H O U S I N G   M A R K E T   I N F O R M A T I O N

HOUSING NOW

Atlantic Region


Canada Mortgage and Housing Corporation

Date Released: First Quarter 2009

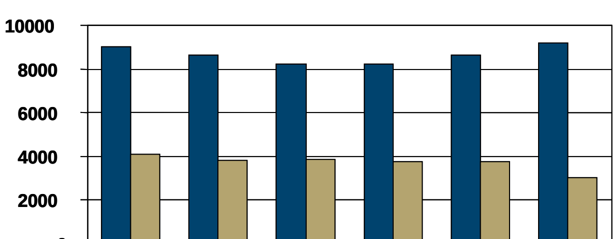
Fourth Quarter Activity was Supported by NL

Total housing starts in the fourth quarter decreased over eight per cent when compared to the same period in 2007. The decrease in starts for the fourth quarter was due to significant declines in starts activity in three of the Atlantic Provinces, including Nova Scotia (NS), New Brunswick (NB) and Prince Edward Island (PE). Only Newfoundland and Labrador (NL) showed an 18 per cent increase in starts activity.

Activity in NL was up due to a 23 per cent increase in single starts. NB saw a decrease of close to five per cent in both single and multiple starts. PE declined over 14 per cent in the quarter due to declines in single starts. In NS, starts were down by close to 28 per cent due to a significant slowdown of over 30 per cent in single starts, whereas multiple starts, although not as weak, still declined close to 19 per cent in the quarter.

Figure 1

All Area Housing Starts
Atlantic Canada
January-December



	2003	2004	2005	2006	2007	2008
Urban	9011	8650	8241	8215	8629	9191
Rural	4080	3803	3853	3738	3762	3038

Source: CMHC.

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Canada

CMHC SCHL
HOME TO CANADIANS

Multiple Starts Rebounded Marginally

Multiple starts were up close to one per cent in the fourth quarter. Two provinces contributed positively to the results in the quarter, including NB and PE with gains of close to 18 and 28 per cent, respectively.

Multiple starts activity in 2008 included a significant decline in apartment construction. This was partially offset by increases in row and semi-detached starts. While semi-detached units have traditionally fared better relative to row housing, 2008 proved to be the year for row starts. Overall, row and semi-detached starts continued to see strong activity as first time buyers shifted away from higher priced single-detached homes.

Urban Starts

On the surface it appears that urban starts in Atlantic Canada continued to perform much better than rural starts in 2008, due to the decline in rural starts activity compared to urban starts.

Efforts to improve the starts and completions surveys in 2008 resulted in several communities being moved from the rural portion of the survey to the urban section. As a result, on a year-over-year basis, urban starts appeared stronger than rural starts activity. This period of adjustment will continue until the first quarter 2009 data is released. At which time, on a comparative basis, the revisions will have been taken into account for a full year.

Of the six large urban centres in Atlantic Canada, four reported positive growth in starts activity for the quarter and four reported positive growth overall in 2008.

The largest increase in the fourth quarter, of over 32 per cent, was reported in St. John's, followed by a 31.7 per cent increase in growth for Charlottetown. Fredericton reported a rise of 13.7 per cent and Moncton showed growth of 5.4 per cent in the quarter.

Halifax reported a decline of close to 28 per cent in the quarter and Saint John dropped 12.4 per cent.

For the year overall St. John's reported the highest level of growth of close to 26 per cent, followed by over 21 per cent in Saint John. Halifax's decline in 2008 was close to 16 per cent and Moncton dropped close to five per cent.

Only two of the smaller centres in Atlantic Canada reported a rise in starts in the fourth quarter, including Bay Roberts, NL and Edmundston, NB.

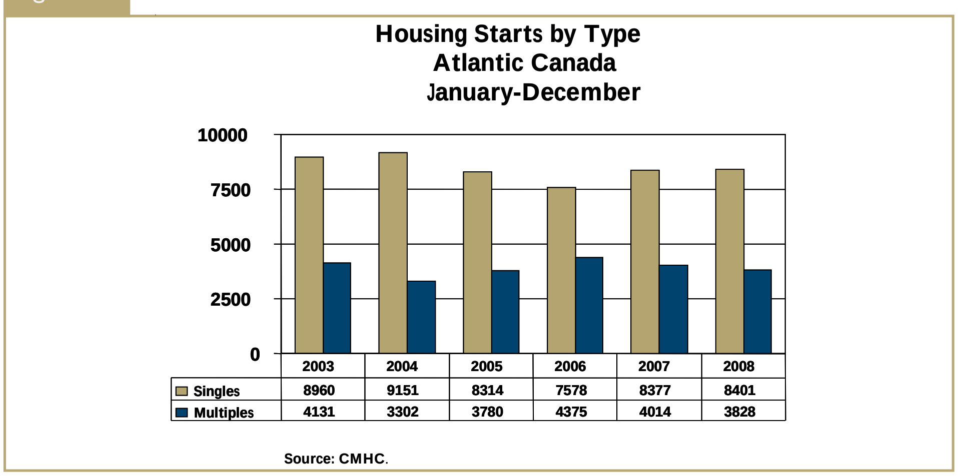
Completions were up in the quarter over 11 per cent and 6.3 per cent overall in 2008. The level of units under construction in Atlantic Canada declined over five per cent in the fourth quarter.

MLS® Sales Drop in Atlantic Canada

MLS® sales in Atlantic Canada were down close to 20 per cent in December (seasonally adjusted) compared to a year ago. This downward trend in the fourth quarter is occurring in the largest market in Atlantic Canada - NS, with a 17.6 per cent decline. In PEI, where it is clear that a strong downward trend continues to exist, sales in December dropped 24.6 per cent compared to a year ago. In NB, activity was down over 13 per cent in December. In NL, the decline of 23.3 per cent in December was the largest drop in activity in over three years.

Total sales for 2008 were down close to seven per cent, but were supported from further declines due to the five per cent positive growth reported in NL. The other

Figure 2



	2003	2004	2005	2006	2007	2008
Singles	8960	9151	8314	7578	8377	8401
Multiples	4131	3302	3780	4375	4014	3828

three provinces showed declines in 2008. PE reported a loss of just over 20 per cent, while NS and NB recorded declines of over eight and seven per cent, respectively.

MLS® Price Growth Closed 2008 up Eight Per Cent

The average MLS® price in Atlantic Canada was up 11.1 per cent in December resulting in an eight per cent growth rate overall in 2008.

Provincially, prices in 2008 increased 19.6 per cent in NL, almost seven per cent in NB, and close to five per cent in both PE and NS.

The number of listings as reported in 2008 continued to grow, rising over five per cent. At the same time, the current level of listings has not dampened the pace of price growth in Atlantic Canada. This trend, however, is expected to slow as consumers remain concerned about the current economic situation.

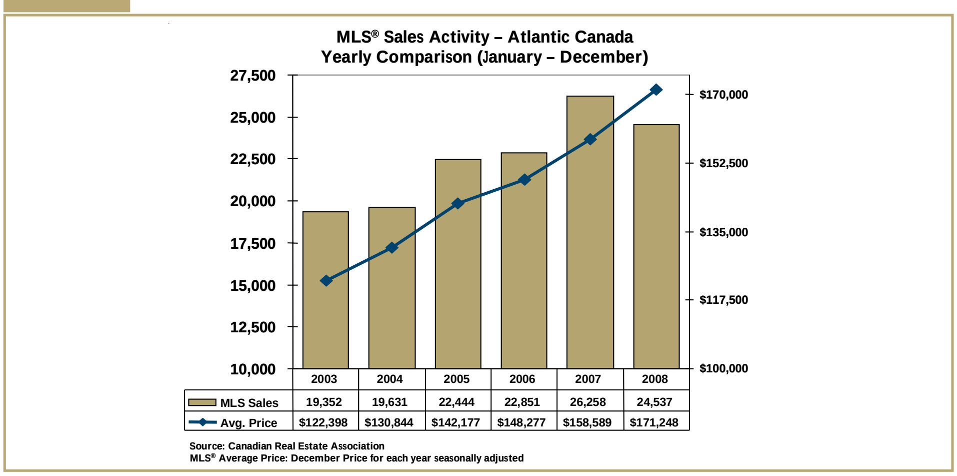
Economic Factors

The labour force increased by 1.3 per cent in the fourth quarter in Atlantic Canada (seasonally adjusted). There was also a 0.6 per cent increase in total employment in the fourth quarter. This resulted in the unemployment rate rising marginally in Atlantic Canada to 9.3 per cent overall in 2008, compared to a 9.2 per cent unemployment rate over the same period in 2007.

Consumers will be more reluctant to spend in 2009, as economic uncertainty continues to constrain growth. The expectations for 2009 have also been reduced, as the appetite for development moderates in the current economic environment. The entire region will face challenges in 2009, as weakness is expected to prevail in all four Atlantic Provinces.

The housing sector and the economy overall is expected to show positive growth in 2010, as consumers begin to regain their footing and a recovery begins to take hold as a result of additional fiscal and monetary stimulus.

Figure 3



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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 Atlantic Region
Fourth 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										
Q4 2008	1,490	238	160	0	37	23	50	259	786	3,043
Q4 2007	1,447	248	183	0	69	0	103	193	1,073	3,316
% Change	3.0	-4.0	-12.6	n/a	-46.4	n/a	-51.5	34.2	-26.7	-8.2
Year-to-date 2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
Year-to-date 2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
UNDER CONSTRUCTION										
Q4 2008	2,976	536	488	0	100	541	67	1,360	1,140	7,208
Q4 2007	2,510	458	388	0	109	560	95	1,682	1,790	7,592
% Change	18.6	17.0	25.8	n/a	-8.3	-3.4	-29.5	-19.1	-36.3	-5.1
COMPLETIONS										
Q4 2008	1,876	278	148	0	59	180	98	649	1,229	4,517
Q4 2007	1,496	278	146	0	21	204	75	485	1,339	4,044
% Change	25.4	0.0	1.4	n/a	181.0	-11.8	30.7	33.8	-8.2	11.7
Year-to-date 2008	5,442	906	463	0	142	348	248	1,562	3,252	12,363
Year-to-date 2007	4,340	848	612	0	44	417	187	1,496	3,683	11,627
% Change	25.4	6.8	-24.3	n/a	**	-16.5	32.6	4.4	-11.7	6.3
COMPLETED & NOT ABSORBED										
Q4 2008	120	124	50	0	35	164	11	121	na	625
Q4 2007	147	67	40	0	8	175	22	428	na	887
% Change	-18.4	85.1	25.0	n/a	**	-6.3	-50.0	-71.7	n/a	-29.5
ABSORBED										
Q4 2008	1 456	197	118	0	32	93	66	460	na	2 422
Q4 2007	1 218	243	136	0	16	72	41	273	na	1 999
% Change	19.5	-18.9	-13.2	n/a	100.0	29.2	61.0	68.5	n/a	21.2
Year-to-date 2008	4,235	747	395	0	112	336	191	1,608	na	7,624
Year-to-date 2007	3,592	765	541	0	32	363	126	902	na	6,321
% Change	17.9	-2.4	-27.0	n/a	**	-7.4	51.6	78.3	n/a	20.6

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador
Fourth 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										
Q4 2008	530	40	52	0	14	13	0	0	314	963
Q4 2007	432	26	56	0	0	0	20	0	283	817
% Change	22.7	53.8	-7.1	n/a	n/a	n/a	-100.0	n/a	11.0	17.9
Year-to-date 2008	1,781	102	248	0	24	27	25	22	1,032	3,261
Year-to-date 2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
UNDER CONSTRUCTION										
Q4 2008	1,180	78	181	0	33	27	17	22	401	1,939
Q4 2007	849	50	158	0	6	40	24	0	511	1,638
% Change	39.0	56.0	14.6	n/a	**	-32.5	-29.2	n/a	-21.5	18.4
COMPLETIONS										
Q4 2008	497	12	59	0	5	0	18	0	413	1,004
Q4 2007	439	24	26	0	5	0	4	4	228	730
% Change	13.2	-50.0	126.9	n/a	0.0	n/a	**	-100.0	81.1	37.5
Year-to-date 2008	1,418	74	205	0	11	40	34	4	1,173	2,959
Year-to-date 2007	1,259	80	194	0	5	32	4	29	664	2,267
% Change	12.6	-7.5	5.7	n/a	120.0	25.0	**	-86.2	76.7	30.5
COMPLETED & NOT ABSORBED										
Q4 2008	0	0	2	0	0	15	0	0	n/a	17
Q4 2007	9	0	1	0	1	7	0	0	n/a	18
% Change	-100.0	n/a	100.0	n/a	-100.0	114.3	n/a	n/a	n/a	-5.6
ABSORBED										
Q4 2008	392	8	43	0	5	13	0	0	n/a	461
Q4 2007	365	26	20	0	4	12	0	0	n/a	427
% Change	7.4	-69.2	115.0	n/a	25.0	8.3	n/a	n/a	n/a	8.0
Year-to-date 2008	1,167	68	166	0	12	32	0	0	n/a	1,445
Year-to-date 2007	1,041	92	177	0	5	35	0	10	n/a	1,360
% Change	12.1	-26.1	-6.2	n/a	140.0	-8.6	n/a	-100.0	n/a	6.3

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

Table 1.1b: Housing Activity Summary of Prince Edward Island Fourth 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										
Q4 2008	76	6	12	0	0	0	23	30	38	185
Q4 2007	90	14	12	0	0	0	7	22	70	215
% Change	-15.6	-57.1	0.0	n/a	n/a	n/a	**	36.4	-45.7	-14.0
Year-to-date 2008	313	48	30	0	0	13	28	63	217	712
Year-to-date 2007	326	80	25	0	0	12	7	34	266	750
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
UNDER CONSTRUCTION										
Q4 2008	79	6	16	0	0	0	20	30	26	177
Q4 2007	109	22	12	0	0	0	0	22	72	237
% Change	-27.5	-72.7	33.3	n/a	n/a	n/a	n/a	36.4	-63.9	-25.3
COMPLETIONS										
Q4 2008	130	18	14	0	0	25	3	21	107	318
Q4 2007	120	30	7	0	0	12	7	12	93	281
% Change	8.3	-40.0	100.0	n/a	n/a	108.3	-57.1	75.0	15.1	13.2
Year-to-date 2008	341	66	26	0	0	25	8	43	253	762
Year-to-date 2007	306	72	19	0	3	36	7	77	268	788
% Change	11.4	-8.3	36.8	n/a	-100.0	-30.6	14.3	-44.2	-5.6	-3.3
COMPLETED & NOT ABSORBED										
Q4 2008	1	0	0	0	0	4	0	31	n/a	36
Q4 2007	1	0	0	0	0	6	0	27	n/a	34
% Change	0.0	n/a	n/a	n/a	n/a	-33.3	n/a	14.8	n/a	5.9
ABSORBED										
Q4 2008	116	19	14	0	0	9	0	7	n/a	165
Q4 2007	112	28	0	0	0	18	0	19	n/a	177
% Change	3.6	-32.1	n/a	n/a	n/a	-50.0	n/a	-63.2	n/a	-6.8
Year-to-date 2008	305	46	14	0	0	15	0	28	n/a	408
Year-to-date 2007	275	70	0	0	0	30	0	56	n/a	431
% Change	10.9	-34.3	n/a	n/a	n/a	-50.0	n/a	-50.0	n/a	-5.3

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

Table 1.1c: Housing Activity Summary of Nova Scotia
Fourth 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										
Q4 2008	485	66	23	0	0	10	8	128	156	876
Q4 2007	510	50	53	0	36	0	32	132	402	1,215
% Change	-4.9	32.0	-56.6	n/a	-100.0	n/a	-75.0	-3.0	-61.2	-27.9
Year-to-date 2008	2,083	264	162	0	17	154	34	613	655	3,982
Year-to-date 2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
UNDER CONSTRUCTION										
Q4 2008	977	150	146	0	32	435	20	792	367	2,919
Q4 2007	761	122	95	0	56	467	31	1,289	811	3,632
% Change	28.4	23.0	53.7	n/a	-42.9	-6.9	-35.5	-38.6	-54.7	-19.6
COMPLETIONS										
Q4 2008	646	56	16	0	27	119	33	528	245	1,670
Q4 2007	487	80	45	0	0	139	23	392	568	1,734
% Change	32.6	-30.0	-64.4	n/a	n/a	-14.4	43.5	34.7	-56.9	-3.7
Year-to-date 2008	2,050	240	64	0	68	186	75	1,122	824	4,629
Year-to-date 2007	1,462	256	138	0	0	230	54	840	1,474	4,454
% Change	40.2	-6.3	-53.6	n/a	n/a	-19.1	38.9	33.6	-44.1	3.9
COMPLETED & NOT ABSORBED										
Q4 2008	32	4	6	0	25	112	1	39	n/a	219
Q4 2007	49	8	14	0	0	149	1	304	n/a	525
% Change	-34.7	-50.0	-57.1	n/a	n/a	-24.8	0.0	-87.2	n/a	-58.3
ABSORBED										
Q4 2008	414	33	16	0	4	25	23	409	n/a	924
Q4 2007	358	45	40	0	0	0	10	132	n/a	585
% Change	15.6	-26.7	-60.0	n/a	n/a	n/a	130.0	**	n/a	57.9
Year-to-date 2008	1,293	172	58	0	51	223	60	1,222	n/a	3,079
Year-to-date 2007	1,103	184	119	0	0	184	28	398	n/a	2,016
% Change	17.2	-6.5	-51.3	n/a	n/a	21.2	114.3	**	n/a	52.7

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

Table 1.1d: Housing Activity Summary of New Brunswick
Fourth 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										
Q4 2008	399	126	73	0	23	0	19	101	278	1,019
Q4 2007	415	158	62	0	33	0	44	39	318	1,069
% Change	-3.9	-20.3	17.7	n/a	-30.3	n/a	-56.8	159.0	-12.6	-4.7
Year-to-date 2008	1,599	558	192	0	41	64	84	602	1,134	4,274
Year-to-date 2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
UNDER CONSTRUCTION										
Q4 2008	740	302	145	0	35	79	10	516	346	2,173
Q4 2007	791	264	123	0	47	53	40	371	396	2,085
% Change	-6.4	14.4	17.9	n/a	-25.5	49.1	-75.0	39.1	-12.6	4.2
COMPLETIONS										
Q4 2008	603	192	59	0	27	36	44	100	464	1,525
Q4 2007	450	144	68	0	16	53	41	77	450	1,299
% Change	34.0	33.3	-13.2	n/a	68.8	-32.1	7.3	29.9	3.1	17.4
Year-to-date 2008	1,633	526	168	0	63	97	131	393	1,002	4,013
Year-to-date 2007	1,313	440	261	0	36	119	122	550	1,277	4,118
% Change	24.4	19.5	-35.6	n/a	75.0	-18.5	7.4	-28.5	-21.5	-2.5
COMPLETED & NOT ABSORBED										
Q4 2008	87	120	42	0	10	33	10	51	n/a	353
Q4 2007	88	59	25	0	7	13	21	97	n/a	310
% Change	-1.1	103.4	68.0	n/a	42.9	153.8	-52.4	-47.4	n/a	13.9
ABSORBED										
Q4 2008	534	137	45	0	23	46	43	44	n/a	872
Q4 2007	383	144	76	0	12	42	31	122	n/a	810
% Change	39.4	-4.9	-40.8	n/a	91.7	9.5	38.7	-63.9	n/a	7.7
Year-to-date 2008	1,470	461	157	0	49	66	131	358	n/a	2,692
Year-to-date 2007	1,173	419	245	0	27	114	98	438	n/a	2,514
% Change	25.3	10.0	-35.9	n/a	81.5	-42.1	33.7	-18.3	n/a	7.1

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

Table 1.2: History of Housing Starts of Atlantic Region 1999 - 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		
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017
% Change	1.5	4.7	12.3	n/a	55.6	-6.1	0.8	5.7	8.2	3.5
2000	4,141	258	138	0	18	409	255	1,154	3,229	9,680
% Change	-6.0	-11.0	-2.1	n/a	-35.7	**	50.9	30.0	7.6	7.4
1999	4,405	290	141	0	28	30	169	888	3,001	9,013

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 1999 - 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		
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788
% Change	10.8	-60.0	35.8	n/a	66.7	**	n/a	n/a	41.4	22.5
2000	908	20	81	0	12	3	0	0	430	1,459
% Change	13.6	-60.0	30.6	n/a	n/a	n/a	-100.0	-100.0	-3.4	6.4
1999	799	50	62	0	0	0	4	6	445	1,371

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 1999 - 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		
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675
% Change	-6.0	200.0	n/a	n/a	n/a	n/a	-54.5	55.6	-6.5	-4.9
2000	316	10	0	0	0	0	44	18	321	710
% Change	15.3	25.0	n/a	n/a	n/a	n/a	-17.0	-71.4	47.9	15.3
1999	274	8	0	0	0	0	53	63	217	616

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 1999 - 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		
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092
% Change	-5.8	-2.2	0.0	n/a	0.0	-31.3	66.7	-8.2	-4.1	-7.7
2000	1,717	134	16	0	4	367	3	807	1,382	4,432
% Change	-18.2	-2.9	-38.5	n/a	n/a	n/a	-25.0	42.3	-2.4	4.3
1999	2,099	138	26	0	0	0	4	567	1,416	4,250

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 1999 - 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		
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462
% Change	6.8	7.4	-29.3	n/a	100.0	187.2	4.8	37.1	15.1	12.4
2000	1,200	94	41	0	2	39	208	329	1,096	3,079
% Change	-2.7	0.0	-22.6	n/a	-92.9	30.0	92.6	30.6	18.7	10.9
1999	1,233	94	53	0	28	30	108	252	923	2,776

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Table 2a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador Fourth Quarter 2008											
Centres 100,000+											
St. John's	456	360	42	24	16	4	61	46	575	434	32.5
Centres 10,000 - 49,999											
Bay Roberts	22	7	0	2	0	0	0	0	22	9	144.4
Corner Brook	18	21	0	0	0	0	0	0	18	21	-14.3
Gander	0	8	0	0	0	0	0	4	0	12	-100.0
Grand Falls-Windsor	12	15	0	0	0	20	0	2	12	37	-67.6
Labrador C.A.	0	21	0	0	0	0	0	0	0	21	-100.0
Total Newfoundland & Labrador (10,000+)	530	432	42	26	16	24	61	52	649	534	21.5

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
St. John's	1,485	1,174	98	88	49	26	231	192	1,863	1,480	25.9
Centres 10,000 - 49,999											
Bay Roberts	77	37	0	2	0	0	0	0	77	39	97.4
Corner Brook	69	64	4	0	0	0	0	8	73	72	1.4
Gander	0	62	0	0	0	0	0	14	0	76	-100.0
Grand Falls-Windsor	61	58	2	8	36	20	16	17	115	103	11.7
Labrador C.A.	0	55	0	0	0	0	0	0	0	55	-100.0
Total Newfoundland & Labrador (10,000+)	1,781	1,450	104	98	85	46	259	231	2,229	1,825	22.1

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Prince Edward Island
Fourth Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	69	82	6	8	28	0	30	11	133	101	31.7
Centres 10,000 - 49,999											
Summerside	10	15	0	6	4	4	0	19	14	44	-68.2
Total Prince Edward Island (10,000+)	79	97	6	14	32	4	30	30	147	145	1.4

Table 2.1b: Starts by Submarket and by Dwelling Type
Prince Edward Island
January - December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	280	295	40	64	40	0	66	35	426	394	8.1
Centres 10,000 - 49,999											
Summerside	41	38	8	16	8	17	12	19	69	90	-23.3
Total Prince Edward Island (10,000+)	321	333	48	80	48	17	78	54	495	484	2.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centres 100,000+											
Halifax	250	376	30	26	25	86	100	74	405	562	-27.9
Centres 50,000 - 99,999											
Cape Breton	41	63	14	14	0	0	3	0	58	77	-24.7
Centres 10,000 - 49,999											
Chester MD	9	0	0	0	0	0	0	0	9	0	n/a
East Hants MD	27	0	8	0	0	0	0	0	35	0	n/a
Kentville C.A.	22	17	6	8	0	0	16	16	44	41	7.3
Kings Subd A SC	18	0	2	0	3	0	8	0	31	0	n/a
Lunenburg MD	19	0	0	0	0	0	0	0	19	0	n/a
New Glasgow	20	34	2	0	0	4	2	0	24	38	-36.8
Queens RGM	8	0	0	0	0	0	0	0	8	0	n/a
Truro	48	48	4	2	0	3	11	42	63	95	-33.7
West Hants MD	16	0	0	0	0	0	0	0	16	0	n/a
Yarmouth MD	8	0	0	0	0	0	0	0	8	0	n/a
Total Nova Scotia (10,000+)	486	538	66	50	28	93	140	132	720	813	-11.4

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Halifax	1,180	1,207	108	166	169	147	639	969	2,096	2,489	-15.8
Centres 50,000 - 99,999											
Cape Breton	156	152	64	44	3	0	9	28	232	224	3.6
Centres 10,000 - 49,999											
Chester MD	28	0	0	0	0	0	8	0	36	0	n/a
East Hants MD	111	0	16	0	7	0	16	0	150	0	n/a
Kentville C.A.	74	84	22	32	4	4	16	69	116	189	-38.6
Kings Subd A SC	69	0	28	0	3	0	24	0	124	0	n/a
Lunenburg MD	102	0	4	0	0	0	0	0	106	0	n/a
New Glasgow	92	128	10	6	7	4	22	31	131	169	-22.5
Queens RGM	16	0	0	0	0	0	0	0	16	0	n/a
Truro	164	159	10	10	7	3	37	77	218	249	-12.4
West Hants MD	66	0	2	0	0	0	0	0	68	0	n/a
Yarmouth MD	30	0	4	0	0	0	0	0	34	0	n/a
Total Nova Scotia (10,000+)	2,088	1,730	268	258	200	158	771	1,174	3,327	3,320	0.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centres 100,000+											
Saint John	124	126	6	6	13	29	20	25	163	186	-12.4
Moncton	150	159	112	150	19	15	69	8	350	332	5.4
Centres 50,000 - 99,999											
Fredericton	111	121	4	2	44	26	24	12	183	161	13.7
Centres 10,000 - 49,999											
Bathurst	17	13	6	0	0	7	0	14	23	34	-32.4
Campbellton	2	4	0	0	0	4	0	0	2	8	-75.0
Edmundston	9	7	0	2	0	4	6	0	15	13	15.4
Miramichi	5	17	0	0	0	0	0	0	5	17	-70.6
Total New Brunswick (10,000+)	418	447	128	160	76	85	119	59	741	751	-1.3

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Saint John	488	412	86	46	80	77	178	152	832	687	21.1
Moncton	566	655	460	430	31	42	302	298	1,359	1,425	-4.6
Centres 50,000 - 99,999											
Fredericton	475	432	18	16	63	45	142	143	698	636	9.7
Centres 10,000 - 49,999											
Bathurst	53	73	8	12	0	7	47	19	108	111	-2.7
Campbellton	18	10	0	2	0	4	0	0	18	16	12.5
Edmundston	37	41	0	4	0	8	32	25	69	78	-11.5
Miramichi	39	47	0	0	0	0	17	0	56	47	19.1
Total New Brunswick (10,000+)	1,676	1,670	572	510	174	183	718	637	3,140	3,000	4.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
St. John's	16	4	0	0	61	46	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	0	4	0	0
Grand Falls-Windsor	0	0	0	20	0	2	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	16	4	0	20	61	52	0	0

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	44	26	5	0	209	192	22	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	8
Gander	0	0	0	0	0	14	0	0
Grand Falls-Windsor	16	0	20	20	16	14	0	3
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	60	26	25	20	237	220	22	11

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 50,000 - 99,999								
Charlottetown	8	0	20	0	0	0	30	11
Centres 10,000 - 49,999								
Summerside	4	4	0	0	0	8	0	11
Total Prince Edward Island (10,000+)	12	4	20	0	0	8	30	22

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	20	0	20	0	15	12	51	23
Centres 10,000 - 49,999								
Summerside	8	17	0	0	0	8	12	11
Total Prince Edward Island (10,000+)	28	17	20	0	15	20	63	34

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia Fourth Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Halifax	21	86	4	0	10	0	90	74
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	0	3	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	16	16
Kings Subd A SC	0	0	3	0	0	0	8	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	4	2	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	3	0	0	0	0	11	42
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	21	89	7	4	12	0	128	132

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - December 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	162	147	7	0	146	308	493	661
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	2	0	7	28
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	8	0	0	0
East Hants MD	0	0	7	0	0	0	16	0
Kentville C.A.	0	4	4	0	0	0	16	69
Kings Subd A SC	0	0	3	0	0	0	24	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	3	4	2	2	20	29
Queens RGM	0	0	0	0	0	0	0	0
Truro	7	3	0	0	0	0	37	77
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	173	154	27	4	158	310	613	864

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Saint John	13	29	0	0	6	4	14	21
Moncton	19	3	0	12	4	4	65	4
Centres 50,000 - 99,999								
Fredericton	44	26	0	0	8	12	16	0
Centres 10,000 - 49,999								
Bathurst	0	7	0	0	0	0	0	14
Campbellton	0	4	0	0	0	0	0	0
Edmundston	0	4	0	0	0	0	6	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	76	73	0	12	18	20	101	39

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	73	77	7	0	14	14	164	138
Moncton	31	30	0	12	23	58	279	240
Centres 50,000 - 99,999								
Fredericton	63	30	0	15	54	76	88	67
Centres 10,000 - 49,999								
Bathurst	0	7	0	0	8	0	39	19
Campbellton	0	4	0	0	0	0	0	0
Edmundston	0	8	0	0	0	0	32	25
Miramichi	0	0	0	0	17	0	0	0
Total New Brunswick (10,000+)	167	156	7	27	116	148	602	489

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Newfoundland and Labrador Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
St. John's	548	434	27	0	0	0	575	434
Centres 10,000 - 49,999								
Bay Roberts	22	9	0	0	0	0	22	9
Corner Brook	18	21	0	0	0	0	18	21
Gander	0	12	0	0	0	0	0	12
Grand Falls-Windsor	12	17	0	0	0	20	12	37
Labrador C.A.	0	21	0	0	0	0	0	21
Total Newfoundland & Labrador (10,000+)	622	514	27	0	0	20	649	534

Table 2.5a: Starts by Submarket and by Intended Market Newfoundland and Labrador January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	1,785	1,434	51	46	27	0	1,863	1,480
Centres 10,000 - 49,999								
Bay Roberts	77	39	0	0	0	0	77	39
Corner Brook	73	64	0	0	0	8	73	72
Gander	0	76	0	0	0	0	0	76
Grand Falls-Windsor	95	72	0	0	20	31	115	103
Labrador C.A.	0	55	0	0	0	0	0	55
Total Newfoundland & Labrador (10,000+)	2,131	1,740	51	46	47	39	2,229	1,825

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Prince Edward Island Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 50,000 - 99,999								
Charlottetown	83	90	0	0	50	11	133	101
Centres 10,000 - 49,999								
Summerside	11	26	0	0	3	18	14	44
Total Prince Edward Island (10,000+)	94	116	0	0	53	29	147	145

Table 2.5b: Starts by Submarket and by Intended Market Prince Edward Island January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	342	359	13	12	71	23	426	394
Centres 10,000 - 49,999								
Summerside	49	72	0	0	20	18	69	90
Total Prince Edward Island (10,000+)	391	431	13	12	91	41	495	484

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Halifax	300	426	10	36	95	100	405	562
Centres 50,000 - 99,999								
Cape Breton	55	77	0	0	3	0	58	77
Centres 10,000 - 49,999								
Chester MD	9	0	0	0	0	0	9	0
East Hants MD	35	0	0	0	0	0	35	0
Kentville C.A.	28	25	0	0	16	16	44	41
Kings Subd A SC	20	0	0	0	11	0	31	0
Lunenburg MD	19	0	0	0	0	0	19	0
New Glasgow	24	33	0	0	0	5	24	38
Queens RGM	8	0	0	0	0	0	8	0
Truro	52	52	0	0	11	43	63	95
West Hants MD	16	0	0	0	0	0	16	0
Yarmouth MD	8	0	0	0	0	0	8	0
Total Nova Scotia (10,000+)	574	613	10	36	136	164	720	813

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	1,436	1,456	157	334	503	699	2,096	2,489
Centres 50,000 - 99,999								
Cape Breton	219	196	0	0	13	28	232	224
Centres 10,000 - 49,999								
Chester MD	28	0	8	0	0	0	36	0
East Hants MD	127	0	0	0	23	0	150	0
Kentville C.A.	96	120	0	0	20	69	116	189
Kings Subd A SC	97	0	0	0	27	0	124	0
Lunenburg MD	106	0	0	0	0	0	106	0
New Glasgow	101	135	6	0	24	34	131	169
Queens RGM	16	0	0	0	0	0	16	0
Truro	181	168	0	0	37	81	218	249
West Hants MD	68	0	0	0	0	0	68	0
Yarmouth MD	34	0	0	0	0	0	34	0
Total Nova Scotia (10,000+)	2,509	2,075	171	334	647	911	3,327	3,320

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Saint John	147	162	0	3	16	21	163	186
Moncton	268	301	10	2	72	29	350	332
Centres 50,000 - 99,999								
Fredericton	144	122	13	21	26	18	183	161
Centres 10,000 - 49,999								
Bathurst	23	12	0	7	0	15	23	34
Campbellton	2	8	0	0	0	0	2	8
Edmundston	9	13	0	0	6	0	15	13
Miramichi	5	17	0	0	0	0	5	17
Total New Brunswick (10,000+)	598	635	23	33	120	83	741	751

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	659	546	0	3	173	138	832	687
Moncton	1,021	1,083	31	50	307	292	1,359	1,425
Centres 50,000 - 99,999								
Fredericton	515	453	49	61	134	122	698	636
Centres 10,000 - 49,999								
Bathurst	61	84	8	7	39	20	108	111
Campbellton	17	16	0	0	1	0	18	16
Edmundston	37	49	0	4	32	25	69	78
Miramichi	39	47	17	0	0	0	56	47
Total New Brunswick (10,000+)	2,349	2,278	105	125	686	597	3,140	3,000

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador Fourth Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centres 100,000+											
St. John's	391	351	10	22	8	5	40	16	449	394	14.0
Centres 10,000 - 49,999											
Bay Roberts	32	14	0	2	0	0	0	0	32	16	100.0
Corner Brook	20	24	4	0	0	0	0	4	24	28	-14.3
Gander	0	21	0	0	0	0	0	2	0	23	-100.0
Grand Falls-Windsor	24	11	2	4	16	0	6	8	48	23	108.7
Labrador C.A.	0	18	0	0	0	0	0	0	0	18	-100.0
Total Newfoundland & Labrador (10,000+)	497	439	16	28	24	5	54	30	591	502	17.7

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - December 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
St. John's	1,158	997	70	78	34	20	182	196	1,444	1,291	11.9
Centres 10,000 - 49,999											
Bay Roberts	62	49	0	2	0	3	0	0	62	54	14.8
Corner Brook	67	62	4	0	0	0	0	16	71	78	-9.0
Gander	0	67	0	0	0	0	0	10	0	77	-100.0
Grand Falls-Windsor	59	54	4	4	36	0	16	15	115	73	57.5
Labrador C.A.	0	30	0	0	0	0	0	0	0	30	-100.0
Total Newfoundland & Labrador (10,000+)	1,418	1,259	78	84	70	23	220	237	1,786	1,603	11.4

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	116	112	18	28	12	0	36	24	182	164	11.0
Centres 10,000 - 49,999											
Summerside	17	15	0	2	0	7	12	0	29	24	20.8
Total Prince Edward Island (10,000+)	133	127	18	30	12	7	48	24	211	188	12.2

Table: **Table 3b: Completions by Submarket and by Dwelling Type**
Prince Edward Island
Fourth Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 50,000 - 99,999											
Charlottetown	305	275	46	68	12	0	47	113	410	456	-10.1
Centres 10,000 - 49,999											
Summerside	44	38	20	4	4	22	31	0	99	64	54.7
Total Prince Edward Island (10,000+)	349	313	66	72	16	22	78	113	509	520	-2.1

Table: **Table 3.1b: Completions by Submarket and by Dwelling Type**
Prince Edward Island
January - December 2008

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia Fourth Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centres 100,000+											
Halifax	411	338	22	38	53	40	567	437	1,053	853	23.4
Centres 50,000 - 99,999											
Cape Breton	9	52	14	10	0	0	0	20	23	82	-72.0
Centres 10,000 - 49,999											
Chester MD	6	0	0	0	0	0	0	0	6	0	n/a
East Hants MD	28	0	4	0	7	0	16	0	55	0	n/a
Kentville C.A.	24	22	4	16	0	0	0	16	28	54	-48.1
Kings Subd A SC	15	0	4	0	0	0	16	0	35	0	n/a
Lunenburg MD	23	0	2	0	0	0	0	0	25	0	n/a
New Glasgow	40	30	2	6	0	0	4	14	46	50	-8.0
Queens RGM	6	0	0	0	0	0	0	0	6	0	n/a
Truro	50	58	6	12	3	11	44	46	103	127	-18.9
West Hants MD	23	0	0	0	0	0	0	0	23	0	n/a
Yarmouth MD	20	0	2	0	0	0	0	0	22	0	n/a
Total Nova Scotia (10,000+)	655	500	60	82	63	51	647	533	1,425	1,166	22.2

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia January - December 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Halifax	1,193	1,001	122	140	139	139	1,139	869	2,593	2,149	20.7
Centres 50,000 - 99,999											
Cape Breton	121	115	52	36	3	0	4	28	180	179	0.6
Centres 10,000 - 49,999											
Chester MD	48	0	0	0	0	0	0	0	48	0	n/a
East Hants MD	98	0	6	0	7	0	24	0	135	0	n/a
Kentville C.A.	79	85	16	46	4	0	0	32	99	163	-39.3
Kings Subd A SC	70	0	24	0	0	0	16	0	110	0	n/a
Lunenburg MD	130	0	4	0	0	0	0	0	134	0	n/a
New Glasgow	98	116	6	14	4	4	30	33	138	167	-17.4
Queens RGM	8	0	0	0	0	0	0	0	8	0	n/a
Truro	153	163	8	26	3	23	97	110	261	322	-18.9
West Hants MD	62	0	2	0	0	0	0	0	64	0	n/a
Yarmouth MD	29	0	6	0	0	0	0	0	35	0	n/a
Total Nova Scotia (10,000+)	2,089	1,480	246	262	160	166	1,310	1,072	3,805	2,980	27.7

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type
New Brunswick
Fourth Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	% Change
Centres 100,000+											
Saint John	171	117	30	12	31	37	68	50	300	216	38.9
Moncton	217	164	170	122	7	11	25	22	419	319	31.3
Centres 50,000 - 99,999											
Fredericton	214	140	4	6	24	23	44	53	286	222	28.8
Centres 10,000 - 49,999											
Bathurst	11	26	0	2	0	0	15	0	26	28	-7.1
Campbellton	6	3	0	0	0	0	0	0	6	3	100.0
Edmundston	12	16	0	2	0	4	0	25	12	47	-74.5
Miramichi	12	14	0	0	0	0	0	0	12	14	-14.3
Total New Brunswick (10,000+	643	480	204	144	62	75	152	150	1,061	849	25.0

Table 3.1d: Completions by Submarket and by Dwelling Type
New Brunswick
January - December 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Saint John	460	342	72	32	74	89	117	172	723	635	13.9
Moncton	628	533	456	380	46	85	214	331	1,344	1,329	1.1
Centres 50,000 - 99,999											
Fredericton	485	379	16	18	50	62	169	198	720	657	9.6
Centres 10,000 - 49,999											
Bathurst	60	67	2	14	7	0	40	3	109	84	29.8
Campbellton	18	6	0	2	4	0	0	8	22	16	37.5
Edmundston	32	45	2	4	4	4	0	25	38	78	-51.3
Miramichi	55	42	0	0	0	0	0	0	55	42	31.0
Total New Brunswick (10,000+	1,738	1,414	548	450	185	240	540	737	3,011	2,841	6.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
St. John's	8	5	0	0	40	16	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	4
Gander	0	0	0	0	0	2	0	0
Grand Falls-Windsor	0	0	16	0	6	8	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	8	5	16	0	54	26	0	4

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	34	20	0	0	182	186	0	10
Centres 10,000 - 49,999								
Bay Roberts	0	3	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	16
Gander	0	0	0	0	0	10	0	0
Grand Falls-Windsor	4	0	32	0	12	12	4	3
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	38	23	32	0	216	208	4	29

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 50,000 - 99,999								
Charlottetown	12	0	0	0	15	12	21	12
Centres 10,000 - 49,999								
Summerside	0	7	0	0	12	0	0	0
Total Prince Edward Island (10,000+)	12	7	0	0	27	12	21	12

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	12	0	0	0	15	36	32	77
Centres 10,000 - 49,999								
Summerside	4	22	0	0	20	0	11	0
Total Prince Edward Island (10,000+)	16	22	0	0	35	36	43	77

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Halifax	43	40	10	0	119	139	448	298
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	0	0	20
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	7	0	0	0	16	0
Kentville C.A.	0	0	0	0	0	0	0	16
Kings Subd A SC	0	0	0	0	0	0	16	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	2	4	12
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	3	3	8	0	0	44	46
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	43	43	20	8	119	141	528	392

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	126	133	13	6	186	221	953	648
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	4	28
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	7	0	0	0	24	0
Kentville C.A.	4	0	0	0	0	0	0	32
Kings Subd A SC	0	0	0	0	0	0	16	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	4	4	0	11	30	22
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	3	3	20	2	0	95	110
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	130	136	30	30	188	232	1,122	840

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Saint John	27	37	4	0	4	34	64	16
Moncton	7	11	0	0	4	2	21	20
Centres 50,000 - 99,999								
Fredericton	24	12	0	11	44	37	0	16
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	15	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	4	0	0	0	0	0	25
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	58	64	4	11	52	73	100	77

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	70	86	4	3	25	44	92	128
Moncton	24	85	22	0	60	20	154	311
Centres 50,000 - 99,999								
Fredericton	50	44	0	18	62	123	107	75
Centres 10,000 - 49,999								
Bathurst	7	0	0	0	0	0	40	3
Campbellton	4	0	0	0	0	0	0	8
Edmundston	4	4	0	0	0	0	0	25
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	159	219	26	21	147	187	393	550

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
St. John's	444	389	5	5	0	0	449	394
Centres 10,000 - 49,999								
Bay Roberts	32	16	0	0	0	0	32	16
Corner Brook	24	24	0	0	0	4	24	28
Gander	0	23	0	0	0	0	0	23
Grand Falls-Windsor	30	19	0	0	18	4	48	23
Labrador C.A.	0	18	0	0	0	0	0	18
Total Newfoundland & Labrador (10,000+)	568	489	5	5	18	8	591	502

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
St. John's	1,393	1,244	51	37	0	10	1,444	1,291
Centres 10,000 - 49,999								
Bay Roberts	62	54	0	0	0	0	62	54
Corner Brook	71	62	0	0	0	16	71	78
Gander	0	77	0	0	0	0	0	77
Grand Falls-Windsor	77	66	0	0	38	7	115	73
Labrador C.A.	0	30	0	0	0	0	0	30
Total Newfoundland & Labrador (10,000+)	1,697	1,533	51	37	38	33	1,786	1,603

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Prince Edward Island Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 50,000 - 99,999								
Charlottetown	148	140	13	12	21	12	182	164
Centres 10,000 - 49,999								
Summerside	14	17	12	0	3	7	29	24
Total Prince Edward Island (10,000+)	162	157	25	12	24	19	211	188

Table 3.5b: Completions by Submarket and by Intended Market Prince Edward Island January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 50,000 - 99,999								
Charlottetown	365	343	13	36	32	77	410	456
Centres 10,000 - 49,999								
Summerside	68	54	12	3	19	7	99	64
Total Prince Edward Island (10,000+)	433	397	25	39	51	84	509	520

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Nova Scotia Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Halifax	441	405	146	139	466	309	1,053	853
Centres 50,000 - 99,999								
Cape Breton	19	62	0	0	4	20	23	82
Centres 10,000 - 49,999								
Chester MD	6	0	0	0	0	0	6	0
East Hants MD	32	0	0	0	23	0	55	0
Kentville C.A.	28	38	0	0	0	16	28	54
Kings Subd A SC	19	0	0	0	16	0	35	0
Lunenburg MD	25	0	0	0	0	0	25	0
New Glasgow	41	35	0	0	5	15	46	50
Queens RGM	6	0	0	0	0	0	6	0
Truro	56	72	0	0	47	55	103	127
West Hants MD	23	0	0	0	0	0	23	0
Yarmouth MD	22	0	0	0	0	0	22	0
Total Nova Scotia (10,000+)	718	612	146	139	561	415	1,425	1,166

Table 3.5c: Completions by Submarket and by Intended Market Nova Scotia January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Halifax	1,337	1,261	254	221	1,002	667	2,593	2,149
Centres 50,000 - 99,999								
Cape Breton	165	151	0	0	15	28	180	179
Centres 10,000 - 49,999								
Chester MD	48	0	0	0	0	0	48	0
East Hants MD	104	0	0	0	31	0	135	0
Kentville C.A.	99	131	0	0	0	32	99	163
Kings Subd A SC	94	0	0	0	16	0	110	0
Lunenburg MD	134	0	0	0	0	0	134	0
New Glasgow	103	129	0	9	35	29	138	167
Queens RGM	8	0	0	0	0	0	8	0
Truro	163	184	0	0	98	138	261	322
West Hants MD	64	0	0	0	0	0	64	0
Yarmouth MD	35	0	0	0	0	0	35	0
Total Nova Scotia (10,000+)	2,354	1,856	254	230	1,197	894	3,805	2,980

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Fourth Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007	Q4 2008	Q4 2007
Centres 100,000+								
Saint John	227	176	3	24	70	16	300	216
Moncton	374	288	12	0	33	31	419	319
Centres 50,000 - 99,999								
Fredericton	212	135	48	41	26	46	286	222
Centres 10,000 - 49,999								
Bathurst	11	28	0	0	15	0	26	28
Campbellton	6	3	0	0	0	0	6	3
Edmundston	12	18	0	4	0	25	12	47
Miramichi	12	14	0	0	0	0	12	14
Total New Brunswick (10,000+)	854	662	63	69	144	118	1,061	849

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - December 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Saint John	609	480	16	24	98	131	723	635
Moncton	1,059	951	76	8	209	370	1,344	1,329
Centres 50,000 - 99,999								
Fredericton	487	404	57	119	176	134	720	657
Centres 10,000 - 49,999								
Bathurst	62	80	7	0	40	4	109	84
Campbellton	17	8	4	0	1	8	22	16
Edmundston	38	49	0	4	0	25	38	78
Miramichi	55	42	0	0	0	0	55	42
Total New Brunswick (10,000+)	2,327	2,014	160	155	524	672	3,011	2,841

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador Fourth Quarter 2008													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $125,000		$125,000 - $174,999		$175,000 - $224,999		$225,000 - $274,999		$275,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q4 2008	0	0.0	66	16.8	106	27.0	124	31.6	96	24.5	392	231,313	241,983
Q4 2007	1	0.3	124	34.0	119	32.6	79	21.6	42	11.5	365	189,911	211,395
Year-to-date 2008	7	0.6	250	21.4	365	31.3	313	26.8	232	19.9	1,167	215,372	230,473
Year-to-date 2007	8	0.8	369	35.4	333	32.0	198	19.0	133	12.8	1,041	189,900	211,123

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island Fourth Quarter 2008													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q4 2008	0	0.0	8	6.9	30	25.9	52	44.8	26	22.4	116	200,000	207,310
Q4 2007	0	0.0	15	13.4	34	30.4	42	37.5	21	18.8	112	185,000	198,902
Year-to-date 2008	0	0.0	17	5.6	91	29.8	129	42.3	68	22.3	305	200,000	207,361
Year-to-date 2007	0	0.0	35	12.7	90	32.7	103	37.5	47	17.1	275	180,000	192,477

Source: CMHC (Market Absorption Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q4 2008	5	55.6	3	33.3	1	11.1	0	0.0	0	0.0	9	--	--
Q4 2007	30	57.7	14	26.9	5	9.6	3	5.8	0	0.0	52	131,090	159,296
Year-to-date 2008	56	46.3	33	27.3	23	19.0	6	5.0	3	2.5	121	160,222	182,446
Year-to-date 2007	57	50.4	35	31.0	11	9.7	7	6.2	3	2.7	113	148,048	170,667
Halifax CMA													
Q4 2008	23	5.7	72	17.8	134	33.1	99	24.4	77	19.0	405	289,900	311,253
Q4 2007	18	5.9	47	15.4	79	25.8	86	28.1	76	24.8	306	315,000	327,063
Year-to-date 2008	72	6.1	166	14.2	351	29.9	277	23.6	306	26.1	1,172	299,900	329,765
Year-to-date 2007	33	3.3	151	15.3	299	30.2	265	26.8	242	24.4	990	305,000	332,821
Total Urban Centres in Nova Scotia (50,000+)													
Q4 2008	28	6.8	75	18.1	135	32.6	99	23.9	77	18.6	414	284,750	307,602
Q4 2007	48	13.4	61	17.0	84	23.5	89	24.9	76	21.2	358	282,250	302,694
Year-to-date 2008	128	9.9	199	15.4	374	28.9	283	21.9	309	23.9	1,293	290,000	315,979
Year-to-date 2007	90	8.2	186	16.9	310	28.1	272	24.7	245	22.2	1,103	295,900	316,209

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q4 2008	1	0.5	10	5.5	35	19.1	61	33.3	76	41.5	183	239,000	233,626
Q4 2007	1	0.9	5	4.5	25	22.5	47	42.3	33	29.7	111	199,000	223,625
Year-to-date 2008	1	0.2	30	7.1	89	21.0	157	37.0	147	34.7	424	219,000	225,002
Year-to-date 2007	21	5.9	27	7.6	85	23.8	128	35.9	96	26.9	357	199,000	207,781
Moncton CMA													
Q4 2008	0	0.0	5	2.6	50	26.2	108	56.5	28	14.7	191	199,900	218,838
Q4 2007	1	0.6	1	0.6	59	38.3	78	50.6	15	9.7	154	199,900	205,588
Year-to-date 2008	1	0.2	9	1.5	186	30.8	310	51.4	97	16.1	603	199,900	217,173
Year-to-date 2007	5	1.1	2	0.4	179	38.3	224	48.0	57	12.2	467	199,900	208,653
Saint John CMA													
Q4 2008	0	0.0	10	6.3	24	15.0	52	32.5	74	46.3	160	237,000	244,665
Q4 2007	0	0.0	6	5.1	33	28.0	32	27.1	47	39.8	118	222,500	229,873
Year-to-date 2008	2	0.5	18	4.1	81	18.3	131	29.6	211	47.6	443	244,900	247,921
Year-to-date 2007	0	0.0	17	4.9	87	24.9	109	31.2	136	39.0	349	225,000	231,880
Total Urban Centres in New Brunswick (50,000+)													
Q4 2008	1	0.2	25	4.7	109	20.4	221	41.4	178	33.3	534	225,000	231,644
Q4 2007	2	0.5	12	3.1	117	30.5	157	41.0	95	24.8	383	199,900	218,298
Year-to-date 2008	4	0.3	57	3.9	356	24.2	598	40.7	455	31.0	1,470	210,000	228,698
Year-to-date 2007	26	2.2	46	3.9	351	29.9	461	39.3	289	24.6	1,173	199,900	215,298

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Fourth Quarter 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	160	-1.8	301	626	657	45.8	136,827	0.2	139,716
	February	198	4.8	337	419	570	59.1	140,401	4.7	143,796
	March	266	37.8	405	587	649	62.4	137,309	-5.2	132,013
	April	242	9.0	313	722	666	47.0	142,497	1.1	152,905
	May	328	27.1	358	828	628	57.0	141,579	6.0	143,356
	June	422	17.2	371	794	631	58.8	152,641	15.1	154,147
	July	547	40.6	377	830	636	59.3	152,718	1.3	148,177
	August	551	20.8	368	683	631	58.3	154,595	5.9	153,797
	September	431	13.1	358	607	615	58.2	151,505	10.8	147,833
	October	475	35.3	391	651	619	63.2	150,149	10.4	155,998
	November	497	67.9	476	447	556	85.6	146,164	8.0	155,409
	December	354	26.9	416	222	558	74.6	163,276	15.3	160,170
2008	January	236	47.5	439	490	522	84.1	160,252	17.1	163,999
	February	238	20.2	378	564	731	51.7	151,244	7.7	166,070
	March	239	-10.2	377	514	610	61.8	159,380	16.1	162,828
	April	308	27.3	404	673	531	76.1	167,021	17.2	163,515
	May	346	5.5	378	777	620	61.0	170,999	20.8	175,822
	June	430	1.9	376	793	625	60.2	171,183	12.1	173,374
	July	610	11.5	417	870	636	65.6	181,269	18.7	176,131
	August	541	-1.8	373	632	606	61.6	187,744	21.4	181,486
	September	544	26.2	426	744	664	64.2	178,062	17.5	181,437
	October	549	15.6	429	645	638	67.2	188,864	25.8	201,811
	November	373	-24.9	379	517	664	57.1	191,148	30.8	190,413
	December	281	-20.6	319	301	673	47.4	205,805	26.0	209,741
	Q4 2007	1,326	43.2		1,320			152,160	10.7	
	Q4 2008	1,203	-9.3		1,463			193,529	27.2	
	YTD 2007	4,471	26.4		7,416			149,258	7.0	
	YTD 2008	4,695	5.0		7,520			178,477	19.6	

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

[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Prince Edward Island Fourth Quarter 2008										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	81	72.3	200	238	253	79.1	130,533	7.4	132,796
	February	59	-11.9	129	196	227	56.8	126,197	2.1	132,502
	March	106	-7.0	148	219	221	67.0	113,669	-8.5	119,436
	April	124	25.3	148	227	184	80.4	135,019	7.5	150,959
	May	141	3.7	143	334	216	66.2	126,881	2.5	128,101
	June	189	36.0	141	307	218	64.7	134,295	0.1	132,016
	July	190	19.5	142	296	221	64.3	136,469	12.5	135,715
	August	220	22.9	144	255	220	65.5	139,845	19.0	139,356
	September	179	8.5	132	179	213	62.0	129,817	11.0	134,934
	October	182	19.0	147	197	230	63.9	138,338	3.7	130,270
	November	167	34.7	153	147	220	69.5	137,277	0.3	134,337
	December	131	19.1	142	64	236	60.2	137,170	7.3	131,194
2008	January	51	-37.0	127	203	227	55.9	139,999	7.3	139,940
	February	84	42.4	181	242	256	70.7	131,594	4.3	137,236
	March	81	-23.6	113	229	250	45.2	134,506	18.3	159,166
	April	116	-6.5	133	370	302	44.0	121,807	-9.8	123,568
	May	31	-78.0	31	431	316	9.8	126,661	-0.2	131,222
	June	160	-15.3	120	323	255	47.1	150,503	12.1	146,767
	July	168	-11.6	125	354	272	46.0	145,852	6.9	142,666
	August	190	-13.6	124	254	236	52.5	142,168	1.7	139,553
	September	183	2.2	134	238	249	53.8	129,635	-0.1	134,377
	October	135	-25.8	110	208	245	44.9	141,289	2.1	133,109
	November	117	-29.9	108	146	246	43.9	141,717	3.2	137,896
	December	97	-26.0	107	78	222	48.2	161,050	17.4	152,792
	Q4 2007	480	24.0		408			137,650	3.5	
	Q4 2008	349	-27.3		432			146,925	6.7	
	YTD 2007	1,769	18.6		2,659			133,457	6.4	
	YTD 2008	1,413	-20.1		3,076			139,944	4.9	

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

[1]Source: CREA

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

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

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	652	19.9	993	1,447	1,572	63.2	169,354	3.4	173,146
	February	762	12.9	983	1,383	1,615	60.9	180,822	9.0	179,759
	March	977	-3.0	1,014	1,801	1,585	64.0	181,325	11.0	179,250
	April	1,149	23.8	964	1,971	1,549	62.2	190,331	6.4	186,449
	May	1,396	9.4	992	2,235	1,615	61.4	187,116	6.0	177,774
	June	1,333	16.7	1,005	1,846	1,525	65.9	190,782	12.4	183,539
	July	1,223	23.3	1,025	1,805	1,577	65.0	182,267	9.9	180,189
	August	1,150	9.0	972	1,808	1,656	58.7	176,089	5.0	181,231
	September	938	0.9	980	1,495	1,579	62.1	176,620	0.8	181,761
	October	959	13.5	998	1,500	1,618	61.7	172,942	6.2	183,232
	November	811	1.1	987	1,128	1,595	61.9	175,418	8.7	185,052
	December	507	1.2	944	551	1,484	63.6	172,014	5.4	180,675
2008	January	580	-11.0	941	1,529	1,675	56.2	182,442	7.7	183,142
	February	752	-1.3	946	1,510	1,701	55.6	188,110	4.0	189,499
	March	814	-16.7	890	1,907	1,718	51.8	190,867	5.3	188,184
	April	1,172	2.0	985	2,212	1,733	56.8	196,100	3.0	190,669
	May	1,308	-6.3	965	2,248	1,669	57.8	202,569	8.3	194,168
	June	1,266	-5.0	968	2,169	1,806	53.6	194,627	2.0	186,461
	July	1,255	2.6	1,041	2,017	1,735	60.0	192,160	5.4	191,410
	August	1,020	-11.3	927	1,660	1,614	57.4	180,801	2.7	187,007
	September	935	-0.3	917	1,623	1,634	56.1	189,283	7.2	191,772
	October	835	-12.9	877	1,576	1,686	52.0	175,490	1.5	190,470
	November	519	-36.0	685	999	1,545	44.3	185,020	5.5	196,483
	December	418	-17.6	732	667	1,601	45.7	181,945	5.8	191,442
	Q4 2007	2,277	6.0		3,179			173,617	6.9	
	Q4 2008	1,772	-22.2		3,242			179,804	3.6	
	YTD 2007	11,857	10.8		18,970			180,989	7.3	
	YTD 2008	10,874	-8.3		20,117			189,902	4.9	

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

[1]Source: CREA

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

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

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	412	24.1	707	1,110	1,191	59.4	140,800	13.8	138,262
	February	544	35.3	741	954	1,154	64.2	132,187	5.5	132,176
	March	664	8.0	691	1,298	1,126	61.4	137,011	9.4	140,195
	April	720	15.9	664	1,365	1,136	58.5	139,138	3.6	130,938
	May	972	6.6	669	1,575	1,119	59.8	142,152	9.7	135,694
	June	910	21.5	666	1,426	1,157	57.6	142,734	12.0	139,107
	July	827	27.8	665	1,259	1,104	60.2	135,631	7.9	139,986
	August	835	17.9	658	1,294	1,111	59.2	134,106	6.4	139,196
	September	654	10.7	663	1,128	1,137	58.3	131,299	11.4	136,385
	October	699	5.6	684	1,108	1,220	56.1	131,419	6.4	139,605
	November	550	7.8	673	824	1,177	57.2	133,878	-0.8	132,910
	December	374	-0.5	680	439	1,148	59.2	134,160	6.0	135,058
2008	January	355	-13.8	625	1,051	1,123	55.7	151,433	7.6	146,112
	February	506	-7.0	655	971	1,117	58.6	143,207	8.3	146,398
	March	514	-22.6	583	1,199	1,122	52.0	136,886	-0.1	132,716
	April	756	5.0	667	1,517	1,187	56.2	149,091	7.2	151,591
	May	908	-6.6	652	1,722	1,265	51.5	152,823	7.5	145,821
	June	923	1.4	689	1,435	1,208	57.0	157,505	10.3	150,187
	July	840	1.6	679	1,463	1,227	55.3	141,255	4.1	149,318
	August	795	-4.8	670	1,300	1,210	55.4	144,384	7.7	145,980
	September	660	0.9	629	1,284	1,208	52.1	142,402	8.5	154,682
	October	561	-19.7	567	1,102	1,205	47.1	135,645	3.2	142,198
	November	399	-27.5	548	846	1,312	41.8	141,354	5.6	134,318
	December	338	-9.6	591	503	1,209	48.9	141,648	5.6	145,958
	Q4 2007	1,623	4.8		2,371			132,884	3.8	
	Q4 2008	1,298	-20.0		2,451			138,963	4.6	
	YTD 2007	8,161	14.5		13,780			136,603	7.7	
	YTD 2008	7,555	-7.4		14,393			145,762	6.7	

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

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	217.1	14.4	-1,636	97.2	642	1,144,867	85.68
	April - June	701	6.8	7.0	216.1	13.2	-665	100.7	664	1,609,823	92.45
	July - September	714	7.1	7.2	218.1	13.6	957	106.5	679	1,401,282	96.22
	October - December	729	7.3	7.5	219.7	12.3	471	101.2	713	1,101,675	102.18
2008	January - March	718	7.3	7.3	221.0	12.8	139	97.9	716	1,376,004	99.51
	April - June	696	6.7	6.9	219.0	13.2	146	83.3	728	2,088,744	99.34
	July - September	697	6.8	7.0	216.8	13.5	1,070	83.9	743	1,976,177	95.23
	October - December	704	6.1	7.1	217.5	13.7		71.3	752		81.98

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

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	2.6	-1.5	3.1	-3.6	-0.1	54.5	-1.7
	April - June	1.7	0.5	0.2	0.3	-1.6	-20.1	3.5	2.5	35.7	2.8
	July - September	3.5	0.6	0.4	-0.2	-0.4	-197.5	9.5	7.0	-2.3	7.6
	October - December	7.8	0.9	0.9	0.4	-1.6	-191.6	6.7	10.2	10.8	16.8
2008	January - March	6.3	0.8	0.7	1.8	-1.6	-108.5	0.7	11.4	20.2	16.1
	April - June	-0.7	-0.1	-0.1	1.3	0.0	-122.0	-17.3	9.7	29.7	7.5
	July - September	-2.4	-0.3	-0.3	-0.6	-0.1	11.8	-21.2	9.4	41.0	-1.0
	October - December	-3.5	-1.2	-0.4	-1.0	1.4		-29.6	5.5		-19.8

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

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

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

		Interest Rates: P & I Per $100,000	Mortage Rates (%): 1 Yr. Term	Mortage Rates (%): 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2007	January - March	676	6.5	6.6	69.7	10.4	23	97.2	595	291,792	85.68
	April - June	701	6.8	7.0	68.9	10.8	10	100.7	599	405,789	92.45
	July - September	714	7.1	7.2	69.2	10.5	368	106.5	581	375,858	96.22
	October - December	729	7.3	7.5	69.8	10.4	16	101.2	610	355,205	102.18
2008	January - March	718	7.3	7.3	71.0	10.5	319	97.9	613	289,825	99.51
	April - June	696	6.7	6.9	70.7	10.5	783	83.3	637	396,160	99.34
	July - September	697	6.8	7.0	70.4	11.3	812	83.9	632	368,897	95.23
	October - December	704	6.1	7.1	69.2	11.8		71.3	643		81.98

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island Fourth Quarter 2008

		Interest Rates: P & I Per $100,000	Mortage Rates: 1 Yr. Term	Mortage Rates: 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
2007	January - March	1.8	0.6	0.2	3.4	-2.3	-138.3	-3.6	4.0	13.4	-1.7
	April - June	1.7	0.5	0.2	0.6	-0.3	-37.5	3.5	3.3	8.2	2.8
	July - September	3.5	0.6	0.4	0.7	0.2	-18500.0	9.5	1.7	-6.2	7.6
	October - December	7.8	0.9	0.9	1.0	-1.7	-124.6	6.7	1.8	-6.4	16.8
2008	January - March	6.3	0.8	0.7	1.9	0.1	**	0.7	3.0	-0.7	16.1
	April - June	-0.7	-0.1	-0.1	2.6	-0.2	**	-17.3	6.4	-2.4	7.5
	July - September	-2.4	-0.3	-0.3	1.7	0.9	120.7	-21.2	8.7	-1.9	-1.0
	October - December	-3.5	-1.2	-0.4	-0.9	1.4		-29.6	5.5		-19.8

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

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

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

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	5 Yr. Term							
2007	January - March	676	6.5	6.6	447.0	8.0	-662	97.2	642	2,272,570	85.68
	April - June	701	6.8	7.0	445.7	8.1	44	100.7	653	2,451,307	92.45
	July - September	714	7.1	7.2	446.2	8.0	407	106.5	655	2,565,932	96.22
	October - December	729	7.3	7.5	452.7	7.6	522	101.2	664	2,583,843	102.18
2008	January - March	718	7.3	7.3	449.8	7.8	694	97.9	661	2,461,189	99.51
	April - June	696	6.7	6.9	456.0	7.6	609	83.3	666	2,847,232	99.34
	July - September	697	6.8	7.0	456.4	7.7	622	83.9	679	2,994,865	95.23
	October - December	704	6.1	7.1	453.5	8.2		71.3	692		81.98

Table 6.1c: Growth (1) of Economic Indicators for Nova Scotia Fourth Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	5 Yr. Term							
2007	January - March	1.8	0.6	0.2	0.9	0.1	10.5	-3.6	4.2	-1.7	-1.7
	April - June	1.7	0.5	0.2	1.3	0.0	-80.8	3.5	6.5	-3.0	2.8
	July - September	3.5	0.6	0.4	1.2	0.2	-141.2	9.5	6.1	5.3	7.6
	October - December	7.8	0.9	0.9	1.5	0.1	-181.6	6.7	5.9	8.5	16.8
2008	January - March	6.3	0.8	0.7	0.6	-0.2	-204.8	0.7	2.9	8.3	16.1
	April - June	-0.7	-0.1	-0.1	2.3	-0.6	**	-17.3	1.9	16.2	7.5
	July - September	-2.4	-0.3	-0.3	2.3	-0.3	52.8	-21.2	3.7	16.7	-1.0
	October - December	-3.5	-1.2	-0.4	0.2	0.6		-29.6	4.2		-19.8

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

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

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

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	359.3	7.5	119	97.2	628	3,251,751	85.68
	April - June	701	6.8	7.0	366.7	6.8	185	100.7	642	3,842,548	92.45
	July - September	714	7.1	7.2	364.3	8.4	514	106.5	638	4,326,972	96.22
	October - December	729	7.3	7.5	366.5	7.9	150	101.2	647	4,258,334	102.18
2008	January - March	718	7.3	7.3	365.9	8.5	331	97.9	660	4,036,064	99.51
	April - June	696	6.7	6.9	363.5	9.7	235	83.3	669	5,628,227	99.34
	July - September	697	6.8	7.0	367.0	8.1	63	83.9	675	4,700,737	95.23
	October - December	704	6.1	7.1	366.6	8.6		71.3	685		81.98

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick Fourth Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	0.4	-1.8	-122.2	-3.6	4.2	-5.1	-1.7
	April - June	1.7	0.5	0.2	2.6	-1.4	-121.8	3.5	7.2	-5.9	2.8
	July - September	3.5	0.6	0.4	3.7	-0.2	-139.7	9.5	3.3	9.5	7.6
	October - December	7.8	0.9	0.9	3.3	-0.5	-167.6	6.7	3.7	26.2	16.8
2008	January - March	6.3	0.8	0.7	1.8	1.1	178.2	0.7	5.0	24.1	16.1
	April - June	-0.7	-0.1	-0.1	-0.9	2.9	27.0	-17.3	4.3	46.5	7.5
	July - September	-2.4	-0.3	-0.3	0.7	-0.4	-87.7	-21.2	5.7	8.6	-1.0
	October - December	-3.5	-1.2	-0.4	0.0	0.7		-29.6	5.8		-19.8

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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