HOUSING MARKET INFORMATION

# HOUSING NOW
## Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2009

## Third Quarter Activity Was Mixed Across the Region

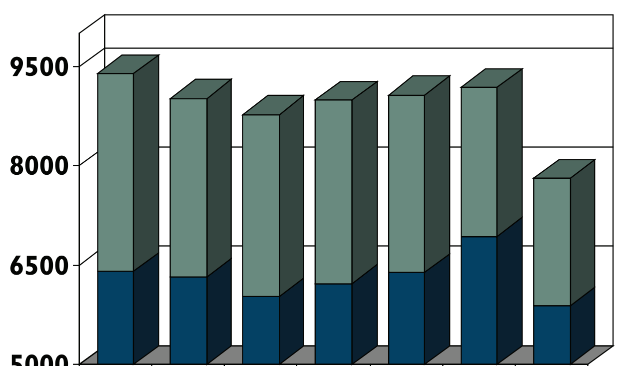
Total housing starts in the third quarter decreased close to eight per cent when compared to the same period in 2008. The decrease in starts for the third quarter was due to continued declines in starts activity in two of the four Atlantic Provinces, including New Brunswick (NB) and Newfoundland and Labrador (NL).

Prince Edward Island (PE) and Nova Scotia (NS) reported positive growth in the quarter, due to strength in multiples activity.

Activity in NL was lower, due to a 29 per cent decline in multiple starts in the third quarter, whereas singles activity fell a more moderate 11.6 per cent in the quarter. In NB

Figure 1

**Atlantic Canada Housing Starts**
**January-September**




| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|---|---|---|---|---|---|---|---|
| Rural | 2985 | 2707 | 2754 | 2772 | 2689 | 2252 | 1931 |
| Urban | 6408 | 6316 | 6025 | 6221 | 6386 | 6934 | 5881 |

Source: CMHC

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starts were down by 15.4 per cent, due to a significant slowdown of over 28 per cent in multiple starts, whereas single starts, although not as weak, still declined close to eight per cent in the quarter.

PE increased over 25 per cent in the quarter as there were more than four times as many multiple starts recorded compared to the third quarter of 2008. In contrast, singles activity was down close to 23 per cent in the third quarter.

NS saw a marginal increase of 1.3 per cent, due to a 39.5 per cent increase in multiple starts, which was mostly offset by a 17 per cent decline in singles activity.

## Multiple Starts Activity Improved in the Third Quarter

Multiple starts were up close to five per cent in the third quarter, as a result of strong growth in PE and NS, contributing positively to the results in the quarter.

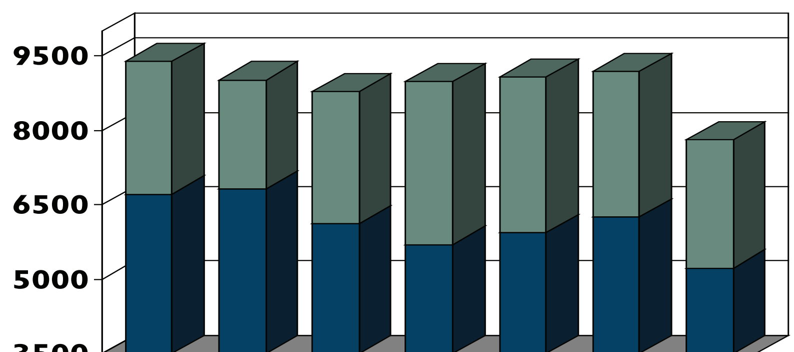
Multiple starts activity in 2009 reflects a moderate decline in apartment construction of less than five per cent, as a result of the 16.7 per cent increase in the third quarter. Row starts activity, although down in 2009, has recently shown a moderate rebound in activity as a result of the 23.4 per cent increase in the third quarter. Semi-detached activity remains weaker in 2009, as third quarter activity declined over 30 per cent.

## Both Urban and Rural Starts Remained Weak in the Third Quarter

Of the six large urban centres in Atlantic Canada, three reported positive growth in starts activity for the quarter, including Charlottetown, where starts advanced more than 100 per cent. As well, there was positive growth of over 40 per cent in Fredericton and almost eight per cent in Halifax.

Figure 2

**Atlantic Canada Housing Starts by Type**
**January-September**

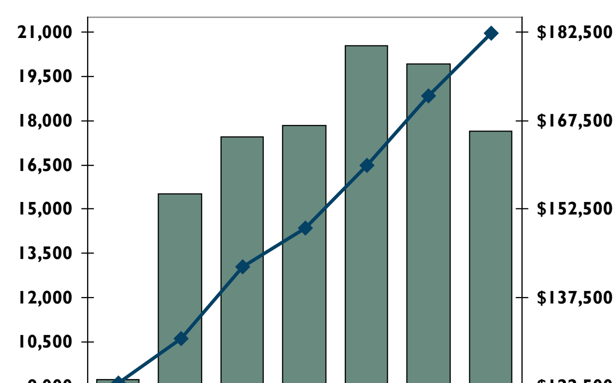



| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|---|---|---|---|---|---|---|---|
| Multiples | 2678 | 2205 | 2663 | 3291 | 3133 | 2937 | 2586 |
| Singles | 6715 | 6818 | 6116 | 5702 | 5942 | 6249 | 5226 |

Source: CMHC

Figure 3

**MLS® Sales Activity – Atlantic Canada**
**Yearly Comparison (January – September)**




| | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 |
|---|---|---|---|---|---|---|---|
| MLS Sales | 9,248 | 15,509 | 17,453 | 17,842 | 20,552 | 19,915 | 17,637 |
| Avg. Price | $123,056 | $130,621 | $142,744 | $149,228 | $159,858 | $171,672 | $182,288 |

Source: Canadian Real Estate Association
MLS® is a registered trademark of the Canadian Real Estate Association
MLS® Average Price: September (Year to Date) Price for each year unadjusted

This was followed by a 20.6 per cent decrease in St John's, a 22 per cent decline for Moncton and a 43.4 per cent decline in Saint John.

Six of the smaller centres in Atlantic Canada reported a rise in starts in the third quarter, including Gander NL, as well as Chester, Kings subdivision, Truro and Yartmouth in NS, and Bathurst, NB.

Completions in Atlantic Canada were up over three per cent in the third quarter of 2009. Units under construction for the same period declined close to 14 per cent.

## MLS® Sales Activity Picked Up in Atlantic Canada, Except in PE

MLS® sales in Atlantic Canada were down eight per cent in the third quarter (unadjusted) compared to a year ago. This downward trend in the third quarter occurred in all markets in Atlantic Canada - PE with a 13.3 per cent decline, NL where activity was down close to 11 per cent compared to a year ago and NB where activity declined 8.6 per cent. Sales activity in NS declined the least in the third quarter, with sales down less than five per cent.

Year-to-date for Atlantic Canada to the end of September, sales were down 11.4 per cent, but the level of activity has improved on a quarterly basis throughout 2009 with the eight per cent decline in the third quarter being the lowest of the year.

## MLS® Price Growth Driven by NL

The average MLS® price in Atlantic Canada was up close to seven per cent (unadjusted) in the third quarter to $181,990, and prices were up close to six per cent as well, over the first nine months of 2009.

Provincially, unadjusted prices in the third quarter of 2009 increased 13.5 per cent in NL, close to eight per cent in NB, over five per cent for PE and close to four per cent in NS.

The number of listings reported to the end of September 2009 was down close to three per cent compared to last year. As a result, the current level of listings has not dampened the pace of price growth in Atlantic Canada.

## Economic Factors

The labour force increased by one per cent in the third quarter in Atlantic Canada (seasonally adjusted), while total employment decreased 0.6 per cent. This resulted in the unemployment rate rising in Atlantic Canada to a 10.5 per cent rate overall for the first nine months of 2009 compared to a 9.3 per cent unemployment rate over the same period in 2008. As the trend for international migration remains positive, 2009 will continue to be a better year for labour conditions.

A gradual recovery is expected in 2010. The housing sector in Atlantic Canada is forecast to show positive growth of over four per cent in 2010. A favourable interest rate environment for consumers and additional fiscal and monetary stimulus will provide support for positive economic growth and housing activity in 2010.

Low vacancy rates will support an increase in multiples activity, as builders begin to refocus their efforts in 2010. Demographic trends related to an aging population and improving financial conditions, will also help support a rebound in 2010.

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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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**
**Third Quarter 2009**

| | 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 2009 | 1,675 | 216 | 177 | 0 | 45 | 148 | 66 | 503 | 1,022 | 3,852 |
| Q3 2008 | 1,991 | 304 | 184 | 0 | 24 | 79 | 48 | 423 | 1,123 | 4,176 |
| % Change | -15.9 | -28.9 | -3.8 | n/a | 87.5 | 87.3 | 37.5 | 18.9 | -9.0 | -7.8 |
| Year-to-date 2009 | 3,500 | 552 | 341 | 0 | 90 | 216 | 128 | 1,054 | 1,931 | 7,812 |
| Year-to-date 2008 | 4,286 | 734 | 472 | 0 | 45 | 235 | 121 | 1,041 | 2,252 | 9,186 |
| % Change | -18.3 | -24.8 | -27.8 | n/a | 100.0 | -8.1 | 5.8 | 1.2 | -14.3 | -15.0 |
| **UNDER CONSTRUCTION** | | | | | | | | | | |
| Q3 2009 | 3,078 | 490 | 483 | 0 | 101 | 600 | 99 | 1,289 | 1,360 | 7,500 |
| Q3 2008 | 3,382 | 574 | 478 | 0 | 119 | 686 | 91 | 1,764 | 1,576 | 8,670 |
| % Change | -9.0 | -14.6 | 1.0 | n/a | -15.1 | -12.5 | 8.8 | -26.9 | -13.7 | -13.5 |
| **COMPLETIONS** | | | | | | | | | | |
| Q3 2009 | 1,167 | 178 | 118 | 0 | 37 | 48 | 33 | 392 | 472 | 2,445 |
| Q3 2008 | 1,199 | 222 | 114 | 0 | 24 | 113 | 20 | 364 | 650 | 2,706 |
| % Change | -2.7 | -19.8 | 3.5 | n/a | 54.2 | -57.5 | 65.0 | 7.7 | -27.4 | -9.6 |
| Year-to-date 2009 | 3,402 | 578 | 314 | 0 | 114 | 197 | 128 | 1,090 | 1,671 | 7,494 |
| Year-to-date 2008 | 3,566 | 628 | 315 | 0 | 83 | 168 | 150 | 913 | 2,023 | 7,846 |
| % Change | -4.6 | -8.0 | -0.3 | n/a | 37.3 | 17.3 | -14.7 | 19.4 | -17.4 | -4.5 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | | |
| Q3 2009 | 202 | 89 | 34 | 0 | 41 | 115 | 2 | 178 | na | 661 |
| Q3 2008 | 95 | 71 | 34 | 0 | 8 | 89 | 11 | 79 | na | 387 |
| % Change | 112.6 | 25.4 | 0.0 | n/a | ** | 29.2 | -81.8 | 125.3 | n/a | 70.8 |
| **ABSORBED** | | | | | | | | | | |
| Q3 2009 | 827 | 201 | 110 | 0 | 38 | 26 | 28 | 201 | na | 1 431 |
| Q3 2008 | 908 | 203 | 93 | 0 | 28 | 30 | 30 | 318 | na | 1 610 |
| % Change | -8.9 | -1.0 | 18.3 | n/a | 35.7 | -13.3 | -6.7 | -36.8 | n/a | -11.1 |
| Year-to-date 2009 | 2,552 | 532 | 299 | 0 | 107 | 255 | 127 | 685 | na | 4,557 |
| Year-to-date 2008 | 2,779 | 550 | 277 | 0 | 80 | 243 | 125 | 1,148 | na | 5,202 |
| % Change | -8.2 | -3.3 | 7.9 | n/a | 33.8 | 4.9 | 1.6 | -40.3 | n/a | -12.4 |

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

**Table 1.1a: Housing Activity Summary of Newfoundland and Labrador**
**Third Quarter 2009**

| | 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 2009 | 536 | 8 | 70 | 0 | 15 | 0 | 8 | 21 | 389 | 1,047 |
| Q3 2008 | 666 | 44 | 93 | 0 | 10 | 0 | 17 | 12 | 385 | 1,227 |
| % Change | -19.5 | -81.8 | -24.7 | n/a | 50.0 | n/a | -52.9 | 75.0 | 1.0 | -14.7 |
| Year-to-date 2009 | 1,204 | 32 | 128 | 0 | 23 | 0 | 8 | 37 | 657 | 2,089 |
| Year-to-date 2008 | 1,251 | 62 | 196 | 0 | 10 | 14 | 25 | 22 | 718 | 2,298 |
| % Change | -3.8 | -48.4 | -34.7 | n/a | 130.0 | -100.0 | -68.0 | 68.2 | -8.5 | -9.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | | |
| Q3 2009 | 1,242 | 54 | 143 | 0 | 23 | 42 | 4 | 21 | 435 | 1,964 |
| Q3 2008 | 1,147 | 50 | 186 | 0 | 24 | 14 | 35 | 22 | 501 | 1,979 |
| % Change | 8.3 | 8.0 | -23.1 | n/a | -4.2 | 200.0 | -88.6 | -4.5 | -13.2 | -0.8 |
| **COMPLETIONS** | | | | | | | | | | |
| Q3 2009 | 428 | 18 | 54 | 0 | 13 | 0 | 4 | 12 | 173 | 702 |
| Q3 2008 | 329 | 26 | 48 | 0 | 6 | 40 | 0 | 0 | 230 | 679 |
| % Change | 30.1 | -30.8 | 12.5 | n/a | 116.7 | -100.0 | n/a | n/a | -24.8 | 3.4 |
| Year-to-date 2009 | 1,142 | 56 | 173 | 0 | 37 | 0 | 16 | 22 | 621 | 2,067 |
| Year-to-date 2008 | 921 | 62 | 146 | 0 | 6 | 40 | 16 | 4 | 760 | 1,955 |
| % Change | 24.0 | -9.7 | 18.5 | n/a | ** | -100.0 | 0.0 | ** | -18.3 | 5.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | | |
| Q3 2009 | 4 | 0 | 2 | 0 | 0 | 9 | 0 | 0 | n/a | 15 |
| Q3 2008 | 1 | 0 | 0 | 0 | 0 | 28 | 0 | 0 | n/a | 29 |
| % Change | ** | n/a | n/a | n/a | n/a | -67.9 | n/a | n/a | n/a | -48.3 |
| **ABSORBED** | | | | | | | | | | |
| Q3 2009 | 361 | 16 | 54 | 0 | 13 | 1 | 0 | 0 | n/a | 445 |
| Q3 2008 | 247 | 27 | 40 | 0 | 6 | 12 | 0 | 0 | n/a | 332 |
| % Change | 46.2 | -40.7 | 35.0 | n/a | 116.7 | -91.7 | n/a | n/a | n/a | 34.0 |
| Year-to-date 2009 | 950 | 54 | 157 | 0 | 37 | 6 | 0 | 10 | n/a | 1,214 |
| Year-to-date 2008 | 775 | 60 | 123 | 0 | 7 | 19 | 0 | 0 | n/a | 984 |
| % Change | 22.6 | -10.0 | 27.6 | n/a | ** | -68.4 | n/a | n/a | n/a | 23.4 |

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

**Table 1.1b: Housing Activity Summary of Prince Edward Island**
**Third Quarter 2009**

| | 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 2009 | 101 | 14 | 6 | 0 | 13 | 46 | 12 | 33 | 52 | 277 |
| Q3 2008 | 107 | 12 | 6 | 0 | 0 | 0 | 0 | 12 | 84 | 221 |
| % Change | -5.6 | 16.7 | 0.0 | n/a | n/a | n/a | n/a | 175.0 | -38.1 | 25.3 |
| Year-to-date 2009 | 205 | 30 | 17 | 0 | 19 | 46 | 12 | 122 | 126 | 577 |
| Year-to-date 2008 | 237 | 42 | 18 | 0 | 0 | 13 | 5 | 33 | 179 | 527 |
| % Change | -13.5 | -28.6 | -5.6 | n/a | n/a | ** | 140.0 | ** | -29.6 | 9.5 |
| **UNDER CONSTRUCTION** | | | | | | | | | | |
| Q3 2009 | 129 | 24 | 6 | 0 | 24 | 46 | 24 | 127 | 68 | 448 |
| Q3 2008 | 134 | 18 | 18 | 0 | 0 | 13 | 0 | 33 | 93 | 309 |
| % Change | -3.7 | 33.3 | -66.7 | n/a | n/a | ** | n/a | ** | -26.9 | 45.0 |
| **COMPLETIONS** | | | | | | | | | | |
| Q3 2009 | 61 | 6 | 7 | 0 | 3 | 0 | 0 | 3 | 35 | 115 |
| Q3 2008 | 80 | 24 | 0 | 0 | 0 | 0 | 0 | 11 | 55 | 170 |
| % Change | -23.8 | -75.0 | n/a | n/a | n/a | n/a | n/a | -72.7 | -36.4 | -32.4 |
| Year-to-date 2009 | 155 | 12 | 11 | 0 | 11 | 0 | 0 | 33 | 85 | 307 |
| Year-to-date 2008 | 211 | 48 | 12 | 0 | 0 | 0 | 5 | 22 | 146 | 444 |
| % Change | -26.5 | -75.0 | -8.3 | n/a | n/a | n/a | -100.0 | 50.0 | -41.8 | -30.9 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | | |
| Q3 2009 | 15 | 3 | 0 | 0 | 3 | 17 | 0 | 0 | n/a | 38 |
| Q3 2008 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 17 | n/a | 19 |
| % Change | ** | 200.0 | n/a | n/a | n/a | n/a | n/a | -100.0 | n/a | 100.0 |
| **ABSORBED** | | | | | | | | | | |
| Q3 2009 | 42 | 3 | 3 | 0 | 0 | 2 | 0 | 0 | n/a | 50 |
| Q3 2008 | 70 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | 85 |
| % Change | -40.0 | -80.0 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | -41.2 |
| Year-to-date 2009 | 128 | 9 | 3 | 0 | 8 | 4 | 0 | 44 | n/a | 196 |
| Year-to-date 2008 | 189 | 27 | 0 | 0 | 0 | 6 | 0 | 21 | n/a | 243 |
| % Change | -32.3 | -66.7 | n/a | n/a | n/a | -33.3 | n/a | 109.5 | n/a | -19.3 |

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

**Table 1.1c: Housing Activity Summary of Nova Scotia**
**Third Quarter 2009**

| | 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 2009 | 552 | 66 | 45 | 0 | 0 | 80 | 6 | 345 | 245 | 1,339 |
| Q3 2008 | 702 | 80 | 37 | 0 | 6 | 71 | 14 | 174 | 238 | 1,322 |
| % Change | -21.4 | -17.5 | 21.6 | n/a | -100.0 | 12.7 | -57.1 | 98.3 | 2.9 | 1.3 |
| Year-to-date 2009 | 1,169 | 190 | 119 | 0 | 7 | 80 | 20 | 485 | 481 | 2,551 |
| Year-to-date 2008 | 1,598 | 198 | 139 | 0 | 17 | 144 | 26 | 485 | 499 | 3,106 |
| % Change | -26.8 | -4.0 | -14.4 | n/a | -58.8 | -44.4 | -23.1 | 0.0 | -3.6 | -17.9 |
| **UNDER CONSTRUCTION** | | | | | | | | | | |
| Q3 2009 | 1,012 | 184 | 214 | 0 | 17 | 380 | 16 | 669 | 487 | 2,979 |
| Q3 2008 | 1,142 | 138 | 142 | 0 | 59 | 544 | 36 | 1,192 | 451 | 3,704 |
| % Change | -11.4 | 33.3 | 50.7 | n/a | -71.2 | -30.1 | -55.6 | -43.9 | 8.0 | -19.6 |
| **COMPLETIONS** | | | | | | | | | | |
| Q3 2009 | 320 | 30 | 20 | 0 | 0 | 0 | 13 | 266 | 54 | 703 |
| Q3 2008 | 524 | 90 | 22 | 0 | 3 | 25 | 7 | 224 | 121 | 1,016 |
| % Change | -38.9 | -66.7 | -9.1 | n/a | -100.0 | -100.0 | 85.7 | 18.8 | -55.4 | -30.8 |
| Year-to-date 2009 | 1,139 | 142 | 46 | 0 | 22 | 135 | 52 | 604 | 361 | 2,501 |
| Year-to-date 2008 | 1,404 | 184 | 48 | 0 | 41 | 67 | 42 | 594 | 579 | 2,959 |
| % Change | -18.9 | -22.8 | -4.2 | n/a | -46.3 | 101.5 | 23.8 | 1.7 | -37.7 | -15.5 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | | |
| Q3 2009 | 23 | 0 | 4 | 0 | 22 | 40 | 0 | 100 | n/a | 189 |
| Q3 2008 | 34 | 5 | 6 | 0 | 2 | 18 | 2 | 0 | n/a | 67 |
| % Change | -32.4 | -100.0 | -33.3 | n/a | ** | 122.2 | -100.0 | n/a | n/a | 182.1 |
| **ABSORBED** | | | | | | | | | | |
| Q3 2009 | 152 | 26 | 16 | 0 | 2 | 0 | 6 | 150 | n/a | 352 |
| Q3 2008 | 339 | 78 | 10 | 0 | 9 | 10 | 1 | 177 | n/a | 624 |
| % Change | -55.2 | -66.7 | 60.0 | n/a | -77.8 | -100.0 | ** | -15.3 | n/a | -43.6 |
| Year-to-date 2009 | 680 | 91 | 42 | 0 | 21 | 199 | 44 | 357 | n/a | 1,434 |
| Year-to-date 2008 | 879 | 139 | 42 | 0 | 47 | 198 | 37 | 813 | n/a | 2,155 |
| % Change | -22.6 | -34.5 | 0.0 | n/a | -55.3 | 0.5 | 18.9 | -56.1 | n/a | -33.5 |

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

**Table 1.1d: Housing Activity Summary of New Brunswick**
**Third Quarter 2009**

| | 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 2009 | 486 | 128 | 56 | 0 | 17 | 22 | 40 | 104 | 336 | 1,189 |
| Q3 2008 | 516 | 168 | 48 | 0 | 8 | 8 | 17 | 225 | 416 | 1,406 |
| % Change | -5.8 | -23.8 | 16.7 | n/a | 112.5 | 175.0 | 135.3 | -53.8 | -19.2 | -15.4 |
| Year-to-date 2009 | 922 | 300 | 77 | 0 | 41 | 90 | 88 | 410 | 667 | 2,595 |
| Year-to-date 2008 | 1,200 | 432 | 119 | 0 | 18 | 64 | 65 | 501 | 856 | 3,255 |
| % Change | -23.2 | -30.6 | -35.3 | n/a | 127.8 | 40.6 | 35.4 | -18.2 | -22.1 | -20.3 |
| **UNDER CONSTRUCTION** | | | | | | | | | | |
| Q3 2009 | 695 | 228 | 120 | 0 | 37 | 132 | 55 | 472 | 370 | 2,109 |
| Q3 2008 | 959 | 368 | 132 | 0 | 36 | 115 | 20 | 517 | 531 | 2,678 |
| % Change | -27.5 | -38.0 | -9.1 | n/a | 2.8 | 14.8 | 175.0 | -8.7 | -30.3 | -21.2 |
| **COMPLETIONS** | | | | | | | | | | |
| Q3 2009 | 358 | 124 | 37 | 0 | 21 | 48 | 16 | 111 | 210 | 925 |
| Q3 2008 | 266 | 82 | 44 | 0 | 15 | 48 | 13 | 129 | 244 | 841 |
| % Change | 34.6 | 51.2 | -15.9 | n/a | 40.0 | 0.0 | 23.1 | -14.0 | -13.9 | 10.0 |
| Year-to-date 2009 | 966 | 368 | 84 | 0 | 44 | 62 | 60 | 431 | 604 | 2,619 |
| Year-to-date 2008 | 1,030 | 334 | 109 | 0 | 36 | 61 | 87 | 293 | 538 | 2,488 |
| % Change | -6.2 | 10.2 | -22.9 | n/a | 22.2 | 1.6 | -31.0 | 47.1 | 12.3 | 5.3 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | | |
| Q3 2009 | 160 | 86 | 28 | 0 | 16 | 49 | 2 | 78 | n/a | 419 |
| Q3 2008 | 59 | 65 | 28 | 0 | 6 | 43 | 9 | 62 | n/a | 272 |
| % Change | 171.2 | 32.3 | 0.0 | n/a | 166.7 | 14.0 | -77.8 | 25.8 | n/a | 54.0 |
| **ABSORBED** | | | | | | | | | | |
| Q3 2009 | 272 | 156 | 37 | 0 | 23 | 23 | 22 | 51 | n/a | 584 |
| Q3 2008 | 252 | 83 | 43 | 0 | 13 | 8 | 29 | 141 | n/a | 569 |
| % Change | 7.9 | 88.0 | -14.0 | n/a | 76.9 | 187.5 | -24.1 | -63.8 | n/a | 2.6 |
| Year-to-date 2009 | 794 | 378 | 97 | 0 | 41 | 46 | 83 | 274 | n/a | 1,713 |
| Year-to-date 2008 | 936 | 324 | 112 | 0 | 26 | 20 | 88 | 314 | n/a | 1,820 |
| % Change | -15.2 | 16.7 | -13.4 | n/a | 57.7 | 130.0 | -5.7 | -12.7 | n/a | -5.9 |

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)

**Table 2a: Starts by Submarket and by Dwelling Type**
**Newfoundland and Labrador**
**Third Quarter 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| St. John's | 422 | 520 | 6 | 40 | 15 | 24 | 81 | 76 | 524 | 660 | -20.6 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bay Roberts | 24 | 36 | 2 | 0 | 0 | 0 | 0 | 0 | 26 | 36 | -27.8 |
| Corner Brook | 22 | 31 | 0 | 4 | 0 | 0 | 0 | 0 | 22 | 35 | -37.1 |
| Gander | 45 | 46 | 0 | 0 | 0 | 0 | 8 | 4 | 53 | 50 | 6.0 |
| Grand Falls-Windsor | 23 | 33 | 0 | 0 | 8 | 16 | 2 | 12 | 33 | 61 | -45.9 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Total Newfoundland & Labrador (10,000+)** | 536 | 666 | 8 | 44 | 23 | 40 | 91 | 92 | 658 | 842 | -21.9 |

**Table 2.1a: Starts by Submarket and by Dwelling Type**
**Newfoundland and Labrador**
**January - September 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| St. John's | 997 | 1,029 | 22 | 56 | 23 | 33 | 141 | 170 | 1,183 | 1,288 | -8.2 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bay Roberts | 56 | 55 | 2 | 0 | 0 | 0 | 0 | 0 | 58 | 55 | 5.5 |
| Corner Brook | 44 | 51 | 6 | 4 | 0 | 0 | 2 | 0 | 52 | 55 | -5.5 |
| Gander | 78 | 67 | 2 | 0 | 0 | 0 | 18 | 12 | 98 | 79 | 24.1 |
| Grand Falls-Windsor | 29 | 49 | 0 | 2 | 8 | 36 | 4 | 16 | 41 | 103 | -60.2 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Total Newfoundland & Labrador (10,000+)** | 1,204 | 1,251 | 32 | 62 | 31 | 69 | 165 | 198 | 1,432 | 1,580 | -9.4 |

Source: CMHC (Starts and Completions Survey)

| Table 2b: Starts by Submarket and by Dwelling Type<br>Prince Edward Island<br>Third Quarter 2009 | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Charlottetown | 99 | 97 | 14 | 12 | 31 | 0 | 79 | 2 | 223 | 111 | 100.9 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Summerside | 2 | 10 | 0 | 0 | 0 | 4 | 0 | 12 | 2 | 26 | -92.3 |
| **Total Prince Edward Island (10,000+)** | 101 | 107 | 14 | 12 | 31 | 4 | 79 | 14 | 225 | 137 | 64.2 |

| Table 2.1b: Starts by Submarket and by Dwelling Type<br>Prince Edward Island<br>January - September 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Charlottetown | 189 | 211 | 30 | 34 | 48 | 12 | 168 | 36 | 435 | 293 | 48.5 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Summerside | 16 | 31 | 0 | 8 | 0 | 4 | 0 | 12 | 16 | 55 | -70.9 |
| **Total Prince Edward Island (10,000+)** | 205 | 242 | 30 | 42 | 48 | 16 | 168 | 48 | 451 | 348 | 29.6 |

Source: CMHC (Starts and Completions Survey)

**Table 2c: Starts by Submarket and by Dwelling Type**
**Nova Scotia**
**Third Quarter 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Halifax | 277 | 367 | 20 | 24 | 40 | 28 | 370 | 237 | 707 | 656 | 7.8 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Cape Breton | 42 | 44 | 16 | 28 | 0 | 0 | 8 | 2 | 66 | 74 | -10.8 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Chester MD | 12 | 9 | 0 | 0 | 0 | 0 | 2 | 0 | 14 | 9 | 55.6 |
| East Hants MD | 29 | 41 | 2 | 6 | 0 | 7 | 0 | 0 | 31 | 54 | -42.6 |
| Kentville C.A. | 21 | 31 | 16 | 8 | 0 | 4 | 0 | 0 | 37 | 43 | -14.0 |
| Kings Subd A SC | 24 | 19 | 8 | 8 | 0 | 0 | 0 | 0 | 32 | 27 | 18.5 |
| Lunenburg MD | 37 | 42 | 2 | 2 | 0 | 0 | 0 | 0 | 39 | 44 | -11.4 |
| New Glasgow | 19 | 60 | 0 | 4 | 0 | 4 | 0 | 4 | 19 | 72 | -73.6 |
| Queens RGM | 7 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 7 | 0.0 |
| Truro | 53 | 56 | 2 | 2 | 6 | 7 | 47 | 4 | 108 | 69 | 56.5 |
| West Hants MD | 18 | 17 | 0 | 2 | 0 | 0 | 0 | 0 | 18 | 19 | -5.3 |
| Yarmouth MD | 14 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 16 | 10 | 60.0 |
| **Total Nova Scotia (10,000+)** | 553 | 703 | 68 | 84 | 46 | 50 | 427 | 247 | 1,094 | 1,084 | 0.9 |

**Table 2.1c: Starts by Submarket and by Dwelling Type**
**Nova Scotia**
**January - September 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Halifax | 625 | 930 | 90 | 78 | 117 | 144 | 494 | 539 | 1,326 | 1,691 | -21.6 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Cape Breton | 90 | 115 | 42 | 50 | 8 | 3 | 8 | 6 | 148 | 174 | -14.9 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Chester MD | 27 | 19 | 0 | 0 | 0 | 0 | 2 | 8 | 29 | 27 | 7.4 |
| East Hants MD | 60 | 84 | 10 | 8 | 0 | 7 | 0 | 16 | 70 | 115 | -39.1 |
| Kentville C.A. | 40 | 52 | 20 | 16 | 0 | 4 | 0 | 0 | 60 | 72 | -16.7 |
| Kings Subd A SC | 39 | 51 | 12 | 26 | 0 | 0 | 16 | 16 | 67 | 93 | -28.0 |
| Lunenburg MD | 73 | 83 | 2 | 4 | 0 | 0 | 0 | 0 | 75 | 87 | -13.8 |
| New Glasgow | 46 | 72 | 6 | 8 | 4 | 7 | 0 | 20 | 56 | 107 | -47.7 |
| Queens RGM | 16 | 8 | 0 | 0 | 6 | 0 | 0 | 0 | 22 | 8 | 175.0 |
| Truro | 83 | 116 | 8 | 6 | 6 | 7 | 47 | 26 | 144 | 155 | -7.1 |
| West Hants MD | 45 | 50 | 0 | 2 | 0 | 0 | 0 | 0 | 45 | 52 | -13.5 |
| Yarmouth MD | 26 | 22 | 2 | 4 | 0 | 0 | 0 | 0 | 28 | 26 | 7.7 |
| **Total Nova Scotia (10,000+)** | 1,170 | 1,602 | 192 | 202 | 141 | 172 | 567 | 631 | 2,070 | 2,607 | -20.6 |

Source: CMHC (Starts and Completions Survey)

| Table 2d: Starts by Submarket and by Dwelling Type<br>New Brunswick<br>Third Quarter 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Saint John | 115 | 145 | 12 | 34 | 21 | 20 | 20 | 98 | 168 | 297 | -43.4 |
| Moncton | 166 | 173 | 114 | 136 | 18 | 6 | 14 | 85 | 312 | 400 | -22.0 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Fredericton | 161 | 166 | 4 | 4 | 32 | 5 | 76 | 18 | 273 | 193 | 41.5 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bathurst | 23 | 12 | 2 | 2 | 0 | 0 | 14 | 26 | 39 | 40 | -2.5 |
| Campbellton | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 8 | -25.0 |
| Edmundston | 16 | 12 | 0 | 0 | 4 | 0 | 12 | 26 | 32 | 38 | -15.8 |
| Miramichi | 23 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 14 | 64.3 |
| **Total New Brunswick (10,000+)** | 510 | 530 | 132 | 176 | 75 | 31 | 136 | 253 | 853 | 990 | -13.8 |

| Table 2.1d: Starts by Submarket and by Dwelling Type<br>New Brunswick<br>January - September 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Saint John | 272 | 364 | 38 | 80 | 37 | 67 | 179 | 158 | 526 | 669 | -21.4 |
| Moncton | 299 | 416 | 254 | 348 | 30 | 12 | 78 | 233 | 661 | 1,009 | -34.5 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Fredericton | 284 | 364 | 10 | 14 | 56 | 19 | 206 | 118 | 556 | 515 | 8.0 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bathurst | 42 | 36 | 4 | 2 | 0 | 0 | 43 | 47 | 89 | 85 | 4.7 |
| Campbellton | 10 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 16 | -37.5 |
| Edmundston | 28 | 28 | 0 | 0 | 4 | 0 | 12 | 26 | 44 | 54 | -18.5 |
| Miramichi | 42 | 34 | 0 | 0 | 0 | 0 | 0 | 17 | 42 | 51 | -17.6 |
| **Total New Brunswick (10,000+)** | 977 | 1,258 | 306 | 444 | 127 | 98 | 518 | 599 | 1,928 | 2,399 | -19.6 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market**
**Newfoundland and Labrador**
**Third Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 15 | 19 | 0 | 5 | 60 | 64 | 21 | 12 |
| **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 | 8 | 4 | 0 | 0 |
| Grand Falls-Windsor | 0 | 4 | 8 | 12 | 2 | 12 | 0 | 0 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland & Labrador (10,000+)** | 15 | 23 | 8 | 17 | 70 | 80 | 21 | 12 |

**Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market**
**Newfoundland and Labrador**
**January - September 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 23 | 28 | 0 | 5 | 104 | 148 | 37 | 22 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bay Roberts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Corner Brook | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| Gander | 0 | 0 | 0 | 0 | 18 | 12 | 0 | 0 |
| Grand Falls-Windsor | 0 | 16 | 8 | 20 | 4 | 16 | 0 | 0 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland & Labrador (10,000+)** | 23 | 44 | 8 | 25 | 128 | 176 | 37 | 22 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market**
**Prince Edward Island**
**Third Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 19 | 0 | 12 | 0 | 46 | 2 | 33 | 0 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Total Prince Edward Island (10,000+)** | 19 | 4 | 12 | 0 | 46 | 2 | 33 | 12 |

**Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market**
**Prince Edward Island**
**January - September 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 36 | 12 | 12 | 0 | 46 | 15 | 122 | 21 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Total Prince Edward Island (10,000+)** | 36 | 16 | 12 | 0 | 46 | 15 | 122 | 33 |

Source: CMHC (Starts and Completions Survey)

| Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market<br>Nova Scotia<br>Third Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 40 | 28 | 0 | 0 | 80 | 71 | 290 | 166 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 0 | 0 | 0 | 0 | 0 | 2 | 8 | 0 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Chester MD | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| East Hants MD | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 |
| Kentville C.A. | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| Kings Subd A SC | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Lunenburg MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Glasgow | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| Queens RGM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Truro | 3 | 7 | 3 | 0 | 0 | 0 | 47 | 4 |
| West Hants MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Yarmouth MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Nova Scotia (10,000+)** | 43 | 39 | 3 | 11 | 82 | 73 | 345 | 174 |

| Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market<br>Nova Scotia<br>January - September 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 117 | 141 | 0 | 3 | 80 | 136 | 414 | 403 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 0 | 0 | 8 | 3 | 0 | 2 | 8 | 4 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Chester MD | 0 | 0 | 0 | 0 | 2 | 8 | 0 | 0 |
| East Hants MD | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 16 |
| Kentville C.A. | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| Kings Subd A SC | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 16 |
| Lunenburg MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Glasgow | 4 | 4 | 0 | 3 | 0 | 0 | 0 | 20 |
| Queens RGM | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 |
| Truro | 3 | 7 | 3 | 0 | 0 | 0 | 47 | 26 |
| 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+)** | 124 | 152 | 17 | 20 | 82 | 146 | 485 | 485 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market**
**New Brunswick**
**Third Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 21 | 17 | 0 | 3 | 8 | 8 | 12 | 90 |
| Moncton | 14 | 6 | 4 | 0 | 8 | 8 | 6 | 77 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 20 | 5 | 12 | 0 | 16 | 4 | 60 | 14 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 0 | 0 | 0 | 0 | 0 | 8 | 14 | 18 |
| Campbellton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmundston | 4 | 0 | 0 | 0 | 0 | 0 | 12 | 26 |
| Miramichi | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total New Brunswick (10,000+)** | 59 | 28 | 16 | 3 | 32 | 28 | 104 | 225 |

**Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market**
**New Brunswick**
**January - September 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 37 | 60 | 0 | 7 | 25 | 8 | 154 | 150 |
| Moncton | 26 | 12 | 4 | 0 | 22 | 19 | 56 | 214 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 27 | 19 | 29 | 0 | 61 | 46 | 145 | 72 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 0 | 0 | 0 | 0 | 0 | 8 | 43 | 39 |
| Campbellton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmundston | 4 | 0 | 0 | 0 | 0 | 0 | 12 | 26 |
| Miramichi | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 |
| **Total New Brunswick (10,000+)** | 94 | 91 | 33 | 7 | 108 | 98 | 410 | 501 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4a: Starts by Submarket and by Intended Market**
**Newfoundland and Labrador**
**Third Quarter 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 488 | 633 | 15 | 10 | 21 | 17 | 524 | 660 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bay Roberts | 26 | 36 | 0 | 0 | 0 | 0 | 26 | 36 |
| Corner Brook | 22 | 35 | 0 | 0 | 0 | 0 | 22 | 35 |
| Gander | 53 | 50 | 0 | 0 | 0 | 0 | 53 | 50 |
| Grand Falls-Windsor | 25 | 49 | 0 | 0 | 8 | 12 | 33 | 61 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland & Labrador (10,000+)** | 614 | 803 | 15 | 10 | 29 | 29 | 658 | 842 |

**Table 2.5a: Starts by Submarket and by Intended Market**
**Newfoundland and Labrador**
**January - September 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 1,123 | 1,237 | 23 | 24 | 37 | 27 | 1,183 | 1,288 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bay Roberts | 58 | 55 | 0 | 0 | 0 | 0 | 58 | 55 |
| Corner Brook | 52 | 55 | 0 | 0 | 0 | 0 | 52 | 55 |
| Gander | 98 | 79 | 0 | 0 | 0 | 0 | 98 | 79 |
| Grand Falls-Windsor | 33 | 83 | 0 | 0 | 8 | 20 | 41 | 103 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland & Labrador (10,000+)** | 1,364 | 1,509 | 23 | 24 | 45 | 47 | 1,432 | 1,580 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4b: Starts by Submarket and by Intended Market<br>Prince Edward Island<br>Third Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 119 | 111 | 59 | 0 | 45 | 0 | 223 | 111 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 2 | 14 | 0 | 0 | 0 | 12 | 2 | 26 |
| **Total Prince Edward Island (10,000+)** | 121 | 125 | 59 | 0 | 45 | 12 | 225 | 137 |

| Table 2.5b: Starts by Submarket and by Intended Market<br>Prince Edward Island<br>January - September 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 236 | 259 | 65 | 13 | 134 | 21 | 435 | 293 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 16 | 38 | 0 | 0 | 0 | 17 | 16 | 55 |
| **Total Prince Edward Island (10,000+)** | 252 | 297 | 65 | 13 | 134 | 38 | 451 | 348 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4c: Starts by Submarket and by Intended Market<br>Nova Scotia<br>Third Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 336 | 419 | 80 | 71 | 291 | 166 | 707 | 656 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 58 | 72 | 0 | 0 | 8 | 2 | 66 | 74 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Chester MD | 14 | 9 | 0 | 0 | 0 | 0 | 14 | 9 |
| East Hants MD | 29 | 47 | 0 | 0 | 2 | 7 | 31 | 54 |
| Kentville C.A. | 37 | 39 | 0 | 0 | 0 | 4 | 37 | 43 |
| Kings Subd A SC | 32 | 27 | 0 | 0 | 0 | 0 | 32 | 27 |
| Lunenburg MD | 39 | 44 | 0 | 0 | 0 | 0 | 39 | 44 |
| New Glasgow | 19 | 61 | 0 | 6 | 0 | 5 | 19 | 72 |
| Queens RGM | 7 | 7 | 0 | 0 | 0 | 0 | 7 | 7 |
| Truro | 58 | 65 | 0 | 0 | 50 | 4 | 108 | 69 |
| West Hants MD | 18 | 19 | 0 | 0 | 0 | 0 | 18 | 19 |
| Yarmouth MD | 16 | 10 | 0 | 0 | 0 | 0 | 16 | 10 |
| **Total Nova Scotia (10,000+)** | 663 | 819 | 80 | 77 | 351 | 188 | 1,094 | 1,084 |

| Table 2.5c: Starts by Submarket and by Intended Market<br>Nova Scotia<br>January - September 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 824 | 1,136 | 87 | 147 | 415 | 408 | 1,326 | 1,691 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 132 | 164 | 0 | 0 | 16 | 10 | 148 | 174 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Chester MD | 29 | 19 | 0 | 8 | 0 | 0 | 29 | 27 |
| East Hants MD | 68 | 92 | 0 | 0 | 2 | 23 | 70 | 115 |
| Kentville C.A. | 60 | 68 | 0 | 0 | 0 | 4 | 60 | 72 |
| Kings Subd A SC | 51 | 77 | 0 | 0 | 16 | 16 | 67 | 93 |
| Lunenburg MD | 75 | 87 | 0 | 0 | 0 | 0 | 75 | 87 |
| New Glasgow | 56 | 77 | 0 | 6 | 0 | 24 | 56 | 107 |
| Queens RGM | 16 | 8 | 0 | 0 | 6 | 0 | 22 | 8 |
| Truro | 94 | 129 | 0 | 0 | 50 | 26 | 144 | 155 |
| West Hants MD | 45 | 52 | 0 | 0 | 0 | 0 | 45 | 52 |
| Yarmouth MD | 28 | 26 | 0 | 0 | 0 | 0 | 28 | 26 |
| **Total Nova Scotia (10,000+)** | 1,478 | 1,935 | 87 | 161 | 505 | 511 | 2,070 | 2,607 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4d: Starts by Submarket and by Intended Market**
**New Brunswick**
**Third Quarter 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 147 | 204 | 9 | 0 | 12 | 93 | 168 | 297 |
| Moncton | 279 | 307 | 10 | 8 | 23 | 85 | 312 | 400 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 174 | 173 | 16 | 0 | 83 | 20 | 273 | 193 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 25 | 14 | 0 | 8 | 14 | 18 | 39 | 40 |
| Campbellton | 6 | 8 | 0 | 0 | 0 | 0 | 6 | 8 |
| Edmundston | 16 | 12 | 4 | 0 | 12 | 26 | 32 | 38 |
| Miramichi | 23 | 14 | 0 | 0 | 0 | 0 | 23 | 14 |
| **Total New Brunswick (10,000+)** | 670 | 732 | 39 | 16 | 144 | 242 | 853 | 990 |

**Table 2.5d: Starts by Submarket and by Intended Market**
**New Brunswick**
**January - September 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 345 | 512 | 27 | 0 | 154 | 157 | 526 | 669 |
| Moncton | 542 | 753 | 32 | 21 | 87 | 235 | 661 | 1,009 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 286 | 371 | 68 | 36 | 202 | 108 | 556 | 515 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 46 | 38 | 0 | 8 | 43 | 39 | 89 | 85 |
| Campbellton | 10 | 15 | 0 | 0 | 0 | 1 | 10 | 16 |
| Edmundston | 28 | 28 | 4 | 0 | 12 | 26 | 44 | 54 |
| Miramichi | 42 | 34 | 0 | 17 | 0 | 0 | 42 | 51 |
| **Total New Brunswick (10,000+)** | 1,299 | 1,751 | 131 | 82 | 498 | 566 | 1,928 | 2,399 |

Source: CMHC (Starts and Completions Survey)

| Table 3a: Completions by Submarket and by Dwelling Type<br>Newfoundland and Labrador<br>Third Quarter 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| St. John's | 355 | 247 | 16 | 26 | 13 | 6 | 64 | 80 | 448 | 359 | 24.8 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bay Roberts | 13 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 20 | -35.0 |
| Corner Brook | 17 | 20 | 2 | 0 | 0 | 0 | 2 | 0 | 21 | 20 | 5.0 |
| Gander | 28 | 27 | 0 | 0 | 0 | 0 | 0 | 4 | 28 | 31 | -9.7 |
| Grand Falls-Windsor | 15 | 15 | 0 | 0 | 4 | 4 | 0 | 0 | 19 | 19 | 0.0 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Total Newfoundland & Labrador (10,000+)** | 428 | 329 | 18 | 26 | 17 | 10 | 66 | 84 | 529 | 449 | 17.8 |

| Table 3.1a: Completions by Submarket and by Dwelling Type<br>Newfoundland and Labrador<br>January - September 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| St. John's | 954 | 767 | 56 | 60 | 40 | 26 | 174 | 142 | 1,224 | 995 | 23.0 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bay Roberts | 50 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 30 | 66.7 |
| Corner Brook | 49 | 47 | 2 | 0 | 0 | 0 | 2 | 0 | 53 | 47 | 12.8 |
| Gander | 56 | 42 | 0 | 0 | 0 | 0 | 0 | 14 | 56 | 56 | 0.0 |
| Grand Falls-Windsor | 33 | 35 | 0 | 2 | 20 | 20 | 10 | 10 | 63 | 67 | -6.0 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Total Newfoundland & Labrador (10,000+)** | 1,142 | 921 | 58 | 62 | 60 | 46 | 186 | 166 | 1,446 | 1,195 | 21.0 |

Source: CMHC (Starts and Completions Survey)

| Table 3b: Completions by Submarket and by Dwelling Type<br>Prince Edward Island<br>Third Quarter 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Charlottetown | 55 | 70 | 6 | 16 | 6 | 0 | 3 | 0 | 70 | 86 | -18.6 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Summerside | 6 | 10 | 0 | 8 | 4 | 0 | 0 | 11 | 10 | 29 | -65.5 |
| **Total Prince Edward Island (10,000+)** | 61 | 80 | 6 | 24 | 10 | 0 | 3 | 11 | 80 | 115 | -30.4 |

| Table 3.1b: Completions by Submarket and by Dwelling Type<br>Prince Edward Island<br>January - September 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Charlottetown | 142 | 189 | 12 | 28 | 14 | 0 | 33 | 11 | 201 | 228 | -11.8 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Summerside | 13 | 27 | 0 | 20 | 8 | 4 | 0 | 19 | 21 | 70 | -70.0 |
| **Total Prince Edward Island (10,000+)** | 155 | 216 | 12 | 48 | 22 | 4 | 33 | 30 | 222 | 298 | -25.5 |

Source: CMHC (Starts and Completions Survey)

## Table 3c: Completions by Submarket and by Dwelling Type
## Nova Scotia
## Third Quarter 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Halifax | 126 | 292 | 14 | 58 | 16 | 19 | 250 | 202 | 406 | 571 | -28.9 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Cape Breton | 21 | 38 | 6 | 18 | 3 | 0 | 0 | 0 | 30 | 56 | -46.4 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Chester MD | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 4 | 200.0 |
| East Hants MD | 19 | 23 | 2 | 0 | 0 | 0 | 0 | 8 | 21 | 31 | -32.3 |
| Kentville C.A. | 17 | 26 | 4 | 6 | 4 | 4 | 16 | 0 | 41 | 36 | 13.9 |
| Kings Subd A SC | 13 | 16 | 4 | 4 | 3 | 0 | 0 | 0 | 20 | 20 | 0.0 |
| Lunenburg MD | 37 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 46 | -19.6 |
| New Glasgow | 18 | 15 | 2 | 0 | 4 | 4 | 0 | 12 | 24 | 31 | -22.6 |
| Queens RGM | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| Truro | 27 | 38 | 0 | 0 | 0 | 0 | 0 | 29 | 27 | 67 | -59.7 |
| West Hants MD | 18 | 19 | 0 | 2 | 0 | 0 | 0 | 0 | 18 | 21 | -14.3 |
| Yarmouth MD | 9 | 6 | 0 | 4 | 0 | 0 | 0 | 0 | 9 | 10 | -10.0 |
| **Total Nova Scotia (10,000+)** | 321 | 525 | 32 | 92 | 30 | 27 | 266 | 251 | 649 | 895 | -27.5 |

## Table 3.1c: Completions by Submarket and by Dwelling Type
## Nova Scotia
## January - September 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Halifax | 606 | 782 | 74 | 100 | 70 | 86 | 635 | 572 | 1,385 | 1,540 | -10.1 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Cape Breton | 68 | 112 | 32 | 38 | 7 | 3 | 2 | 4 | 109 | 157 | -30.6 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Chester MD | 25 | 42 | 0 | 0 | 0 | 0 | 8 | 0 | 33 | 42 | -21.4 |
| East Hants MD | 66 | 70 | 10 | 2 | 0 | 0 | 0 | 8 | 76 | 80 | -5.0 |
| Kentville C.A. | 50 | 55 | 18 | 12 | 4 | 4 | 69 | 0 | 141 | 71 | 98.6 |
| Kings Subd A SC | 36 | 55 | 14 | 20 | 3 | 0 | 8 | 0 | 61 | 75 | -18.7 |
| Lunenburg MD | 75 | 107 | 0 | 2 | 0 | 0 | 0 | 0 | 75 | 109 | -31.2 |
| New Glasgow | 58 | 58 | 10 | 4 | 11 | 4 | 6 | 26 | 85 | 92 | -7.6 |
| Queens RGM | 11 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 2 | ** |
| Truro | 69 | 103 | 2 | 2 | 0 | 0 | 15 | 53 | 86 | 158 | -45.6 |
| West Hants MD | 44 | 39 | 0 | 2 | 0 | 0 | 0 | 0 | 44 | 41 | 7.3 |
| Yarmouth MD | 34 | 9 | 0 | 4 | 0 | 0 | 0 | 0 | 34 | 13 | 161.5 |
| **Total Nova Scotia (10,000+)** | 1,142 | 1,434 | 160 | 186 | 95 | 97 | 743 | 663 | 2,140 | 2,380 | -10.1 |

Source: CMHC (Starts and Completions Survey)

**Table 3d: Completions by Submarket and by Dwelling Type**
**New Brunswick**
**Third Quarter 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Saint John | 85 | 84 | 12 | 20 | 16 | 19 | 38 | 0 | 151 | 123 | 22.8 |
| Moncton | 134 | 59 | 108 | 58 | 10 | 6 | 131 | 112 | 383 | 235 | 63.0 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Fredericton | 105 | 89 | 6 | 4 | 18 | 26 | 2 | 73 | 131 | 192 | -31.8 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bathurst | 21 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 18 | 16.7 |
| Campbellton | 5 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 8 | -37.5 |
| Edmundston | 12 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 6 | 100.0 |
| Miramichi | 12 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 15 | -20.0 |
| **Total New Brunswick (10,000+)** | 374 | 279 | 126 | 82 | 44 | 51 | 171 | 185 | 715 | 597 | 19.8 |

**Table 3.1d: Completions by Submarket and by Dwelling Type**
**New Brunswick**
**January - September 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Centres 100,000+** | | | | | | | | | | | |
| Saint John | 283 | 289 | 38 | 42 | 31 | 43 | 121 | 49 | 473 | 423 | 11.8 |
| Moncton | 362 | 411 | 320 | 286 | 34 | 39 | 280 | 189 | 996 | 925 | 7.7 |
| **Centres 50,000 - 99,999** | | | | | | | | | | | |
| Fredericton | 266 | 271 | 10 | 12 | 40 | 26 | 81 | 125 | 397 | 434 | -8.5 |
| **Centres 10,000 - 49,999** | | | | | | | | | | | |
| Bathurst | 39 | 49 | 6 | 2 | 0 | 7 | 17 | 25 | 62 | 83 | -25.3 |
| Campbellton | 11 | 12 | 0 | 0 | 0 | 4 | 0 | 0 | 11 | 16 | -31.3 |
| Edmundston | 28 | 20 | 0 | 2 | 0 | 4 | 26 | 0 | 54 | 26 | 107.7 |
| Miramichi | 22 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 43 | -48.8 |
| **Total New Brunswick (10,000+)** | 1,011 | 1,095 | 374 | 344 | 105 | 123 | 525 | 388 | 2,015 | 1,950 | 3.3 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market<br>Newfoundland and Labrador<br>Third Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 13 | 6 | 0 | 0 | 52 | 80 | 12 | 0 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bay Roberts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Corner Brook | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| Gander | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 |
| Grand Falls-Windsor | 0 | 4 | 4 | 0 | 0 | 0 | 0 | 0 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland and Labrador (10,000+)** | 13 | 10 | 4 | 0 | 54 | 84 | 12 | 0 |

| Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market<br>Newfoundland and Labrador<br>January - September 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 40 | 26 | 0 | 0 | 152 | 142 | 22 | 0 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bay Roberts | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Corner Brook | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| Gander | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 0 |
| Grand Falls-Windsor | 4 | 4 | 16 | 16 | 10 | 6 | 0 | 4 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland and Labrador (10,000+)** | 44 | 30 | 16 | 16 | 164 | 162 | 22 | 4 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market**
**Prince Edward Island**
**Third Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 6 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Total Prince Edward Island (10,000+)** | 10 | 0 | 0 | 0 | 0 | 0 | 3 | 11 |

**Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market**
**Prince Edward Island**
**January - September 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 14 | 0 | 0 | 0 | 0 | 0 | 33 | 11 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 8 | 4 | 0 | 0 | 0 | 8 | 0 | 11 |
| **Total Prince Edward Island (10,000+)** | 22 | 4 | 0 | 0 | 0 | 8 | 33 | 22 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market**
**Nova Scotia**
**Third Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 16 | 19 | 0 | 0 | 0 | 25 | 250 | 177 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 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 | 8 |
| Kentville C.A. | 0 | 4 | 4 | 0 | 0 | 0 | 16 | 0 |
| Kings Subd A SC | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 |
| Lunenburg MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Glasgow | 4 | 0 | 0 | 4 | 0 | 0 | 0 | 12 |
| Queens RGM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Truro | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 27 |
| 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+)** | 20 | 23 | 10 | 4 | 0 | 27 | 266 | 224 |

**Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market**
**Nova Scotia**
**January - September 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 56 | 83 | 14 | 3 | 127 | 67 | 508 | 505 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 0 | 0 | 7 | 3 | 2 | 0 | 0 | 4 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Chester MD | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| East Hants MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Kentville C.A. | 0 | 4 | 4 | 0 | 0 | 0 | 69 | 0 |
| Kings Subd A SC | 0 | 0 | 3 | 0 | 0 | 0 | 8 | 0 |
| Lunenburg MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Glasgow | 8 | 0 | 3 | 4 | 2 | 0 | 4 | 26 |
| Queens RGM | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Truro | 0 | 0 | 0 | 0 | 0 | 2 | 15 | 51 |
| West Hants MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Yarmouth MD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Nova Scotia (10,000+)** | 64 | 87 | 31 | 10 | 139 | 69 | 604 | 594 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market**
**New Brunswick**
**Third Quarter 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 16 | 19 | 0 | 0 | 6 | 0 | 32 | 0 |
| Moncton | 10 | 6 | 0 | 0 | 52 | 50 | 79 | 62 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 18 | 26 | 0 | 0 | 2 | 6 | 0 | 67 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Campbellton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmundston | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Miramichi | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total New Brunswick (10,000+)** | 44 | 51 | 0 | 0 | 60 | 56 | 111 | 129 |

**Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market**
**New Brunswick**
**January - September 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 31 | 43 | 0 | 0 | 10 | 21 | 111 | 28 |
| Moncton | 34 | 17 | 0 | 22 | 64 | 56 | 216 | 133 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 29 | 26 | 11 | 0 | 20 | 18 | 61 | 107 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 0 | 7 | 0 | 0 | 0 | 0 | 17 | 25 |
| Campbellton | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmundston | 0 | 4 | 0 | 0 | 0 | 0 | 26 | 0 |
| Miramichi | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total New Brunswick (10,000+)** | 94 | 101 | 11 | 22 | 94 | 95 | 431 | 293 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4a: Completions by Submarket and by Intended Market**
**Newfoundland and Labrador**
**Third Quarter 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 423 | 313 | 13 | 46 | 12 | 0 | 448 | 359 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bay Roberts | 13 | 20 | 0 | 0 | 0 | 0 | 13 | 20 |
| Corner Brook | 21 | 20 | 0 | 0 | 0 | 0 | 21 | 20 |
| Gander | 28 | 31 | 0 | 0 | 0 | 0 | 28 | 31 |
| Grand Falls-Windsor | 15 | 19 | 0 | 0 | 4 | 0 | 19 | 19 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland & Labrador (10,000+)** | 500 | 403 | 13 | 46 | 16 | 0 | 529 | 449 |

**Table 3.5a: Completions by Submarket and by Intended Market**
**Newfoundland and Labrador**
**January - September 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| St. John's | 1,165 | 949 | 37 | 46 | 22 | 0 | 1,224 | 995 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bay Roberts | 50 | 30 | 0 | 0 | 0 | 0 | 50 | 30 |
| Corner Brook | 53 | 47 | 0 | 0 | 0 | 0 | 53 | 47 |
| Gander | 56 | 56 | 0 | 0 | 0 | 0 | 56 | 56 |
| Grand Falls-Windsor | 47 | 47 | 0 | 0 | 16 | 20 | 63 | 67 |
| Labrador C.A. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total Newfoundland & Labrador (10,000+)** | 1,371 | 1,129 | 37 | 46 | 38 | 20 | 1,446 | 1,195 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4b: Completions by Submarket and by Intended Market<br>Prince Edward Island<br>Third Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 64 | 86 | 3 | 0 | 3 | 0 | 70 | 86 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 10 | 18 | 0 | 0 | 0 | 11 | 10 | 29 |
| **Total Prince Edward Island (10,000+)** | 74 | 104 | 3 | 0 | 3 | 11 | 80 | 115 |

| Table 3.5b: Completions by Submarket and by Intended Market<br>Prince Edward Island<br>January - September 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Charlottetown | 157 | 217 | 11 | 0 | 33 | 11 | 201 | 228 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Summerside | 21 | 54 | 0 | 0 | 0 | 16 | 21 | 70 |
| **Total Prince Edward Island (10,000+)** | 178 | 271 | 11 | 0 | 33 | 27 | 222 | 298 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4c: Completions by Submarket and by Intended Market**
**Nova Scotia**
**Third Quarter 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 155 | 365 | 0 | 28 | 251 | 178 | 406 | 571 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 25 | 54 | 0 | 0 | 5 | 2 | 30 | 56 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Chester MD | 12 | 4 | 0 | 0 | 0 | 0 | 12 | 4 |
| East Hants MD | 21 | 23 | 0 | 0 | 0 | 8 | 21 | 31 |
| Kentville C.A. | 21 | 36 | 0 | 0 | 20 | 0 | 41 | 36 |
| Kings Subd A SC | 17 | 20 | 0 | 0 | 3 | 0 | 20 | 20 |
| Lunenburg MD | 37 | 46 | 0 | 0 | 0 | 0 | 37 | 46 |
| New Glasgow | 24 | 15 | 0 | 0 | 0 | 16 | 24 | 31 |
| Queens RGM | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| Truro | 27 | 40 | 0 | 0 | 0 | 27 | 27 | 67 |
| West Hants MD | 18 | 21 | 0 | 0 | 0 | 0 | 18 | 21 |
| Yarmouth MD | 9 | 10 | 0 | 0 | 0 | 0 | 9 | 10 |
| **Total Nova Scotia (10,000+)** | 370 | 636 | 0 | 28 | 279 | 231 | 649 | 895 |

**Table 3.5c: Completions by Submarket and by Intended Market**
**Nova Scotia**
**January - September 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Halifax | 716 | 896 | 145 | 108 | 524 | 536 | 1,385 | 1,540 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Cape Breton | 83 | 146 | 0 | 0 | 26 | 11 | 109 | 157 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Chester MD | 25 | 42 | 8 | 0 | 0 | 0 | 33 | 42 |
| East Hants MD | 76 | 72 | 0 | 0 | 0 | 8 | 76 | 80 |
| Kentville C.A. | 68 | 71 | 0 | 0 | 73 | 0 | 141 | 71 |
| Kings Subd A SC | 50 | 75 | 0 | 0 | 11 | 0 | 61 | 75 |
| Lunenburg MD | 75 | 109 | 0 | 0 | 0 | 0 | 75 | 109 |
| New Glasgow | 74 | 62 | 4 | 0 | 7 | 30 | 85 | 92 |
| Queens RGM | 11 | 2 | 0 | 0 | 0 | 0 | 11 | 2 |
| Truro | 71 | 107 | 0 | 0 | 15 | 51 | 86 | 158 |
| West Hants MD | 44 | 41 | 0 | 0 | 0 | 0 | 44 | 41 |
| Yarmouth MD | 34 | 13 | 0 | 0 | 0 | 0 | 34 | 13 |
| **Total Nova Scotia (10,000+)** | 1,327 | 1,636 | 157 | 108 | 656 | 636 | 2,140 | 2,380 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4d: Completions by Submarket and by Intended Market<br>New Brunswick<br>Third Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 | Q3 2009 | Q3 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 113 | 123 | 6 | 0 | 32 | 0 | 151 | 123 |
| Moncton | 251 | 116 | 50 | 54 | 82 | 65 | 383 | 235 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 105 | 107 | 13 | 9 | 13 | 76 | 131 | 192 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 21 | 18 | 0 | 0 | 0 | 0 | 21 | 18 |
| Campbellton | 5 | 7 | 0 | 0 | 0 | 1 | 5 | 8 |
| Edmundston | 12 | 6 | 0 | 0 | 0 | 0 | 12 | 6 |
| Miramichi | 12 | 15 | 0 | 0 | 0 | 0 | 12 | 15 |
| **Total New Brunswick (10,000+)** | 519 | 392 | 69 | 63 | 127 | 142 | 715 | 597 |

| Table 3.5d: Completions by Submarket and by Intended Market<br>New Brunswick<br>January - September 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Centres 100,000+** | | | | | | | | |
| Saint John | 350 | 382 | 12 | 13 | 111 | 28 | 473 | 423 |
| Moncton | 699 | 685 | 64 | 64 | 233 | 176 | 996 | 925 |
| **Centres 50,000 - 99,999** | | | | | | | | |
| Fredericton | 264 | 275 | 30 | 9 | 103 | 150 | 397 | 434 |
| **Centres 10,000 - 49,999** | | | | | | | | |
| Bathurst | 44 | 51 | 0 | 7 | 18 | 25 | 62 | 83 |
| Campbellton | 11 | 11 | 0 | 4 | 0 | 1 | 11 | 16 |
| Edmundston | 28 | 26 | 0 | 0 | 26 | 0 | 54 | 26 |
| Miramichi | 22 | 43 | 0 | 0 | 0 | 0 | 22 | 43 |
| **Total New Brunswick (10,000+)** | 1,418 | 1,473 | 106 | 97 | 491 | 380 | 2,015 | 1,950 |

Source: CMHC (Starts and Completions Survey)

| Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador Third Quarter 2009 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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+)** | | | | | | | | | | | | | |
| Q3 2009 | 0 | 0.0 | 6 | 2.0 | 55 | 17.9 | 111 | 36.2 | 135 | 44.0 | 307 | 262,900 | 288,539 |
| Q3 2008 | 1 | 0.4 | 35 | 14.2 | 86 | 34.8 | 66 | 26.7 | 59 | 23.9 | 247 | 225,000 | 235,767 |
| Year-to-date 2009 | 1 | 0.1 | 37 | 4.1 | 196 | 21.9 | 308 | 34.4 | 354 | 39.5 | 896 | 255,000 | 276,019 |
| Year-to-date 2008 | 7 | 0.9 | 184 | 23.7 | 259 | 33.4 | 189 | 24.4 | 136 | 17.5 | 775 | 208,000 | 224,651 |

| Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island Third Quarter 2009 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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+)** | | | | | | | | | | | | | |
| Q3 2009 | 0 | 0.0 | 4 | 9.5 | 11 | 26.2 | 10 | 23.8 | 17 | 40.5 | 42 | 210,000 | 270,262 |
| Q3 2008 | 0 | 0.0 | 4 | 5.7 | 22 | 31.4 | 29 | 41.4 | 15 | 21.4 | 70 | 192,500 | 209,281 |
| Year-to-date 2009 | 0 | 0.0 | 9 | 7.0 | 25 | 19.5 | 54 | 42.2 | 40 | 31.3 | 128 | 210,000 | 241,199 |
| Year-to-date 2008 | 0 | 0.0 | 9 | 4.8 | 61 | 32.3 | 77 | 40.7 | 42 | 22.2 | 189 | 195,000 | 207,392 |

Source: CMHC (Market Absorption Survey)

| Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia<br>Third Quarter 2009 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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** | | | | | | | | | | | | | |
| Q3 2009 | 6 | 27.3 | 5 | 22.7 | 8 | 36.4 | 1 | 4.5 | 2 | 9.1 | 22 | 217,500 | 212,328 |
| Q3 2008 | 20 | 50.0 | 10 | 25.0 | 8 | 20.0 | 1 | 2.5 | 1 | 2.5 | 40 | 153,764 | 177,793 |
| Year-to-date 2009 | 24 | 35.3 | 18 | 26.5 | 20 | 29.4 | 2 | 2.9 | 4 | 5.9 | 68 | 185,000 | 194,604 |
| Year-to-date 2008 | 53 | 46.5 | 30 | 26.3 | 22 | 19.3 | 6 | 5.3 | 3 | 2.6 | 114 | 162,511 | 185,589 |
| **Halifax CMA** | | | | | | | | | | | | | |
| Q3 2009 | 0 | 0.0 | 14 | 10.8 | 31 | 23.8 | 53 | 40.8 | 32 | 24.6 | 130 | 327,875 | 346,851 |
| Q3 2008 | 19 | 6.3 | 29 | 9.7 | 84 | 28.0 | 74 | 24.7 | 94 | 31.3 | 300 | 319,900 | 341,594 |
| Year-to-date 2009 | 34 | 5.5 | 85 | 13.8 | 187 | 30.5 | 134 | 21.8 | 174 | 28.3 | 614 | 300,000 | 335,831 |
| Year-to-date 2008 | 78 | 9.8 | 94 | 11.8 | 217 | 27.3 | 178 | 22.4 | 229 | 28.8 | 796 | 315,000 | 339,540 |
| **Total Urban Centres in Nova Scotia (50,000+)** | | | | | | | | | | | | | |
| Q3 2009 | 6 | 3.9 | 19 | 12.5 | 39 | 25.7 | 54 | 35.5 | 34 | 22.4 | 152 | 317,500 | 327,381 |
| Q3 2008 | 39 | 11.5 | 39 | 11.5 | 92 | 27.1 | 75 | 22.1 | 95 | 27.9 | 340 | 300,000 | 322,267 |
| Year-to-date 2009 | 58 | 8.5 | 103 | 15.1 | 207 | 30.4 | 136 | 19.9 | 178 | 26.1 | 682 | 289,900 | 321,916 |
| Year-to-date 2008 | 131 | 14.4 | 124 | 13.6 | 239 | 26.3 | 184 | 20.2 | 232 | 25.5 | 910 | 294,000 | 319,924 |

| Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick<br>Third Quarter 2009 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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** | | | | | | | | | | | | | |
| Q3 2009 | 0 | 0.0 | 2 | 2.6 | 22 | 28.2 | 21 | 26.9 | 33 | 42.3 | 78 | 239,000 | 238,355 |
| Q3 2008 | 9 | 9.2 | 7 | 7.1 | 17 | 17.3 | 36 | 36.7 | 29 | 29.6 | 98 | 215,966 | 223,492 |
| Year-to-date 2009 | 17 | 7.7 | 5 | 2.3 | 36 | 16.2 | 72 | 32.4 | 92 | 41.4 | 222 | 239,000 | 249,030 |
| Year-to-date 2008 | 43 | 15.1 | 20 | 7.0 | 54 | 19.0 | 96 | 33.8 | 71 | 25.0 | 284 | 199,000 | 218,454 |
| **Moncton CMA** | | | | | | | | | | | | | |
| Q3 2009 | 0 | 0.0 | 4 | 3.6 | 13 | 11.6 | 74 | 66.1 | 21 | 18.8 | 112 | 220,000 | 234,906 |
| Q3 2008 | 5 | 6.1 | 0 | 0.0 | 20 | 24.4 | 49 | 59.8 | 8 | 9.8 | 82 | 199,900 | 212,379 |
| Year-to-date 2009 | 10 | 3.0 | 12 | 3.6 | 57 | 17.0 | 205 | 61.2 | 51 | 15.2 | 335 | 206,456 | 222,030 |
| Year-to-date 2008 | 29 | 6.6 | 4 | 0.9 | 136 | 30.9 | 202 | 45.9 | 69 | 15.7 | 440 | 199,900 | 216,401 |
| **Saint John CMA** | | | | | | | | | | | | | |
| Q3 2009 | 0 | 0.0 | 4 | 5.1 | 6 | 7.6 | 27 | 34.2 | 42 | 53.2 | 79 | 259,900 | 294,729 |
| Q3 2008 | 0 | 0.0 | 0 | 0.0 | 11 | 12.9 | 35 | 41.2 | 39 | 45.9 | 85 | 235,000 | 257,955 |
| Year-to-date 2009 | 0 | 0.0 | 9 | 3.4 | 33 | 12.6 | 82 | 31.4 | 137 | 52.5 | 261 | 250,000 | 275,230 |
| Year-to-date 2008 | 2 | 0.7 | 8 | 2.8 | 57 | 20.1 | 79 | 27.9 | 137 | 48.4 | 283 | 245,000 | 249,762 |
| **Total Urban Centres in New Brunswick (50,000+)** | | | | | | | | | | | | | |
| Q3 2009 | 0 | 0.0 | 10 | 3.7 | 41 | 15.2 | 122 | 45.4 | 96 | 35.7 | 269 | 235,900 | 253,475 |
| Q3 2008 | 14 | 5.3 | 7 | 2.6 | 48 | 18.1 | 120 | 45.3 | 76 | 28.7 | 265 | 212,500 | 231,676 |
| Year-to-date 2009 | 27 | 3.3 | 26 | 3.2 | 126 | 15.4 | 359 | 43.9 | 280 | 34.2 | 818 | 229,900 | 246,582 |
| Year-to-date 2008 | 74 | 7.3 | 32 | 3.2 | 247 | 24.5 | 377 | 37.4 | 277 | 27.5 | 1,007 | 209,900 | 227,016 |

Source: CMHC (Market Absorption Survey)

| Table 5a: MLS® Residential Activity for Newfoundland and Labrador<br>Third Quarter 2009 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 |
| 2008 | January | 236 | 47.5 | 456 | 490 | 552 | 82.6 | 160,252 | 17.1 | 166,619 |
| | February | 238 | 20.2 | 376 | 564 | 737 | 51.0 | 151,244 | 7.7 | 166,736 |
| | March | 239 | -10.2 | 374 | 514 | 601 | 62.2 | 159,380 | 16.1 | 163,381 |
| | April | 308 | 27.3 | 402 | 673 | 532 | 75.6 | 167,021 | 17.2 | 164,134 |
| | May | 346 | 5.5 | 375 | 777 | 620 | 60.5 | 170,999 | 20.8 | 177,120 |
| | June | 430 | 1.9 | 373 | 793 | 618 | 60.4 | 171,183 | 12.1 | 174,195 |
| | July | 610 | 11.5 | 415 | 870 | 637 | 65.1 | 181,269 | 18.7 | 176,287 |
| | August | 541 | -1.8 | 370 | 632 | 602 | 61.5 | 187,744 | 21.4 | 181,886 |
| | September | 544 | 26.2 | 424 | 744 | 662 | 64.0 | 178,062 | 17.5 | 181,510 |
| | October | 549 | 15.6 | 431 | 645 | 635 | 67.9 | 188,864 | 25.8 | 199,910 |
| | November | 373 | -24.9 | 372 | 517 | 657 | 56.6 | 191,148 | 30.8 | 191,122 |
| | December | 281 | -20.6 | 327 | 301 | 667 | 49.0 | 205,805 | 26.0 | 202,205 |
| 2009 | January | 176 | -25.4 | 335 | 516 | 613 | 54.6 | 192,408 | 20.1 | 201,786 |
| | February | 197 | -17.2 | 344 | 433 | 602 | 57.1 | 195,072 | 29.0 | 198,241 |
| | March | 250 | 4.6 | 368 | 570 | 602 | 61.1 | 198,057 | 24.3 | 195,317 |
| | April | 259 | -15.9 | 346 | 727 | 631 | 54.8 | 194,776 | 16.6 | 206,451 |
| | May | 316 | -8.7 | 349 | 761 | 614 | 56.8 | 200,649 | 17.3 | 209,191 |
| | June | 421 | -2.1 | 360 | 881 | 641 | 56.2 | 211,844 | 23.8 | 212,538 |
| | July | 536 | -12.1 | 347 | 918 | 667 | 52.0 | 205,423 | 13.3 | 206,334 |
| | August | 472 | -12.8 | 344 | 695 | 642 | 53.6 | 211,573 | 12.7 | 209,951 |
| | September | 496 | -8.8 | 370 | 669 | 596 | 62.1 | 203,903 | 14.5 | 209,649 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q3 2008 | 1,695 | 10.9 | | 2,246 | | | 182,306 | 19.1 | |
| | Q3 2009 | 1,504 | -11.3 | | 2,282 | | | 206,852 | 13.5 | |
| | | | | | | | | | | |
| | YTD 2008 | 3,492 | 11.0 | | 6,057 | | | 173,291 | 17.1 | |
| | YTD 2009 | 3,123 | -10.6 | | 6,170 | | | 203,635 | 17.5 | |

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<br>Third Quarter 2009 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 |
| 2008 | January | 51 | -37.0 | 123 | 203 | 241 | 51.0 | 139,999 | 7.3 | 142,235 |
| | February | 84 | 42.4 | 182 | 242 | 255 | 71.4 | 131,594 | 4.3 | 136,016 |
| | March | 81 | -23.6 | 113 | 229 | 249 | 45.4 | 134,506 | 18.3 | 158,854 |
| | April | 116 | -6.5 | 133 | 370 | 299 | 44.5 | 121,807 | -9.8 | 123,497 |
| | May | 31 | -78.0 | 31 | 431 | 316 | 9.8 | 126,661 | -0.2 | 131,464 |
| | June | 160 | -15.3 | 120 | 323 | 253 | 47.4 | 150,503 | 12.1 | 146,987 |
| | July | 168 | -11.6 | 125 | 354 | 270 | 46.3 | 145,852 | 6.9 | 142,801 |
| | August | 190 | -13.6 | 124 | 254 | 236 | 52.5 | 142,168 | 1.7 | 139,748 |
| | September | 183 | 2.2 | 135 | 238 | 247 | 54.7 | 129,635 | -0.1 | 133,802 |
| | October | 135 | -25.8 | 110 | 208 | 244 | 45.1 | 141,289 | 2.1 | 132,807 |
| | November | 117 | -29.9 | 109 | 146 | 245 | 44.5 | 141,717 | 3.2 | 136,819 |
| | December | 97 | -26.0 | 108 | 78 | 221 | 48.9 | 161,050 | 17.4 | 154,045 |
| 2009 | January | 52 | 2.0 | 130 | 189 | 224 | 58.0 | 165,189 | 18.0 | 157,537 |
| | February | 77 | -8.3 | 158 | 154 | 196 | 80.6 | 131,911 | 0.2 | 134,735 |
| | March | 73 | -9.9 | 110 | 177 | 194 | 56.7 | 147,682 | 9.8 | 148,559 |
| | April | 81 | -30.2 | 104 | 257 | 206 | 50.5 | 127,968 | 5.1 | 140,063 |
| | May | 114 | ** | 118 | 345 | 220 | 53.6 | 149,475 | 18.0 | 151,912 |
| | June | 153 | -4.4 | 118 | 315 | 224 | 52.7 | 148,885 | -1.1 | 146,328 |
| | July | 175 | 4.2 | 124 | 331 | 229 | 54.1 | 150,715 | 3.3 | 147,446 |
| | August | 135 | -28.9 | 92 | 229 | 225 | 40.9 | 146,259 | 2.9 | 143,496 |
| | September | 159 | -13.1 | 113 | 221 | 223 | 50.7 | 142,493 | 9.9 | 151,523 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q3 2008 | 541 | -8.1 | | 846 | | | 139,073 | 2.5 | |
| | Q3 2009 | 469 | -13.3 | | 781 | | | 146,645 | 5.4 | |
| | | | | | | | | | | |
| | YTD 2008 | 1,064 | -17.5 | | 2,644 | | | 137,654 | 4.4 | |
| | YTD 2009 | 1,019 | -4.2 | | 2,218 | | | 145,720 | 5.9 | |

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[1]Source: CREA

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

| Table 5c: MLS® Residential Activity for Nova Scotia Third Quarter 2009 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 |
| 2008 | January | 580 | -11.0 | 956 | 1,529 | 1,672 | 57.2 | 182,442 | 7.7 | 186,185 |
| | February | 752 | -1.3 | 952 | 1,510 | 1,699 | 56.0 | 188,110 | 4.0 | 189,974 |
| | March | 814 | -16.7 | 892 | 1,907 | 1,724 | 51.7 | 190,867 | 5.3 | 185,854 |
| | April | 1,172 | 2.0 | 986 | 2,212 | 1,735 | 56.8 | 196,100 | 3.0 | 190,701 |
| | May | 1,308 | -6.3 | 969 | 2,248 | 1,667 | 58.1 | 202,569 | 8.3 | 193,623 |
| | June | 1,266 | -5.0 | 969 | 2,169 | 1,810 | 53.5 | 194,627 | 2.0 | 186,297 |
| | July | 1,255 | 2.6 | 1,042 | 2,017 | 1,733 | 60.1 | 192,160 | 5.4 | 190,550 |
| | August | 1,020 | -11.3 | 923 | 1,660 | 1,610 | 57.3 | 180,801 | 2.7 | 186,976 |
| | September | 935 | -0.3 | 911 | 1,623 | 1,634 | 55.8 | 189,283 | 7.2 | 191,792 |
| | October | 835 | -12.9 | 874 | 1,576 | 1,688 | 51.8 | 175,490 | 1.5 | 190,418 |
| | November | 519 | -36.0 | 683 | 999 | 1,539 | 44.4 | 185,020 | 5.5 | 195,600 |
| | December | 413 | -18.5 | 712 | 671 | 1,610 | 44.2 | 182,638 | 6.2 | 193,398 |
| 2009 | January | 393 | -32.2 | 685 | 1,420 | 1,580 | 43.4 | 179,340 | -1.7 | 185,209 |
| | February | 581 | -22.7 | 776 | 1,376 | 1,572 | 49.4 | 187,688 | -0.2 | 189,301 |
| | March | 692 | -15.0 | 740 | 1,835 | 1,592 | 46.5 | 188,651 | -1.2 | 190,968 |
| | April | 857 | -26.9 | 732 | 2,057 | 1,606 | 45.6 | 206,668 | 5.4 | 200,191 |
| | May | 1,094 | -16.4 | 818 | 2,156 | 1,640 | 49.9 | 207,135 | 2.3 | 198,317 |
| | June | 1,252 | -1.1 | 907 | 2,053 | 1,632 | 55.6 | 203,725 | 4.7 | 192,681 |
| | July | 1,130 | -10.0 | 867 | 1,878 | 1,598 | 54.3 | 203,107 | 5.7 | 202,265 |
| | August | 1,028 | 0.8 | 900 | 1,558 | 1,561 | 57.7 | 186,974 | 3.4 | 192,720 |
| | September | 896 | -4.2 | 871 | 1,591 | 1,584 | 55.0 | 193,236 | 2.1 | 197,269 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q3 2008 | 3,210 | -3.1 | | 5,300 | | | 187,712 | 5.1 | |
| | Q3 2009 | 3,054 | -4.9 | | 5,027 | | | 194,781 | 3.8 | |
| | | | | | | | | | | |
| | YTD 2008 | 9,102 | -5.0 | | 16,875 | | | 191,868 | 5.0 | |
| | YTD 2009 | 7,923 | -13.0 | | 15,924 | | | 197,364 | 2.9 | |

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[1]Source: CREA

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

| Table 5d: MLS® Residential Activity for New Brunswick<br>Third Quarter 2009 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 |
| 2008 | January | 355 | -13.8 | 644 | 1,051 | 1,151 | 56.0 | 151,433 | 7.6 | 145,462 |
| | February | 506 | -7.0 | 658 | 971 | 1,122 | 58.6 | 143,207 | 8.3 | 146,229 |
| | March | 514 | -22.6 | 581 | 1,199 | 1,120 | 51.9 | 136,886 | -0.1 | 133,134 |
| | April | 756 | 5.0 | 670 | 1,517 | 1,189 | 56.3 | 149,091 | 7.2 | 151,041 |
| | May | 908 | -6.6 | 651 | 1,722 | 1,266 | 51.4 | 152,823 | 7.5 | 146,058 |
| | June | 923 | 1.4 | 688 | 1,435 | 1,205 | 57.1 | 157,505 | 10.3 | 149,655 |
| | July | 840 | 1.6 | 679 | 1,463 | 1,227 | 55.3 | 141,255 | 4.1 | 148,406 |
| | August | 795 | -4.8 | 667 | 1,300 | 1,206 | 55.3 | 144,384 | 7.7 | 145,495 |
| | September | 660 | 0.9 | 626 | 1,284 | 1,203 | 52.0 | 142,402 | 8.5 | 155,531 |
| | October | 561 | -19.7 | 565 | 1,102 | 1,199 | 47.1 | 135,645 | 3.2 | 141,587 |
| | November | 399 | -27.5 | 541 | 846 | 1,311 | 41.3 | 141,354 | 5.6 | 135,120 |
| | December | 338 | -9.6 | 585 | 503 | 1,194 | 49.0 | 141,648 | 5.6 | 147,811 |
| 2009 | January | 281 | -20.8 | 533 | 988 | 1,140 | 46.8 | 142,009 | -6.2 | 135,505 |
| | February | 392 | -22.5 | 540 | 926 | 1,153 | 46.8 | 147,575 | 3.1 | 146,784 |
| | March | 501 | -2.5 | 546 | 1,280 | 1,148 | 47.6 | 152,415 | 11.3 | 151,425 |
| | April | 628 | -16.9 | 573 | 1,524 | 1,220 | 47.0 | 155,251 | 4.1 | 151,679 |
| | May | 816 | -10.1 | 602 | 1,651 | 1,236 | 48.7 | 166,672 | 9.1 | 153,926 |
| | June | 856 | -7.3 | 609 | 1,545 | 1,233 | 49.4 | 160,400 | 1.8 | 155,216 |
| | July | 831 | -1.1 | 637 | 1,442 | 1,194 | 53.4 | 152,086 | 7.7 | 157,348 |
| | August | 678 | -14.7 | 580 | 1,285 | 1,196 | 48.5 | 156,613 | 8.5 | 155,348 |
| | September | 589 | -10.8 | 570 | 1,229 | 1,145 | 49.8 | 151,728 | 6.5 | 161,700 |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q3 2008 | 2,295 | -0.9 | | 4,047 | | | 142,669 | 6.6 | |
| | Q3 2009 | 2,098 | -8.6 | | 3,956 | | | 153,449 | 7.6 | |
| | | | | | | | | | | |
| | YTD 2008 | 6,257 | -4.3 | | 11,942 | | | 147,172 | 7.0 | |
| | YTD 2009 | 5,572 | -10.9 | | 11,870 | | | 155,573 | 5.7 | |

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

## Table 6a: Level of Economic Indicators for Newfoundland and Labrador Third Quarter 2009

| | | 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 | | | | | | | |
| 2008 | January - March | 718 | 7.3 | 7.3 | 222.5 | 12.7 | -222 | 98.5 | 716 | 1,393,713 | 99.51 |
| | April - June | 696 | 6.7 | 6.9 | 222.2 | 13.0 | -305 | 75.2 | 728 | 2,054,280 | 99.34 |
| | July - September | 697 | 6.8 | 7.0 | 218.0 | 13.6 | 1,119 | 71.9 | 743 | 1,940,262 | 95.23 |
| | October - December | 704 | 6.1 | 7.1 | 218.0 | 13.7 | 199 | 56.2 | 752 | 1,191,711 | 81.98 |
| 2009 | January - March | 623 | 4.8 | 5.7 | 216.1 | 14.7 | 13 | 73.3 | 743 | 911,223 | 79.79 |
| | April - June | 607 | 3.9 | 5.5 | 213.9 | 15.1 | 1,431 | 77.0 | 741 | 986,640 | 87.01 |
| | July - September | 624 | 3.7 | 5.7 | 214.6 | 16.0 | | 83.2 | 754 | | 92.50 |
| | October - December | | | | | | | | | | |

## Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador Third Quarter 2009

| | | 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 | | | | | | | |
| 2008 | January - March | 6.3 | 0.8 | 0.7 | 2.6 | -1.9 | -86.2 | 1.0 | 11.4 | 23.0 | 16.1 |
| | April - June | -0.7 | -0.1 | -0.1 | 2.3 | 0.0 | -53.4 | -27.4 | 9.7 | 30.9 | 7.5 |
| | July - September | -2.4 | -0.3 | -0.3 | 0.5 | -0.1 | 145.4 | -36.0 | 9.4 | 43.3 | -1.0 |
| | October - December | -3.5 | -1.2 | -0.4 | 0.1 | 0.8 | 70.1 | -45.9 | 5.5 | 11.5 | -19.8 |
| 2009 | January - March | -13.3 | -2.4 | -1.6 | -2.9 | 2.0 | -105.9 | -25.6 | 3.8 | -34.6 | -19.8 |
| | April - June | -12.7 | -2.8 | -1.5 | -3.7 | 2.1 | -569.2 | 2.5 | 1.8 | -52.0 | -12.4 |
| | July - September | -10.5 | -3.0 | -1.2 | -1.5 | 2.4 | | 15.7 | 1.5 | | -2.9 |
| | October - December | | | | | | | | | | |

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

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

| Table 6b: Level of Economic Indicators for Prince Edward Island Third Quarter 2009 | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 | | | | | | | |
| 2008 | January - March | 718 | 7.3 | 7.3 | 70.6 | 10.3 | 216 | 98.5 | 613 | 286,424 | 99.51 |
| | April - June | 696 | 6.7 | 6.9 | 70.7 | 10.4 | 582 | 75.2 | 637 | 394,584 | 99.34 |
| | July - September | 697 | 6.8 | 7.0 | 70.1 | 10.8 | 803 | 71.9 | 632 | 367,237 | 95.23 |
| | October - December | 704 | 6.1 | 7.1 | 69.5 | 11.4 | -398 | 56.2 | 643 | 327,850 | 81.98 |
| 2009 | January - March | 623 | 4.8 | 5.7 | 68.5 | 11.9 | 250 | 73.3 | 671 | 294,233 | 79.79 |
| | April - June | 607 | 3.9 | 5.5 | 68.9 | 12.5 | 727 | 77.0 | 659 | 378,010 | 87.01 |
| | July - September | 624 | 3.7 | 5.7 | 69.1 | 12.6 | | 83.2 | 638 | | 92.50 |
| | October - December | | | | | | | | | | |

| Table 6.1b: Growth (1) of Economic Indicators for Prince Edward Island Third Quarter 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 | | | | | | | |
| 2008 | January - March | 6.3 | 0.8 | 0.7 | 1.1 | -0.1 | ** | 1.0 | 3.0 | -1.6 | 16.1 |
| | April - June | -0.7 | -0.1 | -0.1 | 2.2 | 0.4 | ** | -27.4 | 6.4 | -3.8 | 7.5 |
| | July - September | -2.4 | -0.3 | -0.3 | 1.6 | 0.3 | 137.6 | -36.0 | 8.7 | -2.9 | -1.0 |
| | October - December | -3.5 | -1.2 | -0.4 | -0.2 | 1.2 | -2441.2 | -45.9 | 5.5 | -7.5 | -19.8 |
| 2009 | January - March | -13.3 | -2.4 | -1.6 | -3.0 | 1.5 | 15.7 | -25.6 | 9.4 | 2.7 | -19.8 |
| | April - June | -12.7 | -2.8 | -1.5 | -2.5 | 2.1 | 24.9 | 2.5 | 3.4 | -4.2 | -12.4 |
| | July - September | -10.5 | -3.0 | -1.2 | -1.5 | 1.8 | | 15.7 | 1.0 | | -2.9 |
| | October - December | | | | | | | | | | |

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

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

## Table 6c: Level of Economic Indicators for Nova Scotia Third Quarter 2009

| | | 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 | | | | | | | |
| 2008 | January - March | 718 | 7.3 | 7.3 | 450.5 | 7.6 | 220 | 98.5 | 661 | 2,441,472 | 99.51 |
| | April - June | 696 | 6.7 | 6.9 | 452.5 | 7.8 | 104 | 75.2 | 666 | 2,778,728 | 99.34 |
| | July - September | 697 | 6.8 | 7.0 | 454.5 | 7.6 | 514 | 71.9 | 679 | 2,953,420 | 95.23 |
| | October - December | 704 | 6.1 | 7.1 | 454.9 | 7.9 | 383 | 56.2 | 692 | 2,464,382 | 81.98 |
| 2009 | January - March | 623 | 4.8 | 5.7 | 454.6 | 8.8 | 113 | 73.3 | 706 | 2,097,269 | 79.79 |
| | April - June | 607 | 3.9 | 5.5 | 451.7 | 9.2 | 340 | 77.0 | 705 | 2,316,433 | 87.01 |
| | July - September | 624 | 3.7 | 5.7 | 452.1 | 9.4 | | 83.2 | 708 | | 92.50 |
| | October - December | | | | | | | | | | |

## Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia Third Quarter 2009

| | | 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 | | | | | | | |
| 2008 | January - March | 6.3 | 0.8 | 0.7 | 0.4 | -0.2 | -130.8 | 1.0 | 2.9 | 7.8 | 16.1 |
| | April - June | -0.7 | -0.1 | -0.1 | 1.3 | -0.2 | -331.1 | -27.4 | 1.9 | 13.5 | 7.5 |
| | July - September | -2.4 | -0.3 | -0.3 | 2.3 | -1.0 | -419.3 | -36.0 | 3.7 | 15.4 | -1.0 |
| | October - December | -3.5 | -1.2 | -0.4 | 0.9 | 0.1 | ** | -45.9 | 4.2 | -4.0 | -19.8 |
| 2009 | January - March | -13.3 | -2.4 | -1.6 | 0.9 | 1.2 | -48.6 | -25.6 | 6.9 | -14.1 | -19.8 |
| | April - June | -12.7 | -2.8 | -1.5 | -0.2 | 1.4 | ** | 2.5 | 5.9 | -16.6 | -12.4 |
| | July - September | -10.5 | -3.0 | -1.2 | -0.5 | 1.8 | | 15.7 | 4.3 | | -2.9 |
| | October - December | | | | | | | | | | |

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

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

| Table 6d: Level of Economic Indicators for New Brunswick Third Quarter 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 | | | | | | | |
| 2008 | January - March | 718 | 7.3 | 7.3 | 366.2 | 8.4 | 232 | 98.5 | 660 | 4,030,420 | 99.51 |
| | April - June | 696 | 6.7 | 6.9 | 364.3 | 8.9 | 147 | 75.2 | 669 | 5,574,797 | 99.34 |
| | July - September | 697 | 6.8 | 7.0 | 366.1 | 8.4 | 121 | 71.9 | 675 | 4,652,167 | 95.23 |
| | October - December | 704 | 6.1 | 7.1 | 367.5 | 8.7 | 531 | 56.2 | 685 | 3,508,668 | 81.98 |
| 2009 | January - March | 623 | 4.8 | 5.7 | 366.1 | 9.0 | 703 | 73.3 | 690 | 3,105,788 | 79.79 |
| | April - June | 607 | 3.9 | 5.5 | 365.6 | 8.9 | 333 | 77.0 | 698 | 3,713,052 | 87.01 |
| | July - September | 624 | 3.7 | 5.7 | 365.9 | 8.9 | | 83.2 | 713 | | 92.50 |
| | October - December | | | | | | | | | | |

| Table 6.1d: Growth (1) of Economic Indicators for New Brunswick Third Quarter 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | 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 | | | | | | | |
| 2008 | January - March | 6.3 | 0.8 | 0.7 | 2.1 | 1.0 | 62.2 | 1.0 | 5.0 | 24.8 | 16.1 |
| | April - June | -0.7 | -0.1 | -0.1 | 0.3 | 1.7 | -21.0 | -27.4 | 4.3 | 46.4 | 7.5 |
| | July - September | -2.4 | -0.3 | -0.3 | 0.7 | 0.5 | -62.9 | -36.0 | 5.7 | 7.9 | -1.0 |
| | October - December | -3.5 | -1.2 | -0.4 | 0.3 | 1.1 | ** | -45.9 | 5.8 | -16.9 | -19.8 |
| 2009 | January - March | -13.3 | -2.4 | -1.6 | 0.0 | 0.6 | ** | -25.6 | 4.6 | -22.9 | -19.8 |
| | April - June | -12.7 | -2.8 | -1.5 | 0.3 | 0.0 | 126.5 | 2.5 | 4.3 | -33.4 | -12.4 |
| | July - September | -10.5 | -3.0 | -1.2 | -0.1 | 0.5 | | 15.7 | 5.6 | | -2.9 |
| | October - December | | | | | | | | | | |

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

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

# METHODOLOGY

**Starts & Completions Survey Methodology**

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

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

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

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

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

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

**Market Absorption Survey Methodology**

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

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

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

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

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