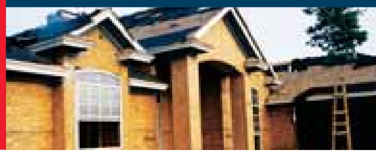
HOUSING MARKET INFORMATION

HOUSING NOW

Prairie Region



Canada Mortgage and Housing Corporation

Date Released: Second Quarter 2009

New Home Market

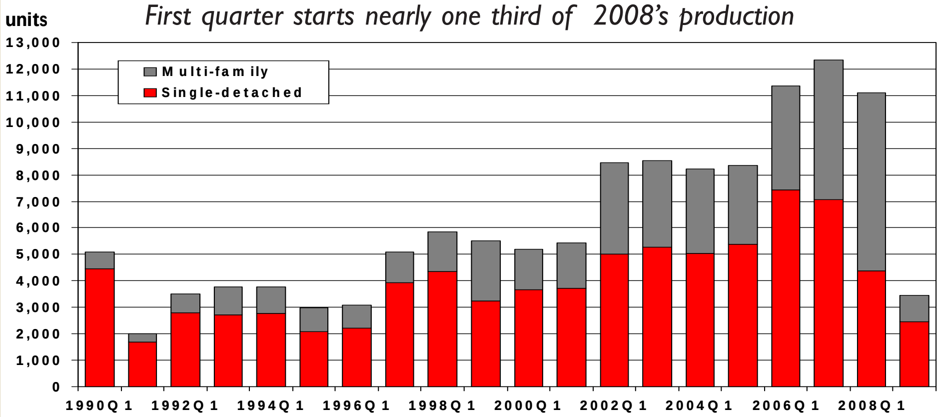
Prairie Housing Starts Continue to Weaken in '09

New housing activity across the Prairie Provinces declined to 3,456 units in the first quarter, a 69 per cent reduction from 2008 levels and the weakest quarterly performance since 1996. Multi-family builders faced the most severe slowdown with an 85 per cent decline in production. In the face of rising inventories, only 1,002 multi-family units were started from January to March 2009, compared with 6,712 multi-family units one year earlier. A 44 per cent decline occurred in the single-detached segment, where builders were also facing heightened inventories. The 2,454 single-detached starts in the first quarter represent 56 per cent of 2008's first-quarter production.

Figure 1

Prairie Provinces – Quarterly Housing Starts

First quarter starts nearly one third of 2008's production



Source: CMHC

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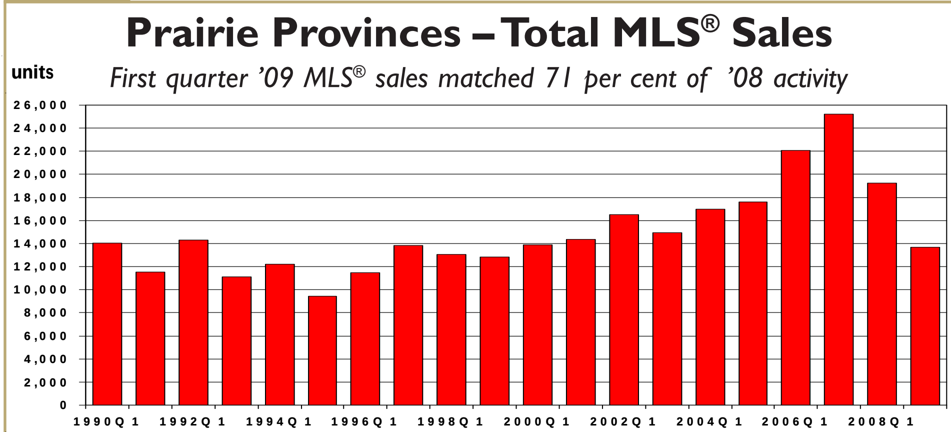
Figure 2



Source: CREA (Raw)

The Saskatchewan housing market experienced the sharpest reduction in construction thus far. Only 306 units were started in the first quarter of 2009, representing a 72 per cent decline from last year's activity. While severe, the decline must be put into perspective as 2008 recorded a 25-year high for housing starts. At 250 units to the end of March, single-detached production was 64 per cent behind 2008's result. With builders focused on completing the 2,000-plus multi-family units that were under construction in the first quarter of 2009, only 56 multi-family units were started from January to March, 87 per cent below 2008 levels.

In Saskatchewan's rural areas, total housing starts in the first quarter declined 69 per cent to 49 units, on par with the 73 per cent drop within urban areas. In Saskatoon, housing starts to the end of March reached 89 units, representing only 15 per cent of the 590 homes started last year at this time. Rising inventories in Saskatoon are warranting fewer new starts, as builders are working on reducing the number of complete and unabsorbed units that have been accumulating since the second half of 2008. In Regina, concerns over rising inventories have also prompted builders to constrain their production. At 124 units, total starts in Regina to the end of March fell 56 per cent on a year-over-year basis. Census Agglomerations (CAs) also recorded decreases in housing starts this first quarter, the most notably being the Battlefords and Lloydminster.

In Manitoba, total starts to the end of March dropped to 536 units, a 39 per cent decline from the previous year. In the first quarter, provincial multiple dwelling starts fell by 60 per cent to 148 units, but only 22 units shy of the 10-year average of 170 units for first-quarters production. In Manitoba's single-detached sector, builders started work on 388 units in the first quarter, just over three-fourths of last year's production at this time, and only 67 units below the 10-year average of 455 units for first-quarter activity. Overall, 14 per cent of Manitoba's starts in the first quarter took place in census agglomerations (CAs) outside of the Winnipeg Census Metropolitan Area (CMA). Brandon was among the most notable contributors, with more than half of that share.

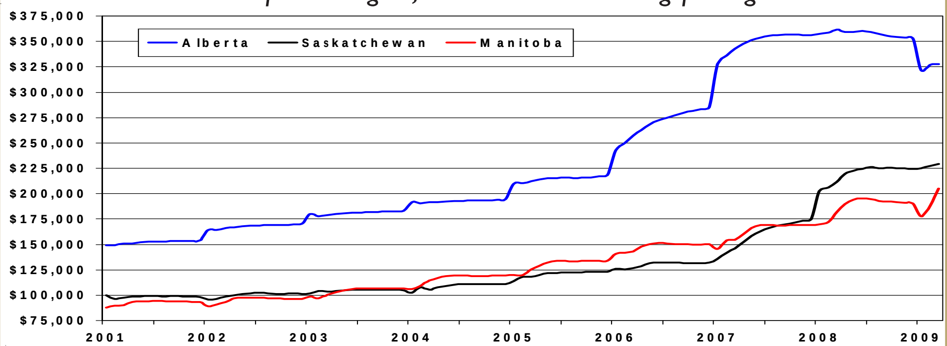
In Winnipeg, total housing starts to the end of March were down 28 per cent year-over-year to 386 units. March's production pushed the first quarter total for single-detached starts to 288 units, down 20 per cent from the 358 units started in the first quarter of 2008. Despite the moderation, single-detached construction this first quarter was only 16 units shy of the 10-year average of 105 units for the first quarter. Due to a slow start to 2009, the 98 multi-family starts to the end of March were 45 per cent below comparable levels in 2008. Despite the downturn, multi-family construction to the end of March was on par with the five-year average and was 45 per cent ahead of the 10-year average of 46 units for the quarter.

In Alberta, home builders also experienced a slow start to 2009. Due to weaker economic conditions and elevated resale supplies, new home sales have moderated. Elevated new home supplies have also contributed to the weaker production, as homes under construction at the end of 2008 exceeded the 31,000 unit mark. To the end of March, Alberta's starts slipped to 2,614 units, 29 per cent of last year's production and the weakest activity for any first quarter since 1996. In total, 798 multi-family starts were tallied across

Figure 3

Prairie Provinces – Average MLS® Price

With a 7.5 per cent gain, Saskatchewan leading price growth



Source: CREA (Raw)

the province in the first quarter, representing 13 per cent of comparable levels in 2008. During the same time, the 1,816 single-detached homes started across the province matched 57 per cent of last year's production.

Starts weakened across all of Alberta's larger urban centres in the first quarter. Calgary's 84 per cent drop in total starts was the sharpest decline in the province. At 559 units to the end of March, single-detached starts in Calgary matched over half of 2008's level at this time. Multi-family builders in Calgary started only 187 units this first quarter, five per cent of what they had started last year at this time. In Edmonton, total starts to the end of March fell to 761 units, 33 per cent of 2008 activity for the first quarter. With 401 starts from January to March, Edmonton's single-detached activity was 39 per cent lower than 2008's production for this time of the year. In contrast, the 360 multi-family units started in Edmonton in the first quarter represented just over 20 per cent of 2008 production at this time.

Resale Market

Existing home sales lower in '09

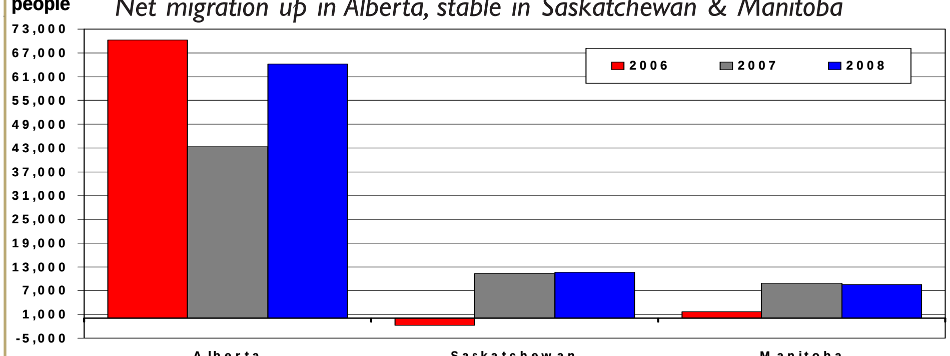
Slower economic activity restrained MLS® sales across the Prairies in the first quarter of 2009. Despite price reductions, low financing costs, and buyers' market conditions, the current economic environment has prompted more cautious behaviour by prospective buyers. MLS® realtors across the Prairies closed 13,688 residential sales to the end of March, a 29 per cent decline from the previous year. In Alberta, MLS® sales in the first three months of the year reached 9,541 units, well under the 13,982 transactions seen last year at this time. In Saskatchewan, the 1,916 resale homes sold to the end of March were 30 per cent lower than 2008's tally of 2,755 sales. In Manitoba, 2,231 resale homes changed hands in the first three months of this year, 11 per cent lower than 2008 comparable levels.

In Saskatchewan, the average MLS® price gained 7.5 per cent on a year-over-year basis, reaching $227,371 to the end of March. This comes after a 45 per cent surge last year at this time. In Manitoba, to the end of March, an average resale home cost $192,817, up six per cent from last year at this time. This follows an 18 per cent gain in 2008. Alberta's average resale price to the end of March receded 9.8 per cent to $326,094. While down on a year-over-year basis, Alberta's average MLS® price recorded month-over-month increases in February and March. January's low of $321,655 tested the previous low in the cycle which occurred in December 2006.

Figure 4

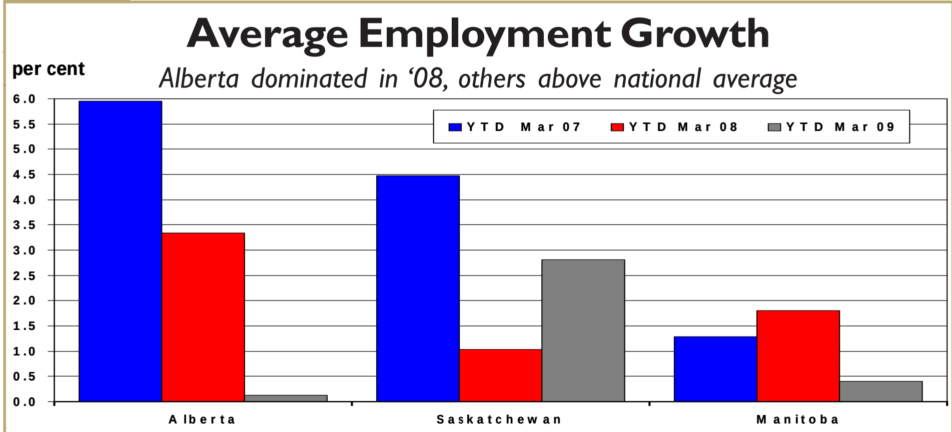
Prairie Provinces – Annual Net Migration

Net migration up in Alberta, stable in Saskatchewan & Manitoba



Source: Statistics Canada

Figure 5



Source: Statistics Canada

Economy

Unemployment on the rise in '09

Weaker economic conditions, job losses, and rising unemployment contributed to the slowdown of housing markets across the Prairies. Statistics Canada's first quarter labour force survey numbers for Alberta point to a slowdown in job creation which began during the fourth quarter of 2008. In the first three months of 2009, 43,600 jobs were lost in Alberta. To the end of March, 5,000 jobs were lost in Saskatchewan. Despite the recent decline, however, the year-to-date average still points to 2.8 per cent year-over-year employment growth in Saskatchewan. By comparison, Manitoba's job growth between this March and last sat at 0.4 per cent. Manitoba's modest gain on a year-over-year basis, however, masks the 13,400 jobs that were lost during the first three months of this year.

Despite the current weakness, last year's employment opportunities continued to attract migrants to the provinces of the Prairies. In net terms, more than 64,000 people moved to Alberta in 2008, a 48 per cent gain over the previous year. Most of the gains came from inter-provincial migrants and non-permanent residents. In 2008, a record 11,648 more people moved to Saskatchewan than left, a two per cent gain over the previous year. Inter-provincial migrants were half of the contributors. In 2008, just over 8,500 people moved to Manitoba on a net basis, four per cent fewer than in 2007. Fewer non-permanent residents led to Manitoba's weaker migration in 2008.

HOUSING NOW REPORT TABLES

Available in ALL reports:

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3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Prairie Region
First 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										
Q1 2009	2,066	228	18	6	102	332	16	229	459	3,456
Q1 2008	3,633	474	42	12	759	4,973	14	206	985	11,098
% Change	-43.1	-51.9	-57.1	-50.0	-86.6	-93.3	14.3	11.2	-53.4	-68.9
Year-to-date 2009	2,066	228	18	6	102	332	16	229	459	3,456
Year-to-date 2008	3,633	474	42	12	759	4,973	14	206	985	11,098
% Change	-43.1	-51.9	-57.1	-50.0	-86.6	-93.3	14.3	11.2	-53.4	-68.9
UNDER CONSTRUCTION										
Q1 2009	8,839	1,194	207	27	2,593	16,026	198	2,088	1,135	32,337
Q1 2008	14,723	2,220	216	98	4,459	21,970	160	2,243	1,765	47,895
% Change	-40.0	-46.2	-4.2	-72.4	-41.8	-27.1	23.8	-6.9	-35.7	-32.5
COMPLETIONS										
Q1 2009	3,676	552	19	9	746	2,418	57	315	1,336	9,128
Q1 2008	6,400	754	67	25	1,148	1,835	58	280	1,624	12,191
% Change	-42.6	-26.8	-71.6	-64.0	-35.0	31.8	-1.7	12.5	-17.7	-25.1
Year-to-date 2009	3,676	552	19	9	746	2,418	57	315	1,336	9,128
Year-to-date 2008	6,400	754	67	25	1,148	1,835	58	280	1,624	12,191
% Change	-42.6	-26.8	-71.6	-64.0	-35.0	31.8	-1.7	12.5	-17.7	-25.1
COMPLETED & NOT ABSORBED										
Q1 2009	2,597	413	30	13	430	812	4	405	na	4,704
Q1 2008	2,200	365	27	4	200	325	17	87	na	3,225
% Change	18.0	13.2	11.1	**	115.0	149.8	-76.5	**	n/a	45.9
ABSORBED										
Q1 2009	2,998	447	10	12	586	1,471	23	123	na	5,670
Q1 2008	4,914	565	64	30	1,007	1,598	7	174	na	8,359
% Change	-39.0	-20.9	-84.4	-60.0	-41.8	-7.9	**	-29.3	n/a	-32.2
Year-to-date 2009	2,998	447	10	12	586	1,471	23	123	na	5,670
Year-to-date 2008	4,914	565	64	30	1,007	1,598	7	174	na	8,359
% Change	-39.0	-20.9	-84.4	-60.0	-41.8	-7.9	**	-29.3	n/a	-32.2

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

Table 1.1a: Housing Activity Summary of Manitoba First 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										
Q1 2009	313	8	0	1	26	18	5	77	88	536
Q1 2008	407	6	8	6	14	126	4	62	241	874
% Change	-23.1	33.3	-100.0	-83.3	85.7	-85.7	25.0	24.2	-63.5	-38.7
Year-to-date 2009	313	8	0	1	26	18	5	77	88	536
Year-to-date 2008	407	6	8	6	14	126	4	62	241	874
% Change	-23.1	33.3	-100.0	-83.3	85.7	-85.7	25.0	24.2	-63.5	-38.7
UNDER CONSTRUCTION										
Q1 2009	1,031	20	0	5	99	720	10	326	153	2,388
Q1 2008	1,094	16	11	17	88	739	16	893	254	3,128
% Change	-5.8	25.0	-100.0	-70.6	12.5	-2.6	-37.5	-63.5	-39.8	-23.7
COMPLETIONS										
Q1 2009	276	10	0	4	60	30	7	133	386	906
Q1 2008	299	10	0	8	22	15	2	138	309	803
% Change	-7.7	0.0	n/a	-50.0	172.7	100.0	**	-3.6	24.9	12.8
Year-to-date 2009	276	10	0	4	60	30	7	133	386	906
Year-to-date 2008	299	10	0	8	22	15	2	138	309	803
% Change	-7.7	0.0	n/a	-50.0	172.7	100.0	**	-3.6	24.9	12.8
COMPLETED & NOT ABSORBED										
Q1 2009	210	5	0	10	17	131	0	240	n/a	613
Q1 2008	139	5	0	1	9	75	4	70	n/a	303
% Change	51.1	0.0	n/a	**	88.9	74.7	-100.0	**	n/a	102.3
ABSORBED										
Q1 2009	246	3	0	4	33	29	0	38	n/a	353
Q1 2008	262	0	0	9	7	15	0	49	n/a	342
% Change	-6.1	n/a	n/a	-55.6	**	93.3	n/a	-22.4	n/a	3.2
Year-to-date 2009	246	3	0	4	33	29	0	38	n/a	353
Year-to-date 2008	262	0	0	9	7	15	0	49	n/a	342
% Change	-6.1	n/a	n/a	-55.6	**	93.3	n/a	-22.4	n/a	3.2

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

Table 1.1b: Housing Activity Summary of Saskatchewan
First 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										
Q1 2009	214	8	0	5	15	5	0	10	49	306
Q1 2008	525	34	0	6	123	260	0	0	157	1,105
% Change	-59.2	-76.5	n/a	-16.7	-87.8	-98.1	n/a	n/a	-68.8	-72.3
Year-to-date 2009	214	8	0	5	15	5	0	10	49	306
Year-to-date 2008	525	34	0	6	123	260	0	0	157	1,105
% Change	-59.2	-76.5	n/a	-16.7	-87.8	-98.1	n/a	n/a	-68.8	-72.3
UNDER CONSTRUCTION										
Q1 2009	1,538	54	12	18	474	1,212	8	217	167	3,700
Q1 2008	1,786	92	0	56	641	819	23	170	329	3,916
% Change	-13.9	-41.3	n/a	-67.9	-26.1	48.0	-65.2	27.6	-49.2	-5.5
COMPLETIONS										
Q1 2009	488	20	0	4	83	107	0	37	318	1,057
Q1 2008	588	38	11	8	184	173	8	0	172	1,182
% Change	-17.0	-47.4	-100.0	-50.0	-54.9	-38.2	-100.0	n/a	84.9	-10.6
Year-to-date 2009	488	20	0	4	83	107	0	37	318	1,057
Year-to-date 2008	588	38	11	8	184	173	8	0	172	1,182
% Change	-17.0	-47.4	-100.0	-50.0	-54.9	-38.2	-100.0	n/a	84.9	-10.6
COMPLETED & NOT ABSORBED										
Q1 2009	236	16	0	1	22	66	1	0	n/a	342
Q1 2008	31	3	0	2	4	0	0	0	n/a	40
% Change	**	**	n/a	-50.0	**	n/a	n/a	n/a	n/a	**
ABSORBED										
Q1 2009	424	19	0	4	73	62	0	0	n/a	582
Q1 2008	445	26	0	13	154	138	0	0	n/a	776
% Change	-4.7	-26.9	n/a	-69.2	-52.6	-55.1	n/a	n/a	n/a	-25.0
Year-to-date 2009	424	19	0	4	73	62	0	0	n/a	582
Year-to-date 2008	445	26	0	13	154	138	0	0	n/a	776
% Change	-4.7	-26.9	n/a	-69.2	-52.6	-55.1	n/a	n/a	n/a	-25.0

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

Table 1.1c: Housing Activity Summary of Alberta
First 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										
Q1 2009	1,539	212	18	0	61	309	11	142	322	2,614
Q1 2008	2,701	434	34	0	622	4,587	10	144	587	9,119
% Change	-43.0	-51.2	-47.1	n/a	-90.2	-93.3	10.0	-1.4	-45.1	-71.3
Year-to-date 2009	1,539	212	18	0	61	309	11	142	322	2,614
Year-to-date 2008	2,701	434	34	0	622	4,587	10	144	587	9,119
% Change	-43.0	-51.2	-47.1	n/a	-90.2	-93.3	10.0	-1.4	-45.1	-71.3
UNDER CONSTRUCTION										
Q1 2009	6,270	1,120	195	4	2,020	14,094	180	1,545	815	26,249
Q1 2008	11,843	2,112	205	25	3,730	20,412	121	1,180	1,182	40,851
% Change	-47.1	-47.0	-4.9	-84.0	-45.8	-31.0	48.8	30.9	-31.0	-35.7
COMPLETIONS										
Q1 2009	2,912	522	19	1	603	2,281	50	145	632	7,165
Q1 2008	5,513	706	56	9	942	1,647	48	142	1,143	10,206
% Change	-47.2	-26.1	-66.1	-88.9	-36.0	38.5	4.2	2.1	-44.7	-29.8
Year-to-date 2009	2,912	522	19	1	603	2,281	50	145	632	7,165
Year-to-date 2008	5,513	706	56	9	942	1,647	48	142	1,143	10,206
% Change	-47.2	-26.1	-66.1	-88.9	-36.0	38.5	4.2	2.1	-44.7	-29.8
COMPLETED & NOT ABSORBED										
Q1 2009	2,151	392	30	2	391	615	3	165	n/a	3,749
Q1 2008	2,030	357	27	1	187	250	13	17	n/a	2,882
% Change	6.0	9.8	11.1	100.0	109.1	146.0	-76.9	**	n/a	30.1
ABSORBED										
Q1 2009	2 328	425	10	4	480	1 380	23	85	n/a	4 735
Q1 2008	4 207	539	64	8	846	1 445	7	125	n/a	7 241
% Change	-44.7	-21.2	-84.4	-50.0	-43.3	-4.5	**	-32.0	n/a	-34.6
Year-to-date 2009	2,328	425	10	4	480	1,380	23	85	n/a	4,735
Year-to-date 2008	4,207	539	64	8	846	1,445	7	125	n/a	7,241
% Change	-44.7	-21.2	-84.4	-50.0	-43.3	-4.5	**	-32.0	n/a	-34.6

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

Table 1.2: History of Housing Starts of Prairie 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	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692
% Change	-5.7	32.5	135.9	16.0	5.2	30.5	-21.0	-27.1	-22.1	-3.6
2002	23,117	1,060	103	94	3,451	5,733	414	3,273	8,089	45,334
% Change	27.0	49.7	30.4	-23.0	46.2	56.3	60.5	37.2	21.6	31.3
2001	18,198	708	79	122	2,360	3,667	258	2,385	6,652	34,518
% Change	16.0	1.7	-71.3	-30.7	38.6	-25.8	-20.9	122.7	3.2	10.1
2000	15,694	696	275	176	1,703	4,945	326	1,071	6,444	31,339
% Change	2.5	14.5	41.0	20.5	-0.2	6.0	59.0	-32.7	-10.1	-1.0
1999	15,305	608	195	146	1,707	4,666	205	1,591	7,167	31,669

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba
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	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206
% Change	7.1	-33.3	-100.0	-6.7	151.6	**	-64.3	58.9	4.6	16.3
2002	1,699	6	7	30	31	81	28	285	1,450	3,617
% Change	31.4	-25.0	n/a	-38.8	-51.6	**	-36.4	**	9.0	22.1
2001	1,293	8	0	49	64	15	44	76	1,330	2,963
% Change	0.5	33.3	-100.0	-2.0	77.8	n/a	12.8	4.1	25.4	15.7
2000	1,287	6	8	50	36	0	39	73	1,061	2,560
% Change	0.7	-25.0	n/a	-3.8	-44.6	-100.0	30.0	-82.8	2.1	-18.3
1999	1,278	8	0	52	65	236	30	425	1,039	3,133

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan 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	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315
% Change	2.9	-5.3	125.0	185.7	25.1	36.4	-7.4	3.2	11.1	11.9
2002	1,378	38	4	7	479	291	27	126	613	2,963
% Change	28.9	26.7	**	-78.8	103.0	-21.1	170.0	**	1.3	24.4
2001	1,069	30	1	33	236	369	10	28	605	2,381
% Change	-15.3	-53.1	-91.7	-37.7	5.8	48.8	-50.0	**	-2.9	-5.3
2000	1,262	64	12	53	223	248	20	6	623	2,513
% Change	-5.1	14.3	140.0	103.8	87.4	-51.8	-51.2	-85.0	-30.5	-18.6
1999	1,330	56	5	26	119	514	41	40	897	3,089

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta 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	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171
% Change	-7.3	34.3	154.3	7.0	0.4	26.6	-18.7	-37.0	-31.9	-6.7
2002	20,040	1,016	92	57	2,941	5,361	359	2,862	6,026	38,754
% Change	26.5	51.6	17.9	42.5	42.8	63.3	76.0	25.5	27.8	32.8
2001	15,836	670	78	40	2,060	3,283	204	2,281	4,717	29,174
% Change	20.5	7.0	-69.4	-45.2	42.7	-30.1	-23.6	129.9	-0.9	11.1
2000	13,145	626	255	73	1,444	4,697	267	992	4,760	26,266
% Change	3.5	15.1	34.2	7.4	-5.2	19.9	99.3	-11.9	-9.0	3.2
1999	12,697	544	190	68	1,523	3,916	134	1,126	5,231	25,447

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba First Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Centres 100,000+											
Winnipeg	288	358	6	4	26	10	66	164	386	536	-28.0
Centres 10,000 - 49,999											
Brandon	15	24	0	0	4	4	16	32	35	60	-41.7
Hanover RM	4	16	0	0	0	4	13	0	17	20	-15.0
Portage la Prairie	3	0	0	0	0	0	0	0	3	0	n/a
St. Andrews	0	9	0	0	0	0	0	0	0	9	-100.0
Steinbach MD	5	6	2	2	0	0	0	0	7	8	-12.5
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	315	413	8	6	30	18	95	196	448	633	-29.2

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - March 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+											
Winnipeg	288	358	6	4	26	10	66	164	386	536	-28.0
Centres 10,000 - 49,999											
Brandon	15	24	0	0	4	4	16	32	35	60	-41.7
Hanover RM	4	16	0	0	0	4	13	0	17	20	-15.0
Portage la Prairie	3	0	0	0	0	0	0	0	3	0	n/a
St. Andrews	0	9	0	0	0	0	0	0	0	9	-100.0
Steinbach MD	5	6	2	2	0	0	0	0	7	8	-12.5
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	315	413	8	6	30	18	95	196	448	633	-29.2

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Saskatchewan
First Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Centres 100,000+											
Regina	117	197	2	12	5	40	0	36	124	285	-56.5
Saskatoon	77	284	2	26	10	56	0	224	89	590	-84.9
Centres 10,000 - 49,999											
Estevan	3	4	2	0	0	0	0	0	5	4	25.0
Lloydminster	2	14	0	0	0	0	0	0	2	14	-85.7
Moose Jaw	10	9	0	2	0	0	0	0	10	11	-9.1
North Battleford	1	10	0	0	0	0	0	0	1	10	-90.0
Prince Albert	3	5	2	0	0	0	5	0	10	5	100.0
Swift Current	4	6	0	0	0	17	10	0	14	23	-39.1
Yorkton	2	2	0	4	0	0	0	0	2	6	-66.7
Total Saskatchewan (10,000+)	219	531	8	44	15	113	15	260	257	948	-72.9

Table 2.1b: Starts by Submarket and by Dwelling Type
Saskatchewan
January - March 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+											
Regina	117	197	2	12	5	40	0	36	124	285	-56.5
Saskatoon	77	284	2	26	10	56	0	224	89	590	-84.9
Centres 10,000 - 49,999											
Estevan	3	4	2	0	0	0	0	0	5	4	25.0
Lloydminster	2	14	0	0	0	0	0	0	2	14	-85.7
Moose Jaw	10	9	0	2	0	0	0	0	10	11	-9.1
North Battleford	1	10	0	0	0	0	0	0	1	10	-90.0
Prince Albert	3	5	2	0	0	0	5	0	10	5	100.0
Swift Current	4	6	0	0	0	17	10	0	14	23	-39.1
Yorkton	2	2	0	4	0	0	0	0	2	6	-66.7
Total Saskatchewan (10,000+)	219	531	8	44	15	113	15	260	257	948	-72.9

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta First Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Centres 100,000+											
Calgary	559	1,067	88	214	15	245	84	3,130	746	4,656	-84.0
Edmonton	401	657	94	188	26	224	240	1,246	761	2,315	-67.1
Centres 50,000 - 99,999											
Grande Prairie	74	62	8	2	8	8	0	40	90	112	-19.6
Lethbridge	93	228	10	12	6	31	0	0	109	271	-59.8
Medicine Hat	29	90	2	14	8	0	51	70	90	174	-48.3
Red Deer	50	89	8	0	0	6	0	24	58	119	-51.3
Centres 10,000 - 49,999											
Bonneyville MD	13	16	0	0	0	0	0	0	13	16	-18.8
Brooks	5	16	0	0	0	0	0	0	5	16	-68.8
Camrose	20	38	4	0	0	0	0	0	24	38	-36.8
Canmore	1	2	0	4	6	32	0	0	7	38	-81.6
Clearwater County MD	15	6	0	0	0	0	0	0	15	6	150.0
Cold Lake	14	7	0	8	0	0	0	0	14	15	-6.7
Foothills No 31 MD	25	4	0	0	0	0	0	0	25	4	**
High River T	11	12	0	2	0	0	0	0	11	14	-21.4
Lacombe T	11	12	0	4	3	15	0	0	14	31	-54.8
Lacombe County CM	3	11	0	0	0	0	0	0	3	11	-72.7
Mackenzie No 23 MD	2	0	0	0	0	0	0	0	2	0	n/a
Mountain View County MD	9	24	2	0	0	0	0	0	11	24	-54.2
Okotoks	40	37	2	2	0	20	0	0	42	59	-28.8
Red Deer County CM	20	15	0	0	0	0	0	0	20	15	33.3
Strathmore T	8	16	2	28	0	8	4	0	14	52	-73.1
Sylvan Lake	10	6	0	2	0	15	0	38	10	61	-83.6
Wetaskiwin County No 10 CM	12	18	0	0	0	0	0	0	12	18	-33.3
Wetaskiwin	8	4	0	0	0	0	0	0	8	4	100.0
Wood Buffalo	79	243	0	10	10	0	72	183	161	436	-63.1
Yellowhead County MD	23	3	0	0	0	0	0	0	23	3	**
Total Alberta (10,000+)	1,539	2,707	220	490	82	604	451	4,731	2,292	8,532	-73.1

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta January - March 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+											
Calgary	559	1,067	88	214	15	245	84	3,130	746	4,656	-84.0
Edmonton	401	657	94	188	26	224	240	1,246	761	2,315	-67.1
Centres 50,000 - 99,999											
Grande Prairie	74	62	8	2	8	8	0	40	90	112	-19.6
Lethbridge	93	228	10	12	6	31	0	0	109	271	-59.8
Medicine Hat	29	90	2	14	8	0	51	70	90	174	-48.3
Red Deer	50	89	8	0	0	6	0	24	58	119	-51.3
Centres 10,000 - 49,999											
Bonneyville MD	13	16	0	0	0	0	0	0	13	16	-18.8
Brooks	5	16	0	0	0	0	0	0	5	16	-68.8
Camrose	20	38	4	0	0	0	0	0	24	38	-36.8
Canmore	1	2	0	4	6	32	0	0	7	38	-81.6
Clearwater County MD	15	6	0	0	0	0	0	0	15	6	150.0
Cold Lake	14	7	0	8	0	0	0	0	14	15	-6.7
Foothills No 31 MD	25	4	0	0	0	0	0	0	25	4	**
High River T	11	12	0	2	0	0	0	0	11	14	-21.4
Lacombe T	11	12	0	4	3	15	0	0	14	31	-54.8
Lacombe County CM	3	11	0	0	0	0	0	0	3	11	-72.7
Mackenzie No 23 MD	2	0	0	0	0	0	0	0	2	0	n/a
Mountain View County MD	9	24	2	0	0	0	0	0	11	24	-54.2
Okotoks	40	37	2	2	0	20	0	0	42	59	-28.8
Red Deer County CM	20	15	0	0	0	0	0	0	20	15	33.3
Strathmore T	8	16	2	28	0	8	4	0	14	52	-73.1
Sylvan Lake	10	6	0	2	0	15	0	38	10	61	-83.6
Wetaskiwin County No 10 CM	12	18	0	0	0	0	0	0	12	18	-33.3
Wetaskiwin	8	4	0	0	0	0	0	0	8	4	100.0
Wood Buffalo	79	243	0	10	10	0	72	183	161	436	-63.1
Yellowhead County MD	23	3	0	0	0	0	0	0	23	3	**
Total Alberta (10,000+)	1,539	2,707	220	490	82	604	451	4,731	2,292	8,532	-73.1

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba First Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Winnipeg	22	10	4	0	18	102	48	62
Centres 10,000 - 49,999								
Brandon	4	4	0	0	0	32	16	0
Hanover RM	0	0	0	4	0	0	13	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	26	14	4	4	18	134	77	62

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - March 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+								
Winnipeg	22	10	4	0	18	102	48	62
Centres 10,000 - 49,999								
Brandon	4	4	0	0	0	32	16	0
Hanover RM	0	0	0	4	0	0	13	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	26	14	4	4	18	134	77	62

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
First Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Regina	5	40	0	0	0	36	0	0
Saskatoon	10	56	0	0	0	224	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	5	0	0	0
Swift Current	0	17	0	0	0	0	10	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	15	113	0	0	5	260	10	0

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - March 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+								
Regina	5	40	0	0	0	36	0	0
Saskatoon	10	56	0	0	0	224	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	5	0	0	0
Swift Current	0	17	0	0	0	0	10	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	15	113	0	0	5	260	10	0

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta First Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Calgary	15	245	0	0	84	3,026	0	104
Edmonton	26	220	0	4	144	1,246	96	0
Centres 50,000 - 99,999								
Grande Prairie	8	8	0	0	0	0	0	40
Lethbridge	6	31	0	0	0	0	0	0
Medicine Hat	0	0	8	0	47	70	4	0
Red Deer	0	6	0	0	0	24	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	0	0	0	0	0	0	0
Canmore	6	32	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	0	15	3	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	20	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	8	0	0	0	0	4	0
Sylvan Lake	0	15	0	0	0	38	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	10	0	0	0	34	183	38	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	71	600	11	4	309	4,587	142	144

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta January - March 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+								
Calgary	15	245	0	0	84	3,026	0	104
Edmonton	26	220	0	4	144	1,246	96	0
Centres 50,000 - 99,999								
Grande Prairie	8	8	0	0	0	0	0	40
Lethbridge	6	31	0	0	0	0	0	0
Medicine Hat	0	0	8	0	47	70	4	0
Red Deer	0	6	0	0	0	24	0	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	0	0	0	0	0	0	0	0
Canmore	6	32	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	0	0	0	0	0	0	0
Lacombe T	0	15	3	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	20	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	8	0	0	0	0	4	0
Sylvan Lake	0	15	0	0	0	38	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	10	0	0	0	34	183	38	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	71	600	11	4	309	4,587	142	144

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Manitoba
First Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Winnipeg	293	356	41	118	52	62	386	536
Centres 10,000 - 49,999								
Brandon	14	32	4	28	17	0	35	60
Hanover RM	4	16	0	0	13	4	17	20
Portage la Prairie	3	0	0	0	0	0	3	0
St. Andrews	0	9	0	0	0	0	0	9
Steinbach MD	7	8	0	0	0	0	7	8
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	321	421	45	146	82	66	448	633

Table 2.5a: Starts by Submarket and by Intended Market
Manitoba
January - March 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+								
Winnipeg	293	356	41	118	52	62	386	536
Centres 10,000 - 49,999								
Brandon	14	32	4	28	17	0	35	60
Hanover RM	4	16	0	0	13	4	17	20
Portage la Prairie	3	0	0	0	0	0	3	0
St. Andrews	0	9	0	0	0	0	0	9
Steinbach MD	7	8	0	0	0	0	7	8
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	321	421	45	146	82	66	448	633

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Saskatchewan
First Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Regina	114	200	10	85	0	0	124	285
Saskatoon	79	307	10	283	0	0	89	590
Centres 10,000 - 49,999								
Estevan	5	4	0	0	0	0	5	4
Lloydminster	2	14	0	0	0	0	2	14
Moose Jaw	10	7	0	4	0	0	10	11
North Battleford	1	10	0	0	0	0	1	10
Prince Albert	5	5	5	0	0	0	10	5
Swift Current	4	6	0	17	10	0	14	23
Yorkton	2	6	0	0	0	0	2	6
Total Saskatchewan (10,000+)	222	559	25	389	10	0	257	948

Table 2.5b: Starts by Submarket and by Intended Market
Saskatchewan
January - March 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+								
Regina	114	200	10	85	0	0	124	285
Saskatoon	79	307	10	283	0	0	89	590
Centres 10,000 - 49,999								
Estevan	5	4	0	0	0	0	5	4
Lloydminster	2	14	0	0	0	0	2	14
Moose Jaw	10	7	0	4	0	0	10	11
North Battleford	1	10	0	0	0	0	1	10
Prince Albert	5	5	5	0	0	0	10	5
Swift Current	4	6	0	17	10	0	14	23
Yorkton	2	6	0	0	0	0	2	6
Total Saskatchewan (10,000+)	222	559	25	389	10	0	257	948

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta First Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Calgary	645	1,277	101	3,275	0	104	746	4,656
Edmonton	495	803	170	1,502	96	10	761	2,315
Centres 50,000 - 99,999								
Grande Prairie	90	72	0	0	0	40	90	112
Lethbridge	109	236	0	35	0	0	109	271
Medicine Hat	31	104	47	70	12	0	90	174
Red Deer	58	89	0	30	0	0	58	119
Centres 10,000 - 49,999								
Bonneyville MD	13	16	0	0	0	0	13	16
Brooks	5	16	0	0	0	0	5	16
Camrose	24	38	0	0	0	0	24	38
Canmore	1	6	6	32	0	0	7	38
Clearwater County MD	15	6	0	0	0	0	15	6
Cold Lake	14	15	0	0	0	0	14	15
Foothills No 31 MD	25	4	0	0	0	0	25	4
High River T	11	14	0	0	0	0	11	14
Lacombe T	11	27	0	4	3	0	14	31
Lacombe County CM	3	11	0	0	0	0	3	11
Mackenzie No 23 MD	2	0	0	0	0	0	2	0
Mountain View County MD	11	24	0	0	0	0	11	24
Okotoks	40	39	2	20	0	0	42	59
Red Deer County CM	20	15	0	0	0	0	20	15
Strathmore T	10	44	0	8	4	0	14	52
Sylvan Lake	10	11	0	50	0	0	10	61
Wetaskiwin County No 10 CM	12	18	0	0	0	0	12	18
Wetaskiwin	8	4	0	0	0	0	8	4
Wood Buffalo	79	253	44	183	38	0	161	436
Yellowhead County MD	23	3	0	0	0	0	23	3
Total Alberta (10,000+)	1,769	3,169	370	5,209	153	154	2,292	8,532

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
January - March 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+								
Calgary	645	1,277	101	3,275	0	104	746	4,656
Edmonton	495	803	170	1,502	96	10	761	2,315
Centres 50,000 - 99,999								
Grande Prairie	90	72	0	0	0	40	90	112
Lethbridge	109	236	0	35	0	0	109	271
Medicine Hat	31	104	47	70	12	0	90	174
Red Deer	58	89	0	30	0	0	58	119
Centres 10,000 - 49,999								
Bonneyville MD	13	16	0	0	0	0	13	16
Brooks	5	16	0	0	0	0	5	16
Camrose	24	38	0	0	0	0	24	38
Canmore	1	6	6	32	0	0	7	38
Clearwater County MD	15	6	0	0	0	0	15	6
Cold Lake	14	15	0	0	0	0	14	15
Foothills No 31 MD	25	4	0	0	0	0	25	4
High River T	11	14	0	0	0	0	11	14
Lacombe T	11	27	0	4	3	0	14	31
Lacombe County CM	3	11	0	0	0	0	3	11
Mackenzie No 23 MD	2	0	0	0	0	0	2	0
Mountain View County MD	11	24	0	0	0	0	11	24
Okotoks	40	39	2	20	0	0	42	59
Red Deer County CM	20	15	0	0	0	0	20	15
Strathmore T	10	44	0	8	4	0	14	52
Sylvan Lake	10	11	0	50	0	0	10	61
Wetaskiwin County No 10 CM	12	18	0	0	0	0	12	18
Wetaskiwin	8	4	0	0	0	0	8	4
Wood Buffalo	79	253	44	183	38	0	161	436
Yellowhead County MD	23	3	0	0	0	0	23	3
Total Alberta (10,000+)	1,769	3,169	370	5,209	153	154	2,292	8,532

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Manitoba
First Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Centres 100,000+											
Winnipeg	189	212	8	2	36	8	134	129	367	351	4.6
Centres 10,000 - 49,999											
Brandon	17	35	4	14	16	4	8	8	45	61	-26.2
Hanover RM	12	29	0	2	0	0	0	4	12	35	-65.7
Portage la Prairie	13	5	2	0	0	0	0	0	15	5	200.0
St. Andrews	7	13	0	0	0	0	0	0	7	13	-46.2
Steinbach MD	27	9	4	2	0	0	21	12	52	23	126.1
Thompson	18	4	4	2	0	0	0	0	22	6	**
Total Manitoba (10,000+)	283	307	22	22	52	12	163	153	520	494	5.3

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
January - March 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+											
Winnipeg	189	212	8	2	36	8	134	129	367	351	4.6
Centres 10,000 - 49,999											
Brandon	17	35	4	14	16	4	8	8	45	61	-26.2
Hanover RM	12	29	0	2	0	0	0	4	12	35	-65.7
Portage la Prairie	13	5	2	0	0	0	0	0	15	5	200.0
St. Andrews	7	13	0	0	0	0	0	0	7	13	-46.2
Steinbach MD	27	9	4	2	0	0	21	12	52	23	126.1
Thompson	18	4	4	2	0	0	0	0	22	6	**
Total Manitoba (10,000+)	283	307	22	22	52	12	163	153	520	494	5.3

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan First Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Centres 100,000+											
Regina	159	178	12	14	13	59	95	0	279	251	11.2
Saskatoon	226	266	14	38	39	95	37	173	316	572	-44.8
Centres 10,000 - 49,999											
Estevan	10	6	4	0	0	0	12	0	26	6	**
Lloydminster	7	31	0	0	0	0	0	0	7	31	-77.4
Moose Jaw	27	29	4	4	0	12	0	0	31	45	-31.1
North Battleford	9	25	2	0	0	0	0	0	11	25	-56.0
Prince Albert	21	27	4	0	0	7	0	0	25	34	-26.5
Swift Current	20	14	0	0	0	4	0	0	20	18	11.1
Yorkton	13	20	0	8	11	0	0	0	24	28	-14.3
Total Saskatchewan (10,000+)	492	596	40	64	63	177	144	173	739	1,010	-26.8

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan January - March 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+											
Regina	159	178	12	14	13	59	95	0	279	251	11.2
Saskatoon	226	266	14	38	39	95	37	173	316	572	-44.8
Centres 10,000 - 49,999											
Estevan	10	6	4	0	0	0	12	0	26	6	**
Lloydminster	7	31	0	0	0	0	0	0	7	31	-77.4
Moose Jaw	27	29	4	4	0	12	0	0	31	45	-31.1
North Battleford	9	25	2	0	0	0	0	0	11	25	-56.0
Prince Albert	21	27	4	0	0	7	0	0	25	34	-26.5
Swift Current	20	14	0	0	0	4	0	0	20	18	11.1
Yorkton	13	20	0	8	11	0	0	0	24	28	-14.3
Total Saskatchewan (10,000+)	492	596	40	64	63	177	144	173	739	1,010	-26.8

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta First Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	% Change
Centres 100,000+											
Calgary	1,015	2,290	170	310	256	471	577	1,048	2,018	4,119	-51.0
Edmonton	830	1,667	326	316	218	272	911	604	2,285	2,859	-20.1
Centres 50,000 - 99,999											
Grande Prairie	191	222	8	38	0	51	0	6	199	317	-37.2
Lethbridge	195	112	12	6	6	5	24	0	237	123	92.7
Medicine Hat	57	109	26	22	4	29	8	123	95	283	-66.4
Red Deer	68	224	4	46	20	9	101	0	193	279	-30.8
Centres 10,000 - 49,999											
Bonneyville MD	22	36	0	0	0	0	0	0	22	36	-38.9
Brooks	13	22	0	0	0	3	0	0	13	25	-48.0
Camrose	30	50	18	6	8	0	6	12	62	68	-8.8
Canmore	1	5	0	0	19	8	96	0	116	13	**
Clearwater County MD	28	16	0	0	0	0	0	0	28	16	75.0
Cold Lake	12	19	0	2	0	0	0	0	12	21	-42.9
Foothills No 31 MD	47	162	0	0	0	0	0	0	47	162	-71.0
High River T	19	75	0	52	27	8	0	0	46	135	-65.9
Lacombe T	21	16	0	4	4	10	0	0	25	30	-16.7
Lacombe County CM	14	33	0	0	0	0	0	0	14	33	-57.6
Mackenzie No 23 MD	10	13	0	0	0	0	0	0	10	13	-23.1
Mountain View County MD	21	66	0	0	0	0	0	0	21	66	-68.2
Okotoks	42	102	4	10	3	0	60	0	109	112	-2.7
Red Deer County CM	23	0	0	0	0	0	0	0	23	0	n/a
Strathmore T	10	124	4	24	16	0	0	0	30	148	-79.7
Sylvan Lake	28	66	2	4	0	0	55	0	85	70	21.4
Wetaskiwin County No 10 CM	10	2	0	0	0	0	0	0	10	2	**
Wetaskiwin	8	6	0	2	8	0	0	0	16	8	100.0
Wood Buffalo	151	60	8	0	23	33	588	0	770	93	**
Yellowhead County MD	23	6	0	2	0	0	0	0	23	8	187.5
Total Alberta (10,000+)	2,913	5,523	582	844	612	903	2,426	1,793	6,533	9,063	-27.9

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - March 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+											
Calgary	1,015	2,290	170	310	256	471	577	1,048	2,018	4,119	-51.0
Edmonton	830	1,667	326	316	218	272	911	604	2,285	2,859	-20.1
Centres 50,000 - 99,999											
Grande Prairie	191	222	8	38	0	51	0	6	199	317	-37.2
Lethbridge	195	112	12	6	6	5	24	0	237	123	92.7
Medicine Hat	57	109	26	22	4	29	8	123	95	283	-66.4
Red Deer	68	224	4	46	20	9	101	0	193	279	-30.8
Centres 10,000 - 49,999											
Bonneyville MD	22	36	0	0	0	0	0	0	22	36	-38.9
Brooks	13	22	0	0	0	3	0	0	13	25	-48.0
Camrose	30	50	18	6	8	0	6	12	62	68	-8.8
Canmore	1	5	0	0	19	8	96	0	116	13	**
Clearwater County MD	28	16	0	0	0	0	0	0	28	16	75.0
Cold Lake	12	19	0	2	0	0	0	0	12	21	-42.9
Foothills No 31 MD	47	162	0	0	0	0	0	0	47	162	-71.0
High River T	19	75	0	52	27	8	0	0	46	135	-65.9
Lacombe T	21	16	0	4	4	10	0	0	25	30	-16.7
Lacombe County CM	14	33	0	0	0	0	0	0	14	33	-57.6
Mackenzie No 23 MD	10	13	0	0	0	0	0	0	10	13	-23.1
Mountain View County MD	21	66	0	0	0	0	0	0	21	66	-68.2
Okotoks	42	102	4	10	3	0	60	0	109	112	-2.7
Red Deer County CM	23	0	0	0	0	0	0	0	23	0	n/a
Strathmore T	10	124	4	24	16	0	0	0	30	148	-79.7
Sylvan Lake	28	66	2	4	0	0	55	0	85	70	21.4
Wetaskiwin County No 10 CM	10	2	0	0	0	0	0	0	10	2	**
Wetaskiwin	8	6	0	2	8	0	0	0	16	8	100.0
Wood Buffalo	151	60	8	0	23	33	588	0	770	93	**
Yellowhead County MD	23	6	0	2	0	0	0	0	23	8	187.5
Total Alberta (10,000+)	2,913	5,523	582	844	612	903	2,426	1,793	6,533	9,063	-27.9

Source: CMHC (Starts and Completions Survey)

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Winnipeg	36	8	0	0	30	15	104	114
Centres 10,000 - 49,999								
Brandon	16	4	0	0	0	0	8	8
Hanover RM	0	0	0	0	0	0	0	4
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	21	12
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	52	12	0	0	30	15	133	138

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
First Quarter 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+								
Winnipeg	36	8	0	0	30	15	104	114
Centres 10,000 - 49,999								
Brandon	16	4	0	0	0	0	8	8
Hanover RM	0	0	0	0	0	0	0	4
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	21	12
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	52	12	0	0	30	15	133	138

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - March 2009

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan First Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Regina	13	59	0	0	95	0	0	0
Saskatoon	39	91	0	4	0	173	37	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	12	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	12	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	7	0	0	0	0	0	0
Swift Current	0	0	0	4	0	0	0	0
Yorkton	11	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	63	169	0	8	107	173	37	0

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - March 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+								
Regina	13	59	0	0	95	0	0	0
Saskatoon	39	91	0	4	0	173	37	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	12	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	12	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	7	0	0	0	0	0	0
Swift Current	0	0	0	4	0	0	0	0
Yorkton	11	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	63	169	0	8	107	173	37	0

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta First Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Calgary	256	471	0	0	557	975	20	73
Edmonton	218	260	0	12	789	535	122	69
Centres 50,000 - 99,999								
Grande Prairie	0	51	0	0	0	6	0	0
Lethbridge	6	5	0	0	24	0	0	0
Medicine Hat	4	29	0	0	8	123	0	0
Red Deer	20	0	0	9	98	0	3	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	0	0	0	0	0	0
Camrose	4	0	4	0	6	12	0	0
Canmore	19	8	0	0	96	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	27	8	0	0	0	0	0	0
Lacombe T	0	6	4	4	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	3	0	0	0	60	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	16	0	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	55	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	8	0	0	0	0	0
Wood Buffalo	3	15	20	18	588	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	576	856	36	47	2,281	1,651	145	142

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta January - March 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+								
Calgary	256	471	0	0	557	975	20	73
Edmonton	218	260	0	12	789	535	122	69
Centres 50,000 - 99,999								
Grande Prairie	0	51	0	0	0	6	0	0
Lethbridge	6	5	0	0	24	0	0	0
Medicine Hat	4	29	0	0	8	123	0	0
Red Deer	20	0	0	9	98	0	3	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	0	0	0	0	0	0
Camrose	4	0	4	0	6	12	0	0
Canmore	19	8	0	0	96	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	27	8	0	0	0	0	0	0
Lacombe T	0	6	4	4	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	3	0	0	0	60	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	16	0	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	55	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	8	0	0	0	0	0
Wood Buffalo	3	15	20	18	588	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	576	856	36	47	2,281	1,651	145	142

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Manitoba
First Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Winnipeg	191	207	72	30	104	114	367	351
Centres 10,000 - 49,999								
Brandon	14	38	20	15	11	8	45	61
Hanover RM	12	31	0	0	0	4	12	35
Portage la Prairie	13	5	2	0	0	0	15	5
St. Andrews	7	13	0	0	0	0	7	13
Steinbach MD	31	11	0	0	21	12	52	23
Thompson	18	4	0	0	4	2	22	6
Total Manitoba (10,000+)	286	309	94	45	140	140	520	494

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - March 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+								
Winnipeg	191	207	72	30	104	114	367	351
Centres 10,000 - 49,999								
Brandon	14	38	20	15	11	8	45	61
Hanover RM	12	31	0	0	0	4	12	35
Portage la Prairie	13	5	2	0	0	0	15	5
St. Andrews	7	13	0	0	0	0	7	13
Steinbach MD	31	11	0	0	21	12	52	23
Thompson	18	4	0	0	4	2	22	6
Total Manitoba (10,000+)	286	309	94	45	140	140	520	494

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Saskatchewan
First Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Regina	158	190	121	61	0	0	279	251
Saskatoon	231	288	48	280	37	4	316	572
Centres 10,000 - 49,999								
Estevan	14	6	12	0	0	0	26	6
Lloydminster	7	31	0	0	0	0	7	31
Moose Jaw	29	28	2	17	0	0	31	45
North Battleford	11	25	0	0	0	0	11	25
Prince Albert	25	27	0	7	0	0	25	34
Swift Current	20	14	0	0	0	4	20	18
Yorkton	13	28	11	0	0	0	24	28
Total Saskatchewan (10,000+)	508	637	194	365	37	8	739	1,010

Table 3.5b: Completions by Submarket and by Intended Market
Saskatchewan
January - March 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+								
Regina	158	190	121	61	0	0	279	251
Saskatoon	231	288	48	280	37	4	316	572
Centres 10,000 - 49,999								
Estevan	14	6	12	0	0	0	26	6
Lloydminster	7	31	0	0	0	0	7	31
Moose Jaw	29	28	2	17	0	0	31	45
North Battleford	11	25	0	0	0	0	11	25
Prince Albert	25	27	0	7	0	0	25	34
Swift Current	20	14	0	0	0	4	20	18
Yorkton	13	28	11	0	0	0	24	28
Total Saskatchewan (10,000+)	508	637	194	365	37	8	739	1,010

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Alberta First Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008	Q1 2009	Q1 2008
Centres 100,000+								
Calgary	1,185	2,610	813	1,436	20	73	2,018	4,119
Edmonton	1,106	1,888	1,043	889	136	82	2,285	2,859
Centres 50,000 - 99,999								
Grande Prairie	199	258	0	59	0	0	199	317
Lethbridge	213	116	24	7	0	0	237	123
Medicine Hat	87	125	8	158	0	0	95	283
Red Deer	72	266	118	4	3	9	193	279
Centres 10,000 - 49,999								
Bonneyville MD	22	36	0	0	0	0	22	36
Brooks	13	25	0	0	0	0	13	25
Camrose	48	56	10	12	4	0	62	68
Canmore	1	5	115	8	0	0	116	13
Clearwater County MD	28	16	0	0	0	0	28	16
Cold Lake	12	21	0	0	0	0	12	21
Foothills No 31 MD	47	162	0	0	0	0	47	162
High River T	19	127	27	8	0	0	46	135
Lacombe T	21	26	0	0	4	4	25	30
Lacombe County CM	14	33	0	0	0	0	14	33
Mackenzie No 23 MD	10	13	0	0	0	0	10	13
Mountain View County MD	21	66	0	0	0	0	21	66
Okotoks	44	112	65	0	0	0	109	112
Red Deer County CM	23	0	0	0	0	0	23	0
Strathmore T	14	148	16	0	0	0	30	148
Sylvan Lake	30	70	55	0	0	0	85	70
Wetaskiwin County No 10 CM	10	2	0	0	0	0	10	2
Wetaskiwin	8	6	0	2	8	0	16	8
Wood Buffalo	159	60	591	15	20	18	770	93
Yellowhead County MD	23	8	0	0	0	0	23	8
Total Alberta (10,000+)	3,453	6,275	2,885	2,598	195	190	6,533	9,063

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - March 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+								
Calgary	1,185	2,610	813	1,436	20	73	2,018	4,119
Edmonton	1,106	1,888	1,043	889	136	82	2,285	2,859
Centres 50,000 - 99,999								
Grande Prairie	199	258	0	59	0	0	199	317
Lethbridge	213	116	24	7	0	0	237	123
Medicine Hat	87	125	8	158	0	0	95	283
Red Deer	72	266	118	4	3	9	193	279
Centres 10,000 - 49,999								
Bonneyville MD	22	36	0	0	0	0	22	36
Brooks	13	25	0	0	0	0	13	25
Camrose	48	56	10	12	4	0	62	68
Canmore	1	5	115	8	0	0	116	13
Clearwater County MD	28	16	0	0	0	0	28	16
Cold Lake	12	21	0	0	0	0	12	21
Foothills No 31 MD	47	162	0	0	0	0	47	162
High River T	19	127	27	8	0	0	46	135
Lacombe T	21	26	0	0	4	4	25	30
Lacombe County CM	14	33	0	0	0	0	14	33
Mackenzie No 23 MD	10	13	0	0	0	0	10	13
Mountain View County MD	21	66	0	0	0	0	21	66
Okotoks	44	112	65	0	0	0	109	112
Red Deer County CM	23	0	0	0	0	0	23	0
Strathmore T	14	148	16	0	0	0	30	148
Sylvan Lake	30	70	55	0	0	0	85	70
Wetaskiwin County No 10 CM	10	2	0	0	0	0	10	2
Wetaskiwin	8	6	0	2	8	0	16	8
Wood Buffalo	159	60	591	15	20	18	770	93
Yellowhead County MD	23	8	0	0	0	0	23	8
Total Alberta (10,000+)	3,453	6,275	2,885	2,598	195	190	6,533	9,063

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba First Quarter 2009													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q1 2009	4	1.6	10	4.0	21	8.4	61	24.4	154	61.6	250	332,691	361,353
Q1 2008	2	0.7	16	5.9	36	13.3	78	28.8	139	51.3	271	300,500	333,230
Year-to-date 2009	4	1.6	10	4.0	21	8.4	61	24.4	154	61.6	250	332,691	361,353
Year-to-date 2008	2	0.7	16	5.9	36	13.3	78	28.8	139	51.3	271	300,500	333,230

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan First Quarter 2009													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q1 2009	0	0.0	2	1.3	11	7.2	30	19.6	110	71.9	153	360,440	367,773
Q1 2008	3	1.6	8	4.4	24	13.1	43	23.5	105	57.4	183	320,000	323,912
Year-to-date 2009	0	0.0	2	1.3	11	7.2	30	19.6	110	71.9	153	360,440	367,773
Year-to-date 2008	3	1.6	8	4.4	24	13.1	43	23.5	105	57.4	183	320,000	323,912
Saskatoon CMA													
Q1 2009	0	0.0	8	2.9	10	3.6	37	13.5	220	80.0	275	373,262	377,825
Q1 2008	7	2.5	16	5.8	45	16.4	57	20.7	150	54.5	275	300,000	313,582
Year-to-date 2009	0	0.0	8	2.9	10	3.6	37	13.5	220	80.0	275	373,262	377,825
Year-to-date 2008	7	2.5	16	5.8	45	16.4	57	20.7	150	54.5	275	300,000	313,582
Total Urban Centres in Saskatchewan (50,000+)													
Q1 2009	0	0.0	10	2.3	21	4.9	67	15.7	330	77.1	428	368,400	374,231
Q1 2008	10	2.2	24	5.2	69	15.1	100	21.8	255	55.7	458	302,072	317,709
Year-to-date 2009	0	0.0	10	2.3	21	4.9	67	15.7	330	77.1	428	368,400	374,231
Year-to-date 2008	10	2.2	24	5.2	69	15.1	100	21.8	255	55.7	458	302,072	317,709

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta First Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q1 2009	2	1.5	4	2.9	35	25.7	26	19.1	69	50.7	136	350,000	373,112
Q1 2008	7	5.4	9	6.9	19	14.6	43	33.1	52	40.0	130	331,085	332,647
Year-to-date 2009	2	1.5	4	2.9	35	25.7	26	19.1	69	50.7	136	350,000	373,112
Year-to-date 2008	7	5.4	9	6.9	19	14.6	43	33.1	52	40.0	130	331,085	332,647
Lethbridge													
Q1 2009	2	1.1	22	12.0	67	36.4	39	21.2	54	29.3	184	300,000	335,635
Q1 2008	8	6.9	41	35.3	29	25.0	16	13.8	22	19.0	116	264,317	288,201
Year-to-date 2009	2	1.1	22	12.0	67	36.4	39	21.2	54	29.3	184	300,000	335,635
Year-to-date 2008	8	6.9	41	35.3	29	25.0	16	13.8	22	19.0	116	264,317	288,201
Medicine Hat													
Q1 2009	3	4.8	5	7.9	16	25.4	19	30.2	20	31.7	63	318,000	319,574
Q1 2008	1	1.3	8	10.5	15	19.7	30	39.5	22	28.9	76	325,500	326,608
Year-to-date 2009	3	4.8	5	7.9	16	25.4	19	30.2	20	31.7	63	318,000	319,574
Year-to-date 2008	1	1.3	8	10.5	15	19.7	30	39.5	22	28.9	76	325,500	326,608
Red Deer													
Q1 2009	2	3.0	0	0.0	10	15.2	22	33.3	32	48.5	66	344,950	394,018
Q1 2008	0	0.0	9	4.7	49	25.5	59	30.7	75	39.1	192	328,217	349,537
Year-to-date 2009	2	3.0	0	0.0	10	15.2	22	33.3	32	48.5	66	344,950	394,018
Year-to-date 2008	0	0.0	9	4.7	49	25.5	59	30.7	75	39.1	192	328,217	349,537
Calgary CMA													
Q1 2009	0	0.0	4	0.4	6	0.6	58	5.9	923	93.1	991	468,382	569,353
Q1 2008	1	0.0	3	0.1	7	0.3	117	5.6	1,971	93.9	2,099	472,698	563,416
Year-to-date 2009	0	0.0	4	0.4	6	0.6	58	5.9	923	93.1	991	468,382	569,353
Year-to-date 2008	1	0.0	3	0.1	7	0.3	117	5.6	1,971	93.9	2,099	472,698	563,416
Edmonton CMA													
Q1 2009	3	0.3	12	1.3	19	2.1	53	5.9	805	90.2	892	500,000	590,276
Q1 2008	21	1.3	25	1.6	52	3.2	153	9.5	1,352	84.3	1,603	455,500	485,510
Year-to-date 2009	3	0.3	12	1.3	19	2.1	53	5.9	805	90.2	892	500,000	590,276
Year-to-date 2008	21	1.3	25	1.6	52	3.2	153	9.5	1,352	84.3	1,603	455,500	485,510
Total Urban Centres in Alberta (50,000+)													
Q1 2009	12	0.5	47	2.0	153	6.6	217	9.3	1,903	81.6	2,332	455,211	535,761
Q1 2008	38	0.9	95	2.3	171	4.1	418	9.9	3,494	82.9	4,216	447,500	505,102
Year-to-date 2009	12	0.5	47	2.0	153	6.6	217	9.3	1,903	81.6	2,332	455,211	535,761
Year-to-date 2008	38	0.9	95	2.3	171	4.1	418	9.9	3,494	82.9	4,216	447,500	505,102

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
First 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	592	-2.3	1,124	924	1,369	82.1	169,668	16.4	179,889
	February	857	1.5	1,120	1,040	1,367	81.9	173,809	9.0	183,630
	March	1,063	-11.6	1,134	1,544	1,455	77.9	195,191	25.1	193,040
	April	1,418	8.2	1,185	1,871	1,485	79.8	203,224	18.8	194,185
	May	1,668	-4.7	1,169	2,169	1,507	77.6	203,671	12.9	195,844
	June	1,644	-0.2	1,162	2,237	1,547	75.1	200,505	11.7	191,119
	July	1,535	12.4	1,241	1,905	1,624	76.4	190,354	13.5	193,341
	August	1,271	-6.0	1,155	1,676	1,532	75.4	182,503	10.2	193,198
	September	1,177	3.6	1,116	1,883	1,626	68.6	186,181	11.7	191,869
	October	1,065	-15.1	1,081	1,653	1,668	64.8	185,558	7.3	190,205
	November	707	-24.2	997	1,020	1,673	59.6	174,235	0.5	193,761
	December	528	0.8	1,041	545	1,614	64.5	180,403	6.5	182,382
2009	January	578	-2.4	1,128	1,077	1,629	69.2	177,718	4.7	193,950
	February	684	-20.2	990	1,245	1,695	58.4	188,795	8.6	197,054
	March	969	-8.8	1,021	1,597	1,567	65.2	204,663	4.9	198,051
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,512	-5.3		3,508			181,881	17.5	
	Q1 2009	2,231	-11.2		3,919			192,817	6.0	
	YTD 2008	2,512	-5.3		3,508			181,881	17.5	
	YTD 2009	2,231	-11.2		3,919			192,817	6.0	

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

[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Saskatchewan
First 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	780	37.6	1,152	1,013	1,374	83.8	202,507	49.4	209,311
	February	925	14.9	1,040	1,197	1,528	68.1	209,702	43.1	219,185
	March	1,050	-5.1	981	1,641	1,668	58.8	219,988	45.2	227,506
	April	1,206	-1.8	969	2,198	1,679	57.7	238,101	45.4	233,106
	May	1,099	-27.9	806	2,545	1,802	44.7	233,340	34.9	218,597
	June	978	-29.6	772	2,183	1,724	44.8	234,076	29.4	223,532
	July	908	-24.9	775	2,115	1,767	43.9	237,604	29.9	225,123
	August	768	-32.9	713	2,048	1,794	39.7	216,701	17.5	213,058
	September	821	-4.9	808	2,106	1,892	42.7	229,381	23.2	237,958
	October	675	-19.4	747	1,693	1,821	41.0	219,325	14.8	222,809
	November	521	-36.6	686	1,143	1,786	38.4	217,801	12.5	229,825
	December	472	-15.6	754	775	1,822	41.4	220,351	10.0	241,116
2009	January	506	-35.1	750	1,368	1,934	38.8	224,873	11.0	236,544
	February	628	-32.1	724	1,506	2,011	36.0	227,382	8.4	237,472
	March	782	-25.5	683	1,919	1,790	38.2	228,978	4.1	231,570
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,755	11.1		3,851			211,585	44.7	
	Q1 2009	1,916	-30.5		4,793			227,371	7.5	
	YTD 2008	2,755	11.1		3,851			211,585	44.7	
	YTD 2009	1,916	-30.5		4,793			227,371	7.5	

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[1]Source: CREA

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

Table 5c: MLS® Residential Activity for Alberta
First 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	4,021	-24.8	5,424	11,567	12,534	43.3	357,574	9.2	371,569
	February	4,601	-30.3	4,822	11,302	12,058	40.0	359,953	4.8	362,332
	March	5,360	-34.3	4,868	13,668	12,718	38.3	365,888	3.7	363,026
	April	5,996	-23.2	4,805	14,017	11,527	41.7	353,515	-1.7	355,575
	May	5,958	-30.8	4,710	13,931	11,211	42.0	360,284	-0.9	358,905
	June	6,030	-17.7	4,976	12,336	10,793	46.1	363,638	-0.1	355,753
	July	5,754	-3.1	5,156	11,748	10,509	49.1	352,421	-5.2	346,751
	August	5,031	-8.4	5,112	9,891	9,873	51.8	343,148	-5.2	339,439
	September	5,182	18.6	5,421	10,590	9,572	56.6	342,052	-5.0	340,801
	October	3,840	-15.5	4,292	10,083	10,171	42.2	342,199	-3.7	350,345
	November	2,744	-34.6	3,728	6,665	9,655	38.6	338,354	-4.2	346,234
	December	1,882	-38.3	3,085	4,111	9,288	33.2	328,082	-7.4	336,079
2009	January	2,195	-45.4	3,143	8,388	9,477	33.2	321,655	-10.0	334,321
	February	3,231	-29.8	3,515	8,624	9,482	37.1	326,785	-9.2	332,621
	March	4,115	-23.2	3,485	9,528	8,656	40.3	327,919	-10.4	326,637
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	13,982	-30.5		36,537			361,544	5.4	
	Q1 2009	9,541	-31.8		26,540			326,094	-9.8	
	YTD 2008	13,982	-30.5		36,537			361,544	5.4	
	YTD 2009	9,541	-31.8		26,540			326,094	-9.8	

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

Table 6a: Level of Economic Indicators for Manitoba First 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2008	January - March	718	7.3	7.3	602.8	4.1	1,739	98.2	697	3,854,567	99.51
	April - June	696	6.7	6.9	608.0	4.1	3,387	90.1	699	4,216,425	99.34
	July - September	697	6.8	7.0	607.3	4.1	1,011	91.7	713	4,260,193	95.23
	October - December	704	6.1	7.1	608.4	4.3	2,407	76.8	709	4,073,311	81.98
2009	January - March	623	4.8	5.7	606.3	4.8		76.1	721		79.79
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth(1) of Economic Indicators for Manitoba First 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2008	January - March	6.3	0.8	0.7	1.7	-0.3	-9.6	-3.8	5.8	-3.3	16.1
	April - June	-0.7	-0.1	-0.1	2.3	-0.7	38.0	-6.2	4.7	-0.7	7.5
	July - September	-2.4	-0.3	-0.3	1.7	-0.1	-56.7	-9.6	4.3	6.5	-1.0
	October - December	-3.5	-1.2	-0.4	1.1	0.1	9.8	-22.3	3.2	5.0	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.6	0.7		-22.5	3.4		-19.8
	April - June										
	July - September										
	October - December										

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

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

Table 6b: Level of Economic Indicators for Saskatchewan First 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2008	January - March	718	7.3	7.3	508.0	4.1	2,633	98.2	744	2,996,347	99.51
	April - June	696	6.7	6.9	509.9	4.1	2,864	90.1	748	3,193,179	99.34
	July - September	697	6.8	7.0	512.9	4.3	3,690	91.7	776	3,330,459	95.23
	October - December	704	6.1	7.1	520.1	4.0	2,461	76.8	782	2,753,705	81.98
2009	January - March	623	4.8	5.7	521.4	4.5		76.1	782		79.79
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan First 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2008	January - March	6.3	0.8	0.7	1.0	0.0	126.4	-3.8	7.7	11.1	16.1
	April - June	-0.7	-0.1	-0.1	1.9	-0.2	1.7	-6.2	8.6	21.3	7.5
	July - September	-2.4	-0.3	-0.3	2.7	-0.1	-26.4	-9.6	8.1	30.9	-1.0
	October - December	-3.5	-1.2	-0.4	3.1	-0.2	2.8	-22.3	6.2	7.5	-19.8
2009	January - March	-13.3	-2.4	-1.6	2.6	0.4		-22.5	5.2		-19.8
	April - June										
	July - September										
	October - December										

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

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

Table 6c: Level of Economic Indicators for Alberta
First 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2008	January - March	718	7.3	7.3	1,998.4	3.5	10,897	98.2	697	15,993,685	99.51
	April - June	696	6.7	6.9	2,010.3	3.4	20,169	90.1	699	18,346,548	99.34
	July - September	697	6.8	7.0	2,013.5	3.7	17,895	91.7	713	19,443,076	95.23
	October - December	704	6.1	7.1	2,029.8	3.8	15,165	76.8	709	16,344,882	81.98
2009	January - March	623	4.8	5.7	2,005.0	5.2		76.1	721		79.79
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
First 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2008	January - March	6.3	0.8	0.7	3.3	-0.1	-7.8	-3.8	5.8	0.1	16.1
	April - June	-0.7	-0.1	-0.1	3.1	-0.3	31.7	-6.2	4.7	11.4	7.5
	July - September	-2.4	-0.3	-0.3	2.1	0.2	99.7	-9.6	4.3	17.5	-1.0
	October - December	-3.5	-1.2	-0.4	2.5	0.4	112.0	-22.3	3.2	-1.5	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.3	1.8		-22.5	3.4		-19.8
	April - June										
	July - September										
	October - December										

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

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

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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