HOUSING MARKET INFORMATION

HOUSING NOW

Prairie Region

Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2008

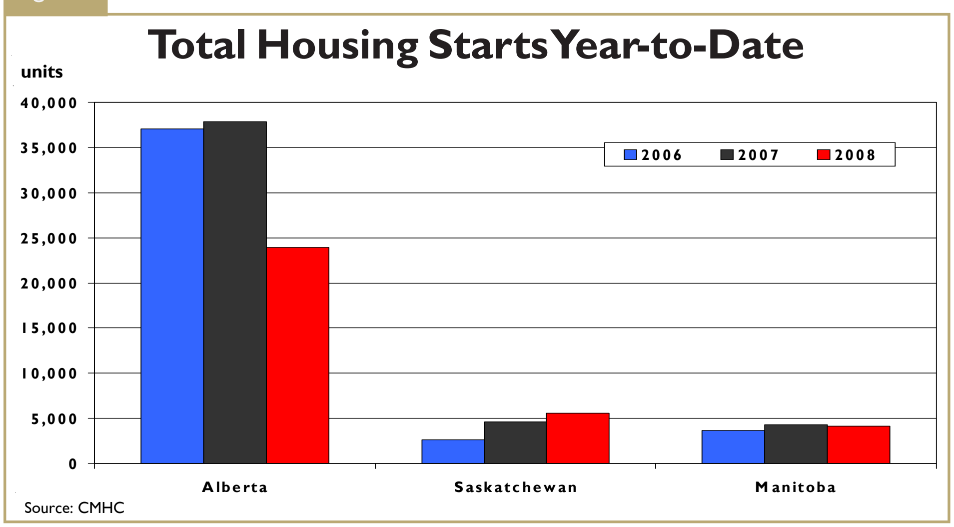
New Home Market

Weakness in Alberta Drags Down Third Quarter Prairie Housing Starts

During the third quarter of 2008, total housing starts across the Prairie Provinces declined by 40 per cent compared to last year. This brings the year-to-date total to 33,623 starts, 28 per cent off of last year's pace and the largest year-over-year decrease since 1991. Saskatchewan's year-over-year quarterly gain could not compensate for the decline in Alberta. Manitoba also saw its total starts drop between July and September by eight per cent compared to last year.

As the only province to experience growth across the Prairies in the third quarter, Saskatchewan's total housing starts rose seven per cent over the previous year. The gain was led by the multi-family market, which includes

Figure 1



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semi-detached, row, and apartment units. At 858 units, multi-family starts recorded a 23 per cent gain and represented the strongest quarterly performance since 1983. Single-detached starts, meanwhile, totalled 1,317 units from July to September, down one per cent, and the first quarterly loss since early 2005. Saskatoon was largely responsible for the weaker single-detached construction as builders cut production in response to a record number of units under construction. Starts in rural parts of the province continue to strengthen, eclipsing the previous year's total by 58 per cent. In comparison, urban starts fell against last year's record highs by 14 per cent to 1,230 units.

Saskatchewan's third quarter starts brought the year-to-date total to 5,552 units, a rise of 20 per cent compared to last year. At this pace, builders will construct the most housing units since 1983. The year-to-date increases in single-detached and multi-family construction were almost even at 19 and 21 per cent, respectively. Total housing starts in Saskatoon were ahead of last year's mark by 11 per cent thus far, thanks to strength in the multi-family sector. During the same time, Regina managed a modest two per cent gain over of 2007 levels as that city witnessed a slow down in multi-family starts.

In contrast to Saskatchewan, total starts in Alberta fell 50 per cent to 7,038 units in the third quarter of 2008, the steepest year-over-year decline since 1991. Although active listings have fallen from the peak seen earlier in the year, resale competition and persistently high levels of new home inventory continue to impede construction. Reductions in single-detached and multi-family starts contributed almost evenly to the decrease. Single-detached starts fell by almost half to 4,137 units while multi-family units declined by more than fifty per cent to 2,901. The provincial story is mirrored in its largest centres. Calgary saw its starts decrease by 52 per cent, whereas Edmonton construction fell 72 per cent.

To the end of September, housing starts in Alberta totalled 23,953 units, 37 per cent lower than 2007 levels. Due to weakness in the third quarter, year-to-date multi-family starts are firmly in negative territory for the first time this year. At 12,518 units, multi-family starts were 19 per cent below corresponding levels in 2007. Single-detached starts to the end of September fell 49 per cent, reaching 11,435 units. Total starts across all seven major centres in the province have receded from last year's mark, with Red Deer, Grand Prairie and Edmonton bearing the largest declines.

As a testament to the impact of weakening housing starts on price levels, the New House Price Index (NHPI) for Alberta showed a year-over-year decrease of three per cent in August, only the second such decline since 1996. It is also important to note that Alberta's NHPI had recorded month-over month declines for the past seven months.

Across Manitoba, housing starts measured 1,572 units from July to September, a drop of eight per cent compared to the previous year. Multi-family starts accounted for most of the decrease, falling by 22 per cent to 422 units. Single-detached starts fared better at 1,150 starts, down only one per cent. Heightened activity outside of Winnipeg managed to partially offset the 24 per cent decline in total starts within the capital.

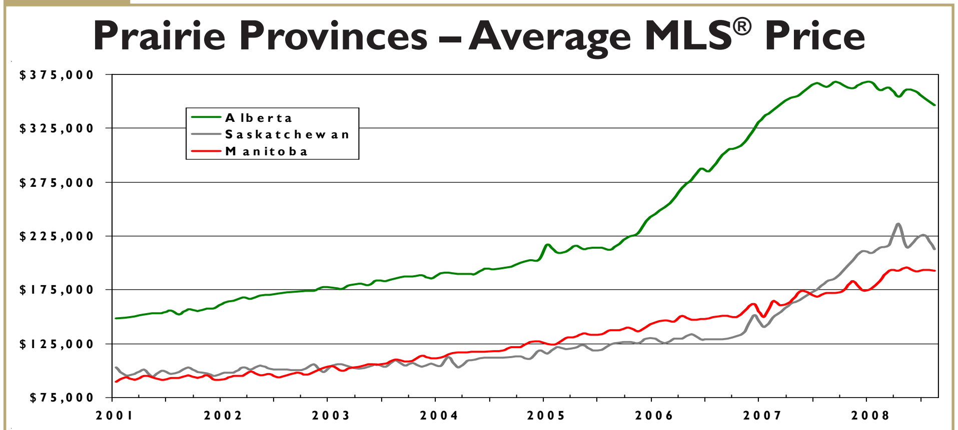
Manitoba's third-quarter construction boosted total starts for the first nine months to 4,118 units, five per cent behind levels reached in 2007. Provincial single-detached starts continue to exceed last year's pace by a single percentage point on gains made in Winnipeg. Multi-family starts across Manitoba declined by 14 per cent to-date, as a significant increase in Brandon failed to counter a 37 per cent drop in the province's capital.

Resale Market

Prairie Resale Activity on Route to Decline

Residential transactions across the Prairie Provinces continue to be weaker than last year, confirmation that sales will record the first decline in eight years. Prairie sales to the end of August reached 60,512 units, a 19 per cent drop from 2007. Despite the decline-to-date, this represents an improvement since March when year-to-date sales were down by 24 per cent. Alberta continues to be the biggest contributor to the overall drop, as sales were 23 per cent lower than the previous year. Alberta's shortfall should improve as the year progresses, as recent months have shown a marked improvement. Saskatchewan saw its year-to-date sales shrink by 14 per cent, as sales have slowed considerably from earlier levels. Meanwhile, stability in Manitoba has resulted in 10,047 sales from January to August, on par with the previous year.

Figure 2



Source: CREA (Seasonally Adjusted)

As the national leader in price growth, Saskatchewan saw its average resale price climb 34 per cent throughout the first eight months of 2008. In spite of this, the rate of price growth has eased in recent months due to an escalation in active listings. In Alberta, lower sales and heightened listings resulted in further price moderation with little improvement expected during the remainder of the year. Manitoba closed out the first eight months with a price gain of 14 per cent. If maintained, this will mark the sixth year in succession that Manitoba's average price increased 10 per cent or more.

Economy

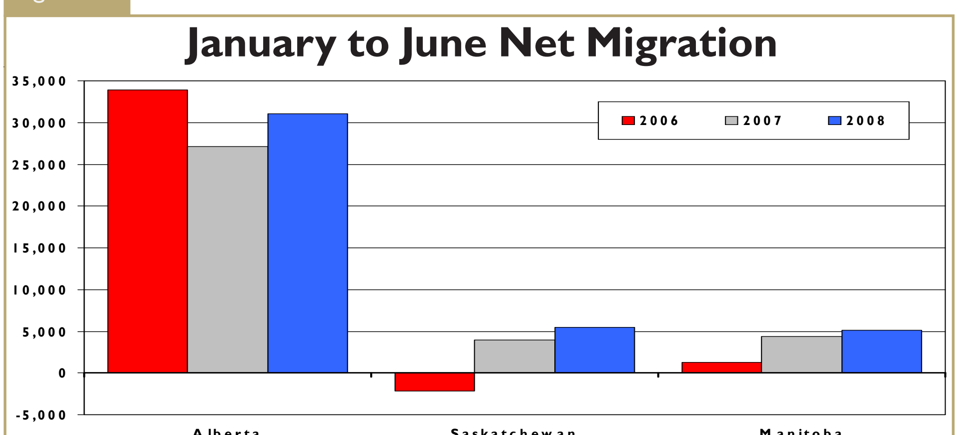
Net Migration Improves Across the Prairies

Thanks to the relatively stronger economic conditions and tighter labour markets, net migration to the three Prairie Provinces showed a welcome improvement in the second quarter of 2008. For the first time in seven quarters, interprovincial migration into Alberta increased on a year-over-year basis, up 44 per cent. Combined with record levels of international migrants, total net migration in Alberta reached over 20,000 people from April to June, the strongest quarterly performance in nearly two years. The higher level of migration is providing a welcome boost to the local job market. Alberta is on pace to lead provincial job growth for the third consecutive year, with year-to-date employment growth up 2.8 per cent to the end of September.

Net migration to Saskatchewan was also elevated in the second quarter, though the population expansion appears to be slowing. In the fourth quarter of 2007 and first quarter of 2008, net migration more than doubled the previous year's performance. By comparison, the 2,864 migrant that arrived from April to June were only two per cent higher than the corresponding period in 2007. Nonetheless, the additional migrants are quickly being absorbed into the workforce without a significant increase to the unemployment rate. To the end of September, Saskatchewan saw payrolls expand by 1.8 per cent, down from a 2.5 per cent gain one year earlier.

Manitoba experienced record levels of migration in the second quarter, thanks to a quarterly high of international migration and weaker losses to other provinces. A total of 3,387 net migrants arrived from April to June, a 38 per cent improvement over the previous year. Thanks to the heightened level of migration, Manitoba remains on pace for the strongest rate of job growth in six years. In the first nine months of 2008, average provincial employment increased by 1.9 per cent, up from 1.4 per cent one year earlier. All of Manitoba's job creation continues to be full-time.

Figure 3



Source: Statistics Canada

HOUSING NOW REPORT TABLES

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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 Third Quarter 2008										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2008	4,483	498	23	9	621	1,942	82	368	2,759	10,785
Q3 2007	7,215	922	92	38	1,242	3,493	40	526	4,315	17,883
% Change	-37.9	-46.0	-75.0	-76.3	-50.0	-44.4	105.0	-30.0	-36.1	-39.7
Year-to-date 2008	12,944	1,558	168	31	2,135	9,820	127	763	6,053	33,623
Year-to-date 2007	20,533	2,358	161	120	3,814	8,822	148	1,386	9,480	46,827
% Change	-37.0	-33.9	4.3	-74.2	-44.0	11.3	-14.2	-44.9	-36.1	-28.2
UNDER CONSTRUCTION										
Q3 2008	11,835	1,898	201	42	3,933	20,970	194	1,958	3,155	44,236
Q3 2007	18,165	2,492	228	124	4,725	17,404	232	1,838	6,103	51,352
% Change	-34.8	-23.8	-11.8	-66.1	-16.8	20.5	-16.4	6.5	-48.3	-13.9
COMPLETIONS										
Q3 2008	6,198	770	66	42	969	2,314	50	469	2,368	13,261
Q3 2007	6,619	624	15	30	771	1,263	95	281	3,017	12,715
% Change	-6.4	23.4	**	40.0	25.7	83.2	-47.4	66.9	-21.5	4.3
Year-to-date 2008	18,584	2,170	198	108	3,058	6,515	153	1,515	5,316	37,632
Year-to-date 2007	19,024	1,732	68	82	2,288	4,681	222	1,290	7,906	37,293
% Change	-2.3	25.3	191.2	31.7	33.7	39.2	-31.1	17.4	-32.8	0.9
COMPLETED & NOT ABSORBED										
Q3 2008	2,708	428	22	15	248	472	26	250	na	4,169
Q3 2007	1,576	261	0	9	102	106	5	158	na	2,217
% Change	71.8	64.0	n/a	66.7	143.1	**	**	58.2	n/a	88.0
ABSORBED										
Q3 2008	5,045	613	51	39	732	1,983	18	114	na	8,595
Q3 2007	5,656	549	9	31	681	1,024	36	144	na	8,130
% Change	-10.8	11.7	**	25.8	7.5	93.7	-50.0	-20.8	n/a	5.7
Year-to-date 2008	14,990	1,776	151	98	2,458	5,540	41	568	na	25,622
Year-to-date 2007	16,787	1,513	64	72	2,003	4,088	106	806	na	25,439
% Change	-10.7	17.4	135.9	36.1	22.7	35.5	-61.3	-29.5	n/a	0.7

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

Table 1.1a: Housing Activity Summary of Manitoba
Third Quarter 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2008	682	28	0	5	44	185	2	73	553	1,572
Q3 2007	681	10	0	11	48	138	4	280	528	1,700
% Change	0.1	180.0	n/a	-54.5	-8.3	34.1	-50.0	-73.9	4.7	-7.5
Year-to-date 2008	1,764	52	8	12	122	483	10	302	1,341	4,118
Year-to-date 2007	1,663	22	0	28	130	514	16	627	1,318	4,318
% Change	6.1	136.4	n/a	-57.1	-6.2	-6.0	-37.5	-51.8	1.7	-4.6
UNDER CONSTRUCTION										
Q3 2008	1,069	28	3	4	120	819	10	640	576	3,293
Q3 2007	962	18	0	15	100	773	12	791	544	3,215
% Change	11.1	55.6	n/a	-73.3	20.0	6.0	-16.7	-19.1	5.9	2.4
COMPLETIONS										
Q3 2008	723	18	8	13	25	229	1	62	522	1,601
Q3 2007	602	10	0	16	52	4	4	75	559	1,322
% Change	20.1	80.0	n/a	-18.8	-51.9	**	-75.0	-17.3	-6.6	21.1
Year-to-date 2008	1,672	44	8	35	99	292	15	630	1,092	3,887
Year-to-date 2007	1,471	28	0	25	109	84	34	474	1,309	3,534
% Change	13.7	57.1	n/a	40.0	-9.2	**	-55.9	32.9	-16.6	10.0
COMPLETED & NOT ABSORBED										
Q3 2008	262	6	0	12	2	110	0	179	n/a	571
Q3 2007	221	2	0	4	12	12	0	25	n/a	276
% Change	18.6	200.0	n/a	200.0	-83.3	**	n/a	**	n/a	106.9
ABSORBED										
Q3 2008	564	8	0	11	5	161	0	114	n/a	863
Q3 2007	485	14	0	12	34	0	0	80	n/a	625
% Change	16.3	-42.9	n/a	-8.3	-85.3	n/a	n/a	42.5	n/a	38.1
Year-to-date 2008	1,300	15	0	24	47	237	0	432	n/a	2,055
Year-to-date 2007	1,226	18	0	17	72	84	15	425	n/a	1,857
% Change	6.0	-16.7	n/a	41.2	-34.7	182.1	-100.0	1.6	n/a	10.7

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

Table 1.1b: Housing Activity Summary of Saskatchewan Third Quarter 2008										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2008	683	30	12	3	186	316	0	0	945	2,175
Q3 2007	834	60	0	17	258	231	4	24	598	2,026
% Change	-18.1	-50.0	n/a	-82.4	-27.9	36.8	-100.0	-100.0	58.0	7.4
Year-to-date 2008	2,225	116	12	17	426	1,017	0	0	1,739	5,552
Year-to-date 2007	2,162	104	0	59	677	448	22	183	974	4,629
% Change	2.9	11.5	n/a	-71.2	-37.1	127.0	-100.0	-100.0	78.5	19.9
UNDER CONSTRUCTION										
Q3 2008	2,048	98	12	24	612	1,431	5	113	945	5,288
Q3 2007	1,817	96	0	68	737	652	51	181	955	4,557
% Change	12.7	2.1	n/a	-64.7	-17.0	119.5	-90.2	-37.6	-1.0	16.0
COMPLETIONS										
Q3 2008	897	48	0	23	183	102	18	30	686	1,987
Q3 2007	565	10	0	10	107	115	0	24	249	1,080
% Change	58.8	**	n/a	130.0	71.0	-11.3	n/a	25.0	175.5	84.0
Year-to-date 2008	2,025	114	11	51	532	299	26	52	1,138	4,248
Year-to-date 2007	1,446	36	0	35	269	273	7	24	557	2,647
% Change	40.0	**	n/a	45.7	97.8	9.5	**	116.7	104.3	60.5
COMPLETED & NOT ABSORBED										
Q3 2008	186	16	0	2	15	18	0	0	n/a	237
Q3 2007	31	1	0	5	2	0	0	0	n/a	39
% Change	**	**	n/a	-60.0	**	n/a	n/a	n/a	n/a	**
ABSORBED										
Q3 2008	581	19	0	21	117	66	0	0	n/a	804
Q3 2007	391	8	0	13	98	63	0	0	n/a	573
% Change	48.6	137.5	n/a	61.5	19.4	4.8	n/a	n/a	n/a	40.3
Year-to-date 2008	1,446	65	0	53	364	228	0	2	n/a	2,158
Year-to-date 2007	1,099	31	0	35	226	241	10	0	n/a	1,642
% Change	31.6	109.7	n/a	51.4	61.1	-5.4	-100.0	n/a	n/a	31.4

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

Table 1.1c: Housing Activity Summary of Alberta Third Quarter 2008										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2008	3,118	440	11	1	391	1,441	80	295	1,261	7,038
Q3 2007	5,700	852	92	10	936	3,124	32	222	3,189	14,157
% Change	-45.3	-48.4	-88.0	-90.0	-58.2	-53.9	150.0	32.9	-60.5	-50.3
Year-to-date 2008	8,955	1,390	148	2	1,587	8,320	117	461	2,973	23,953
Year-to-date 2007	16,708	2,232	161	33	3,007	7,860	110	576	7,188	37,880
% Change	-46.4	-37.7	-8.1	-93.9	-47.2	5.9	6.4	-20.0	-58.6	-36.8
UNDER CONSTRUCTION										
Q3 2008	8,718	1,772	186	14	3,201	18,720	179	1,205	1,634	35,655
Q3 2007	15,386	2,378	228	41	3,888	15,979	169	866	4,604	43,580
% Change	-43.3	-25.5	-18.4	-65.9	-17.7	17.2	5.9	39.1	-64.5	-18.2
COMPLETIONS										
Q3 2008	4,578	704	58	6	761	1,983	31	377	1,160	9,673
Q3 2007	5,452	604	15	4	612	1,144	91	182	2,209	10,313
% Change	-16.0	16.6	**	50.0	24.3	73.3	-65.9	107.1	-47.5	-6.2
Year-to-date 2008	14,887	2,012	179	22	2,427	5,924	112	833	3,086	29,497
Year-to-date 2007	16,107	1,668	68	22	1,910	4,324	181	792	6,040	31,112
% Change	-7.6	20.6	163.2	0.0	27.1	37.0	-38.1	5.2	-48.9	-5.2
COMPLETED & NOT ABSORBED										
Q3 2008	2,260	406	22	1	231	344	26	71	n/a	3,361
Q3 2007	1,324	258	0	0	88	94	5	133	n/a	1,902
% Change	70.7	57.4	n/a	n/a	162.5	**	**	-46.6	n/a	76.7
ABSORBED										
Q3 2008	3 900	586	51	7	610	1 756	18	0	n/a	6 928
Q3 2007	4 780	527	9	6	549	961	36	64	n/a	6 932
% Change	-18.4	11.2	**	16.7	11.1	82.7	-50.0	-100.0	n/a	-0.1
Year-to-date 2008	12,244	1,696	151	21	2,047	5,075	41	134	n/a	21,409
Year-to-date 2007	14,462	1,464	64	20	1,705	3,763	81	381	n/a	21,940
% Change	-15.3	15.8	135.9	5.0	20.1	34.9	-49.4	-64.8	n/a	-2.4

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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 1.2a: History of Housing Starts of Manitoba 1998 - 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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 Third Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Centres 100,000+											
Winnipeg	542	545	12	4	20	18	173	410	747	977	-23.5
Centres 10,000 - 49,999											
Brandon	38	51	4	20	20	16	72	8	134	95	41.1
Hanover RM	33	48	0	4	0	0	0	0	33	52	-36.5
Portage la Prairie	16	12	2	0	0	0	0	0	18	12	50.0
St. Andrews	16	24	0	0	0	0	0	0	16	24	-33.3
Steinbach MD	34	0	14	0	0	0	13	0	61	0	n/a
Thompson	10	12	0	0	0	0	0	0	10	12	-16.7
Total Manitoba (10,000+)	689	692	32	28	40	34	258	418	1,019	1,172	-13.1

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - September 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Winnipeg	1,471	1,425	24	10	52	89	700	1,133	2,247	2,657	-15.4
Centres 10,000 - 49,999											
Brandon	96	97	8	38	52	16	104	8	260	159	63.5
Hanover RM	62	87	2	6	4	4	0	0	68	97	-29.9
Portage la Prairie	18	21	6	2	0	0	0	0	24	23	4.3
St. Andrews	36	49	0	0	0	0	0	0	36	49	-26.5
Steinbach MD	89	0	24	0	6	0	13	0	132	0	n/a
Thompson	10	15	0	0	0	0	0	0	10	15	-33.3
Total Manitoba (10,000+)	1,782	1,694	64	56	114	109	817	1,141	2,777	3,000	-7.4

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Third Quarter 2008												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Centres 100,000+											
Regina	265	252	2	14	29	16	110	144	406	426	-4.7
Saskatoon	256	389	22	54	89	121	154	111	521	675	-22.8
Centres 10,000 - 49,999											
Estevan	17	14	0	6	0	0	0	0	17	20	-15.0
Lloydminster	8	67	0	0	38	65	0	0	46	132	-65.2
Moose Jaw	31	19	10	2	6	0	24	0	71	21	**
North Battleford	25	24	0	0	23	0	0	0	48	24	100.0
Prince Albert	34	36	2	0	0	7	28	0	64	43	48.8
Swift Current	23	19	0	4	4	27	0	0	27	50	-46.0
Yorkton	27	31	0	6	3	0	0	0	30	37	-18.9
Total Saskatchewan (10,000+)	686	851	36	86	192	236	316	255	1,230	1,428	-13.9

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - September 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Regina	741	624	30	30	69	161	254	262	1,094	1,077	1.6
Saskatoon	1,076	1,145	78	100	242	302	699	333	2,095	1,880	11.4
Centres 10,000 - 49,999											
Estevan	34	31	2	8	0	0	12	0	48	39	23.1
Lloydminster	52	162	0	2	38	118	0	36	90	318	-71.7
Moose Jaw	71	41	14	16	10	6	24	0	119	63	88.9
North Battleford	69	40	4	0	23	10	0	0	96	50	92.0
Prince Albert	90	93	4	0	0	7	28	0	122	100	22.0
Swift Current	45	46	4	8	21	27	0	0	70	81	-13.6
Yorkton	64	39	8	8	7	0	0	0	79	47	68.1
Total Saskatchewan (10,000+)	2,242	2,221	144	172	410	631	1,017	631	3,813	3,655	4.3

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta Third Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Centres 100,000+											
Calgary	1,073	2,215	162	260	131	414	678	1,078	2,044	3,967	-48.5
Edmonton	618	2,051	226	534	99	249	317	1,663	1,260	4,497	-72.0
Centres 50,000 - 99,999											
Grande Prairie	269	235	6	76	0	58	236	63	511	432	18.3
Lethbridge	187	232	24	10	0	30	0	40	211	312	-32.4
Medicine Hat	108	142	26	24	4	8	16	73	154	247	-37.7
Red Deer	72	221	4	30	0	11	16	162	92	424	-78.3
Centres 10,000 - 49,999											
Bonneyville MD	35	0	0	0	0	0	0	0	35	0	n/a
Brooks	28	28	0	2	0	0	0	0	28	30	-6.7
Camrose	36	51	18	22	12	8	6	0	72	81	-11.1
Canmore	3	8	0	2	60	53	98	29	161	92	75.0
Clearwater County MD	32	0	0	0	0	0	0	0	32	0	n/a
Cold Lake	18	99	8	0	0	0	0	0	26	99	-73.7
Foothills No 31 MD	52	0	0	0	0	0	0	0	52	0	n/a
High River T	19	0	2	0	0	0	0	0	21	0	n/a
Lacombe T	15	0	0	0	8	0	0	0	23	0	n/a
Lacombe County CM	19	0	0	0	0	0	0	0	19	0	n/a
Mackenzie No 23 MD	26	0	0	0	0	0	0	0	26	0	n/a
Mountain View County MD	38	0	0	0	0	0	0	0	38	0	n/a
Okotoks	97	148	4	18	12	16	0	30	113	212	-46.7
Red Deer County CM	23	0	2	0	0	0	0	0	25	0	n/a
Strathmore T	12	0	12	0	14	0	0	0	38	0	n/a
Sylvan Lake	59	0	0	0	0	0	135	0	194	0	n/a
Wetaskiwin County No 10 CM	13	0	0	0	0	0	0	0	13	0	n/a
Wetaskiwin	15	7	8	0	12	0	16	60	51	67	-23.9
Wood Buffalo	184	258	18	0	48	76	218	148	468	482	-2.9
Yellowhead County MD	28	0	2	0	0	0	0	0	30	0	n/a
Total Alberta (10,000+)	3,119	5,719	522	980	400	923	1,736	3,346	5,777	10,968	-47.3

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta January - September 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Calgary	3,401	6,114	580	792	581	1,184	5,299	2,714	9,861	10,804	-8.7
Edmonton	1,972	6,317	682	1,324	481	1,052	2,265	3,345	5,400	12,038	-55.1
Centres 50,000 - 99,999											
Grande Prairie	438	695	8	128	8	190	276	297	730	1,310	-44.3
Lethbridge	609	716	46	64	35	49	8	124	698	953	-26.8
Medicine Hat	339	371	70	54	11	41	94	398	514	864	-40.5
Red Deer	256	812	14	118	61	44	95	323	426	1,297	-67.2
Centres 10,000 - 49,999											
Bonneyville MD	78	0	0	0	0	0	0	0	78	0	n/a
Brooks	64	87	4	2	3	21	0	0	71	110	-35.5
Camrose	91	106	18	54	12	16	6	12	127	188	-32.4
Canmore	17	31	4	6	117	82	128	184	266	303	-12.2
Clearwater County MD	64	0	0	0	0	0	0	0	64	0	n/a
Cold Lake	34	194	22	6	0	10	0	24	56	234	-76.1
Foothills No 31 MD	121	0	0	0	0	0	0	0	121	0	n/a
High River T	54	0	10	0	42	0	0	0	106	0	n/a
Lacombe T	54	0	10	0	27	0	0	0	91	0	n/a
Lacombe County CM	42	0	0	0	0	0	0	0	42	0	n/a
Mackenzie No 23 MD	52	0	0	0	0	0	0	0	52	0	n/a
Mountain View County MD	90	0	0	0	0	0	0	0	90	0	n/a
Okotoks	186	365	14	48	49	22	0	177	249	612	-59.3
Red Deer County CM	63	0	4	0	0	0	0	0	67	0	n/a
Strathmore T	63	0	64	0	22	0	0	0	149	0	n/a
Sylvan Lake	83	0	4	0	33	0	173	0	293	0	n/a
Wetaskiwin County No 10 CM	62	0	0	0	0	0	0	0	62	0	n/a
Wetaskiwin	27	24	8	52	12	0	36	60	83	136	-39.0
Wood Buffalo	554	814	30	0	147	139	401	778	1,132	1,731	-34.6
Yellowhead County MD	50	0	2	0	0	0	0	0	52	0	n/a
Total Alberta (10,000+)	8,964	16,750	1,594	2,652	1,641	2,854	8,781	8,436	20,980	30,692	-31.6

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba Third Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Winnipeg	20	18	0	0	173	130	0	280
Centres 10,000 - 49,999								
Brandon	20	16	0	0	12	8	60	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	0	0	0	0	0	0	13	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	40	34	0	0	185	138	73	280

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - September 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Winnipeg	52	86	0	3	447	506	229	627
Centres 10,000 - 49,999								
Brandon	52	16	0	0	44	8	60	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	13	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	110	102	4	7	491	514	302	627

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan Third Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Regina	29	16	0	0	110	144	0	0
Saskatoon	89	121	0	0	154	87	0	24
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	38	61	0	4	0	0	0	0
Moose Jaw	6	0	0	0	24	0	0	0
North Battleford	23	0	0	0	0	0	0	0
Prince Albert	0	7	0	0	28	0	0	0
Swift Current	4	27	0	0	0	0	0	0
Yorkton	3	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	192	232	0	4	316	231	0	24

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - September 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Regina	69	161	0	0	254	215	0	47
Saskatoon	242	284	0	18	699	221	0	112
Centres 10,000 - 49,999								
Estevan	0	0	0	0	12	0	0	0
Lloydminster	38	114	0	4	0	12	0	24
Moose Jaw	10	6	0	0	24	0	0	0
North Battleford	23	10	0	0	0	0	0	0
Prince Albert	0	7	0	0	28	0	0	0
Swift Current	21	27	0	0	0	0	0	0
Yorkton	7	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	410	609	0	22	1,017	448	0	183

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta Third Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Calgary	131	414	0	0	678	1,078	0	0
Edmonton	99	237	0	12	252	1,489	65	174
Centres 50,000 - 99,999								
Grande Prairie	0	58	0	0	47	63	189	0
Lethbridge	0	30	0	0	0	40	0	0
Medicine Hat	4	8	0	0	16	73	0	0
Red Deer	0	0	0	11	16	162	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	8	8	0	6	0	0	0
Canmore	0	53	60	0	98	29	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	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	8	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	12	16	0	0	0	30	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	14	0	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	135	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	12	0	0	12	16	48
Wood Buffalo	48	76	0	0	193	148	25	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	320	900	80	23	1,441	3,124	295	222

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta January - September 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Calgary	581	1,184	0	0	5,195	2,694	104	20
Edmonton	473	1,036	8	16	2,200	3,136	65	209
Centres 50,000 - 99,999								
Grande Prairie	8	187	0	3	47	297	229	0
Lethbridge	35	49	0	0	8	112	0	12
Medicine Hat	4	33	7	8	94	398	0	0
Red Deer	54	12	7	32	95	323	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	3	21	0	0	0	0	0	0
Camrose	4	16	8	0	6	12	0	0
Canmore	57	73	60	4	126	184	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	27	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	49	22	0	0	0	177	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	22	0	0	0	0	0	0	0
Sylvan Lake	33	0	0	0	173	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	12	0	0	12	36	48
Wood Buffalo	143	103	4	36	376	491	25	287
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,535	2,750	106	99	8,320	7,860	461	576

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Third Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Winnipeg	547	538	200	155	0	284	747	977
Centres 10,000 - 49,999								
Brandon	40	53	32	42	62	0	134	95
Hanover RM	33	52	0	0	0	0	33	52
Portage la Prairie	16	12	2	0	0	0	18	12
St. Andrews	16	24	0	0	0	0	16	24
Steinbach MD	48	0	0	0	13	0	61	0
Thompson	10	12	0	0	0	0	10	12
Total Manitoba (10,000+)	710	691	234	197	75	284	1,019	1,172

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - September 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Winnipeg	1,481	1,404	513	615	229	638	2,247	2,657
Centres 10,000 - 49,999								
Brandon	102	101	92	57	66	1	260	159
Hanover RM	64	93	0	0	4	4	68	97
Portage la Prairie	18	23	6	0	0	0	24	23
St. Andrews	36	49	0	0	0	0	36	49
Steinbach MD	113	0	6	0	13	0	132	0
Thompson	10	15	0	0	0	0	10	15
Total Manitoba (10,000+)	1,824	1,685	617	672	312	643	2,777	3,000

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Third Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Regina	264	247	142	179	0	0	406	426
Saskatoon	278	431	243	220	0	24	521	675
Centres 10,000 - 49,999								
Estevan	17	14	0	6	0	0	17	20
Lloydminster	8	67	38	61	0	4	46	132
Moose Jaw	35	19	36	2	0	0	71	21
North Battleford	33	24	15	0	0	0	48	24
Prince Albert	36	36	28	7	0	0	64	43
Swift Current	27	19	0	31	0	0	27	50
Yorkton	27	37	3	0	0	0	30	37
Total Saskatchewan (10,000+)	725	894	505	506	0	28	1,230	1,428

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - September 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Regina	742	609	352	421	0	47	1,094	1,077
Saskatoon	1,151	1,189	944	561	0	130	2,095	1,880
Centres 10,000 - 49,999								
Estevan	36	33	12	6	0	0	48	39
Lloydminster	52	164	38	126	0	28	90	318
Moose Jaw	72	45	47	18	0	0	119	63
North Battleford	81	40	15	10	0	0	96	50
Prince Albert	94	93	28	7	0	0	122	100
Swift Current	53	46	17	35	0	0	70	81
Yorkton	72	47	7	0	0	0	79	47
Total Saskatchewan (10,000+)	2,353	2,266	1,460	1,184	0	205	3,813	3,655

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Calgary	1,235	2,485	809	1,482	0	0	2,044	3,967
Edmonton	768	2,488	427	1,814	65	195	1,260	4,497
Centres 50,000 - 99,999								
Grande Prairie	275	369	47	63	189	0	511	432
Lethbridge	211	242	0	70	0	0	211	312
Medicine Hat	138	156	16	91	0	0	154	247
Red Deer	76	251	16	162	0	11	92	424
Centres 10,000 - 49,999								
Bonneyville MD	35	0	0	0	0	0	35	0
Brooks	28	30	0	0	0	0	28	30
Camrose	54	73	10	8	8	0	72	81
Canmore	3	10	98	82	60	0	161	92
Clearwater County MD	32	0	0	0	0	0	32	0
Cold Lake	26	99	0	0	0	0	26	99
Foothills No 31 MD	52	0	0	0	0	0	52	0
High River T	21	0	0	0	0	0	21	0
Lacombe T	15	0	8	0	0	0	23	0
Lacombe County CM	19	0	0	0	0	0	19	0
Mackenzie No 23 MD	26	0	0	0	0	0	26	0
Mountain View County MD	38	0	0	0	0	0	38	0
Okotoks	101	150	12	62	0	0	113	212
Red Deer County CM	25	0	0	0	0	0	25	0
Strathmore T	24	0	14	0	0	0	38	0
Sylvan Lake	59	0	135	0	0	0	194	0
Wetaskiwin County No 10 CM	13	0	0	0	0	0	13	0
Wetaskiwin	23	7	0	12	28	48	51	67
Wood Buffalo	202	258	241	224	25	0	468	482
Yellowhead County MD	30	0	0	0	0	0	30	0
Total Alberta (10,000+)	3,569	6,644	1,833	4,070	375	254	5,777	10,968

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - September 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Calgary	3,977	6,889	5,780	3,895	104	20	9,861	10,804
Edmonton	2,493	7,337	2,823	4,465	84	236	5,400	12,038
Centres 50,000 - 99,999								
Grande Prairie	454	881	47	426	229	3	730	1,310
Lethbridge	651	766	47	175	0	12	698	953
Medicine Hat	413	401	94	455	7	8	514	864
Red Deer	270	918	149	347	7	32	426	1,297
Centres 10,000 - 49,999								
Bonneyville MD	78	0	0	0	0	0	78	0
Brooks	68	110	3	0	0	0	71	110
Camrose	109	168	10	20	8	0	127	188
Canmore	21	37	183	257	62	4	266	303
Clearwater County MD	64	0	0	0	0	0	64	0
Cold Lake	50	205	6	29	0	0	56	234
Foothills No 31 MD	121	0	0	0	0	0	121	0
High River T	64	0	42	0	0	0	106	0
Lacombe T	75	0	16	0	0	0	91	0
Lacombe County CM	42	0	0	0	0	0	42	0
Mackenzie No 23 MD	52	0	0	0	0	0	52	0
Mountain View County MD	90	0	0	0	0	0	90	0
Okotoks	200	397	49	215	0	0	249	612
Red Deer County CM	67	0	0	0	0	0	67	0
Strathmore T	119	0	30	0	0	0	149	0
Sylvan Lake	90	0	203	0	0	0	293	0
Wetaskiwin County No 10 CM	62	0	0	0	0	0	62	0
Wetaskiwin	35	70	0	18	48	48	83	136
Wood Buffalo	676	814	427	594	29	323	1,132	1,731
Yellowhead County MD	52	0	0	0	0	0	52	0
Total Alberta (10,000+)	10,493	19,101	9,909	10,900	578	686	20,980	30,692

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba Third Quarter 2008										
Submarket	Single		Semi		Row		Apt. & Other		Total	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Centres 100,000+											
Winnipeg	641	505	4	20	5	27	271	75	921	627	46.9
Centres 10,000 - 49,999											
Brandon	30	51	6	6	12	5	28	4	76	66	15.2
Hanover RM	15	30	0	2	0	4	0	0	15	36	-58.3
Portage la Prairie	5	7	2	2	0	0	0	0	7	9	-22.2
St. Andrews	10	21	0	0	0	0	0	0	10	21	-52.4
Steinbach MD	32	0	14	0	0	0	0	0	46	0	n/a
Thompson	4	4	0	0	0	0	0	0	4	4	0.0
Total Manitoba (10,000+)	737	618	26	30	17	36	299	79	1,079	763	41.4

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba January - September 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Winnipeg	1,401	1,270	14	34	41	77	878	500	2,334	1,881	24.1
Centres 10,000 - 49,999											
Brandon	91	89	22	12	40	35	36	46	189	182	3.8
Hanover RM	68	62	2	4	4	4	4	0	78	70	11.4
Portage la Prairie	13	20	4	4	0	0	0	0	17	24	-29.2
St. Andrews	40	49	0	0	0	0	0	0	40	49	-18.4
Steinbach MD	88	0	24	0	0	0	12	0	124	0	n/a
Thompson	11	7	2	0	0	0	0	12	13	19	-31.6
Total Manitoba (10,000+)	1,712	1,497	68	54	85	116	930	558	2,795	2,225	25.6

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan Third Quarter 2008															
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Centres 100,000+											
Regina	218	138	6	6	35	46	114	12	373	202	84.7
Saskatoon	535	275	38	12	118	41	0	63	691	391	76.7
Centres 10,000 - 49,999											
Estevan	13	7	0	2	0	0	0	0	13	9	44.4
Lloydminster	21	59	0	0	31	0	18	48	70	107	-34.6
Moose Jaw	33	13	6	6	0	0	0	0	39	19	105.3
North Battleford	22	14	2	0	0	0	0	0	24	14	71.4
Prince Albert	41	42	6	0	0	0	0	16	47	58	-19.0
Swift Current	9	15	2	2	0	0	0	0	11	17	-35.3
Yorkton	28	12	2	2	3	0	0	0	33	14	135.7
Total Saskatchewan (10,000+)	920	575	62	30	187	87	132	139	1,301	831	56.6

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan January - September 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Regina	560	439	22	12	117	142	140	36	839	629	33.4
Saskatoon	1,085	707	102	30	275	66	193	197	1,655	1,000	65.5
Centres 10,000 - 49,999											
Estevan	27	21	0	8	15	0	0	0	42	29	44.8
Lloydminster	74	126	0	0	61	36	18	48	153	210	-27.1
Moose Jaw	78	39	10	10	12	0	0	0	100	49	104.1
North Battleford	74	30	2	0	0	0	0	0	76	30	153.3
Prince Albert	85	68	6	0	22	0	0	16	113	84	34.5
Swift Current	31	28	4	6	12	0	0	0	47	34	38.2
Yorkton	62	23	20	2	3	0	0	0	85	25	**
Total Saskatchewan (10,000+)	2,076	1,481	166	68	517	244	351	297	3,110	2,090	48.8

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
Third Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	% Change
Centres 100,000+											
Calgary	1,586	2,234	224	236	247	257	1,248	563	3,305	3,290	0.5
Edmonton	1,609	1,964	452	306	300	189	771	339	3,132	2,798	11.9
Centres 50,000 - 99,999											
Grande Prairie	175	224	22	50	21	26	197	31	415	331	25.4
Lethbridge	309	230	12	22	7	11	24	58	352	321	9.7
Medicine Hat	134	135	36	8	8	20	0	187	178	350	-49.1
Red Deer	213	233	18	20	10	21	0	12	241	286	-15.7
Centres 10,000 - 49,999											
Bonneyville MD	27	0	0	0	0	0	0	0	27	0	n/a
Brooks	21	34	2	0	0	0	0	0	23	34	-32.4
Camrose	25	34	4	14	17	12	0	0	46	60	-23.3
Canmore	8	19	2	4	0	28	15	16	25	67	-62.7
Clearwater County MD	20	0	0	0	0	0	0	0	20	0	n/a
Cold Lake	11	60	10	6	0	0	0	24	21	90	-76.7
Foothills No 31 MD	46	0	0	0	0	0	0	0	46	0	n/a
High River T	17	0	2	0	40	0	9	0	68	0	n/a
Lacombe T	18	0	2	0	0	0	0	0	20	0	n/a
Lacombe County CM	15	0	0	0	0	0	0	0	15	0	n/a
Mackenzie No 23 MD	21	0	0	0	0	0	0	0	21	0	n/a
Mountain View County MD	24	0	0	0	0	0	0	0	24	0	n/a
Okotoks	50	123	6	18	65	0	0	0	121	141	-14.2
Red Deer County CM	28	0	2	0	0	0	0	0	30	0	n/a
Strathmore T	25	0	20	0	0	0	0	0	45	0	n/a
Sylvan Lake	33	0	4	0	7	0	0	0	44	0	n/a
Wetaskiwin County No 10 CM	39	0	0	0	0	0	0	0	39	0	n/a
Wetaskiwin	8	9	6	16	0	0	48	0	62	25	148.0
Wood Buffalo	60	128	0	0	8	49	0	96	68	273	-75.1
Yellowhead County MD	29	0	0	0	0	0	0	0	29	0	n/a
Total Alberta (10,000+)	4,584	5,463	824	702	730	613	2,375	1,326	8,513	8,104	5.0

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - September 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Calgary	5,579	6,809	780	706	1,075	793	3,289	1,758	10,723	10,066	6.5
Edmonton	5,135	5,600	1,088	872	707	496	2,132	1,961	9,062	8,929	1.5
Centres 50,000 - 99,999											
Grande Prairie	616	753	106	110	122	32	258	86	1,102	981	12.3
Lethbridge	614	549	30	44	32	19	32	58	708	670	5.7
Medicine Hat	395	334	78	58	47	69	156	289	676	750	-9.9
Red Deer	573	678	78	82	26	65	0	12	677	837	-19.1
Centres 10,000 - 49,999											
Bonneyville MD	88	0	0	0	0	0	0	0	88	0	n/a
Brooks	63	114	4	2	9	0	0	0	76	116	-34.5
Camrose	116	84	18	46	33	51	12	0	179	181	-1.1
Canmore	18	35	4	14	32	68	183	67	237	184	28.8
Clearwater County MD	52	0	0	0	0	0	0	0	52	0	n/a
Cold Lake	43	175	14	8	0	19	0	89	57	291	-80.4
Foothills No 31 MD	281	0	0	0	0	0	0	0	281	0	n/a
High River T	105	0	54	0	48	0	9	0	216	0	n/a
Lacombe T	51	0	12	0	36	0	34	0	133	0	n/a
Lacombe County CM	61	0	0	0	0	0	0	0	61	0	n/a
Mackenzie No 23 MD	46	0	0	0	0	0	0	0	46	0	n/a
Mountain View County MD	99	0	0	0	0	0	0	0	99	0	n/a
Okotoks	212	391	24	58	65	3	0	0	301	452	-33.4
Red Deer County CM	90	0	2	0	0	0	0	0	92	0	n/a
Strathmore T	171	0	66	0	23	0	0	0	260	0	n/a
Sylvan Lake	133	0	8	0	7	0	0	0	148	0	n/a
Wetaskiwin County No 10 CM	47	0	0	0	0	0	0	0	47	0	n/a
Wetaskiwin	19	20	8	48	0	0	64	0	91	68	33.8
Wood Buffalo	183	493	0	12	77	134	544	714	804	1,353	-40.6
Yellowhead County MD	39	0	2	0	0	0	0	0	41	0	n/a
Total Alberta (10,000+)	14,916	16,140	2,376	2,066	2,343	1,749	6,776	5,117	26,411	25,072	5.3

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba Third Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Winnipeg	5	27	0	0	209	0	62	75
Centres 10,000 - 49,999								
Brandon	12	5	0	0	28	4	0	0
Hanover RM	0	0	0	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	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	17	32	0	4	237	4	62	75

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - September 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Winnipeg	41	62	0	15	272	72	606	428
Centres 10,000 - 49,999								
Brandon	36	23	4	12	28	12	8	34
Hanover RM	0	0	4	4	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
Total Manitoba (10,000+)	77	85	8	31	300	84	630	474

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
Third Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Regina	35	46	0	0	84	0	30	12
Saskatoon	100	41	18	0	0	63	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	31	0	0	0	18	36	0	12
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	16	0	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	3	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	169	87	18	0	102	115	30	24

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - September 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Regina	117	139	0	3	108	24	32	12
Saskatoon	253	62	22	4	173	197	20	0
Centres 10,000 - 49,999								
Estevan	15	0	0	0	0	0	0	0
Lloydminster	61	36	0	0	18	36	0	12
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	16	0	0
Swift Current	8	0	4	0	0	0	0	0
Yorkton	3	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	491	237	26	7	299	273	52	24

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
Third Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Calgary	247	257	0	0	1,057	563	191	0
Edmonton	287	165	13	24	736	339	35	0
Centres 50,000 - 99,999								
Grande Prairie	17	26	4	0	94	31	103	0
Lethbridge	7	11	0	0	24	58	0	0
Medicine Hat	0	16	8	4	0	101	0	86
Red Deer	6	4	4	17	0	12	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	17	12	0	0	0	0	0	0
Canmore	0	24	0	4	0	16	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	24	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	40	0	0	0	9	0	0	0
Lacombe T	0	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	65	0	0	0	0	0	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	7	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	48	0
Wood Buffalo	8	16	0	33	0	0	0	96
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	701	531	29	82	1,983	1,144	377	182

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
January - September 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Calgary	1,075	793	0	0	3,025	1,671	264	87
Edmonton	682	435	25	61	2,028	1,869	104	92
Centres 50,000 - 99,999								
Grande Prairie	118	29	4	3	155	86	103	0
Lethbridge	32	19	0	0	32	58	0	0
Medicine Hat	33	53	14	16	156	149	0	140
Red Deer	6	32	20	33	0	12	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	9	0	0	0	0	0	0	0
Camrose	29	43	4	8	12	0	0	0
Canmore	28	64	4	4	144	57	24	10
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	19	0	0	0	89	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	48	0	0	0	9	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	65	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	7	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	52	0
Wood Buffalo	59	93	18	41	292	251	252	463
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	2,246	1,583	97	166	5,928	4,325	833	792

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba Third Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Winnipeg	633	497	226	55	62	75	921	627
Centres 10,000 - 49,999								
Brandon	36	49	39	17	1	0	76	66
Hanover RM	15	32	0	0	0	4	15	36
Portage la Prairie	5	9	2	0	0	0	7	9
St. Andrews	10	21	0	0	0	0	10	21
Steinbach MD	46	0	0	0	0	0	46	0
Thompson	4	4	0	0	0	0	4	4
Total Manitoba (10,000+)	749	612	267	72	63	79	1,079	763

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - September 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Winnipeg	1,383	1,270	345	168	606	443	2,334	1,881
Centres 10,000 - 49,999								
Brandon	96	83	76	50	17	49	189	182
Hanover RM	70	66	0	0	8	4	78	70
Portage la Prairie	13	24	4	0	0	0	17	24
St. Andrews	40	49	0	0	0	0	40	49
Steinbach MD	111	0	1	0	12	0	124	0
Thompson	11	7	0	0	2	12	13	19
Total Manitoba (10,000+)	1,724	1,499	426	218	645	508	2,795	2,225

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Regina	215	131	128	59	30	12	373	202
Saskatoon	551	280	122	111	18	0	691	391
Centres 10,000 - 49,999								
Estevan	13	7	0	2	0	0	13	9
Lloydminster	21	59	49	36	0	12	70	107
Moose Jaw	33	13	6	6	0	0	39	19
North Battleford	24	14	0	0	0	0	24	14
Prince Albert	47	42	0	16	0	0	47	58
Swift Current	11	15	0	2	0	0	11	17
Yorkton	30	14	3	0	0	0	33	14
Total Saskatchewan (10,000+)	945	575	308	232	48	24	1,301	831

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Regina	565	422	242	192	32	15	839	629
Saskatoon	1,126	717	487	279	42	4	1,655	1,000
Centres 10,000 - 49,999								
Estevan	27	23	15	6	0	0	42	29
Lloydminster	74	126	79	72	0	12	153	210
Moose Jaw	76	43	24	6	0	0	100	49
North Battleford	76	30	0	0	0	0	76	30
Prince Albert	91	68	22	16	0	0	113	84
Swift Current	33	28	10	6	4	0	47	34
Yorkton	82	25	3	0	0	0	85	25
Total Saskatchewan (10,000+)	2,150	1,482	882	577	78	31	3,110	2,090

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Alberta Third Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007	Q3 2008	Q3 2007
Centres 100,000+								
Calgary	1,804	2,452	1,310	838	191	0	3,305	3,290
Edmonton	1,987	2,203	1,095	562	50	33	3,132	2,798
Centres 50,000 - 99,999								
Grande Prairie	214	274	94	57	107	0	415	331
Lethbridge	325	244	27	77	0	0	352	321
Medicine Hat	167	140	3	120	8	90	178	350
Red Deer	231	255	6	14	4	17	241	286
Centres 10,000 - 49,999								
Bonneyville MD	27	0	0	0	0	0	27	0
Brooks	23	34	0	0	0	0	23	34
Camrose	29	56	17	4	0	0	46	60
Canmore	10	21	0	42	0	4	25	67
Clearwater County MD	20	0	0	0	0	0	20	0
Cold Lake	15	66	6	24	0	0	21	90
Foothills No 31 MD	46	0	0	0	0	0	46	0
High River T	19	0	49	0	0	0	68	0
Lacombe T	20	0	0	0	0	0	20	0
Lacombe County CM	15	0	0	0	0	0	15	0
Mackenzie No 23 MD	21	0	0	0	0	0	21	0
Mountain View County MD	24	0	0	0	0	0	24	0
Okotoks	56	137	65	4	0	0	121	141
Red Deer County CM	30	0	0	0	0	0	30	0
Strathmore T	41	0	4	0	0	0	45	0
Sylvan Lake	41	0	3	0	0	0	44	0
Wetaskiwin County No 10 CM	39	0	0	0	0	0	39	0
Wetaskiwin	14	23	0	2	48	0	62	25
Wood Buffalo	60	128	8	16	0	129	68	273
Yellowhead County MD	29	0	0	0	0	0	29	0
Total Alberta (10,000+)	5,340	6,071	2,750	1,760	408	273	8,513	8,104

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - September 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Calgary	6,359	7,408	4,100	2,571	264	87	10,723	10,066
Edmonton	5,980	6,285	2,940	2,480	142	164	9,062	8,929
Centres 50,000 - 99,999								
Grande Prairie	742	864	253	114	107	3	1,102	981
Lethbridge	644	585	64	85	0	0	708	670
Medicine Hat	459	357	201	237	16	156	676	750
Red Deer	647	762	10	42	20	33	677	837
Centres 10,000 - 49,999								
Bonneyville MD	88	0	0	0	0	0	88	0
Brooks	76	112	0	0	0	4	76	116
Camrose	134	135	41	38	4	8	179	181
Canmore	22	43	172	127	28	14	237	184
Clearwater County MD	52	0	0	0	0	0	52	0
Cold Lake	51	183	6	108	0	0	57	291
Foothills No 31 MD	281	0	0	0	0	0	281	0
High River T	159	0	57	0	0	0	216	0
Lacombe T	91	0	4	0	38	0	133	0
Lacombe County CM	61	0	0	0	0	0	61	0
Mackenzie No 23 MD	46	0	0	0	0	0	46	0
Mountain View County MD	99	0	0	0	0	0	99	0
Okotoks	234	435	67	17	0	0	301	452
Red Deer County CM	92	0	0	0	0	0	92	0
Strathmore T	233	0	27	0	0	0	260	0
Sylvan Lake	145	0	3	0	0	0	148	0
Wetaskiwin County No 10 CM	47	0	0	0	0	0	47	0
Wetaskiwin	25	62	14	6	52	0	91	68
Wood Buffalo	183	501	351	348	270	504	804	1,353
Yellowhead County MD	41	0	0	0	0	0	41	0
Total Alberta (10,000+)	17,078	17,843	8,373	6,256	945	973	26,411	25,072

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba Third 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 (%)			
Total Urban Centres in Manitoba (50,000+)													
Q3 2008	0	0.0	12	2.1	46	8.0	152	26.4	365	63.5	575	317,550	346,948
Q3 2007	9	1.8	36	7.2	99	19.9	139	28.0	214	43.1	497	287,550	311,725
Year-to-date 2008	6	0.5	49	3.7	138	10.4	371	28.0	760	57.4	1,324	311,000	339,455
Year-to-date 2007	40	3.2	120	9.7	212	17.1	399	32.1	472	38.0	1,243	282,415	300,945

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan Third 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 (%)			
Regina CMA													
Q3 2008	1	0.5	4	1.9	19	9.2	42	20.4	140	68.0	206	325,000	362,080
Q3 2007	0	0.0	6	4.5	18	13.4	30	22.4	80	59.7	134	310,440	336,845
Year-to-date 2008	5	0.9	17	3.1	56	10.2	117	21.4	353	64.4	548	325,453	348,189
Year-to-date 2007	2	0.5	27	6.2	86	19.7	138	31.6	184	42.1	437	289,997	302,649
Saskatoon CMA													
Q3 2008	3	0.8	6	1.5	7	1.8	45	11.4	335	84.6	396	383,950	399,961
Q3 2007	9	3.3	37	13.7	70	25.9	68	25.2	86	31.9	270	259,997	283,662
Year-to-date 2008	12	1.3	31	3.3	73	7.7	158	16.6	677	71.2	951	347,672	360,535
Year-to-date 2007	27	3.9	112	16.0	220	31.5	160	22.9	179	25.6	698	247,749	268,918
Total Urban Centres in Saskatchewan (50,000+)													
Q3 2008	4	0.7	10	1.7	26	4.3	87	14.5	475	78.9	602	371,000	386,998
Q3 2007	9	2.2	43	10.6	88	21.8	98	24.3	166	41.1	404	280,905	301,302
Year-to-date 2008	17	1.1	48	3.2	129	8.6	275	18.3	1,030	68.7	1,499	338,900	356,022
Year-to-date 2007	29	2.6	139	12.2	306	27.0	298	26.3	363	32.0	1,135	264,950	281,887

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Third 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 (%)			
Grande Prairie													
Q3 2008	3	1.2	11	4.3	57	22.1	64	24.8	123	47.7	258	337,695	364,366
Q3 2007	15	6.1	12	4.9	81	33.2	68	27.9	68	27.9	244	314,194	317,605
Year-to-date 2008	16	2.6	32	5.2	123	20.0	156	25.4	287	46.7	614	339,707	354,134
Year-to-date 2007	98	14.7	50	7.5	222	33.2	162	24.3	136	20.4	668	293,942	295,261
Lethbridge													
Q3 2008	13	4.9	26	9.8	83	31.2	64	24.1	80	30.1	266	310,650	335,657
Q3 2007	17	8.5	47	23.5	66	33.0	34	17.0	36	18.0	200	274,500	290,032
Year-to-date 2008	27	4.8	101	17.8	176	31.0	110	19.4	154	27.1	568	290,682	318,485
Year-to-date 2007	63	12.2	152	29.5	160	31.0	77	14.9	64	12.4	516	260,661	278,149
Medicine Hat													
Q3 2008	5	4.2	10	8.3	31	25.8	34	28.3	40	33.3	120	316,030	324,782
Q3 2007	2	1.9	11	10.4	29	27.4	28	26.4	36	34.0	106	316,000	326,967
Year-to-date 2008	8	2.5	24	7.5	75	23.4	112	34.9	102	31.8	321	324,000	327,117
Year-to-date 2007	11	3.5	75	24.2	94	30.3	60	19.4	70	22.6	310	277,398	298,319
Red Deer													
Q3 2008	0	0.0	5	2.4	25	12.0	59	28.2	120	57.4	209	365,200	394,775
Q3 2007	2	0.9	21	9.7	61	28.1	51	23.5	82	37.8	217	322,239	339,355
Year-to-date 2008	0	0.0	18	3.4	104	19.4	160	29.9	254	47.4	536	344,551	369,412
Year-to-date 2007	32	4.8	131	19.5	172	25.6	135	20.1	201	30.0	671	300,000	323,107
Calgary CMA													
Q3 2008	2	0.1	2	0.1	10	0.7	94	6.2	1,404	92.9	1,512	495,812	587,183
Q3 2007	0	0.0	5	0.2	61	2.7	262	11.8	1,896	85.3	2,224	445,076	501,909
Year-to-date 2008	3	0.1	16	0.3	34	0.6	296	5.5	4,991	93.5	5,340	486,279	577,963
Year-to-date 2007	1	0.0	206	3.0	631	9.2	1,195	17.5	4,812	70.3	6,845	401,735	458,071
Edmonton CMA													
Q3 2008	13	0.8	24	1.6	51	3.3	107	6.9	1,347	87.4	1,542	490,000	540,682
Q3 2007	47	2.6	49	2.7	87	4.8	168	9.3	1,451	80.5	1,802	450,700	472,927
Year-to-date 2008	50	1.0	66	1.3	146	3.0	429	8.8	4,201	85.9	4,892	469,900	504,815
Year-to-date 2007	125	2.3	267	4.9	678	12.4	852	15.6	3,557	64.9	5,479	397,000	425,997
Total Urban Centres in Alberta (50,000+)													
Q3 2008	36	0.9	78	2.0	257	6.6	422	10.8	3,114	79.7	3,907	455,105	518,639
Q3 2007	83	1.7	145	3.0	385	8.0	611	12.7	3,569	74.5	4,793	428,000	461,544
Year-to-date 2008	104	0.8	257	2.1	658	5.4	1,263	10.3	9,989	81.4	12,271	454,070	509,922
Year-to-date 2007	330	2.3	881	6.1	1,957	13.5	2,481	17.1	8,840	61.0	14,489	381,320	422,359

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba Third Quarter 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	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	1,175	2,237	1,543	76.2	200,505	11.7	191,954
	July	1,535	12.4	1,257	1,905	1,643	76.5	190,354	13.5	193,655
	August	1,270	-6.1	1,182	1,676	1,519	77.8	182,612	10.3	192,793
	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	11,217	7.2		13,720			168,421	12.2	
	YTD 2008	10,047	-10.4		13,366			192,945	14.6	

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

[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Saskatchewan Third Quarter 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	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	1,050	-5.1	1,090	1,641	1,475	73.9	219,988	45.2	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	783	2,183	1,765	44.4	234,076	29.4	221,939
	July	908	-24.9	780	2,115	1,770	44.1	237,604	29.9	225,431
	August	768	-32.9	724	2,048	1,821	39.8	216,701	17.5	212,599
	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	9,836	34.8		12,131			169,926	29.1	
	YTD 2008	7,714	-21.6		14,940			225,253	32.6	

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[1]Source: CREA

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

Table 5c: MLS® Residential Activity for Alberta Third Quarter 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	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	5,029	12,336	10,792	46.6	363,638	-0.1	359,415
	July	5,754	-3.1	5,224	11,748	10,572	49.4	352,421	-5.2	352,741
	August	5,031	-8.4	5,233	9,891	9,949	52.6	343,148	-5.2	346,563
	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	59,644	0.3		101,507			356,611	27.5	
	YTD 2008	42,751	-28.3		98,460			357,145	0.1	

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[1]Source: CREA

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

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

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	593.8	4.3	1,923	102.1	658	3,986,215	85.68
	April - June	701	6.8	7.0	597.2	4.5	2,454	96.1	668	4,245,916	92.45
	July - September	714	7.1	7.2	599.0	4.2	2,337	101.4	683	3,999,145	96.22
	October - December	729	7.3	7.5	599.1	4.2	2,192	98.9	687	3,880,038	102.18
2008	January - March	718	7.3	7.3	602.7	4.3	1,739	98.2	697	3,854,567	99.51
	April - June	696	6.7	6.9	608.8	4.1	3,387	90.1	699	4,203,505	99.34
	July - September	697	6.8	7.0	606.8	4.6		91.7	713		95.23
	October - December										

Table 6.1a: Growth(1) of Economic Indicators for Manitoba Third Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	2.0	0.1	**	-4.8	4.3	14.1	-1.7
	April - June	1.7	0.5	0.2	1.5	1.0	199.3	-11.4	3.8	12.5	2.8
	July - September	3.5	0.6	0.4	1.7	-0.2	-756.5	-1.7	6.1	6.4	7.6
	October - December	7.8	0.9	0.9	1.8	0.0	**	-4.6	6.1	1.4	16.8
2008	January - March	6.3	0.8	0.7	1.5	0.0	-9.6	-3.8	5.8	-3.3	16.1
	April - June	-0.7	-0.1	-0.1	1.9	-0.4	38.0	-6.2	4.7	-1.0	7.5
	July - September	-2.4	-0.3	-0.3	1.3	0.4		-9.6	4.3		-1.0
	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 Third Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	503.4	3.9	1,163	102.1	690	2,696,206	85.68
	April - June	701	6.8	7.0	497.9	4.4	2,817	96.1	689	2,633,432	92.45
	July - September	714	7.1	7.2	503.1	3.9	5,015	101.4	718	2,543,499	96.22
	October - December	729	7.3	7.5	504.7	4.0	2,393	98.9	736	2,562,687	102.18
2008	January - March	718	7.3	7.3	508.2	4.1	2,633	98.2	744	2,996,347	99.51
	April - June	696	6.7	6.9	509.6	4.0	2,864	90.1	748	3,205,567	99.34
	July - September	697	6.8	7.0	519.2	4.1		91.7	776		95.23
	October - December										

Table 6.1b: Growth(1) of Economic Indicators for Saskatchewan Third Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	4.2	-1.3	-161.6	-4.8	3.2	0.5	-1.7
	April - June	1.7	0.5	0.2	1.4	-0.3	-1314.2	-11.4	3.3	0.3	2.8
	July - September	3.5	0.6	0.4	1.1	-0.5	-907.6	-1.7	5.8	3.2	7.6
	October - December	7.8	0.9	0.9	0.4	-0.1	146.2	-4.6	6.4	11.0	16.8
2008	January - March	6.3	0.8	0.7	1.0	0.2	126.4	-3.8	7.7	11.1	16.1
	April - June	-0.7	-0.1	-0.1	2.3	-0.4	1.7	-6.2	8.6	21.7	7.5
	July - September	-2.4	-0.3	-0.3	3.2	0.2		-9.6	8.1		-1.0
	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 6c: Level of Economic Indicators for Alberta
Third Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	1,939.3	3.6	11,824	102.1	658	15,970,399	85.68
	April - June	701	6.8	7.0	1,957.2	3.7	15,311	96.1	668	16,471,998	92.45
	July - September	714	7.1	7.2	1,973.8	3.6	8,963	101.4	683	16,548,577	96.22
	October - December	729	7.3	7.5	1,993.8	3.2	7,154	98.9	687	16,601,544	102.18
2008	January - March	718	7.3	7.3	2,004.5	3.4	10,897	98.2	697	15,993,685	99.51
	April - June	696	6.7	6.9	2,017.7	3.3	20,169	90.1	699	18,364,309	99.34
	July - September	697	6.8	7.0	2,023.9	3.8		91.7	713		95.23
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
Third Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	5.2	0.1	-32.7	-4.8	4.3	2.4	-1.7
	April - June	1.7	0.5	0.2	4.6	0.2	-6.3	-11.4	3.8	2.7	2.8
	July - September	3.5	0.6	0.4	4.7	0.1	-62.2	-1.7	6.1	-1.5	7.6
	October - December	7.8	0.9	0.9	4.4	-0.2	-43.3	-4.6	6.1	4.1	16.8
2008	January - March	6.3	0.8	0.7	3.4	-0.2	-7.8	-3.8	5.8	0.1	16.1
	April - June	-0.7	-0.1	-0.1	3.1	-0.5	31.7	-6.2	4.7	11.5	7.5
	July - September	-2.4	-0.3	-0.3	2.5	0.3		-9.6	4.3		-1.0
	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

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 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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