                  | -8.6         | 21.7  | 6.6           |        |
| 2004     | 2,089         | 6     | 0                 | 27          | 91           | 128          | 43                    | 534          | 1,522 | 4,440         |        |
| % Change | 14.8          | 50.0  | n/a               | -3.6        | 16.7         | -57.0        | **                    | 17.9         | 0.4   | 5.6           |        |
| 2003     | 1,819         | 4     | 0                 | 28          | 78           | 298          | 10                    | 453          | 1,516 | 4,206         |        |
| % Change | 7.1           | -33.3 | -100.0            | -6.7        | 151.6        | **           | -64.3                 | 58.9         | 4.6   | 16.3          |        |
| 2002     | 1,699         | 6     | 7                 | 30          | 31           | 81           | 28                    | 285          | 1,450 | 3,617         |        |
| % Change | 31.4          | -25.0 | n/a               | -38.8       | -51.6        | **           | -36.4                 | **           | 9.0   | 22.1          |        |
| 2001     | 1,293         | 8     | 0                 | 49          | 64           | 15           | 44                    | 76           | 1,330 | 2,963         |        |
| % Change | 0.5           | 33.3  | -100.0            | -2.0        | 77.8         | n/a          | 12.8                  | 4.1          | 25.4  | 15.7          |        |
| 2000     | 1,287         | 6     | 8                 | 50          | 36           | 0            | 39                    | 73           | 1,061 | 2,560         |        |
| % Change | 0.7           | -25.0 | n/a               | -3.8        | -44.6        | -100.0       | 30.0                  | -82.8        | 2.1   | -18.3         |        |
| 1999     | 1,278         | 8     | 0                 | 52          | 65           | 236          | 30                    | 425          | 1,039 | 3,133         |        |
| % Change | -2.4          | **    | n/a               | -13.3       | -39.8        | 148.4        | -50.8                 | 93.2         | 0.0   | 8.2           |        |
| 1998     | 1,310         | 2     | 0                 | 60          | 108          | 95           | 61                    | 220          | 1,039 | 2,895         |        |

Source: CMHC (Starts and Completions Survey)

**Table 1.2b: History of Housing Starts of Saskatchewan  
1998 - 2007**

|          | Urban Centres |       |                   |             |              |              |                       |              | Rural Centres | Total* |
|----------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
|          | Ownership     |       |                   |             |              |              | Rental                |              |               |        |
|          | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |               |        |
|          | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |               |        |
| 2007     | 2,916         | 136   | 0                 | 66          | 842          | 562          | 27                    | 235          | 1,223         | 6,007  |
| % Change | 51.4          | 183.3 | -100.0            | 40.4        | 79.1         | 47.1         | 68.8                  | **           | 52.7          | 61.7   |
| 2006     | 1,926         | 48    | 3                 | 47          | 470          | 382          | 16                    | 22           | 801           | 3,715  |
| % Change | 18.7          | -30.4 | 200.0             | 38.2        | 22.1         | 32.2         | -59.0                 | -64.5        | -14.3         | 8.1    |
| 2005     | 1,623         | 69    | 1                 | 34          | 385          | 289          | 39                    | 62           | 935           | 3,437  |
| % Change | 0.5           | -23.3 | n/a               | -5.6        | -43.6        | -56.3        | -31.6                 | **           | 46.8          | -9.1   |
| 2004     | 1,615         | 90    | 0                 | 36          | 683          | 661          | 57                    | 2            | 637           | 3,781  |
| % Change | 13.9          | 150.0 | -100.0            | 80.0        | 14.0         | 66.5         | 128.0                 | -98.5        | -6.5          | 14.1   |
| 2003     | 1,418         | 36    | 9                 | 20          | 599          | 397          | 25                    | 130          | 681           | 3,315  |
| % Change | 2.9           | -5.3  | 125.0             | 185.7       | 25.1         | 36.4         | -7.4                  | 3.2          | 11.1          | 11.9   |
| 2002     | 1,378         | 38    | 4                 | 7           | 479          | 291          | 27                    | 126          | 613           | 2,963  |
| % Change | 28.9          | 26.7  | **                | -78.8       | 103.0        | -21.1        | 170.0                 | **           | 1.3           | 24.4   |
| 2001     | 1,069         | 30    | 1                 | 33          | 236          | 369          | 10                    | 28           | 605           | 2,381  |
| % Change | -15.3         | -53.1 | -91.7             | -37.7       | 5.8          | 48.8         | -50.0                 | **           | -2.9          | -5.3   |
| 2000     | 1,262         | 64    | 12                | 53          | 223          | 248          | 20                    | 6            | 623           | 2,513  |
| % Change | -5.1          | 14.3  | 140.0             | 103.8       | 87.4         | -51.8        | -51.2                 | -85.0        | -30.5         | -18.6  |
| 1999     | 1,330         | 56    | 5                 | 26          | 119          | 514          | 41                    | 40           | 897           | 3,089  |
| % Change | -5.9          | 64.7  | n/a               | 0.0         | -55.9        | 55.3         | -38.8                 | n/a          | 8.9           | 4.2    |
| 1998     | 1,413         | 34    | 0                 | 26          | 270          | 331          | 67                    | 0            | 824           | 2,965  |

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts of Alberta  
1998 - 2007**

|          | Urban Centres |       |                   |             |              |              |                       |              | Rural Centres | Total* |
|----------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
|          | Ownership     |       |                   |             |              |              | Rental                |              |               |        |
|          | Freehold      |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |               |        |
|          | Single        | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |               |        |
| 2007     | 20,694        | 2,760 | 194               | 34          | 3,662        | 10,005       | 167                   | 956          | 9,859         | 48,336 |
| % Change | -16.5         | 7.5   | 71.7              | -34.6       | 25.3         | 8.1          | -28.3                 | 2.6          | 22.0          | -1.3   |
| 2006     | 24,769        | 2,568 | 113               | 52          | 2,923        | 9,254        | 233                   | 932          | 8,080         | 48,962 |
| % Change | 19.4          | 27.8  | -51.3             | -17.5       | -5.3         | 31.0         | 49.4                  | -1.1         | 23.4          | 19.9   |
| 2005     | 20,751        | 2,010 | 232               | 63          | 3,085        | 7,062        | 156                   | 942          | 6,546         | 40,847 |
| % Change | 9.5           | 13.3  | 63.4              | -36.4       | 18.8         | 8.5          | -53.6                 | -47.2        | 60.4          | 12.6   |
| 2004     | 18,946        | 1,774 | 142               | 99          | 2,596        | 6,511        | 336                   | 1,784        | 4,082         | 36,270 |
| % Change | 2.0           | 30.1  | -39.3             | 62.3        | -12.1        | -4.1         | 15.1                  | -1.0         | -0.6          | 0.3    |
| 2003     | 18,573        | 1,364 | 234               | 61          | 2,954        | 6,786        | 292                   | 1,802        | 4,105         | 36,171 |
| % Change | -7.3          | 34.3  | 154.3             | 7.0         | 0.4          | 26.6         | -18.7                 | -37.0        | -31.9         | -6.7   |
| 2002     | 20,040        | 1,016 | 92                | 57          | 2,941        | 5,361        | 359                   | 2,862        | 6,026         | 38,754 |
| % Change | 26.5          | 51.6  | 17.9              | 42.5        | 42.8         | 63.3         | 76.0                  | 25.5         | 27.8          | 32.8   |
| 2001     | 15,836        | 670   | 78                | 40          | 2,060        | 3,283        | 204                   | 2,281        | 4,717         | 29,174 |
| % Change | 20.5          | 7.0   | -69.4             | -45.2       | 42.7         | -30.1        | -23.6                 | 129.9        | -0.9          | 11.1   |
| 2000     | 13,145        | 626   | 255               | 73          | 1,444        | 4,697        | 267                   | 992          | 4,760         | 26,266 |
| % Change | 3.5           | 15.1  | 34.2              | 7.4         | -5.2         | 19.9         | 99.3                  | -11.9        | -9.0          | 3.2    |
| 1999     | 12,697        | 544   | 190               | 68          | 1,523        | 3,916        | 134                   | 1,126        | 5,231         | 25,447 |
| % Change | -18.4         | 2.6   | 24.2              | 17.2        | 3.1          | 21.3         | 97.1                  | 78.4         | -3.1          | -6.2   |
| 1998     | 15,561        | 530   | 153               | 58          | 1,477        | 3,229        | 68                    | 631          | 5,397         | 27,122 |

Source: CMHC (Starts and Completions Survey)

**Table 2a: Starts by Submarket and by Dwelling Type**  
**Manitoba**  
**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   |
| <b>Centres 100,000+</b>         |            |            |           |           |           |           |              |            |              |              |            |
| Winnipeg                        | 571        | 510        | 8         | 2         | 22        | 62        | 363          | 401        | 964          | 975          | -1.1       |
| <b>Centres 10,000 - 49,999</b>  |            |            |           |           |           |           |              |            |              |              |            |
| Brandon                         | 34         | 33         | 4         | 16        | 28        | 0         | 0            | 0          | 66           | 49           | 34.7       |
| Hanover RM                      | 13         | 23         | 2         | 2         | 0         | 0         | 0            | 0          | 15           | 25           | -40.0      |
| Portage la Prairie              | 2          | 8          | 4         | 2         | 0         | 0         | 0            | 0          | 6            | 10           | -40.0      |
| St. Andrews                     | 11         | 16         | 0         | 0         | 0         | 0         | 0            | 0          | 11           | 16           | -31.3      |
| Steinbach MD                    | 49         | 0          | 8         | 0         | 6         | 0         | 0            | 0          | 63           | 0            | n/a        |
| Thompson                        | 0          | 2          | 0         | 0         | 0         | 0         | 0            | 0          | 0            | 2            | -100.0     |
| <b>Total Manitoba (10,000+)</b> | <b>680</b> | <b>592</b> | <b>26</b> | <b>22</b> | <b>56</b> | <b>62</b> | <b>363</b>   | <b>401</b> | <b>1,125</b> | <b>1,077</b> | <b>4.5</b> |

**Table 2.1a: Starts by Submarket and by Dwelling Type**  
**Manitoba**  
**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    |
| <b>Centres 100,000+</b>         |              |              |           |           |           |           |              |            |              |              |             |
| Winnipeg                        | 929          | 880          | 12        | 6         | 32        | 71        | 527          | 723        | 1,500        | 1,680        | -10.7       |
| <b>Centres 10,000 - 49,999</b>  |              |              |           |           |           |           |              |            |              |              |             |
| Brandon                         | 58           | 46           | 4         | 18        | 32        | 0         | 32           | 0          | 126          | 64           | 96.9        |
| Hanover RM                      | 29           | 39           | 2         | 2         | 4         | 4         | 0            | 0          | 35           | 45           | -22.2       |
| Portage la Prairie              | 2            | 9            | 4         | 2         | 0         | 0         | 0            | 0          | 6            | 11           | -45.5       |
| St. Andrews                     | 20           | 25           | 0         | 0         | 0         | 0         | 0            | 0          | 20           | 25           | -20.0       |
| Steinbach MD                    | 55           | 0            | 10        | 0         | 6         | 0         | 0            | 0          | 71           | 0            | n/a         |
| Thompson                        | 0            | 3            | 0         | 0         | 0         | 0         | 0            | 0          | 0            | 3            | -100.0      |
| <b>Total Manitoba (10,000+)</b> | <b>1,093</b> | <b>1,002</b> | <b>32</b> | <b>28</b> | <b>74</b> | <b>75</b> | <b>559</b>   | <b>723</b> | <b>1,758</b> | <b>1,828</b> | <b>-3.8</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2b: Starts by Submarket and by Dwelling Type**  
**Saskatchewan**  
**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   |
| <b>Centres 100,000+</b>             |              |            |           |           |            |            |              |            |              |              |            |
| Regina                              | 279          | 227        | 16        | 12        | 0          | 71         | 108          | 83         | 403          | 393          | 2.5        |
| Saskatoon                           | 536          | 532        | 30        | 40        | 97         | 143        | 321          | 171        | 984          | 886          | 11.1       |
| <b>Centres 10,000 - 49,999</b>      |              |            |           |           |            |            |              |            |              |              |            |
| Estevan                             | 13           | 12         | 2         | 2         | 0          | 0          | 12           | 0          | 27           | 14           | 92.9       |
| Lloydminster                        | 30           | 63         | 0         | 2         | 0          | 29         | 0            | 0          | 30           | 94           | -68.1      |
| Moose Jaw                           | 31           | 21         | 2         | 10        | 4          | 6          | 0            | 0          | 37           | 37           | 0.0        |
| North Battleford                    | 34           | 15         | 4         | 0         | 0          | 10         | 0            | 0          | 38           | 25           | 52.0       |
| Prince Albert                       | 51           | 53         | 2         | 0         | 0          | 0          | 0            | 0          | 53           | 53           | 0.0        |
| Swift Current                       | 16           | 23         | 4         | 4         | 0          | 0          | 0            | 0          | 20           | 27           | -25.9      |
| Yorkton                             | 35           | 6          | 4         | 2         | 4          | 0          | 0            | 0          | 43           | 8            | **         |
| <b>Total Saskatchewan (10,000+)</b> | <b>1,025</b> | <b>952</b> | <b>64</b> | <b>72</b> | <b>105</b> | <b>259</b> | <b>441</b>   | <b>254</b> | <b>1,635</b> | <b>1,537</b> | <b>6.4</b> |

**Table 2.1b: Starts by Submarket and by Dwelling Type**  
**Saskatchewan**  
**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    |
| <b>Centres 100,000+</b>             |              |              |            |           |            |            |              |            |              |              |             |
| Regina                              | 476          | 372          | 28         | 16        | 40         | 145        | 144          | 118        | 688          | 651          | 5.7         |
| Saskatoon                           | 820          | 756          | 56         | 46        | 153        | 181        | 545          | 222        | 1,574        | 1,205        | 30.6        |
| <b>Centres 10,000 - 49,999</b>      |              |              |            |           |            |            |              |            |              |              |             |
| Estevan                             | 17           | 17           | 2          | 2         | 0          | 0          | 12           | 0          | 31           | 19           | 63.2        |
| Lloydminster                        | 44           | 95           | 0          | 2         | 0          | 53         | 0            | 36         | 44           | 186          | -76.3       |
| Moose Jaw                           | 40           | 22           | 4          | 14        | 4          | 6          | 0            | 0          | 48           | 42           | 14.3        |
| North Battleford                    | 44           | 16           | 4          | 0         | 0          | 10         | 0            | 0          | 48           | 26           | 84.6        |
| Prince Albert                       | 56           | 57           | 2          | 0         | 0          | 0          | 0            | 0          | 58           | 57           | 1.8         |
| Swift Current                       | 22           | 27           | 4          | 4         | 17         | 0          | 0            | 0          | 43           | 31           | 38.7        |
| Yorkton                             | 37           | 8            | 8          | 2         | 4          | 0          | 0            | 0          | 49           | 10           | **          |
| <b>Total Saskatchewan (10,000+)</b> | <b>1,556</b> | <b>1,370</b> | <b>108</b> | <b>86</b> | <b>218</b> | <b>395</b> | <b>701</b>   | <b>376</b> | <b>2,583</b> | <b>2,227</b> | <b>16.0</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2c: Starts by Submarket and by Dwelling Type**  
**Alberta**  
**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     |
| <b>Centres 100,000+</b>        |              |              |            |              |            |            |              |              |              |               |              |
| Calgary                        | 1,261        | 2,182        | 204        | 274          | 205        | 477        | 1,491        | 1,130        | 3,161        | 4,063         | -22.2        |
| Edmonton                       | 697          | 2,548        | 268        | 558          | 158        | 335        | 702          | 727          | 1,825        | 4,168         | -56.2        |
| <b>Centres 50,000 - 99,999</b> |              |              |            |              |            |            |              |              |              |               |              |
| Grande Prairie                 | 107          | 264          | 0          | 36           | 0          | 0          | 0            | 119          | 107          | 419           | -74.5        |
| Lethbridge                     | 194          | 247          | 10         | 20           | 4          | 5          | 8            | 72           | 216          | 344           | -37.2        |
| Medicine Hat                   | 141          | 177          | 30         | 16           | 7          | 20         | 8            | 183          | 186          | 396           | -53.0        |
| Red Deer                       | 95           | 309          | 10         | 46           | 55         | 25         | 55           | 0            | 215          | 380           | -43.4        |
| <b>Centres 10,000 - 49,999</b> |              |              |            |              |            |            |              |              |              |               |              |
| Bonneyville MD                 | 27           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 27           | 0             | n/a          |
| Brooks                         | 20           | 40           | 4          | 0            | 3          | 3          | 0            | 0            | 27           | 43            | -37.2        |
| Camrose                        | 17           | 36           | 0          | 26           | 0          | 0          | 0            | 0            | 17           | 62            | -72.6        |
| Canmore                        | 12           | 12           | 0          | 2            | 25         | 20         | 30           | 148          | 67           | 182           | -63.2        |
| Clearwater County MD           | 26           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 26           | 0             | n/a          |
| Cold Lake                      | 9            | 51           | 6          | 6            | 0          | 5          | 0            | 24           | 15           | 86            | -82.6        |
| Foothills No 31 MD             | 65           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 65           | 0             | n/a          |
| High River T                   | 23           | 0            | 6          | 0            | 42         | 0          | 0            | 0            | 71           | 0             | n/a          |
| Lacombe T                      | 27           | 0            | 6          | 0            | 4          | 0          | 0            | 0            | 37           | 0             | n/a          |
| Lacombe County CM              | 12           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 12           | 0             | n/a          |
| Mackenzie No 23 MD             | 26           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 26           | 0             | n/a          |
| Mountain View County MD        | 28           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 28           | 0             | n/a          |
| Okotoks                        | 52           | 114          | 8          | 16           | 17         | 6          | 0            | 147          | 77           | 283           | -72.8        |
| Red Deer County CM             | 25           | 0            | 2          | 0            | 0          | 0          | 0            | 0            | 27           | 0             | n/a          |
| Strathmore T                   | 35           | 0            | 24         | 0            | 0          | 0          | 0            | 0            | 59           | 0             | n/a          |
| Sylvan Lake                    | 18           | 0            | 2          | 0            | 18         | 0          | 0            | 0            | 38           | 0             | n/a          |
| Wetaskiwin County No 10 CM     | 31           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 31           | 0             | n/a          |
| Wetaskiwin                     | 8            | 7            | 0          | 20           | 0          | 0          | 20           | 0            | 28           | 27            | 3.7          |
| Wood Buffalo                   | 127          | 414          | 2          | 0            | 99         | 4          | 0            | 0            | 228          | 418           | -45.5        |
| Yellowhead County MD           | 19           | 0            | 0          | 0            | 0          | 0          | 0            | 0            | 19           | 0             | n/a          |
| <b>Total Alberta (10,000+)</b> | <b>3,138</b> | <b>6,449</b> | <b>582</b> | <b>1,020</b> | <b>637</b> | <b>900</b> | <b>2,314</b> | <b>2,550</b> | <b>6,671</b> | <b>10,919</b> | <b>-38.9</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.1c: Starts by Submarket and by Dwelling Type**  
**Alberta**  
**January - June 2008**

| Submarket                      | Single       |               | Semi         |              | Row          |              | Apt. & Other |              | Total         |               |              |
|--------------------------------|--------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|--------------|
|                                | YTD<br>2008  | YTD<br>2007   | YTD<br>2008  | YTD<br>2007  | YTD<br>2008  | YTD<br>2007  | YTD<br>2008  | YTD<br>2007  | YTD<br>2008   | YTD<br>2007   | %<br>Change  |
| <b>Centres 100,000+</b>        |              |               |              |              |              |              |              |              |               |               |              |
| Calgary                        | 2,328        | 3,899         | 418          | 532          | 450          | 770          | 4,621        | 1,636        | 7,817         | 6,837         | 14.3         |
| Edmonton                       | 1,354        | 4,266         | 456          | 790          | 382          | 803          | 1,948        | 1,682        | 4,140         | 7,541         | -45.1        |
| <b>Centres 50,000 - 99,999</b> |              |               |              |              |              |              |              |              |               |               |              |
| Grande Prairie                 | 169          | 460           | 2            | 52           | 8            | 132          | 40           | 234          | 219           | 878           | -75.1        |
| Lethbridge                     | 422          | 484           | 22           | 54           | 35           | 19           | 8            | 84           | 487           | 641           | -24.0        |
| Medicine Hat                   | 231          | 229           | 44           | 30           | 7            | 33           | 78           | 325          | 360           | 617           | -41.7        |
| Red Deer                       | 184          | 591           | 10           | 88           | 61           | 33           | 79           | 161          | 334           | 873           | -61.7        |
| <b>Centres 10,000 - 49,999</b> |              |               |              |              |              |              |              |              |               |               |              |
| Bonneyville MD                 | 43           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 43            | 0             | n/a          |
| Brooks                         | 36           | 59            | 4            | 0            | 3            | 21           | 0            | 0            | 43            | 80            | -46.3        |
| Camrose                        | 55           | 55            | 0            | 32           | 0            | 8            | 0            | 12           | 55            | 107           | -48.6        |
| Canmore                        | 14           | 23            | 4            | 4            | 57           | 29           | 30           | 155          | 105           | 211           | -50.2        |
| Clearwater County MD           | 32           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 32            | 0             | n/a          |
| Cold Lake                      | 16           | 95            | 14           | 6            | 0            | 10           | 0            | 24           | 30            | 135           | -77.8        |
| Foothills No 31 MD             | 69           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 69            | 0             | n/a          |
| High River T                   | 35           | 0             | 8            | 0            | 42           | 0            | 0            | 0            | 85            | 0             | n/a          |
| Lacombe T                      | 39           | 0             | 10           | 0            | 19           | 0            | 0            | 0            | 68            | 0             | n/a          |
| Lacombe County CM              | 23           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 23            | 0             | n/a          |
| Mackenzie No 23 MD             | 26           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 26            | 0             | n/a          |
| Mountain View County MD        | 52           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 52            | 0             | n/a          |
| Okotoks                        | 89           | 217           | 10           | 30           | 37           | 6            | 0            | 147          | 136           | 400           | -66.0        |
| Red Deer County CM             | 40           | 0             | 2            | 0            | 0            | 0            | 0            | 0            | 42            | 0             | n/a          |
| Strathmore T                   | 51           | 0             | 52           | 0            | 8            | 0            | 0            | 0            | 111           | 0             | n/a          |
| Sylvan Lake                    | 24           | 0             | 4            | 0            | 33           | 0            | 38           | 0            | 99            | 0             | n/a          |
| Wetaskiwin County No 10 CM     | 49           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 49            | 0             | n/a          |
| Wetaskiwin                     | 12           | 17            | 0            | 52           | 0            | 0            | 20           | 0            | 32            | 69            | -53.6        |
| Wood Buffalo                   | 370          | 556           | 12           | 0            | 99           | 63           | 183          | 630          | 664           | 1,249         | -46.8        |
| Yellowhead County MD           | 22           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 22            | 0             | n/a          |
| <b>Total Alberta (10,000+)</b> | <b>5,845</b> | <b>11,031</b> | <b>1,072</b> | <b>1,672</b> | <b>1,241</b> | <b>1,931</b> | <b>7,045</b> | <b>5,090</b> | <b>15,203</b> | <b>19,724</b> | <b>-22.9</b> |

Source: CMHC (Starts and Completions Survey)



**Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market  
Manitoba  
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 |
| <b>Centres 100,000+</b>         |                          |         |         |         |                          |         |         |         |
| Winnipeg                        | 22                       | 59      | 0       | 3       | 172                      | 136     | 167     | 265     |
| <b>Centres 10,000 - 49,999</b>  |                          |         |         |         |                          |         |         |         |
| Brandon                         | 28                       | 0       | 0       | 0       | 0                        | 0       | 0       | 0       |
| Hanover RM                      | 0                        | 0       | 0       | 0       | 0                        | 0       | 0       | 0       |
| Portage la Prairie              | 0                        | 0       | 0       | 0       | 0                        | 0       | 0       | 0       |
| St. Andrews                     | 0                        | 0       | 0       | 0       | 0                        | 0       | 0       | 0       |
| Steinbach MD                    | 6                        | 0       | 0       | 0       | 0                        | 0       | 0       | 0       |
| Thompson                        | 0                        | 0       | 0       | 0       | 0                        | 0       | 0       | 0       |
| <b>Total Manitoba (10,000+)</b> | 56                       | 59      | 0       | 3       | 172                      | 136     | 167     | 265     |

**Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market  
Manitoba  
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 |
| <b>Centres 100,000+</b>         |                          |          |          |          |                          |          |          |          |
| Winnipeg                        | 32                       | 68       | 0        | 3        | 274                      | 376      | 229      | 347      |
| <b>Centres 10,000 - 49,999</b>  |                          |          |          |          |                          |          |          |          |
| Brandon                         | 32                       | 0        | 0        | 0        | 32                       | 0        | 0        | 0        |
| Hanover RM                      | 0                        | 0        | 4        | 4        | 0                        | 0        | 0        | 0        |
| Portage la Prairie              | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| St. Andrews                     | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| Steinbach MD                    | 6                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| Thompson                        | 0                        | 0        | 0        | 0        | 0                        | 0        | 0        | 0        |
| <b>Total Manitoba (10,000+)</b> | 70                       | 68       | 4        | 7        | 306                      | 376      | 229      | 347      |

Source: CMHC (Starts and Completions Survey)

**Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Saskatchewan**  
**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   |
| <b>Centres 100,000+</b>             |                          |            |          |           |                          |            |          |           |
| Regina                              | 0                        | 71         | 0        | 0         | 108                      | 48         | 0        | 35        |
| Saskatoon                           | 97                       | 125        | 0        | 18        | 321                      | 134        | 0        | 37        |
| <b>Centres 10,000 - 49,999</b>      |                          |            |          |           |                          |            |          |           |
| Estevan                             | 0                        | 0          | 0        | 0         | 12                       | 0          | 0        | 0         |
| Lloydminster                        | 0                        | 29         | 0        | 0         | 0                        | 0          | 0        | 0         |
| Moose Jaw                           | 4                        | 6          | 0        | 0         | 0                        | 0          | 0        | 0         |
| North Battleford                    | 0                        | 10         | 0        | 0         | 0                        | 0          | 0        | 0         |
| Prince Albert                       | 0                        | 0          | 0        | 0         | 0                        | 0          | 0        | 0         |
| Swift Current                       | 0                        | 0          | 0        | 0         | 0                        | 0          | 0        | 0         |
| Yorkton                             | 4                        | 0          | 0        | 0         | 0                        | 0          | 0        | 0         |
| <b>Total Saskatchewan (10,000+)</b> | <b>105</b>               | <b>241</b> | <b>0</b> | <b>18</b> | <b>441</b>               | <b>182</b> | <b>0</b> | <b>72</b> |

**Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Saskatchewan**  
**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   |
| <b>Centres 100,000+</b>             |                          |            |          |           |                          |            |          |            |
| Regina                              | 40                       | 145        | 0        | 0         | 144                      | 71         | 0        | 47         |
| Saskatoon                           | 153                      | 163        | 0        | 18        | 545                      | 134        | 0        | 88         |
| <b>Centres 10,000 - 49,999</b>      |                          |            |          |           |                          |            |          |            |
| Estevan                             | 0                        | 0          | 0        | 0         | 12                       | 0          | 0        | 0          |
| Lloydminster                        | 0                        | 53         | 0        | 0         | 0                        | 12         | 0        | 24         |
| Moose Jaw                           | 4                        | 6          | 0        | 0         | 0                        | 0          | 0        | 0          |
| North Battleford                    | 0                        | 10         | 0        | 0         | 0                        | 0          | 0        | 0          |
| Prince Albert                       | 0                        | 0          | 0        | 0         | 0                        | 0          | 0        | 0          |
| Swift Current                       | 17                       | 0          | 0        | 0         | 0                        | 0          | 0        | 0          |
| Yorkton                             | 4                        | 0          | 0        | 0         | 0                        | 0          | 0        | 0          |
| <b>Total Saskatchewan (10,000+)</b> | <b>218</b>               | <b>377</b> | <b>0</b> | <b>18</b> | <b>701</b>               | <b>217</b> | <b>0</b> | <b>159</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Alberta**  
**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   |
| <b>Centres 100,000+</b>        |                          |            |           |           |                          |              |           |           |
| Calgary                        | 205                      | 477        | 0         | 0         | 1,491                    | 1,114        | 0         | 16        |
| Edmonton                       | 154                      | 335        | 4         | 0         | 702                      | 692          | 0         | 35        |
| <b>Centres 50,000 - 99,999</b> |                          |            |           |           |                          |              |           |           |
| Grande Prairie                 | 0                        | 0          | 0         | 0         | 0                        | 119          | 0         | 0         |
| Lethbridge                     | 4                        | 5          | 0         | 0         | 8                        | 72           | 0         | 0         |
| Medicine Hat                   | 0                        | 12         | 7         | 8         | 8                        | 183          | 0         | 0         |
| Red Deer                       | 48                       | 4          | 7         | 21        | 55                       | 0            | 0         | 0         |
| <b>Centres 10,000 - 49,999</b> |                          |            |           |           |                          |              |           |           |
| Bonneyville MD                 | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Brooks                         | 3                        | 3          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Camrose                        | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Canmore                        | 25                       | 20         | 0         | 0         | 28                       | 148          | 2         | 0         |
| Clearwater County MD           | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Cold Lake                      | 0                        | 5          | 0         | 0         | 0                        | 24           | 0         | 0         |
| Foothills No 31 MD             | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| High River T                   | 42                       | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Lacombe T                      | 4                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Lacombe County CM              | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Mackenzie No 23 MD             | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Mountain View County MD        | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Okotoks                        | 17                       | 6          | 0         | 0         | 0                        | 147          | 0         | 0         |
| Red Deer County CM             | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Strathmore T                   | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Sylvan Lake                    | 18                       | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Wetaskiwin County No 10 CM     | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| Wetaskiwin                     | 0                        | 0          | 0         | 0         | 0                        | 0            | 20        | 0         |
| Wood Buffalo                   | 95                       | 4          | 4         | 0         | 0                        | 0            | 0         | 0         |
| Yellowhead County MD           | 0                        | 0          | 0         | 0         | 0                        | 0            | 0         | 0         |
| <b>Total Alberta (10,000+)</b> | <b>615</b>               | <b>871</b> | <b>22</b> | <b>29</b> | <b>2,292</b>             | <b>2,499</b> | <b>22</b> | <b>51</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Alberta**  
**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   |
| <b>Centres 100,000+</b>        |                          |              |           |           |                          |              |            |            |
| Calgary                        | 450                      | 770          | 0         | 0         | 4,517                    | 1,616        | 104        | 20         |
| Edmonton                       | 374                      | 799          | 8         | 4         | 1,948                    | 1,647        | 0          | 35         |
| <b>Centres 50,000 - 99,999</b> |                          |              |           |           |                          |              |            |            |
| Grande Prairie                 | 8                        | 129          | 0         | 3         | 0                        | 234          | 40         | 0          |
| Lethbridge                     | 35                       | 19           | 0         | 0         | 8                        | 72           | 0          | 12         |
| Medicine Hat                   | 0                        | 25           | 7         | 8         | 78                       | 325          | 0          | 0          |
| Red Deer                       | 54                       | 12           | 7         | 21        | 79                       | 161          | 0          | 0          |
| <b>Centres 10,000 - 49,999</b> |                          |              |           |           |                          |              |            |            |
| Bonneyville MD                 | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Brooks                         | 3                        | 21           | 0         | 0         | 0                        | 0            | 0          | 0          |
| Camrose                        | 0                        | 8            | 0         | 0         | 0                        | 12           | 0          | 0          |
| Canmore                        | 57                       | 20           | 0         | 4         | 28                       | 155          | 2          | 0          |
| Clearwater County MD           | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Cold Lake                      | 0                        | 10           | 0         | 0         | 0                        | 24           | 0          | 0          |
| Foothills No 31 MD             | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| High River T                   | 42                       | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Lacombe T                      | 19                       | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Lacombe County CM              | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Mackenzie No 23 MD             | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Mountain View County MD        | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Okotoks                        | 37                       | 6            | 0         | 0         | 0                        | 147          | 0          | 0          |
| Red Deer County CM             | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Strathmore T                   | 8                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Sylvan Lake                    | 33                       | 0            | 0         | 0         | 38                       | 0            | 0          | 0          |
| Wetaskiwin County No 10 CM     | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Wetaskiwin                     | 0                        | 0            | 0         | 0         | 0                        | 0            | 20         | 0          |
| Wood Buffalo                   | 95                       | 27           | 4         | 36        | 183                      | 343          | 0          | 287        |
| Yellowhead County MD           | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| <b>Total Alberta (10,000+)</b> | <b>1,215</b>             | <b>1,850</b> | <b>26</b> | <b>76</b> | <b>6,879</b>             | <b>4,736</b> | <b>166</b> | <b>354</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4a: Starts by Submarket and by Intended Market**  
**Manitoba**  
**Second Quarter 2008**

| Submarket                       | Freehold   |            | Condominium |            | Rental     |            | Total*       |              |
|---------------------------------|------------|------------|-------------|------------|------------|------------|--------------|--------------|
|                                 | Q2 2008    | Q2 2007    | Q2 2008     | Q2 2007    | Q2 2008    | Q2 2007    | Q2 2008      | Q2 2007      |
| <b>Centres 100,000+</b>         |            |            |             |            |            |            |              |              |
| Winnipeg                        | 578        | 504        | 195         | 201        | 167        | 270        | 964          | 975          |
| <b>Centres 10,000 - 49,999</b>  |            |            |             |            |            |            |              |              |
| Brandon                         | 30         | 37         | 32          | 12         | 4          | 0          | 66           | 49           |
| Hanover RM                      | 15         | 25         | 0           | 0          | 0          | 0          | 15           | 25           |
| Portage la Prairie              | 2          | 10         | 4           | 0          | 0          | 0          | 6            | 10           |
| St. Andrews                     | 11         | 16         | 0           | 0          | 0          | 0          | 11           | 16           |
| Steinbach MD                    | 57         | 0          | 6           | 0          | 0          | 0          | 63           | 0            |
| Thompson                        | 0          | 2          | 0           | 0          | 0          | 0          | 0            | 2            |
| <b>Total Manitoba (10,000+)</b> | <b>693</b> | <b>594</b> | <b>237</b>  | <b>213</b> | <b>171</b> | <b>270</b> | <b>1,125</b> | <b>1,077</b> |

**Table 2.5a: Starts by Submarket and by Intended Market**  
**Manitoba**  
**January - June 2008**

| Submarket                       | Freehold     |            | Condominium |            | Rental     |            | Total*       |              |
|---------------------------------|--------------|------------|-------------|------------|------------|------------|--------------|--------------|
|                                 | YTD 2008     | YTD 2007   | YTD 2008    | YTD 2007   | YTD 2008   | YTD 2007   | YTD 2008     | YTD 2007     |
| <b>Centres 100,000+</b>         |              |            |             |            |            |            |              |              |
| Winnipeg                        | 934          | 866        | 313         | 460        | 229        | 354        | 1,500        | 1,680        |
| <b>Centres 10,000 - 49,999</b>  |              |            |             |            |            |            |              |              |
| Brandon                         | 62           | 48         | 60          | 15         | 4          | 1          | 126          | 64           |
| Hanover RM                      | 31           | 41         | 0           | 0          | 4          | 4          | 35           | 45           |
| Portage la Prairie              | 2            | 11         | 4           | 0          | 0          | 0          | 6            | 11           |
| St. Andrews                     | 20           | 25         | 0           | 0          | 0          | 0          | 20           | 25           |
| Steinbach MD                    | 65           | 0          | 6           | 0          | 0          | 0          | 71           | 0            |
| Thompson                        | 0            | 3          | 0           | 0          | 0          | 0          | 0            | 3            |
| <b>Total Manitoba (10,000+)</b> | <b>1,114</b> | <b>994</b> | <b>383</b>  | <b>475</b> | <b>237</b> | <b>359</b> | <b>1,758</b> | <b>1,828</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4b: Starts by Submarket and by Intended Market**  
**Saskatchewan**  
**Second Quarter 2008**

| Submarket                           | Freehold     |            | Condominium |            | Rental   |           | Total*       |              |
|-------------------------------------|--------------|------------|-------------|------------|----------|-----------|--------------|--------------|
|                                     | Q2 2008      | Q2 2007    | Q2 2008     | Q2 2007    | Q2 2008  | Q2 2007   | Q2 2008      | Q2 2007      |
| <b>Centres 100,000+</b>             |              |            |             |            |          |           |              |              |
| Regina                              | 278          | 224        | 125         | 134        | 0        | 35        | 403          | 393          |
| Saskatoon                           | 566          | 547        | 418         | 284        | 0        | 55        | 984          | 886          |
| <b>Centres 10,000 - 49,999</b>      |              |            |             |            |          |           |              |              |
| Estevan                             | 15           | 14         | 12          | 0          | 0        | 0         | 27           | 14           |
| Lloydminster                        | 30           | 65         | 0           | 29         | 0        | 0         | 30           | 94           |
| Moose Jaw                           | 30           | 21         | 7           | 16         | 0        | 0         | 37           | 37           |
| North Battleford                    | 38           | 15         | 0           | 10         | 0        | 0         | 38           | 25           |
| Prince Albert                       | 53           | 53         | 0           | 0          | 0        | 0         | 53           | 53           |
| Swift Current                       | 20           | 23         | 0           | 4          | 0        | 0         | 20           | 27           |
| Yorkton                             | 39           | 8          | 4           | 0          | 0        | 0         | 43           | 8            |
| <b>Total Saskatchewan (10,000+)</b> | <b>1,069</b> | <b>970</b> | <b>566</b>  | <b>477</b> | <b>0</b> | <b>90</b> | <b>1,635</b> | <b>1,537</b> |

**Table 2.5b: Starts by Submarket and by Intended Market**  
**Saskatchewan**  
**January - June 2008**

| Submarket                           | Freehold     |              | Condominium |            | Rental   |            | Total*       |              |
|-------------------------------------|--------------|--------------|-------------|------------|----------|------------|--------------|--------------|
|                                     | YTD 2008     | YTD 2007     | YTD 2008    | YTD 2007   | YTD 2008 | YTD 2007   | YTD 2008     | YTD 2007     |
| <b>Centres 100,000+</b>             |              |              |             |            |          |            |              |              |
| Regina                              | 478          | 362          | 210         | 242        | 0        | 47         | 688          | 651          |
| Saskatoon                           | 873          | 758          | 701         | 341        | 0        | 106        | 1,574        | 1,205        |
| <b>Centres 10,000 - 49,999</b>      |              |              |             |            |          |            |              |              |
| Estevan                             | 19           | 19           | 12          | 0          | 0        | 0          | 31           | 19           |
| Lloydminster                        | 44           | 97           | 0           | 65         | 0        | 24         | 44           | 186          |
| Moose Jaw                           | 37           | 26           | 11          | 16         | 0        | 0          | 48           | 42           |
| North Battleford                    | 48           | 16           | 0           | 10         | 0        | 0          | 48           | 26           |
| Prince Albert                       | 58           | 57           | 0           | 0          | 0        | 0          | 58           | 57           |
| Swift Current                       | 26           | 27           | 17          | 4          | 0        | 0          | 43           | 31           |
| Yorkton                             | 45           | 10           | 4           | 0          | 0        | 0          | 49           | 10           |
| <b>Total Saskatchewan (10,000+)</b> | <b>1,628</b> | <b>1,372</b> | <b>955</b>  | <b>678</b> | <b>0</b> | <b>177</b> | <b>2,583</b> | <b>2,227</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4c: Starts by Submarket and by Intended Market**  
**Alberta**  
**Second Quarter 2008**

| Submarket                      | Freehold     |              | Condominium  |              | Rental    |           | Total*       |               |
|--------------------------------|--------------|--------------|--------------|--------------|-----------|-----------|--------------|---------------|
|                                | Q2 2008      | Q2 2007      | Q2 2008      | Q2 2007      | Q2 2008   | Q2 2007   | Q2 2008      | Q2 2007       |
| <b>Centres 100,000+</b>        |              |              |              |              |           |           |              |               |
| Calgary                        | 1,465        | 2,465        | 1,696        | 1,582        | 0         | 16        | 3,161        | 4,063         |
| Edmonton                       | 922          | 2,974        | 894          | 1,159        | 9         | 35        | 1,825        | 4,168         |
| <b>Centres 50,000 - 99,999</b> |              |              |              |              |           |           |              |               |
| Grande Prairie                 | 107          | 300          | 0            | 119          | 0         | 0         | 107          | 419           |
| Lethbridge                     | 204          | 263          | 12           | 81           | 0         | 0         | 216          | 344           |
| Medicine Hat                   | 171          | 189          | 8            | 199          | 7         | 8         | 186          | 396           |
| Red Deer                       | 105          | 355          | 103          | 4            | 7         | 21        | 215          | 380           |
| <b>Centres 10,000 - 49,999</b> |              |              |              |              |           |           |              |               |
| Bonneyville MD                 | 27           | 0            | 0            | 0            | 0         | 0         | 27           | 0             |
| Brooks                         | 24           | 43           | 3            | 0            | 0         | 0         | 27           | 43            |
| Camrose                        | 17           | 62           | 0            | 0            | 0         | 0         | 17           | 62            |
| Canmore                        | 12           | 14           | 53           | 168          | 2         | 0         | 67           | 182           |
| Clearwater County MD           | 26           | 0            | 0            | 0            | 0         | 0         | 26           | 0             |
| Cold Lake                      | 9            | 62           | 6            | 24           | 0         | 0         | 15           | 86            |
| Foothills No 31 MD             | 65           | 0            | 0            | 0            | 0         | 0         | 65           | 0             |
| High River T                   | 29           | 0            | 42           | 0            | 0         | 0         | 71           | 0             |
| Lacombe T                      | 33           | 0            | 4            | 0            | 0         | 0         | 37           | 0             |
| Lacombe County CM              | 12           | 0            | 0            | 0            | 0         | 0         | 12           | 0             |
| Mackenzie No 23 MD             | 26           | 0            | 0            | 0            | 0         | 0         | 26           | 0             |
| Mountain View County MD        | 28           | 0            | 0            | 0            | 0         | 0         | 28           | 0             |
| Okotoks                        | 60           | 130          | 17           | 153          | 0         | 0         | 77           | 283           |
| Red Deer County CM             | 27           | 0            | 0            | 0            | 0         | 0         | 27           | 0             |
| Strathmore T                   | 51           | 0            | 8            | 0            | 0         | 0         | 59           | 0             |
| Sylvan Lake                    | 20           | 0            | 18           | 0            | 0         | 0         | 38           | 0             |
| Wetaskiwin County No 10 CM     | 31           | 0            | 0            | 0            | 0         | 0         | 31           | 0             |
| Wetaskiwin                     | 8            | 21           | 0            | 6            | 20        | 0         | 28           | 27            |
| Wood Buffalo                   | 221          | 414          | 3            | 4            | 4         | 0         | 228          | 418           |
| Yellowhead County MD           | 19           | 0            | 0            | 0            | 0         | 0         | 19           | 0             |
| <b>Total Alberta (10,000+)</b> | <b>3,755</b> | <b>7,340</b> | <b>2,867</b> | <b>3,499</b> | <b>49</b> | <b>80</b> | <b>6,671</b> | <b>10,919</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.5c: Starts by Submarket and by Intended Market**  
**Alberta**  
**January - June 2008**

| Submarket                      | Freehold     |               | Condominium  |              | Rental     |            | Total*        |               |
|--------------------------------|--------------|---------------|--------------|--------------|------------|------------|---------------|---------------|
|                                | YTD 2008     | YTD 2007      | YTD 2008     | YTD 2007     | YTD 2008   | YTD 2007   | YTD 2008      | YTD 2007      |
| <b>Centres 100,000+</b>        |              |               |              |              |            |            |               |               |
| Calgary                        | 2,742        | 4,404         | 4,971        | 2,413        | 104        | 20         | 7,817         | 6,837         |
| Edmonton                       | 1,725        | 4,849         | 2,396        | 2,651        | 19         | 41         | 4,140         | 7,541         |
| <b>Centres 50,000 - 99,999</b> |              |               |              |              |            |            |               |               |
| Grande Prairie                 | 179          | 512           | 0            | 363          | 40         | 3          | 219           | 878           |
| Lethbridge                     | 440          | 524           | 47           | 105          | 0          | 12         | 487           | 641           |
| Medicine Hat                   | 275          | 245           | 78           | 364          | 7          | 8          | 360           | 617           |
| Red Deer                       | 194          | 667           | 133          | 185          | 7          | 21         | 334           | 873           |
| <b>Centres 10,000 - 49,999</b> |              |               |              |              |            |            |               |               |
| Bonneyville MD                 | 43           | 0             | 0            | 0            | 0          | 0          | 43            | 0             |
| Brooks                         | 40           | 80            | 3            | 0            | 0          | 0          | 43            | 80            |
| Camrose                        | 55           | 95            | 0            | 12           | 0          | 0          | 55            | 107           |
| Canmore                        | 18           | 27            | 85           | 175          | 2          | 4          | 105           | 211           |
| Clearwater County MD           | 32           | 0             | 0            | 0            | 0          | 0          | 32            | 0             |
| Cold Lake                      | 24           | 106           | 6            | 29           | 0          | 0          | 30            | 135           |
| Foothills No 31 MD             | 69           | 0             | 0            | 0            | 0          | 0          | 69            | 0             |
| High River T                   | 43           | 0             | 42           | 0            | 0          | 0          | 85            | 0             |
| Lacombe T                      | 60           | 0             | 8            | 0            | 0          | 0          | 68            | 0             |
| Lacombe County CM              | 23           | 0             | 0            | 0            | 0          | 0          | 23            | 0             |
| Mackenzie No 23 MD             | 26           | 0             | 0            | 0            | 0          | 0          | 26            | 0             |
| Mountain View County MD        | 52           | 0             | 0            | 0            | 0          | 0          | 52            | 0             |
| Okotoks                        | 99           | 247           | 37           | 153          | 0          | 0          | 136           | 400           |
| Red Deer County CM             | 42           | 0             | 0            | 0            | 0          | 0          | 42            | 0             |
| Strathmore T                   | 95           | 0             | 16           | 0            | 0          | 0          | 111           | 0             |
| Sylvan Lake                    | 31           | 0             | 68           | 0            | 0          | 0          | 99            | 0             |
| Wetaskiwin County No 10 CM     | 49           | 0             | 0            | 0            | 0          | 0          | 49            | 0             |
| Wetaskiwin                     | 12           | 63            | 0            | 6            | 20         | 0          | 32            | 69            |
| Wood Buffalo                   | 474          | 556           | 186          | 370          | 4          | 323        | 664           | 1,249         |
| Yellowhead County MD           | 22           | 0             | 0            | 0            | 0          | 0          | 22            | 0             |
| <b>Total Alberta (10,000+)</b> | <b>6,924</b> | <b>12,457</b> | <b>8,076</b> | <b>6,830</b> | <b>203</b> | <b>432</b> | <b>15,203</b> | <b>19,724</b> |

Source: CMHC (Starts and Completions Survey)



**Table 3a: Completions by Submarket and by Dwelling Type**  
**Manitoba**  
**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    |
| <b>Centres 100,000+</b>         |            |            |           |           |           |           |              |            |              |              |             |
| Winnipeg                        | 548        | 554        | 8         | 6         | 28        | 27        | 478          | 321        | 1,062        | 908          | 17.0        |
| <b>Centres 10,000 - 49,999</b>  |            |            |           |           |           |           |              |            |              |              |             |
| Brandon                         | 26         | 19         | 2         | 6         | 24        | 18        | 0            | 30         | 52           | 73           | -28.8       |
| Hanover RM                      | 24         | 15         | 0         | 0         | 4         | 0         | 0            | 0          | 28           | 15           | 86.7        |
| Portage la Prairie              | 3          | 8          | 2         | 2         | 0         | 0         | 0            | 0          | 5            | 10           | -50.0       |
| St. Andrews                     | 17         | 10         | 0         | 0         | 0         | 0         | 0            | 0          | 17           | 10           | 70.0        |
| Steinbach MD                    | 47         | 0          | 8         | 0         | 0         | 0         | 0            | 0          | 55           | 0            | n/a         |
| Thompson                        | 3          | 1          | 0         | 0         | 0         | 0         | 0            | 0          | 3            | 1            | 200.0       |
| <b>Total Manitoba (10,000+)</b> | <b>668</b> | <b>607</b> | <b>20</b> | <b>14</b> | <b>56</b> | <b>45</b> | <b>478</b>   | <b>351</b> | <b>1,222</b> | <b>1,017</b> | <b>20.2</b> |

**Table 3.1a: Completions by Submarket and by Dwelling Type**  
**Manitoba**  
**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    |
| <b>Centres 100,000+</b>         |            |            |           |           |           |           |              |            |              |              |             |
| Winnipeg                        | 760        | 765        | 10        | 14        | 36        | 50        | 607          | 425        | 1,413        | 1,254        | 12.7        |
| <b>Centres 10,000 - 49,999</b>  |            |            |           |           |           |           |              |            |              |              |             |
| Brandon                         | 61         | 38         | 16        | 6         | 28        | 30        | 8            | 42         | 113          | 116          | -2.6        |
| Hanover RM                      | 53         | 32         | 2         | 2         | 4         | 0         | 4            | 0          | 63           | 34           | 85.3        |
| Portage la Prairie              | 8          | 13         | 2         | 2         | 0         | 0         | 0            | 0          | 10           | 15           | -33.3       |
| St. Andrews                     | 30         | 28         | 0         | 0         | 0         | 0         | 0            | 0          | 30           | 28           | 7.1         |
| Steinbach MD                    | 56         | 0          | 10        | 0         | 0         | 0         | 12           | 0          | 78           | 0            | n/a         |
| Thompson                        | 7          | 3          | 2         | 0         | 0         | 0         | 0            | 12         | 9            | 15           | -40.0       |
| <b>Total Manitoba (10,000+)</b> | <b>975</b> | <b>879</b> | <b>42</b> | <b>24</b> | <b>68</b> | <b>80</b> | <b>631</b>   | <b>479</b> | <b>1,716</b> | <b>1,462</b> | <b>17.4</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3b: Completions by Submarket and by Dwelling Type**  
**Saskatchewan**  
**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    |
| <b>Centres 100,000+</b>             |            |            |           |           |            |           |              |            |            |            |             |
| Regina                              | 164        | 189        | 2         | 4         | 23         | 72        | 26           | 24         | 215        | 289        | -25.6       |
| Saskatoon                           | 284        | 251        | 26        | 14        | 62         | 21        | 20           | 134        | 392        | 420        | -6.7        |
| <b>Centres 10,000 - 49,999</b>      |            |            |           |           |            |           |              |            |            |            |             |
| Estevan                             | 8          | 8          | 0         | 2         | 15         | 0         | 0            | 0          | 23         | 10         | 130.0       |
| Lloydminster                        | 22         | 43         | 0         | 0         | 30         | 0         | 0            | 0          | 52         | 43         | 20.9        |
| Moose Jaw                           | 16         | 7          | 0         | 0         | 0          | 0         | 0            | 0          | 16         | 7          | 128.6       |
| North Battleford                    | 27         | 9          | 0         | 0         | 0          | 0         | 0            | 0          | 27         | 9          | 200.0       |
| Prince Albert                       | 17         | 15         | 0         | 0         | 15         | 0         | 0            | 0          | 32         | 15         | 113.3       |
| Swift Current                       | 8          | 9          | 2         | 2         | 8          | 0         | 0            | 0          | 18         | 11         | 63.6        |
| Yorkton                             | 14         | 7          | 10        | 0         | 0          | 0         | 0            | 0          | 24         | 7          | **          |
| <b>Total Saskatchewan (10,000+)</b> | <b>560</b> | <b>538</b> | <b>40</b> | <b>22</b> | <b>153</b> | <b>93</b> | <b>46</b>    | <b>158</b> | <b>799</b> | <b>811</b> | <b>-1.5</b> |

**Table 3.1b: Completions by Submarket and by Dwelling Type**  
**Saskatchewan**  
**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    |
| <b>Centres 100,000+</b>             |              |            |            |           |            |            |              |            |              |              |             |
| Regina                              | 342          | 301        | 16         | 6         | 82         | 96         | 26           | 24         | 466          | 427          | 9.1         |
| Saskatoon                           | 550          | 432        | 64         | 18        | 157        | 25         | 193          | 134        | 964          | 609          | 58.3        |
| <b>Centres 10,000 - 49,999</b>      |              |            |            |           |            |            |              |            |              |              |             |
| Estevan                             | 14           | 14         | 0          | 6         | 15         | 0          | 0            | 0          | 29           | 20           | 45.0        |
| Lloydminster                        | 53           | 67         | 0          | 0         | 30         | 36         | 0            | 0          | 83           | 103          | -19.4       |
| Moose Jaw                           | 45           | 26         | 4          | 4         | 12         | 0          | 0            | 0          | 61           | 30           | 103.3       |
| North Battleford                    | 52           | 16         | 0          | 0         | 0          | 0          | 0            | 0          | 52           | 16           | **          |
| Prince Albert                       | 44           | 26         | 0          | 0         | 22         | 0          | 0            | 0          | 66           | 26           | 153.8       |
| Swift Current                       | 22           | 13         | 2          | 4         | 12         | 0          | 0            | 0          | 36           | 17           | 111.8       |
| Yorkton                             | 34           | 11         | 18         | 0         | 0          | 0          | 0            | 0          | 52           | 11           | **          |
| <b>Total Saskatchewan (10,000+)</b> | <b>1,156</b> | <b>906</b> | <b>104</b> | <b>38</b> | <b>330</b> | <b>157</b> | <b>219</b>   | <b>158</b> | <b>1,809</b> | <b>1,259</b> | <b>43.7</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3c: Completions by Submarket and by Dwelling Type**  
**Alberta**  
**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    |
| <b>Centres 100,000+</b>        |              |              |            |            |            |            |              |              |              |              |             |
| Calgary                        | 1,703        | 2,563        | 246        | 280        | 357        | 260        | 993          | 951          | 3,299        | 4,054        | -18.6       |
| Edmonton                       | 1,859        | 1,802        | 320        | 298        | 135        | 112        | 757          | 585          | 3,071        | 2,797        | 9.8         |
| <b>Centres 50,000 - 99,999</b> |              |              |            |            |            |            |              |              |              |              |             |
| Grande Prairie                 | 219          | 313          | 46         | 38         | 50         | 3          | 55           | 0            | 370          | 354          | 4.5         |
| Lethbridge                     | 193          | 223          | 12         | 22         | 20         | 0          | 8            | 0            | 233          | 245          | -4.9        |
| Medicine Hat                   | 152          | 108          | 20         | 32         | 10         | 23         | 33           | 48           | 215          | 211          | 1.9         |
| Red Deer                       | 136          | 188          | 14         | 26         | 7          | 19         | 0            | 0            | 157          | 233          | -32.6       |
| <b>Centres 10,000 - 49,999</b> |              |              |            |            |            |            |              |              |              |              |             |
| Bonneyville MD                 | 25           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 25           | 0            | n/a         |
| Brooks                         | 20           | 30           | 2          | 0          | 6          | 0          | 0            | 0            | 28           | 30           | -6.7        |
| Camrose                        | 41           | 25           | 8          | 14         | 16         | 8          | 0            | 0            | 65           | 47           | 38.3        |
| Canmore                        | 5            | 8            | 2          | 4          | 24         | 40         | 168          | 18           | 199          | 70           | 184.3       |
| Clearwater County MD           | 16           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 16           | 0            | n/a         |
| Cold Lake                      | 13           | 48           | 2          | 0          | 0          | 5          | 0            | 0            | 15           | 53           | -71.7       |
| Foothills No 31 MD             | 73           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 73           | 0            | n/a         |
| High River T                   | 13           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 13           | 0            | n/a         |
| Lacombe T                      | 17           | 0            | 6          | 0          | 26         | 0          | 34           | 0            | 83           | 0            | n/a         |
| Lacombe County CM              | 13           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 13           | 0            | n/a         |
| Mackenzie No 23 MD             | 12           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 12           | 0            | n/a         |
| Mountain View County MD        | 9            | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 9            | 0            | n/a         |
| Okotoks                        | 60           | 130          | 8          | 16         | 0          | 0          | 0            | 0            | 68           | 146          | -53.4       |
| Red Deer County CM             | 62           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 62           | 0            | n/a         |
| Strathmore T                   | 22           | 0            | 22         | 0          | 23         | 0          | 0            | 0            | 67           | 0            | n/a         |
| Sylvan Lake                    | 34           | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 34           | 0            | n/a         |
| Wetaskiwin County No 10 CM     | 6            | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 6            | 0            | n/a         |
| Wetaskiwin                     | 5            | 6            | 0          | 26         | 0          | 0          | 16           | 0            | 21           | 32           | -34.4       |
| Wood Buffalo                   | 63           | 187          | 0          | 0          | 36         | 77         | 544          | 367          | 643          | 631          | 1.9         |
| Yellowhead County MD           | 4            | 0            | 0          | 0          | 0          | 0          | 0            | 0            | 4            | 0            | n/a         |
| <b>Total Alberta (10,000+)</b> | <b>4,809</b> | <b>5,663</b> | <b>708</b> | <b>760</b> | <b>710</b> | <b>547</b> | <b>2,608</b> | <b>2,052</b> | <b>8,835</b> | <b>9,022</b> | <b>-2.1</b> |

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type

**Alberta**  
**January - June 2008**

| Submarket                      | Single        |               | Semi         |              | Row          |              | Apt. & Other |              | Total         |               |             |
|--------------------------------|---------------|---------------|--------------|--------------|--------------|--------------|--------------|--------------|---------------|---------------|-------------|
|                                | YTD<br>2008   | YTD<br>2007   | YTD<br>2008  | YTD<br>2007  | YTD<br>2008  | YTD<br>2007  | YTD<br>2008  | YTD<br>2007  | YTD<br>2008   | YTD<br>2007   | %<br>Change |
| <b>Centres 100,000+</b>        |               |               |              |              |              |              |              |              |               |               |             |
| Calgary                        | 3,993         | 4,575         | 556          | 470          | 828          | 536          | 2,041        | 1,195        | 7,418         | 6,776         | 9.5         |
| Edmonton                       | 3,526         | 3,636         | 636          | 566          | 407          | 307          | 1,361        | 1,622        | 5,930         | 6,131         | -3.3        |
| <b>Centres 50,000 - 99,999</b> |               |               |              |              |              |              |              |              |               |               |             |
| Grande Prairie                 | 441           | 529           | 84           | 60           | 101          | 6            | 61           | 55           | 687           | 650           | 5.7         |
| Lethbridge                     | 305           | 319           | 18           | 22           | 25           | 8            | 8            | 0            | 356           | 349           | 2.0         |
| Medicine Hat                   | 261           | 199           | 42           | 50           | 39           | 49           | 156          | 102          | 498           | 400           | 24.5        |
| Red Deer                       | 360           | 445           | 60           | 62           | 16           | 44           | 0            | 0            | 436           | 551           | -20.9       |
| <b>Centres 10,000 - 49,999</b> |               |               |              |              |              |              |              |              |               |               |             |
| Bonneyville MD                 | 61            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 61            | 0             | n/a         |
| Brooks                         | 42            | 80            | 2            | 2            | 9            | 0            | 0            | 0            | 53            | 82            | -35.4       |
| Camrose                        | 91            | 50            | 14           | 32           | 16           | 39           | 12           | 0            | 133           | 121           | 9.9         |
| Canmore                        | 10            | 16            | 2            | 10           | 32           | 40           | 168          | 51           | 212           | 117           | 81.2        |
| Clearwater County MD           | 32            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 32            | 0             | n/a         |
| Cold Lake                      | 32            | 115           | 4            | 2            | 0            | 19           | 0            | 65           | 36            | 201           | -82.1       |
| Foothills No 31 MD             | 235           | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 235           | 0             | n/a         |
| High River T                   | 88            | 0             | 52           | 0            | 8            | 0            | 0            | 0            | 148           | 0             | n/a         |
| Lacombe T                      | 33            | 0             | 10           | 0            | 36           | 0            | 34           | 0            | 113           | 0             | n/a         |
| Lacombe County CM              | 46            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 46            | 0             | n/a         |
| Mackenzie No 23 MD             | 25            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 25            | 0             | n/a         |
| Mountain View County MD        | 75            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 75            | 0             | n/a         |
| Okotoks                        | 162           | 268           | 18           | 40           | 0            | 3            | 0            | 0            | 180           | 311           | -42.1       |
| Red Deer County CM             | 62            | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 62            | 0             | n/a         |
| Strathmore T                   | 146           | 0             | 46           | 0            | 23           | 0            | 0            | 0            | 215           | 0             | n/a         |
| Sylvan Lake                    | 100           | 0             | 4            | 0            | 0            | 0            | 0            | 0            | 104           | 0             | n/a         |
| Wetaskiwin County No 10 CM     | 8             | 0             | 0            | 0            | 0            | 0            | 0            | 0            | 8             | 0             | n/a         |
| Wetaskiwin                     | 11            | 11            | 2            | 32           | 0            | 0            | 16           | 0            | 29            | 43            | -32.6       |
| Wood Buffalo                   | 123           | 365           | 0            | 12           | 69           | 85           | 544          | 618          | 736           | 1,080         | -31.9       |
| Yellowhead County MD           | 10            | 0             | 2            | 0            | 0            | 0            | 0            | 0            | 12            | 0             | n/a         |
| <b>Total Alberta (10,000+)</b> | <b>10,332</b> | <b>10,677</b> | <b>1,552</b> | <b>1,364</b> | <b>1,613</b> | <b>1,136</b> | <b>4,401</b> | <b>3,791</b> | <b>17,898</b> | <b>16,968</b> | <b>5.5</b>  |

Source: CMHC (Starts and Completions Survey)

**Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market  
Manitoba  
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    |
| <b>Centres 100,000+</b>         |                          |           |          |           |                          |           |            |            |
| Winnipeg                        | 28                       | 12        | 0        | 15        | 48                       | 24        | 430        | 297        |
| <b>Centres 10,000 - 49,999</b>  |                          |           |          |           |                          |           |            |            |
| Brandon                         | 20                       | 18        | 4        | 0         | 0                        | 8         | 0          | 22         |
| Hanover RM                      | 0                        | 0         | 4        | 0         | 0                        | 0         | 0          | 0          |
| Portage la Prairie              | 0                        | 0         | 0        | 0         | 0                        | 0         | 0          | 0          |
| St. Andrews                     | 0                        | 0         | 0        | 0         | 0                        | 0         | 0          | 0          |
| Steinbach MD                    | 0                        | 0         | 0        | 0         | 0                        | 0         | 0          | 0          |
| Thompson                        | 0                        | 0         | 0        | 0         | 0                        | 0         | 0          | 0          |
| <b>Total Manitoba (10,000+)</b> | <b>48</b>                | <b>30</b> | <b>8</b> | <b>15</b> | <b>48</b>                | <b>32</b> | <b>430</b> | <b>319</b> |

**Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market  
Manitoba  
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   |
| <b>Centres 100,000+</b>         |                          |           |          |           |                          |           |            |            |
| Winnipeg                        | 36                       | 35        | 0        | 15        | 63                       | 72        | 544        | 353        |
| <b>Centres 10,000 - 49,999</b>  |                          |           |          |           |                          |           |            |            |
| Brandon                         | 24                       | 18        | 4        | 12        | 0                        | 8         | 8          | 34         |
| Hanover RM                      | 0                        | 0         | 4        | 0         | 0                        | 0         | 4          | 0          |
| Portage la Prairie              | 0                        | 0         | 0        | 0         | 0                        | 0         | 0          | 0          |
| St. Andrews                     | 0                        | 0         | 0        | 0         | 0                        | 0         | 0          | 0          |
| Steinbach MD                    | 0                        | 0         | 0        | 0         | 0                        | 0         | 12         | 0          |
| Thompson                        | 0                        | 0         | 0        | 0         | 0                        | 0         | 0          | 12         |
| <b>Total Manitoba (10,000+)</b> | <b>60</b>                | <b>53</b> | <b>8</b> | <b>27</b> | <b>63</b>                | <b>80</b> | <b>568</b> | <b>399</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market  
Saskatchewan  
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  |
| <b>Centres 100,000+</b>             |                          |           |          |          |                          |            |           |          |
| Regina                              | 23                       | 72        | 0        | 0        | 24                       | 24         | 2         | 0        |
| Saskatoon                           | 62                       | 17        | 0        | 4        | 0                        | 134        | 20        | 0        |
| <b>Centres 10,000 - 49,999</b>      |                          |           |          |          |                          |            |           |          |
| Estevan                             | 15                       | 0         | 0        | 0        | 0                        | 0          | 0         | 0        |
| Lloydminster                        | 30                       | 0         | 0        | 0        | 0                        | 0          | 0         | 0        |
| Moose Jaw                           | 0                        | 0         | 0        | 0        | 0                        | 0          | 0         | 0        |
| North Battleford                    | 0                        | 0         | 0        | 0        | 0                        | 0          | 0         | 0        |
| Prince Albert                       | 15                       | 0         | 0        | 0        | 0                        | 0          | 0         | 0        |
| Swift Current                       | 8                        | 0         | 0        | 0        | 0                        | 0          | 0         | 0        |
| Yorkton                             | 0                        | 0         | 0        | 0        | 0                        | 0          | 0         | 0        |
| <b>Total Saskatchewan (10,000+)</b> | <b>153</b>               | <b>89</b> | <b>0</b> | <b>4</b> | <b>24</b>                | <b>158</b> | <b>22</b> | <b>0</b> |

**Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market  
Saskatchewan  
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 |
| <b>Centres 100,000+</b>             |                          |            |          |          |                          |            |           |          |
| Regina                              | 82                       | 93         | 0        | 3        | 24                       | 24         | 2         | 0        |
| Saskatoon                           | 153                      | 21         | 4        | 4        | 173                      | 134        | 20        | 0        |
| <b>Centres 10,000 - 49,999</b>      |                          |            |          |          |                          |            |           |          |
| Estevan                             | 15                       | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| Lloydminster                        | 30                       | 36         | 0        | 0        | 0                        | 0          | 0         | 0        |
| Moose Jaw                           | 12                       | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| North Battleford                    | 0                        | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| Prince Albert                       | 22                       | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| Swift Current                       | 8                        | 0          | 4        | 0        | 0                        | 0          | 0         | 0        |
| Yorkton                             | 0                        | 0          | 0        | 0        | 0                        | 0          | 0         | 0        |
| <b>Total Saskatchewan (10,000+)</b> | <b>322</b>               | <b>150</b> | <b>8</b> | <b>7</b> | <b>197</b>               | <b>158</b> | <b>22</b> | <b>0</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market**  
**Alberta**  
**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    |
| <b>Centres 100,000+</b>        |                          |            |           |           |                          |              |            |            |
| Calgary                        | 357                      | 260        | 0         | 0         | 993                      | 864          | 0          | 87         |
| Edmonton                       | 135                      | 108        | 0         | 4         | 757                      | 544          | 0          | 41         |
| <b>Centres 50,000 - 99,999</b> |                          |            |           |           |                          |              |            |            |
| Grande Prairie                 | 50                       | 3          | 0         | 0         | 55                       | 0            | 0          | 0          |
| Lethbridge                     | 20                       | 0          | 0         | 0         | 8                        | 0            | 0          | 0          |
| Medicine Hat                   | 4                        | 19         | 6         | 4         | 33                       | 48           | 0          | 0          |
| Red Deer                       | 0                        | 16         | 7         | 3         | 0                        | 0            | 0          | 0          |
| <b>Centres 10,000 - 49,999</b> |                          |            |           |           |                          |              |            |            |
| Bonneyville MD                 | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Brooks                         | 6                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Camrose                        | 12                       | 0          | 4         | 8         | 0                        | 0            | 0          | 0          |
| Canmore                        | 20                       | 40         | 4         | 0         | 144                      | 8            | 24         | 10         |
| Clearwater County MD           | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Cold Lake                      | 0                        | 5          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Foothills No 31 MD             | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| High River T                   | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Lacombe T                      | 26                       | 0          | 0         | 0         | 0                        | 0            | 34         | 0          |
| Lacombe County CM              | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Mackenzie No 23 MD             | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Mountain View County MD        | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Okotoks                        | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Red Deer County CM             | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Strathmore T                   | 23                       | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Sylvan Lake                    | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Wetaskiwin County No 10 CM     | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| Wetaskiwin                     | 0                        | 0          | 0         | 0         | 12                       | 0            | 4          | 0          |
| Wood Buffalo                   | 36                       | 69         | 0         | 8         | 292                      | 56           | 252        | 311        |
| Yellowhead County MD           | 0                        | 0          | 0         | 0         | 0                        | 0            | 0          | 0          |
| <b>Total Alberta (10,000+)</b> | <b>689</b>               | <b>520</b> | <b>21</b> | <b>27</b> | <b>2,294</b>             | <b>1,603</b> | <b>314</b> | <b>449</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market**  
**Alberta**  
**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   |
| <b>Centres 100,000+</b>        |                          |              |           |           |                          |              |            |            |
| Calgary                        | 828                      | 536          | 0         | 0         | 1,968                    | 1,108        | 73         | 87         |
| Edmonton                       | 395                      | 270          | 12        | 37        | 1,292                    | 1,530        | 69         | 92         |
| <b>Centres 50,000 - 99,999</b> |                          |              |           |           |                          |              |            |            |
| Grande Prairie                 | 101                      | 3            | 0         | 3         | 61                       | 55           | 0          | 0          |
| Lethbridge                     | 25                       | 8            | 0         | 0         | 8                        | 0            | 0          | 0          |
| Medicine Hat                   | 33                       | 37           | 6         | 12        | 156                      | 48           | 0          | 54         |
| Red Deer                       | 0                        | 28           | 16        | 16        | 0                        | 0            | 0          | 0          |
| <b>Centres 10,000 - 49,999</b> |                          |              |           |           |                          |              |            |            |
| Bonneyville MD                 | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Brooks                         | 9                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Camrose                        | 12                       | 31           | 4         | 8         | 12                       | 0            | 0          | 0          |
| Canmore                        | 28                       | 40           | 4         | 0         | 144                      | 41           | 24         | 10         |
| Clearwater County MD           | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Cold Lake                      | 0                        | 19           | 0         | 0         | 0                        | 65           | 0          | 0          |
| Foothills No 31 MD             | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| High River T                   | 8                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Lacombe T                      | 32                       | 0            | 4         | 0         | 0                        | 0            | 34         | 0          |
| Lacombe County CM              | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Mackenzie No 23 MD             | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Mountain View County MD        | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Okotoks                        | 0                        | 3            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Red Deer County CM             | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Strathmore T                   | 23                       | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Sylvan Lake                    | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Wetaskiwin County No 10 CM     | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| Wetaskiwin                     | 0                        | 0            | 0         | 0         | 12                       | 0            | 4          | 0          |
| Wood Buffalo                   | 51                       | 77           | 18        | 8         | 292                      | 251          | 252        | 367        |
| Yellowhead County MD           | 0                        | 0            | 0         | 0         | 0                        | 0            | 0          | 0          |
| <b>Total Alberta (10,000+)</b> | <b>1,545</b>             | <b>1,052</b> | <b>68</b> | <b>84</b> | <b>3,945</b>             | <b>3,181</b> | <b>456</b> | <b>610</b> |

Source: CMHC (Starts and Completions Survey)



**Table 3.4a: Completions by Submarket and by Intended Market  
Manitoba  
Second Quarter 2008**

| Submarket                       | Freehold   |            | Condominium |           | Rental     |            | Total*       |              |
|---------------------------------|------------|------------|-------------|-----------|------------|------------|--------------|--------------|
|                                 | Q2 2008    | Q2 2007    | Q2 2008     | Q2 2007   | Q2 2008    | Q2 2007    | Q2 2008      | Q2 2007      |
| <b>Centres 100,000+</b>         |            |            |             |           |            |            |              |              |
| Winnipeg                        | 543        | 555        | 89          | 41        | 430        | 312        | 1,062        | 908          |
| <b>Centres 10,000 - 49,999</b>  |            |            |             |           |            |            |              |              |
| Brandon                         | 22         | 18         | 22          | 31        | 8          | 24         | 52           | 73           |
| Hanover RM                      | 24         | 15         | 0           | 0         | 4          | 0          | 28           | 15           |
| Portage la Prairie              | 3          | 10         | 2           | 0         | 0          | 0          | 5            | 10           |
| St. Andrews                     | 17         | 10         | 0           | 0         | 0          | 0          | 17           | 10           |
| Steinbach MD                    | 54         | 0          | 1           | 0         | 0          | 0          | 55           | 0            |
| Thompson                        | 3          | 1          | 0           | 0         | 0          | 0          | 3            | 1            |
| <b>Total Manitoba (10,000+)</b> | <b>666</b> | <b>609</b> | <b>114</b>  | <b>72</b> | <b>442</b> | <b>336</b> | <b>1,222</b> | <b>1,017</b> |

**Table 3.5a: Completions by Submarket and by Intended Market  
Manitoba  
January - June 2008**

| Submarket                       | Freehold   |            | Condominium |            | Rental     |            | Total*       |              |
|---------------------------------|------------|------------|-------------|------------|------------|------------|--------------|--------------|
|                                 | YTD 2008   | YTD 2007   | YTD 2008    | YTD 2007   | YTD 2008   | YTD 2007   | YTD 2008     | YTD 2007     |
| <b>Centres 100,000+</b>         |            |            |             |            |            |            |              |              |
| Winnipeg                        | 750        | 773        | 119         | 113        | 544        | 368        | 1,413        | 1,254        |
| <b>Centres 10,000 - 49,999</b>  |            |            |             |            |            |            |              |              |
| Brandon                         | 60         | 34         | 37          | 33         | 16         | 49         | 113          | 116          |
| Hanover RM                      | 55         | 34         | 0           | 0          | 8          | 0          | 63           | 34           |
| Portage la Prairie              | 8          | 15         | 2           | 0          | 0          | 0          | 10           | 15           |
| St. Andrews                     | 30         | 28         | 0           | 0          | 0          | 0          | 30           | 28           |
| Steinbach MD                    | 65         | 0          | 1           | 0          | 12         | 0          | 78           | 0            |
| Thompson                        | 7          | 3          | 0           | 0          | 2          | 12         | 9            | 15           |
| <b>Total Manitoba (10,000+)</b> | <b>975</b> | <b>887</b> | <b>159</b>  | <b>146</b> | <b>582</b> | <b>429</b> | <b>1,716</b> | <b>1,462</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.4b: Completions by Submarket and by Intended Market  
Saskatchewan  
Second Quarter 2008**

| Submarket                           | Freehold   |            | Condominium |            | Rental    |          | Total*     |            |
|-------------------------------------|------------|------------|-------------|------------|-----------|----------|------------|------------|
|                                     | Q2 2008    | Q2 2007    | Q2 2008     | Q2 2007    | Q2 2008   | Q2 2007  | Q2 2008    | Q2 2007    |
| <b>Centres 100,000+</b>             |            |            |             |            |           |          |            |            |
| Regina                              | 160        | 180        | 53          | 109        | 2         | 0        | 215        | 289        |
| Saskatoon                           | 287        | 257        | 85          | 159        | 20        | 4        | 392        | 420        |
| <b>Centres 10,000 - 49,999</b>      |            |            |             |            |           |          |            |            |
| Estevan                             | 8          | 10         | 15          | 0          | 0         | 0        | 23         | 10         |
| Lloydminster                        | 22         | 43         | 30          | 0          | 0         | 0        | 52         | 43         |
| Moose Jaw                           | 15         | 7          | 1           | 0          | 0         | 0        | 16         | 7          |
| North Battleford                    | 27         | 9          | 0           | 0          | 0         | 0        | 27         | 9          |
| Prince Albert                       | 17         | 15         | 15          | 0          | 0         | 0        | 32         | 15         |
| Swift Current                       | 8          | 9          | 10          | 2          | 0         | 0        | 18         | 11         |
| Yorkton                             | 24         | 7          | 0           | 0          | 0         | 0        | 24         | 7          |
| <b>Total Saskatchewan (10,000+)</b> | <b>568</b> | <b>537</b> | <b>209</b>  | <b>270</b> | <b>22</b> | <b>4</b> | <b>799</b> | <b>811</b> |

**Table 3.5b: Completions by Submarket and by Intended Market  
Saskatchewan  
January - June 2008**

| Submarket                           | Freehold     |            | Condominium |            | Rental    |          | Total*       |              |
|-------------------------------------|--------------|------------|-------------|------------|-----------|----------|--------------|--------------|
|                                     | YTD 2008     | YTD 2007   | YTD 2008    | YTD 2007   | YTD 2008  | YTD 2007 | YTD 2008     | YTD 2007     |
| <b>Centres 100,000+</b>             |              |            |             |            |           |          |              |              |
| Regina                              | 350          | 291        | 114         | 133        | 2         | 3        | 466          | 427          |
| Saskatoon                           | 575          | 437        | 365         | 168        | 24        | 4        | 964          | 609          |
| <b>Centres 10,000 - 49,999</b>      |              |            |             |            |           |          |              |              |
| Estevan                             | 14           | 16         | 15          | 4          | 0         | 0        | 29           | 20           |
| Lloydminster                        | 53           | 67         | 30          | 36         | 0         | 0        | 83           | 103          |
| Moose Jaw                           | 43           | 30         | 18          | 0          | 0         | 0        | 61           | 30           |
| North Battleford                    | 52           | 16         | 0           | 0          | 0         | 0        | 52           | 16           |
| Prince Albert                       | 44           | 26         | 22          | 0          | 0         | 0        | 66           | 26           |
| Swift Current                       | 22           | 13         | 10          | 4          | 4         | 0        | 36           | 17           |
| Yorkton                             | 52           | 11         | 0           | 0          | 0         | 0        | 52           | 11           |
| <b>Total Saskatchewan (10,000+)</b> | <b>1,205</b> | <b>907</b> | <b>574</b>  | <b>345</b> | <b>30</b> | <b>7</b> | <b>1,809</b> | <b>1,259</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.4c: Completions by Submarket and by Intended Market**  
**Alberta**  
**Second Quarter 2008**

| Submarket                      | Freehold     |              | Condominium  |              | Rental     |            | Total*       |              |
|--------------------------------|--------------|--------------|--------------|--------------|------------|------------|--------------|--------------|
|                                | Q2 2008      | Q2 2007      | Q2 2008      | Q2 2007      | Q2 2008    | Q2 2007    | Q2 2008      | Q2 2007      |
| <b>Centres 100,000+</b>        |              |              |              |              |            |            |              |              |
| Calgary                        | 1,945        | 2,784        | 1,354        | 1,183        | 0          | 87         | 3,299        | 4,054        |
| Edmonton                       | 2,105        | 2,049        | 956          | 703          | 10         | 45         | 3,071        | 2,797        |
| <b>Centres 50,000 - 99,999</b> |              |              |              |              |            |            |              |              |
| Grande Prairie                 | 270          | 354          | 100          | 0            | 0          | 0          | 370          | 354          |
| Lethbridge                     | 203          | 245          | 30           | 0            | 0          | 0          | 233          | 245          |
| Medicine Hat                   | 167          | 120          | 40           | 87           | 8          | 4          | 215          | 211          |
| Red Deer                       | 150          | 218          | 0            | 12           | 7          | 3          | 157          | 233          |
| <b>Centres 10,000 - 49,999</b> |              |              |              |              |            |            |              |              |
| Bonneyville MD                 | 25           | 0            | 0            | 0            | 0          | 0          | 25           | 0            |
| Brooks                         | 28           | 29           | 0            | 0            | 0          | 1          | 28           | 30           |
| Camrose                        | 49           | 38           | 12           | 1            | 4          | 8          | 65           | 47           |
| Canmore                        | 7            | 11           | 164          | 49           | 28         | 10         | 199          | 70           |
| Clearwater County MD           | 16           | 0            | 0            | 0            | 0          | 0          | 16           | 0            |
| Cold Lake                      | 15           | 48           | 0            | 5            | 0          | 0          | 15           | 53           |
| Foothills No 31 MD             | 73           | 0            | 0            | 0            | 0          | 0          | 73           | 0            |
| High River T                   | 13           | 0            | 0            | 0            | 0          | 0          | 13           | 0            |
| Lacombe T                      | 45           | 0            | 4            | 0            | 34         | 0          | 83           | 0            |
| Lacombe County CM              | 13           | 0            | 0            | 0            | 0          | 0          | 13           | 0            |
| Mackenzie No 23 MD             | 12           | 0            | 0            | 0            | 0          | 0          | 12           | 0            |
| Mountain View County MD        | 9            | 0            | 0            | 0            | 0          | 0          | 9            | 0            |
| Okotoks                        | 66           | 144          | 2            | 2            | 0          | 0          | 68           | 146          |
| Red Deer County CM             | 62           | 0            | 0            | 0            | 0          | 0          | 62           | 0            |
| Strathmore T                   | 44           | 0            | 23           | 0            | 0          | 0          | 67           | 0            |
| Sylvan Lake                    | 34           | 0            | 0            | 0            | 0          | 0          | 34           | 0            |
| Wetaskiwin County No 10 CM     | 6            | 0            | 0            | 0            | 0          | 0          | 6            | 0            |
| Wetaskiwin                     | 5            | 32           | 12           | 0            | 4          | 0          | 21           | 32           |
| Wood Buffalo                   | 63           | 187          | 328          | 125          | 252        | 319        | 643          | 631          |
| Yellowhead County MD           | 4            | 0            | 0            | 0            | 0          | 0          | 4            | 0            |
| <b>Total Alberta (10,000+)</b> | <b>5,463</b> | <b>6,295</b> | <b>3,025</b> | <b>2,250</b> | <b>347</b> | <b>477</b> | <b>8,835</b> | <b>9,022</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.5c: Completions by Submarket and by Intended Market**  
**Alberta**  
**January - June 2008**

| Submarket                      | Freehold      |               | Condominium  |              | Rental     |            | Total*        |               |
|--------------------------------|---------------|---------------|--------------|--------------|------------|------------|---------------|---------------|
|                                | YTD 2008      | YTD 2007      | YTD 2008     | YTD 2007     | YTD 2008   | YTD 2007   | YTD 2008      | YTD 2007      |
| <b>Centres 100,000+</b>        |               |               |              |              |            |            |               |               |
| Calgary                        | 4,555         | 4,956         | 2,790        | 1,733        | 73         | 87         | 7,418         | 6,776         |
| Edmonton                       | 3,993         | 4,082         | 1,845        | 1,918        | 92         | 131        | 5,930         | 6,131         |
| <b>Centres 50,000 - 99,999</b> |               |               |              |              |            |            |               |               |
| Grande Prairie                 | 528           | 590           | 159          | 57           | 0          | 3          | 687           | 650           |
| Lethbridge                     | 319           | 341           | 37           | 8            | 0          | 0          | 356           | 349           |
| Medicine Hat                   | 292           | 217           | 198          | 117          | 8          | 66         | 498           | 400           |
| Red Deer                       | 416           | 507           | 4            | 28           | 16         | 16         | 436           | 551           |
| <b>Centres 10,000 - 49,999</b> |               |               |              |              |            |            |               |               |
| Bonneyville MD                 | 61            | 0             | 0            | 0            | 0          | 0          | 61            | 0             |
| Brooks                         | 53            | 78            | 0            | 0            | 0          | 4          | 53            | 82            |
| Camrose                        | 105           | 79            | 24           | 34           | 4          | 8          | 133           | 121           |
| Canmore                        | 12            | 22            | 172          | 85           | 28         | 10         | 212           | 117           |
| Clearwater County MD           | 32            | 0             | 0            | 0            | 0          | 0          | 32            | 0             |
| Cold Lake                      | 36            | 117           | 0            | 84           | 0          | 0          | 36            | 201           |
| Foothills No 31 MD             | 235           | 0             | 0            | 0            | 0          | 0          | 235           | 0             |
| High River T                   | 140           | 0             | 8            | 0            | 0          | 0          | 148           | 0             |
| Lacombe T                      | 71            | 0             | 4            | 0            | 38         | 0          | 113           | 0             |
| Lacombe County CM              | 46            | 0             | 0            | 0            | 0          | 0          | 46            | 0             |
| Mackenzie No 23 MD             | 25            | 0             | 0            | 0            | 0          | 0          | 25            | 0             |
| Mountain View County MD        | 75            | 0             | 0            | 0            | 0          | 0          | 75            | 0             |
| Okotoks                        | 178           | 298           | 2            | 13           | 0          | 0          | 180           | 311           |
| Red Deer County CM             | 62            | 0             | 0            | 0            | 0          | 0          | 62            | 0             |
| Strathmore T                   | 192           | 0             | 23           | 0            | 0          | 0          | 215           | 0             |
| Sylvan Lake                    | 104           | 0             | 0            | 0            | 0          | 0          | 104           | 0             |
| Wetaskiwin County No 10 CM     | 8             | 0             | 0            | 0            | 0          | 0          | 8             | 0             |
| Wetaskiwin                     | 11            | 39            | 14           | 4            | 4          | 0          | 29            | 43            |
| Wood Buffalo                   | 123           | 373           | 343          | 332          | 270        | 375        | 736           | 1,080         |
| Yellowhead County MD           | 12            | 0             | 0            | 0            | 0          | 0          | 12            | 0             |
| <b>Total Alberta (10,000+)</b> | <b>11,738</b> | <b>11,772</b> | <b>5,623</b> | <b>4,496</b> | <b>537</b> | <b>700</b> | <b>17,898</b> | <b>16,968</b> |

Source: CMHC (Starts and Completions Survey)

**Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba  
Second Quarter 2008**

| Submarket                                        | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|--------------------------------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                                                  | < \$150,000  |           | \$150,000 - \$199,999 |           | \$200,000 - \$249,999 |           | \$250,000 - \$299,999 |           | \$300,000 + |           |       |                   |                    |
|                                                  | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| <b>Total Urban Centres in Manitoba (50,000+)</b> |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                          | 4            | 0.8       | 21                    | 4.4       | 56                    | 11.7      | 141                   | 29.5      | 256         | 53.6      | 478   | 306,372           | 333,973            |
| Q2 2007                                          | 19           | 3.7       | 57                    | 11.2      | 81                    | 16.0      | 168                   | 33.1      | 182         | 35.9      | 507   | 279,872           | 294,583            |
| Year-to-date 2008                                | 6            | 0.8       | 37                    | 4.9       | 92                    | 12.3      | 219                   | 29.2      | 395         | 52.7      | 749   | 303,832           | 333,704            |
| Year-to-date 2007                                | 31           | 4.2       | 84                    | 11.3      | 113                   | 15.1      | 260                   | 34.9      | 258         | 34.6      | 746   | 280,000           | 293,763            |

**Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan  
Second Quarter 2008**

| Submarket                                            | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|------------------------------------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                                                      | < \$150,000  |           | \$150,000 - \$199,999 |           | \$200,000 - \$249,999 |           | \$250,000 - \$299,999 |           | \$300,000 + |           |       |                   |                    |
|                                                      | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| <b>Regina CMA</b>                                    |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                              | 1            | 0.6       | 5                     | 3.1       | 13                    | 8.2       | 32                    | 20.1      | 108         | 67.9      | 159   | 334,217           | 358,132            |
| Q2 2007                                              | 2            | 1.1       | 9                     | 4.7       | 40                    | 21.1      | 72                    | 37.9      | 67          | 35.3      | 190   | 285,000           | 291,625            |
| Year-to-date 2008                                    | 4            | 1.2       | 13                    | 3.8       | 37                    | 10.8      | 75                    | 21.9      | 213         | 62.3      | 342   | 325,942           | 339,822            |
| Year-to-date 2007                                    | 2            | 0.7       | 21                    | 6.9       | 68                    | 22.4      | 108                   | 35.6      | 104         | 34.3      | 303   | 280,000           | 287,477            |
| <b>Saskatoon CMA</b>                                 |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                              | 2            | 0.7       | 9                     | 3.2       | 21                    | 7.5       | 56                    | 20.0      | 192         | 68.6      | 280   | 340,285           | 350,891            |
| Q2 2007                                              | 10           | 4.0       | 40                    | 15.9      | 83                    | 33.1      | 58                    | 23.1      | 60          | 23.9      | 251   | 247,000           | 264,364            |
| Year-to-date 2008                                    | 9            | 1.6       | 25                    | 4.5       | 66                    | 11.9      | 113                   | 20.4      | 342         | 61.6      | 555   | 320,938           | 332,404            |
| Year-to-date 2007                                    | 18           | 4.2       | 75                    | 17.5      | 150                   | 35.0      | 92                    | 21.5      | 93          | 21.7      | 428   | 240,850           | 259,616            |
| <b>Total Urban Centres in Saskatchewan (50,000+)</b> |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                              | 3            | 0.7       | 14                    | 3.2       | 34                    | 7.7       | 88                    | 20.0      | 300         | 68.3      | 439   | 336,900           | 353,514            |
| Q2 2007                                              | 12           | 2.7       | 49                    | 11.1      | 123                   | 27.9      | 130                   | 29.5      | 127         | 28.8      | 441   | 263,614           | 276,074            |
| Year-to-date 2008                                    | 13           | 1.4       | 38                    | 4.2       | 103                   | 11.5      | 188                   | 21.0      | 555         | 61.9      | 897   | 325,000           | 335,232            |
| Year-to-date 2007                                    | 20           | 2.7       | 96                    | 13.1      | 218                   | 29.8      | 200                   | 27.4      | 197         | 26.9      | 731   | 256,784           | 271,142            |

Source: CMHC (Market Absorption Survey)

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

| Submarket                                       | Price Ranges |           |                       |           |                       |           |                       |           |             |           | Total | Median Price (\$) | Average Price (\$) |
|-------------------------------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
|                                                 | < \$200,000  |           | \$200,000 - \$249,999 |           | \$250,000 - \$299,999 |           | \$300,000 - \$349,999 |           | \$350,000 + |           |       |                   |                    |
|                                                 | Units        | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units                 | Share (%) | Units       | Share (%) |       |                   |                    |
| <b>Grande Prairie</b>                           |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                         | 6            | 2.7       | 12                    | 5.3       | 47                    | 20.8      | 49                    | 21.7      | 112         | 49.6      | 226   | 349,381           | 354,813            |
| Q2 2007                                         | 41           | 17.3      | 18                    | 7.6       | 84                    | 35.4      | 55                    | 23.2      | 39          | 16.5      | 237   | 286,902           | 283,445            |
| Year-to-date 2008                               | 13           | 3.7       | 21                    | 5.9       | 66                    | 18.5      | 92                    | 25.8      | 164         | 46.1      | 356   | 340,000           | 346,719            |
| Year-to-date 2007                               | 83           | 19.6      | 38                    | 9.0       | 141                   | 33.3      | 94                    | 22.2      | 68          | 16.0      | 424   | 285,000           | 282,403            |
| <b>Lethbridge</b>                               |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                         | 6            | 3.2       | 34                    | 18.3      | 64                    | 34.4      | 30                    | 16.1      | 52          | 28.0      | 186   | 287,550           | 312,814            |
| Q2 2007                                         | 25           | 11.8      | 64                    | 30.2      | 68                    | 32.1      | 30                    | 14.2      | 25          | 11.8      | 212   | 258,700           | 284,005            |
| Year-to-date 2008                               | 14           | 4.6       | 75                    | 24.8      | 93                    | 30.8      | 46                    | 15.2      | 74          | 24.5      | 302   | 279,293           | 303,360            |
| Year-to-date 2007                               | 46           | 14.6      | 105                   | 33.2      | 94                    | 29.7      | 43                    | 13.6      | 28          | 8.9       | 316   | 252,505           | 270,628            |
| <b>Medicine Hat</b>                             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                         | 2            | 1.6       | 6                     | 4.8       | 29                    | 23.2      | 48                    | 38.4      | 40          | 32.0      | 125   | 329,000           | 329,668            |
| Q2 2007                                         | 3            | 2.7       | 34                    | 30.4      | 36                    | 32.1      | 16                    | 14.3      | 23          | 20.5      | 112   | 271,000           | 292,032            |
| Year-to-date 2008                               | 3            | 1.5       | 14                    | 7.0       | 44                    | 21.9      | 78                    | 38.8      | 62          | 30.8      | 201   | 327,000           | 328,511            |
| Year-to-date 2007                               | 9            | 4.4       | 64                    | 31.4      | 65                    | 31.9      | 32                    | 15.7      | 34          | 16.7      | 204   | 266,000           | 283,434            |
| <b>Red Deer</b>                                 |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                         | 0            | 0.0       | 4                     | 3.0       | 30                    | 22.2      | 42                    | 31.1      | 59          | 43.7      | 135   | 340,236           | 358,414            |
| Q2 2007                                         | 5            | 2.6       | 32                    | 16.8      | 49                    | 25.7      | 49                    | 25.7      | 56          | 29.3      | 191   | 309,291           | 325,697            |
| Year-to-date 2008                               | 0            | 0.0       | 13                    | 4.0       | 79                    | 24.2      | 101                   | 30.9      | 134         | 41.0      | 327   | 333,014           | 353,202            |
| Year-to-date 2007                               | 30           | 6.6       | 110                   | 24.2      | 111                   | 24.4      | 84                    | 18.5      | 119         | 26.2      | 454   | 289,612           | 315,342            |
| <b>Calgary CMA</b>                              |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                         | 0            | 0.0       | 11                    | 0.6       | 17                    | 1.0       | 85                    | 4.9       | 1,616       | 93.5      | 1,729 | 496,889           | 587,559            |
| Q2 2007                                         | 0            | 0.0       | 44                    | 1.7       | 213                   | 8.2       | 489                   | 18.9      | 1,838       | 71.1      | 2,584 | 400,741           | 452,938            |
| Year-to-date 2008                               | 1            | 0.0       | 14                    | 0.4       | 24                    | 0.6       | 202                   | 5.3       | 3,587       | 93.7      | 3,828 | 483,799           | 574,321            |
| Year-to-date 2007                               | 1            | 0.0       | 201                   | 4.3       | 570                   | 12.3      | 933                   | 20.2      | 2,916       | 63.1      | 4,621 | 381,000           | 436,973            |
| <b>Edmonton CMA</b>                             |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                         | 16           | 0.9       | 17                    | 1.0       | 43                    | 2.5       | 169                   | 9.7       | 1,502       | 86.0      | 1,747 | 468,500           | 490,819            |
| Q2 2007                                         | 24           | 1.3       | 69                    | 3.7       | 181                   | 9.8       | 311                   | 16.8      | 1,263       | 68.3      | 1,848 | 397,566           | 430,975            |
| Year-to-date 2008                               | 37           | 1.1       | 42                    | 1.3       | 95                    | 2.8       | 322                   | 9.6       | 2,854       | 85.2      | 3,350 | 462,250           | 488,275            |
| Year-to-date 2007                               | 78           | 2.1       | 218                   | 5.9       | 591                   | 16.1      | 684                   | 18.6      | 2,106       | 57.3      | 3,677 | 373,200           | 403,088            |
| <b>Total Urban Centres in Alberta (50,000+)</b> |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| Q2 2008                                         | 30           | 0.7       | 84                    | 2.0       | 230                   | 5.5       | 423                   | 10.2      | 3,381       | 81.5      | 4,148 | 460,000           | 506,604            |
| Q2 2007                                         | 98           | 1.9       | 261                   | 5.0       | 631                   | 12.2      | 950                   | 18.3      | 3,244       | 62.6      | 5,184 | 383,727           | 422,287            |
| Year-to-date 2008                               | 68           | 0.8       | 179                   | 2.1       | 401                   | 4.8       | 841                   | 10.1      | 6,875       | 82.2      | 8,364 | 453,281           | 505,847            |
| Year-to-date 2007                               | 247          | 2.5       | 736                   | 7.6       | 1,572                 | 16.2      | 1,870                 | 19.3      | 5,271       | 54.4      | 9,696 | 362,000           | 403,016            |

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Manitoba  
Second Quarter 2008**

|      |           | Number of Sales <sup>1</sup> | Yr/Yr <sup>2</sup> (%) | Sales SA <sup>1</sup> | Number of New Listings <sup>1</sup> | New Listings SA <sup>1</sup> | Sales-to-New Listings SA <sup>2</sup> | Average Price <sup>1</sup> (\$) | Yr/Yr <sup>2</sup> (%) | Average Price <sup>1</sup> (\$)<br>SA |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|---------------------------------------|
| 2007 | January   | 606                          | 8.6                    | 1,131                 | 979                                 | 1,349                        | 83.8                                  | 145,731                         | 3.5                    | 149,810                               |
|      | February  | 844                          | -0.5                   | 1,120                 | 1,024                               | 1,339                        | 83.6                                  | 159,436                         | 12.1                   | 164,552                               |
|      | March     | 1,203                        | 10.7                   | 1,177                 | 1,587                               | 1,502                        | 78.4                                  | 155,993                         | 7.6                    | 160,463                               |
|      | April     | 1,311                        | 12.4                   | 1,140                 | 1,730                               | 1,377                        | 82.8                                  | 171,130                         | 8.2                    | 163,393                               |
|      | May       | 1,751                        | 8.6                    | 1,208                 | 1,949                               | 1,355                        | 89.2                                  | 180,470                         | 16.0                   | 173,432                               |
|      | June      | 1,648                        | 6.0                    | 1,197                 | 1,882                               | 1,387                        | 86.3                                  | 179,531                         | 15.4                   | 172,768                               |
|      | July      | 1,366                        | 9.5                    | 1,185                 | 1,454                               | 1,293                        | 91.6                                  | 167,774                         | 12.7                   | 168,693                               |
|      | August    | 1,352                        | 5.6                    | 1,156                 | 1,641                               | 1,396                        | 82.8                                  | 165,601                         | 13.1                   | 171,865                               |
|      | September | 1,136                        | 2.4                    | 1,180                 | 1,474                               | 1,378                        | 85.6                                  | 166,681                         | 13.4                   | 172,178                               |
|      | October   | 1,254                        | 15.7                   | 1,207                 | 1,340                               | 1,383                        | 87.3                                  | 172,903                         | 15.9                   | 174,696                               |
|      | November  | 933                          | 7.0                    | 1,185                 | 861                                 | 1,350                        | 87.8                                  | 173,318                         | 16.2                   | 183,148                               |
|      | December  | 524                          | -12.5                  | 1,042                 | 416                                 | 1,228                        | 84.9                                  | 169,377                         | 8.0                    | 174,325                               |
| 2008 | January   | 592                          | -2.3                   | 1,147                 | 924                                 | 1,359                        | 84.4                                  | 169,668                         | 16.4                   | 176,703                               |
|      | February  | 857                          | 1.5                    | 1,102                 | 1,040                               | 1,338                        | 82.4                                  | 173,809                         | 9.0                    | 183,178                               |
|      | March     | 1,063                        | -11.6                  | 1,119                 | 1,544                               | 1,400                        | 79.9                                  | 195,191                         | 25.1                   | 192,747                               |
|      | April     | 1,418                        | 8.2                    | 1,188                 | 1,871                               | 1,490                        | 79.7                                  | 203,224                         | 18.8                   | 192,751                               |
|      | May       | 1,668                        | -4.7                   | 1,176                 | 2,169                               | 1,490                        | 78.9                                  | 203,671                         | 12.9                   | 195,822                               |
|      | June      | 1,644                        | -0.2                   | 1,164                 | 2,237                               | 1,514                        | 76.9                                  | 200,505                         | 11.7                   | 192,506                               |
|      | July      |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | August    |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | September |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | October   |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | November  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | December  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | Q2 2007   | 4,710                        | 8.7                    |                       | 5,561                               |                              |                                       | 177,542                         | 13.6                   |                                       |
|      | Q2 2008   | 4,730                        | 0.4                    |                       | 6,277                               |                              |                                       | 202,437                         | 14.0                   |                                       |
|      | YTD 2007  | 7,363                        | 7.9                    |                       | 9,151                               |                              |                                       | 169,327                         | 11.8                   |                                       |
|      | YTD 2008  | 7,242                        | -1.6                   |                       | 9,785                               |                              |                                       | 195,307                         | 15.3                   |                                       |

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Saskatchewan  
Second Quarter 2008**

|      |           | Number of Sales <sup>1</sup> | Yr/Yr <sup>2</sup> (%) | Sales SA <sup>1</sup> | Number of New Listings <sup>1</sup> | New Listings SA <sup>1</sup> | Sales-to-New Listings SA <sup>2</sup> | Average Price <sup>1</sup> (\$) | Yr/Yr <sup>2</sup> (%) | Average Price <sup>1</sup> (\$) SA |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|------------------------------------|
| 2007 | January   | 567                          | 24.6                   | 882                   | 807                                 | 1,040                        | 84.8                                  | 135,545                         | 7.8                    | 140,347                            |
|      | February  | 805                          | 43.5                   | 998                   | 842                                 | 1,080                        | 92.4                                  | 146,514                         | 16.6                   | 148,892                            |
|      | March     | 1,107                        | 49.8                   | 1,025                 | 1,273                               | 1,156                        | 88.7                                  | 151,468                         | 19.0                   | 154,490                            |
|      | April     | 1,228                        | 61.4                   | 1,063                 | 1,383                               | 1,187                        | 89.6                                  | 163,811                         | 23.8                   | 161,607                            |
|      | May       | 1,524                        | 41.8                   | 1,066                 | 1,708                               | 1,242                        | 85.8                                  | 172,993                         | 24.9                   | 165,526                            |
|      | June      | 1,389                        | 35.8                   | 1,081                 | 1,619                               | 1,336                        | 80.9                                  | 180,934                         | 34.9                   | 170,100                            |
|      | July      | 1,209                        | 37.7                   | 1,028                 | 1,484                               | 1,281                        | 80.2                                  | 182,920                         | 37.0                   | 175,146                            |
|      | August    | 1,144                        | 18.1                   | 976                   | 1,652                               | 1,424                        | 68.5                                  | 184,445                         | 42.2                   | 182,425                            |
|      | September | 863                          | 3.1                    | 958                   | 1,363                               | 1,335                        | 71.8                                  | 186,145                         | 42.8                   | 185,876                            |
|      | October   | 837                          | 5.0                    | 915                   | 1,267                               | 1,332                        | 68.7                                  | 190,981                         | 46.8                   | 193,202                            |
|      | November  | 822                          | 30.3                   | 1,028                 | 918                                 | 1,239                        | 83.0                                  | 193,521                         | 48.3                   | 202,627                            |
|      | December  | 559                          | 35.0                   | 1,034                 | 498                                 | 1,162                        | 89.0                                  | 200,285                         | 37.0                   | 211,004                            |
| 2008 | January   | 780                          | 37.6                   | 1,204                 | 1,013                               | 1,330                        | 90.5                                  | 202,507                         | 49.4                   | 209,465                            |
|      | February  | 925                          | 14.9                   | 1,119                 | 1,197                               | 1,422                        | 78.7                                  | 209,702                         | 43.1                   | 214,043                            |
|      | March     | 1,041                        | -6.0                   | 1,090                 | 1,572                               | 1,475                        | 73.9                                  | 219,074                         | 44.6                   | 216,418                            |
|      | April     | 1,206                        | -1.8                   | 987                   | 2,198                               | 1,708                        | 57.8                                  | 238,101                         | 45.4                   | 236,386                            |
|      | May       | 1,099                        | -27.9                  | 826                   | 2,545                               | 1,880                        | 43.9                                  | 233,340                         | 34.9                   | 214,624                            |
|      | June      | 978                          | -29.6                  | 788                   | 2,183                               | 1,787                        | 44.1                                  | 234,076                         | 29.4                   | 219,415                            |
|      | July      |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | August    |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | September |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | October   |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | November  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | December  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | Q2 2007   | 4,141                        | 44.8                   |                       | 4,710                               |                              |                                       | 172,934                         | 27.8                   |                                    |
|      | Q2 2008   | 3,283                        | -20.7                  |                       | 6,926                               |                              |                                       | 235,308                         | 36.1                   |                                    |
|      | YTD 2007  | 6,620                        | 43.5                   |                       | 7,632                               |                              |                                       | 162,929                         | 23.5                   |                                    |
|      | YTD 2008  | 6,029                        | -8.9                   |                       | 10,708                              |                              |                                       | 224,333                         | 37.7                   |                                    |

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 5c: MLS® Residential Activity for Alberta  
Second Quarter 2008**

|      |           | Number of Sales <sup>1</sup> | Yr/Yr <sup>2</sup> (%) | Sales SA <sup>1</sup> | Number of New Listings <sup>1</sup> | New Listings SA <sup>1</sup> | Sales-to-New Listings SA <sup>2</sup> | Average Price <sup>1</sup> (\$) | Yr/Yr <sup>2</sup> (%) | Average Price <sup>1</sup> (\$) SA |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|------------------------------------|
| 2007 | January   | 5,344                        | 14.0                   | 6,958                 | 8,094                               | 8,510                        | 81.8                                  | 327,560                         | 35.1                   | 335,654                            |
|      | February  | 6,602                        | 11.3                   | 7,039                 | 7,800                               | 8,676                        | 81.1                                  | 343,515                         | 34.1                   | 341,335                            |
|      | March     | 8,159                        | 13.5                   | 6,943                 | 10,927                              | 9,759                        | 71.1                                  | 352,793                         | 31.8                   | 347,873                            |
|      | April     | 7,803                        | 8.6                    | 6,496                 | 11,213                              | 10,075                       | 64.5                                  | 359,640                         | 29.8                   | 352,861                            |
|      | May       | 8,606                        | 3.7                    | 6,415                 | 13,885                              | 10,790                       | 59.5                                  | 363,574                         | 28.1                   | 356,219                            |
|      | June      | 7,327                        | -5.9                   | 6,044                 | 13,556                              | 11,646                       | 51.9                                  | 364,072                         | 24.7                   | 362,437                            |
|      | July      | 5,938                        | -7.3                   | 5,627                 | 11,983                              | 10,898                       | 51.6                                  | 371,817                         | 29.0                   | 366,857                            |
|      | August    | 5,494                        | -13.9                  | 5,402                 | 12,122                              | 11,139                       | 48.5                                  | 361,809                         | 21.8                   | 363,566                            |
|      | September | 4,371                        | -22.3                  | 5,118                 | 11,927                              | 11,473                       | 44.6                                  | 360,227                         | 19.6                   | 368,235                            |
|      | October   | 4,544                        | -18.6                  | 5,055                 | 11,021                              | 11,002                       | 45.9                                  | 355,475                         | 17.6                   | 364,933                            |
|      | November  | 4,193                        | -20.2                  | 5,177                 | 8,213                               | 11,101                       | 46.6                                  | 353,125                         | 14.7                   | 361,983                            |
|      | December  | 3,049                        | -24.3                  | 5,156                 | 4,192                               | 9,864                        | 52.3                                  | 354,290                         | 11.5                   | 367,132                            |
| 2008 | January   | 4,021                        | -24.8                  | 5,277                 | 11,567                              | 12,480                       | 42.3                                  | 357,574                         | 9.2                    | 367,562                            |
|      | February  | 4,601                        | -30.3                  | 4,809                 | 11,302                              | 12,384                       | 38.8                                  | 359,953                         | 4.8                    | 360,663                            |
|      | March     | 5,360                        | -34.3                  | 4,789                 | 13,668                              | 12,782                       | 37.5                                  | 365,888                         | 3.7                    | 363,140                            |
|      | April     | 5,996                        | -23.2                  | 4,782                 | 14,017                              | 11,852                       | 40.3                                  | 353,515                         | -1.7                   | 354,059                            |
|      | May       | 5,958                        | -30.8                  | 4,723                 | 13,931                              | 11,304                       | 41.8                                  | 360,284                         | -0.9                   | 361,164                            |
|      | June      | 6,030                        | -17.7                  | 4,978                 | 12,336                              | 10,893                       | 45.7                                  | 363,638                         | -0.1                   | 362,009                            |
|      | July      |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | August    |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | September |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | October   |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | November  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | December  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                    |
|      | Q2 2007   | 23,736                       | 2.0                    |                       | 38,654                              |                              |                                       | 362,434                         | 27.4                   |                                    |
|      | Q2 2008   | 17,984                       | -24.2                  |                       | 40,284                              |                              |                                       | 359,152                         | -0.9                   |                                    |
|      | YTD 2007  | 43,841                       | 6.7                    |                       | 65,475                              |                              |                                       | 353,540                         | 29.7                   |                                    |
|      | YTD 2008  | 31,966                       | -27.1                  |                       | 76,821                              |                              |                                       | 360,198                         | 1.9                    |                                    |

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<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6a: Level of Economic Indicators for Manitoba  
Second Quarter 2008**

|      |                    | Interest Rates            |                       |               | Employment<br>SA (,000) | Unemployment<br>Rate (%) SA | Migration<br>Total<br>Net | Consumer<br>Confidence<br>Index <sup>(2)</sup><br>(1997=100) | Average<br>Weekly<br>Wages<br>(\$) | Manufacturing<br>Shipments<br>(\$,000) | Exchange<br>Rate<br>(U.S.<br>cents) |
|------|--------------------|---------------------------|-----------------------|---------------|-------------------------|-----------------------------|---------------------------|--------------------------------------------------------------|------------------------------------|----------------------------------------|-------------------------------------|
|      |                    | P & I<br>Per<br>\$100,000 | Mortgage<br>Rates (%) |               |                         |                             |                           |                                                              |                                    |                                        |                                     |
|      |                    |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |                         |                             |                           |                                                              |                                    |                                        |                                     |
| 2007 | January - March    | 676                       | 6.5                   | 6.6           | 593.8                   | 4.3                         | 2,033                     | 102.1                                                        | 658                                | 4,008,449                              | 85.68                               |
|      | April - June       | 701                       | 6.8                   | 7.0           | 597.2                   | 4.5                         | 2,259                     | 96.1                                                         | 668                                | 4,261,584                              | 92.45                               |
|      | July - September   | 714                       | 7.1                   | 7.2           | 599.0                   | 4.2                         | 2,587                     | 101.4                                                        | 683                                | 4,015,997                              | 96.22                               |
|      | October - December | 729                       | 7.3                   | 7.5           | 599.1                   | 4.2                         | 2,300                     | 98.9                                                         | 687                                | 3,897,017                              | 102.18                              |
| 2008 | January - March    | 718                       | 7.3                   | 7.3           | 602.7                   | 4.3                         | 1,919                     | 98.2                                                         | 697                                | 3,870,801                              | 99.51                               |
|      | April - June       | 696                       | 6.7                   | 6.9           | 608.8                   | 4.1                         |                           | 90.1                                                         | 699                                |                                        | 99.34                               |
|      | July - September   |                           |                       |               |                         |                             |                           |                                                              |                                    |                                        |                                     |
|      | October - December |                           |                       |               |                         |                             |                           |                                                              |                                    |                                        |                                     |

**Table 6.1a: Growth<sup>(1)</sup> of Economic Indicators for Manitoba  
Second Quarter 2008**

|      |                    | Interest Rates            |                   |               | Employment<br>SA | Unemployment<br>Rate SA | Migration<br>Total<br>Net | Consumer<br>Confidence<br>Index | Average<br>Weekly<br>Wages | Manufacturing<br>Shipments | Exchange<br>Rate |
|------|--------------------|---------------------------|-------------------|---------------|------------------|-------------------------|---------------------------|---------------------------------|----------------------------|----------------------------|------------------|
|      |                    | P & I<br>Per<br>\$100,000 | Mortgage<br>Rates |               |                  |                         |                           |                                 |                            |                            |                  |
|      |                    |                           | 1 Yr.<br>Term     | 5 Yr.<br>Term |                  |                         |                           |                                 |                            |                            |                  |
| 2007 | January - March    | 1.8                       | 0.6               | 0.2           | 2.0              | 0.1                     | **                        | -4.8                            | 4.3                        | 13.7                       | -1.7             |
|      | April - June       | 1.7                       | 0.5               | 0.2           | 1.5              | 1.0                     | 142.4                     | -11.4                           | 3.8                        | 12.2                       | 2.8              |
|      | July - September   | 3.5                       | 0.6               | 0.4           | 1.7              | -0.2                    | -474.4                    | -1.7                            | 6.1                        | 6.0                        | 7.6              |
|      | October - December | 7.8                       | 0.9               | 0.9           | 1.8              | 0.0                     | **                        | -4.6                            | 6.1                        | 1.0                        | 16.8             |
| 2008 | January - March    | 6.3                       | 0.8               | 0.7           | 1.5              | 0.0                     | -5.6                      | -3.8                            | 5.8                        | -3.4                       | 16.1             |
|      | April - June       | -0.7                      | -0.1              | -0.1          | 1.9              | -0.4                    |                           | -6.2                            | 4.7                        |                            | 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), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

**Table 6b: Level of Economic Indicators for Saskatchewan  
Second Quarter 2008**

|      |                    | Interest Rates            |                       |               | Employment<br>SA (,000) | Unemployment<br>Rate (%) SA | Migration<br>Total<br>Net | Consumer<br>Confidence<br>Index <sup>(2)</sup><br>(1997=100) | Average<br>Weekly<br>Wages<br>(\$) | Manufacturing<br>Shipments<br>(\$,000) | Exchange<br>Rate<br>(U.S.<br>cents) |
|------|--------------------|---------------------------|-----------------------|---------------|-------------------------|-----------------------------|---------------------------|--------------------------------------------------------------|------------------------------------|----------------------------------------|-------------------------------------|
|      |                    | P & I<br>Per<br>\$100,000 | Mortgage<br>Rates (%) |               |                         |                             |                           |                                                              |                                    |                                        |                                     |
|      |                    |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |                         |                             |                           |                                                              |                                    |                                        |                                     |
| 2007 | January - March    | 676                       | 6.5                   | 6.6           | 503.4                   | 3.9                         | 1,639                     | 102.1                                                        | 690                                | 2,763,734                              | 85.68                               |
|      | April - June       | 701                       | 6.8                   | 7.0           | 497.9                   | 4.4                         | 3,741                     | 96.1                                                         | 689                                | 2,679,760                              | 92.45                               |
|      | July - September   | 714                       | 7.1                   | 7.2           | 503.1                   | 3.9                         | 5,499                     | 101.4                                                        | 718                                | 2,612,370                              | 96.22                               |
|      | October - December | 729                       | 7.3                   | 7.5           | 504.7                   | 4.0                         | 2,704                     | 98.9                                                         | 736                                | 2,626,252                              | 102.18                              |
| 2008 | January - March    | 718                       | 7.3                   | 7.3           | 508.2                   | 4.1                         | 3,003                     | 98.2                                                         | 744                                | 3,022,945                              | 99.51                               |
|      | April - June       | 696                       | 6.7                   | 6.9           | 509.6                   | 4.0                         |                           | 90.1                                                         | 748                                |                                        | 99.34                               |
|      | July - September   |                           |                       |               |                         |                             |                           |                                                              |                                    |                                        |                                     |
|      | October - December |                           |                       |               |                         |                             |                           |                                                              |                                    |                                        |                                     |

**Table 6.1b: Growth<sup>(1)</sup> of Economic Indicators for Saskatchewan  
Second Quarter 2008**

|      |                    | Interest Rates            |                   |               | Employment<br>SA | Unemployment<br>Rate SA | Migration<br>Total<br>Net | Consumer<br>Confidence<br>Index | Average<br>Weekly<br>Wages | Manufacturing<br>Shipments | Exchange<br>Rate |
|------|--------------------|---------------------------|-------------------|---------------|------------------|-------------------------|---------------------------|---------------------------------|----------------------------|----------------------------|------------------|
|      |                    | P & I<br>Per<br>\$100,000 | Mortgage<br>Rates |               |                  |                         |                           |                                 |                            |                            |                  |
|      |                    |                           | 1 Yr.<br>Term     | 5 Yr.<br>Term |                  |                         |                           |                                 |                            |                            |                  |
| 2007 | January - March    | 1.8                       | 0.6               | 0.2           | 4.2              | -1.3                    | -185.8                    | -4.8                            | 3.2                        | -0.5                       | -1.7             |
|      | April - June       | 1.7                       | 0.5               | 0.2           | 1.4              | -0.3                    | -1555.6                   | -11.4                           | 3.3                        | -1.6                       | 2.8              |
|      | July - September   | 3.5                       | 0.6               | 0.4           | 1.1              | -0.5                    | -1532.0                   | -1.7                            | 5.8                        | 1.5                        | 7.6              |
|      | October - December | 7.8                       | 0.9               | 0.9           | 0.4              | -0.1                    | 78.6                      | -4.6                            | 6.4                        | 8.5                        | 16.8             |
| 2008 | January - March    | 6.3                       | 0.8               | 0.7           | 1.0              | 0.2                     | 83.2                      | -3.8                            | 7.7                        | 9.4                        | 16.1             |
|      | April - June       | -0.7                      | -0.1              | -0.1          | 2.3              | -0.4                    |                           | -6.2                            | 8.6                        |                            | 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)

"NHP" 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), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

**Table 6c: Level of Economic Indicators for Alberta  
Second Quarter 2008**

|      |                    | Interest Rates            |                       |               | Employment<br>SA (,000) | Unemployment<br>Rate (%) SA | Migration<br>Total<br>Net | Consumer<br>Confidence<br>Index <sup>(2)</sup><br>(1997=100) | Average<br>Weekly<br>Wages<br>(\$) | Manufacturing<br>Shipments<br>(\$,000) | Exchange<br>Rate<br>(U.S.<br>cents) |
|------|--------------------|---------------------------|-----------------------|---------------|-------------------------|-----------------------------|---------------------------|--------------------------------------------------------------|------------------------------------|----------------------------------------|-------------------------------------|
|      |                    | P & I<br>Per<br>\$100,000 | Mortgage<br>Rates (%) |               |                         |                             |                           |                                                              |                                    |                                        |                                     |
|      |                    |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |                         |                             |                           |                                                              |                                    |                                        |                                     |
| 2007 | January - March    | 676                       | 6.5                   | 6.6           | 1,939.3                 | 3.6                         | 14,039                    | 102.1                                                        | 658                                | 16,458,289                             | 85.68                               |
|      | April - June       | 701                       | 6.8                   | 7.0           | 1,957.2                 | 3.7                         | 17,637                    | 96.1                                                         | 668                                | 17,007,759                             | 92.45                               |
|      | July - September   | 714                       | 7.1                   | 7.2           | 1,973.8                 | 3.6                         | 6,044                     | 101.4                                                        | 683                                | 16,978,812                             | 96.22                               |
|      | October - December | 729                       | 7.3                   | 7.5           | 1,993.8                 | 3.2                         | 5,522                     | 98.9                                                         | 687                                | 16,687,291                             | 102.18                              |
| 2008 | January - March    | 718                       | 7.3                   | 7.3           | 2,004.5                 | 3.4                         | 9,116                     | 98.2                                                         | 697                                | 15,977,123                             | 99.51                               |
|      | April - June       | 696                       | 6.7                   | 6.9           | 2,017.7                 | 3.3                         |                           | 90.1                                                         | 699                                |                                        | 99.34                               |
|      | July - September   |                           |                       |               |                         |                             |                           |                                                              |                                    |                                        |                                     |
|      | October - December |                           |                       |               |                         |                             |                           |                                                              |                                    |                                        |                                     |

**Table 6.1c: Growth<sup>(1)</sup> of Economic Indicators for Alberta  
Second Quarter 2008**

|      |                    | Interest Rates            |                   |               | Employment<br>SA | Unemployment<br>Rate SA | Migration<br>Total<br>Net | Consumer<br>Confidence<br>Index | Average<br>Weekly<br>Wages | Manufacturing<br>Shipments | Exchange<br>Rate |
|------|--------------------|---------------------------|-------------------|---------------|------------------|-------------------------|---------------------------|---------------------------------|----------------------------|----------------------------|------------------|
|      |                    | P & I<br>Per<br>\$100,000 | Mortgage<br>Rates |               |                  |                         |                           |                                 |                            |                            |                  |
|      |                    |                           | 1 Yr.<br>Term     | 5 Yr.<br>Term |                  |                         |                           |                                 |                            |                            |                  |
| 2007 | January - March    | 1.8                       | 0.6               | 0.2           | 5.2              | 0.1                     | -19.7                     | -4.8                            | 4.3                        | 1.1                        | -1.7             |
|      | April - June       | 1.7                       | 0.5               | 0.2           | 4.6              | 0.2                     | 7.7                       | -11.4                           | 3.8                        | 3.6                        | 2.8              |
|      | July - September   | 3.5                       | 0.6               | 0.4           | 4.7              | 0.1                     | -80.6                     | -1.7                            | 6.1                        | -1.4                       | 7.6              |
|      | October - December | 7.8                       | 0.9               | 0.9           | 4.4              | -0.2                    | -66.5                     | -4.6                            | 6.1                        | 1.5                        | 16.8             |
| 2008 | January - March    | 6.3                       | 0.8               | 0.7           | 3.4              | -0.2                    | -35.1                     | -3.8                            | 5.8                        | -2.9                       | 16.1             |
|      | April - June       | -0.7                      | -0.1              | -0.1          | 3.1              | -0.5                    |                           | -6.2                            | 4.7                        |                            | 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)

"NHP I" 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), CREA (MLS®), 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 of 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 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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