HOUSING MARKET INFORMATION

HOUSING NOW

Prairie Region

Canada Mortgage and Housing Corporation

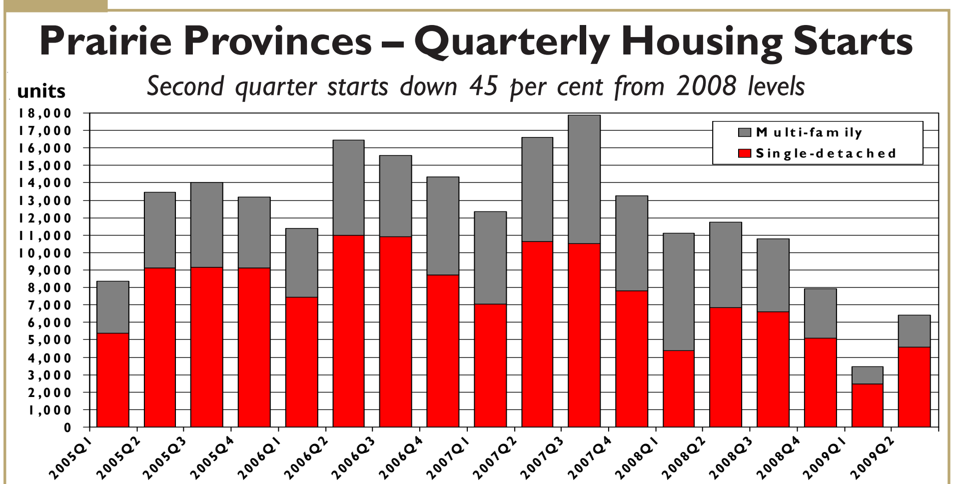
Date Released: Third Quarter 2009

New Home Market

Decline in Prairie Housing Starts Moderated in 2Q

Across the Prairie Provinces, home builders in the second quarter of 2009 started construction on 6,431 units, down 45 per cent from the 11,740 units started in the same period a year earlier. A majority of the decline in total housing starts stemmed from the reduced multi-family segment. With heightened inventory levels, 1,835 multi-family units broke ground from April to June 2009, representing a decline of 63 per cent from the second quarter of 2008. Single-detached construction was also lower as 4,596 units were started, down 33 per cent year-over-year. At mid-year, total housing starts in the Prairie region have amounted to 9,887 units, lower by 57 per cent as compared to the same period last year.

Figure 1



Source: CMHC

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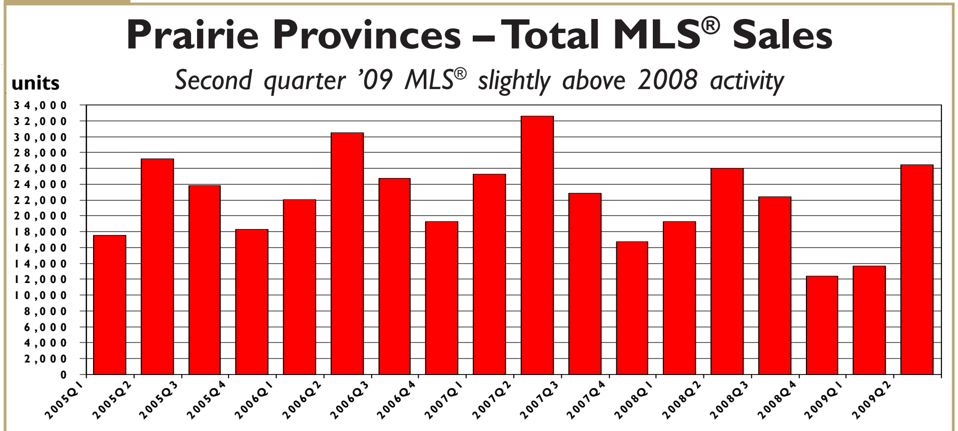
HOME TO CANADIANS

Figure 2



Source: CREA (Raw)

In Alberta, the year-over-year decline in new housing activity has been moderating over the last six months. In the first quarter, housing starts were down 71 per cent on a year-over-year basis. However, by the second quarter, the reduction narrowed to 45 per cent. Improving economic conditions in the second quarter helped temper the decline in housing starts. From April to June, multi-family builders started work on 1,345 units, down 64 per cent from the previous year. Meanwhile, single-detached builders poured 2,925 foundations in the second quarter, down 29 per cent from a year earlier. To the end of June, there were 6,884 housing starts in Alberta, down 59 per cent from the same period in 2008.

Total housing starts in Edmonton reached 1,151 in the second quarter, down 37 per cent from the previous year. The reduction was due to the multi-family sector where there were 435 units started from April to June 2009 compared to 1,128 units in 2008. New single-detached construction on the other hand was up 2.7 per cent with 716 units breaking ground during the same period. In Calgary, there were 990 single-detached and 245 multi-family units started in the second quarter, down 22 per cent and 87 per cent from the previous year, respectively.

Saskatchewan continued to experience a reduction in new construction activity as total housing starts declined 57 per cent in the second quarter from 2,272 units in 2008 to 983 units in 2009. The extent of the decline was partially attributed to the extraordinary number of starts in the second quarter of 2008, which reached their highest level for any quarter since 1983. Nevertheless, the 983 total starts from April to June were still below the 10-year average of 1,144 units. Single-family production reached 759 units in the second quarter, down 52 per cent from 2008, while new multi-family construction experienced a 68 per cent reduction, declining from 689 to 224 units.

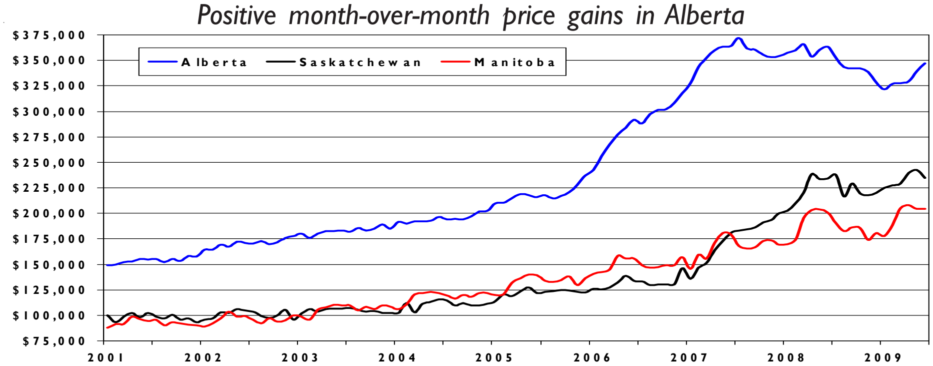
With heightened inventories in Regina and Saskatoon, home builders lowered production in 2009. Regina recorded a total of 243 housing starts in the second quarter, down 40 per cent from a year earlier. Single-detached and multi-family production experienced a similar year-over-year decline in the second quarter falling 40 and 39 per cent, respectively. The reduction in Saskatoon was more pronounced, as builders responded to higher inventories by decreasing single-detached construction 60 per cent and contracting multi-family construction by 91 per cent. Of all the urban centres in Saskatchewan, only Moose Jaw, Prince Albert, and Yorkton reported an increase in total housing starts in the second quarter, year-over-year.

Manitoba experienced a more modest decline in housing starts compared to the other two Prairie Provinces. The pace of expansion in economic and housing activity during the last couple of years was comparatively moderate to the other

Figure 3

Prairie Provinces – Average MLS® Price

Positive month-over-month price gains in Alberta



Source: CREA (Raw)

Prairie Provinces, thus the current decline is less pronounced. In the second quarter, builders started construction on a total of 1,178 units, down 30 per from the same period in 2008. Single-detached starts in Manitoba declined 21 per cent from the 1,154 units produced in the second quarter of 2008 to 912 units in 2009. The multi-family market recorded 266 starts in the second quarter, down 49 per cent from 2008. At the end of six months a total of 1,714 units were started compared to 2,546 units in 2008, representing a decline of 33 per cent.

Total housing starts in Winnipeg fell 57 per cent in the second quarter from 964 units in 2008 to 413 units in 2009. With multi-family inventories reaching a record level in May of nearly 400 units, only 53 multi-family units were started in the second quarter, representing a decline of 87 per cent from the 393 units produced in 2008. Single-detached starts were also lower, declining 37 per cent in the second quarter from 571 units in 2008 to 360 units in 2009.

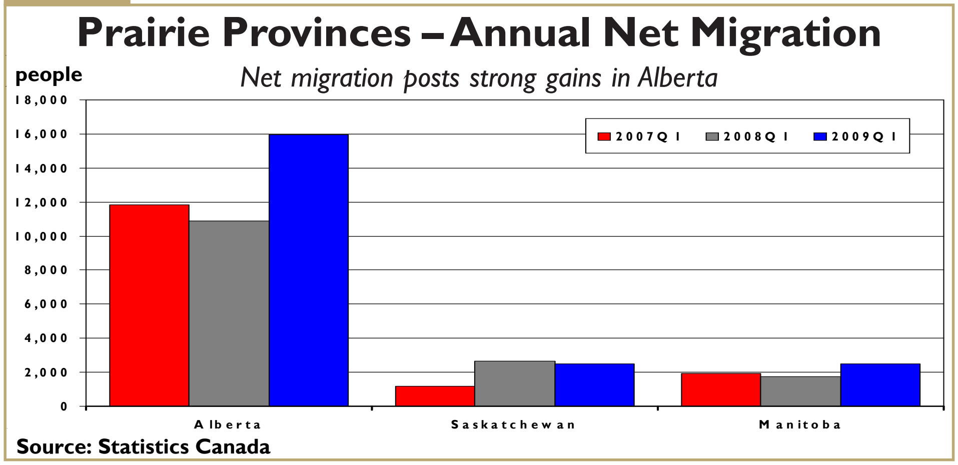
Resale Market

Existing Homes Sales Improve in Second Quarter

Across the Prairie Region, MLS® sales in the second quarter experienced a boost in activity after a weak first quarter. A total of 26,481 transactions were completed from April to June 2009, up 1.9 per cent from the 25,988 sales a year earlier. Improving economic conditions, favourable financing costs, and price reductions has helped increase demand for housing in the second quarter. In Alberta, MLS® sales increased 4.8 per cent in the second quarter from 17,984 transactions in 2008 to18,854 sales in 2009. Sales in Saskatchewan and Manitoba did not increase like in Alberta, but the year-over-year decline was not as pronounced as the first quarter. In the second quarter, there were 3,272 sales in Saskatchewan and 4,355 sales in Manitoba, down 0.1 and eight per cent compared to the same quarter a year earlier, respectively.

Despite month-over-month price gains since February, the average price in Alberta at the end of June was still behind 2009 levels. At mid-year, the average price reached $335,004, a decline of seven per

Figure 4



cent compared to the first half of 2008. Saskatchewan experienced a year-over-year gain of five per cent averaging $234,569 to the end of June, a considerable departure from the same period a year earlier when the average price increased 38 per cent. Manitoba posted a modest gain of three per cent at the end of six months, increasing from $195,307 in 2008 to $201,105 in 2009.

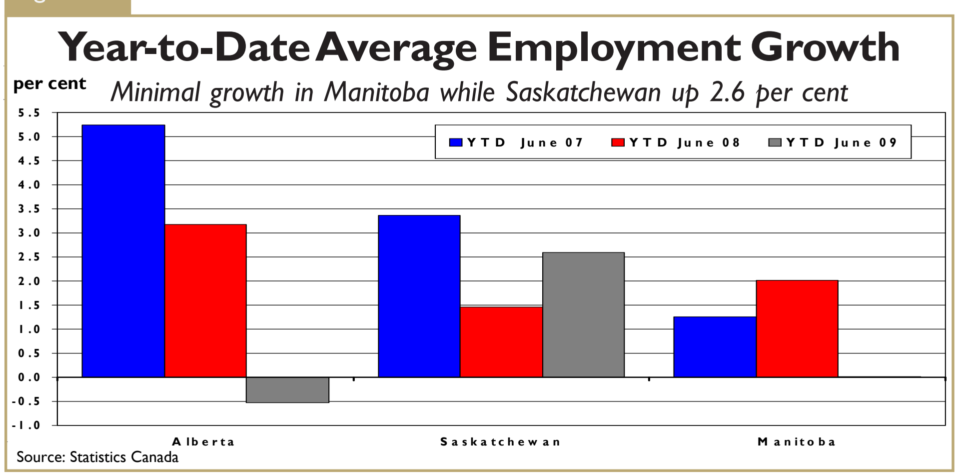
Economy

Prairie Provinces Benefit from New Migrants

Improving labour market conditions in the second quarter as well as positive gains in net migration in the first quarter have helped spur on resale activity and supported price growth across the Prairie Provinces. In the first six months of the year, 19,600 and 12,600 jobs were created in Saskatchewan and Manitoba, respectively. In addition, Saskatchewan reached its highest level of employment on record in June with over 535,000 jobs. On a year-over-year basis, year-to-date average employment was up three per cent in Saskatchewan whereas in Manitoba it was on par with 2008 activity. In Alberta, full-time employment increased by 77,000 jobs in the second quarter following five consecutive months of full-time jobs losses.

The Prairies continue to attract migrants despite the uncertainty in the economy. Alberta reported a 46 per cent year-over-year increase in net migration in the first quarter with 15,945 people. A majority of these migrants came from other provinces. The other two Prairie Provinces also reported impressive levels of net migration with a majority coming from other countries. Although down five per cent from a year earlier, Saskatchewan welcomed 2,509 net migrants in the first quarter which represented the second best first-quarter performance on record. Manitoba had its highest number of net migrants for any first quarter on record with 2,483 people, up 43 per cent from the previous year.

Figure 5



HOUSING NOW REPORT TABLES

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SYMBOLS

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

Table 1: Housing Activity Summary of Prairie Region Second 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										
Q2 2009	3,378	432	76	8	381	419	53	183	1,501	6,431
Q2 2008	4,828	586	103	10	755	2,905	31	189	2,309	11,740
% Change	-30.0	-26.3	-26.2	-20.0	-49.5	-85.6	71.0	-3.2	-35.0	-45.2
Year-to-date 2009	5,444	660	94	14	483	751	69	412	1,960	9,887
Year-to-date 2008	8,461	1,060	145	22	1,514	7,878	45	395	3,294	22,838
% Change	-35.7	-37.7	-35.2	-36.4	-68.1	-90.5	53.3	4.3	-40.5	-56.7
UNDER CONSTRUCTION										
Q2 2009	7,851	1,180	230	29	2,118	13,777	175	1,797	1,689	28,885
Q2 2008	13,558	2,166	244	71	4,278	22,173	148	2,003	2,781	47,487
% Change	-42.1	-45.5	-5.7	-59.2	-50.5	-37.9	18.2	-10.3	-39.3	-39.2
COMPLETIONS										
Q2 2009	4,356	424	66	6	752	2,018	87	513	953	9,175
Q2 2008	5,986	646	65	41	941	2,366	45	766	1,324	12,180
% Change	-27.2	-34.4	1.5	-85.4	-20.1	-14.7	93.3	-33.0	-28.0	-24.7
Year-to-date 2009	8,032	976	85	15	1,498	4,436	144	828	2,289	18,303
Year-to-date 2008	12,386	1,400	132	66	2,089	4,201	103	1,046	2,948	24,371
% Change	-35.2	-30.3	-35.6	-77.3	-28.3	5.6	39.8	-20.8	-22.4	-24.9
COMPLETED & NOT ABSORBED										
Q2 2009	2,262	365	35	9	440	1,191	10	562	na	4,874
Q2 2008	2,380	345	19	14	226	251	26	239	na	3,500
% Change	-5.0	5.8	84.2	-35.7	94.7	**	-61.5	135.1	n/a	39.3
ABSORBED										
Q2 2009	3,809	430	22	10	634	1,315	10	204	na	6,434
Q2 2008	5,031	598	36	29	719	1,959	16	280	na	8,668
% Change	-24.3	-28.1	-38.9	-65.5	-11.8	-32.9	-37.5	-27.1	n/a	-25.8
Year-to-date 2009	6,807	877	32	22	1,220	2,786	33	327	na	12,104
Year-to-date 2008	9,945	1,163	100	59	1,726	3,557	23	454	na	17,027
% Change	-31.6	-24.6	-68.0	-62.7	-29.3	-21.7	43.5	-28.0	n/a	-28.9

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

Table 1.1a: Housing Activity Summary of Manitoba Second 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										
Q2 2009	476	12	0	7	47	0	5	147	484	1,178
Q2 2008	675	18	0	1	64	172	4	167	547	1,672
% Change	-29.5	-33.3	n/a	**	-26.6	-100.0	25.0	-12.0	-11.5	-29.5
Year-to-date 2009	789	20	0	8	73	18	10	224	572	1,714
Year-to-date 2008	1,082	24	8	7	78	298	8	229	788	2,546
% Change	-27.1	-16.7	-100.0	14.3	-6.4	-94.0	25.0	-2.2	-27.4	-32.7
UNDER CONSTRUCTION										
Q2 2009	806	16	0	10	103	574	8	402	484	2,427
Q2 2008	1,114	18	11	8	101	863	9	631	554	3,333
% Change	-27.6	-11.1	-100.0	25.0	2.0	-33.5	-11.1	-36.3	-12.6	-27.2
COMPLETIONS										
Q2 2009	701	14	0	2	43	142	9	75	157	1,143
Q2 2008	650	16	0	14	52	48	12	430	261	1,483
% Change	7.8	-12.5	n/a	-85.7	-17.3	195.8	-25.0	-82.6	-39.8	-22.9
Year-to-date 2009	977	24	0	6	103	172	16	208	543	2,049
Year-to-date 2008	949	26	0	22	74	63	14	568	570	2,286
% Change	3.0	-7.7	n/a	-72.7	39.2	173.0	14.3	-63.4	-4.7	-10.4
COMPLETED & NOT ABSORBED										
Q2 2009	272	6	0	7	18	126	4	201	n/a	634
Q2 2008	200	6	0	10	2	62	4	231	n/a	515
% Change	36.0	0.0	n/a	-30.0	**	103.2	0.0	-13.0	n/a	23.1
ABSORBED										
Q2 2009	550	5	0	5	38	147	0	102	n/a	847
Q2 2008	474	7	0	4	35	61	0	269	n/a	850
% Change	16.0	-28.6	n/a	25.0	8.6	141.0	n/a	-62.1	n/a	-0.4
Year-to-date 2009	796	8	0	9	71	176	0	140	n/a	1,200
Year-to-date 2008	736	7	0	13	42	76	0	318	n/a	1,192
% Change	8.2	14.3	n/a	-30.8	69.0	131.6	n/a	-56.0	n/a	0.7

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

Table 1.1b: Housing Activity Summary of Saskatchewan Second 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										
Q2 2009	509	30	5	0	59	78	0	28	274	983
Q2 2008	1,017	52	0	8	117	441	0	0	637	2,272
% Change	-50.0	-42.3	n/a	-100.0	-49.6	-82.3	n/a	n/a	-57.0	-56.7
Year-to-date 2009	723	38	5	5	74	83	0	38	323	1,289
Year-to-date 2008	1,542	86	0	14	240	701	0	0	794	3,377
% Change	-53.1	-55.8	n/a	-64.3	-69.2	-88.2	n/a	n/a	-59.3	-61.8
UNDER CONSTRUCTION										
Q2 2009	1,429	68	17	16	330	1,100	4	176	274	3,414
Q2 2008	2,263	116	0	44	593	1,236	23	148	700	5,123
% Change	-36.9	-41.4	n/a	-63.6	-44.4	-11.0	-82.6	18.9	-60.9	-33.4
COMPLETIONS										
Q2 2009	616	16	0	3	203	190	4	69	170	1,271
Q2 2008	540	28	0	20	165	24	0	22	280	1,079
% Change	14.1	-42.9	n/a	-85.0	23.0	**	n/a	**	-39.3	17.8
Year-to-date 2009	1,104	36	0	7	286	297	4	106	488	2,328
Year-to-date 2008	1,128	66	11	28	349	197	8	22	452	2,261
% Change	-2.1	-45.5	-100.0	-75.0	-18.1	50.8	-50.0	**	8.0	3.0
COMPLETED & NOT ABSORBED										
Q2 2009	212	16	0	1	58	159	1	0	n/a	447
Q2 2008	40	1	0	2	1	0	0	0	n/a	44
% Change	**	**	n/a	-50.0	**	n/a	n/a	n/a	n/a	**
ABSORBED										
Q2 2009	558	12	0	3	134	78	0	0	n/a	785
Q2 2008	420	20	0	19	93	24	0	2	n/a	578
% Change	32.9	-40.0	n/a	-84.2	44.1	**	n/a	-100.0	n/a	35.8
Year-to-date 2009	982	31	0	7	207	140	0	0	n/a	1,367
Year-to-date 2008	865	46	0	32	247	162	0	2	n/a	1,354
% Change	13.5	-32.6	n/a	-78.1	-16.2	-13.6	n/a	-100.0	n/a	1.0

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

Table 1.1c: Housing Activity Summary of Alberta Second 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										
Q2 2009	2,393	390	71	1	275	341	48	8	743	4,270
Q2 2008	3,136	516	103	1	574	2,292	27	22	1,125	7,796
% Change	-23.7	-24.4	-31.1	0.0	-52.1	-85.1	77.8	-63.6	-34.0	-45.2
Year-to-date 2009	3,932	602	89	1	336	650	59	150	1,065	6,884
Year-to-date 2008	5,837	950	137	1	1,196	6,879	37	166	1,712	16,915
% Change	-32.6	-36.6	-35.0	0.0	-71.9	-90.6	59.5	-9.6	-37.8	-59.3
UNDER CONSTRUCTION										
Q2 2009	5,616	1,096	213	3	1,685	12,103	163	1,219	931	23,044
Q2 2008	10,181	2,032	233	19	3,584	20,074	116	1,224	1,527	39,031
% Change	-44.8	-46.1	-8.6	-84.2	-53.0	-39.7	40.5	-0.4	-39.0	-41.0
COMPLETIONS										
Q2 2009	3,039	394	66	1	506	1,686	74	369	626	6,761
Q2 2008	4,796	602	65	7	724	2,294	33	314	783	9,618
% Change	-36.6	-34.6	1.5	-85.7	-30.1	-26.5	124.2	17.5	-20.1	-29.7
Year-to-date 2009	5,951	916	85	2	1,109	3,967	124	514	1,258	13,926
Year-to-date 2008	10,309	1,308	121	16	1,666	3,941	81	456	1,926	19,824
% Change	-42.3	-30.0	-29.8	-87.5	-33.4	0.7	53.1	12.7	-34.7	-29.8
COMPLETED & NOT ABSORBED										
Q2 2009	1,778	343	35	1	364	906	5	361	n/a	3,793
Q2 2008	2,140	338	19	2	223	189	22	8	n/a	2,941
% Change	-16.9	1.5	84.2	-50.0	63.2	**	-77.3	**	n/a	29.0
ABSORBED										
Q2 2009	2 701	413	22	2	462	1 090	10	102	n/a	4 802
Q2 2008	4 137	571	36	6	591	1 874	16	9	n/a	7 240
% Change	-34.7	-27.7	-38.9	-66.7	-21.8	-41.8	-37.5	**	n/a	-33.7
Year-to-date 2009	5,029	838	32	6	942	2,470	33	187	n/a	9,537
Year-to-date 2008	8,344	1,110	100	14	1,437	3,319	23	134	n/a	14,481
% Change	-39.7	-24.5	-68.0	-57.1	-34.4	-25.6	43.5	39.6	n/a	-34.1

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 Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Winnipeg	360	571	12	8	29	22	12	363	413	964	-57.2
Centres 10,000 - 49,999											
Brandon	41	34	2	4	12	28	62	0	117	66	77.3
Hanover RM	20	13	4	2	0	0	12	0	36	15	140.0
Portage la Prairie	16	2	0	4	0	0	0	0	16	6	166.7
St. Andrews	8	11	0	0	0	0	49	0	57	11	**
Steinbach MD	35	49	4	8	0	6	12	0	51	63	-19.0
Thompson	4	0	0	0	0	0	0	0	4	0	n/a
Total Manitoba (10,000+)	484	680	22	26	41	56	147	363	694	1,125	-38.3

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba January - June 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	648	929	18	12	55	32	78	527	799	1,500	-46.7
Centres 10,000 - 49,999											
Brandon	56	58	2	4	16	32	78	32	152	126	20.6
Hanover RM	24	29	4	2	0	4	25	0	53	35	51.4
Portage la Prairie	19	2	0	4	0	0	0	0	19	6	**
St. Andrews	8	20	0	0	0	0	49	0	57	20	185.0
Steinbach MD	40	55	6	10	0	6	12	0	58	71	-18.3
Thompson	4	0	0	0	0	0	0	0	4	0	n/a
Total Manitoba (10,000+)	799	1,093	30	32	71	74	242	559	1,142	1,758	-35.0

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Second Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Regina	167	279	2	16	20	0	54	108	243	403	-39.7
Saskatoon	212	536	10	30	31	97	0	321	253	984	-74.3
Centres 10,000 - 49,999											
Estevan	10	13	0	2	0	0	4	12	14	27	-48.1
Lloydminster	8	30	0	0	0	0	0	0	8	30	-73.3
Moose Jaw	40	31	0	2	8	4	0	0	48	37	29.7
North Battleford	8	34	4	4	5	0	0	0	17	38	-55.3
Prince Albert	31	51	8	2	0	0	24	0	63	53	18.9
Swift Current	11	16	2	4	0	0	0	0	13	20	-35.0
Yorkton	22	35	4	4	0	4	24	0	50	43	16.3
Total Saskatchewan (10,000+)	509	1,025	30	64	64	105	106	441	709	1,635	-56.6

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - June 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	284	476	4	28	25	40	54	144	367	688	-46.7
Saskatoon	289	820	12	56	41	153	0	545	342	1,574	-78.3
Centres 10,000 - 49,999											
Estevan	13	17	2	2	0	0	4	12	19	31	-38.7
Lloydminster	10	44	0	0	0	0	0	0	10	44	-77.3
Moose Jaw	50	40	0	4	8	4	0	0	58	48	20.8
North Battleford	9	44	4	4	5	0	0	0	18	48	-62.5
Prince Albert	34	56	10	2	0	0	29	0	73	58	25.9
Swift Current	15	22	2	4	0	17	10	0	27	43	-37.2
Yorkton	24	37	4	8	0	4	24	0	52	49	6.1
Total Saskatchewan (10,000+)	728	1,556	38	108	79	218	121	701	966	2,583	-62.6

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
Second Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Calgary	990	1,261	184	204	57	205	4	1,491	1,235	3,161	-60.9
Edmonton	716	697	214	268	194	158	27	702	1,151	1,825	-36.9
Centres 50,000 - 99,999											
Grande Prairie	81	107	10	0	0	0	0	0	91	107	-15.0
Lethbridge	139	194	16	10	12	4	8	8	175	216	-19.0
Medicine Hat	42	141	0	30	0	7	8	8	50	186	-73.1
Red Deer	60	95	8	10	26	55	8	55	102	215	-52.6
Centres 10,000 - 49,999											
Bonneyville MD	19	27	0	0	0	0	0	0	19	27	-29.6
Brooks	12	20	0	4	48	3	0	0	60	27	122.2
Camrose	8	17	0	0	0	0	0	0	8	17	-52.9
Canmore	4	12	0	0	0	25	0	30	4	67	-94.0
Clearwater County MD	28	26	0	0	0	0	0	0	28	26	7.7
Cold Lake	8	9	0	6	0	0	0	0	8	15	-46.7
Foothills No 31 MD	21	65	0	0	0	0	0	0	21	65	-67.7
High River T	17	23	0	6	0	42	0	0	17	71	-76.1
Lacombe T	12	27	0	6	0	4	0	0	12	37	-67.6
Lacombe County CM	15	12	0	0	0	0	0	0	15	12	25.0
Mackenzie No 23 MD	17	26	0	0	0	0	0	0	17	26	-34.6
Mountain View County MD	16	28	0	0	0	0	0	0	16	28	-42.9
Okotoks	41	52	2	8	0	17	0	0	43	77	-44.2
Red Deer County CM	17	25	0	2	0	0	0	0	17	27	-37.0
Strathmore T	7	35	6	24	0	0	0	0	13	59	-78.0
Sylvan Lake	6	18	0	2	0	18	0	0	6	38	-84.2
Wetaskiwin County No 10 CM	4	31	0	0	0	0	0	0	4	31	-87.1
Wetaskiwin	2	8	0	0	0	0	0	20	2	28	-92.9
Wood Buffalo	100	127	4	2	0	99	294	0	398	228	74.6
Yellowhead County MD	7	19	0	0	0	0	0	0	7	19	-63.2
Total Alberta (10,000+)	2,394	3,138	444	582	340	637	349	2,314	3,527	6,671	-47.1

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta January - June 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	1,549	2,328	272	418	72	450	88	4,621	1,981	7,817	-74.7
Edmonton	1,117	1,354	308	456	220	382	267	1,948	1,912	4,140	-53.8
Centres 50,000 - 99,999											
Grande Prairie	155	169	18	2	8	8	0	40	181	219	-17.4
Lethbridge	232	422	26	22	18	35	8	8	284	487	-41.7
Medicine Hat	71	231	2	44	8	7	59	78	140	360	-61.1
Red Deer	110	184	16	10	26	61	8	79	160	334	-52.1
Centres 10,000 - 49,999											
Bonneyville MD	32	43	0	0	0	0	0	0	32	43	-25.6
Brooks	17	36	0	4	48	3	0	0	65	43	51.2
Camrose	28	55	4	0	0	0	0	0	32	55	-41.8
Canmore	5	14	0	4	6	57	0	30	11	105	-89.5
Clearwater County MD	43	32	0	0	0	0	0	0	43	32	34.4
Cold Lake	22	16	0	14	0	0	0	0	22	30	-26.7
Foothills No 31 MD	46	69	0	0	0	0	0	0	46	69	-33.3
High River T	28	35	0	8	0	42	0	0	28	85	-67.1
Lacombe T	23	39	0	10	3	19	0	0	26	68	-61.8
Lacombe County CM	18	23	0	0	0	0	0	0	18	23	-21.7
Mackenzie No 23 MD	19	26	0	0	0	0	0	0	19	26	-26.9
Mountain View County MD	25	52	2	0	0	0	0	0	27	52	-48.1
Okotoks	81	89	4	10	0	37	0	0	85	136	-37.5
Red Deer County CM	37	40	0	2	0	0	0	0	37	42	-11.9
Strathmore T	15	51	8	52	0	8	4	0	27	111	-75.7
Sylvan Lake	16	24	0	4	0	33	0	38	16	99	-83.8
Wetaskiwin County No 10 CM	16	49	0	0	0	0	0	0	16	49	-67.3
Wetaskiwin	10	12	0	0	0	0	0	20	10	32	-68.8
Wood Buffalo	179	370	4	12	10	99	366	183	559	664	-15.8
Yellowhead County MD	30	22	0	0	0	0	0	0	30	22	36.4
Total Alberta (10,000+)	3,933	5,845	664	1,072	422	1,241	800	7,045	5,819	15,203	-61.7

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Winnipeg	29	22	0	0	0	172	12	167
Centres 10,000 - 49,999								
Brandon	8	28	4	0	0	0	62	0
Hanover RM	0	0	0	0	0	0	12	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	49	0
Steinbach MD	0	6	0	0	0	0	12	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	37	56	4	0	0	172	147	167

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - June 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	51	32	4	0	18	274	60	229
Centres 10,000 - 49,999								
Brandon	12	32	4	0	0	32	78	0
Hanover RM	0	0	0	4	0	0	25	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	49	0
Steinbach MD	0	6	0	0	0	0	12	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	63	70	8	4	18	306	224	229

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Regina	20	0	0	0	54	108	0	0
Saskatoon	31	97	0	0	0	321	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	12	4	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	8	4	0	0	0	0	0	0
North Battleford	5	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	24	0	0	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	0	4	0	0	0	0	24	0
Total Saskatchewan (10,000+)	64	105	0	0	78	441	28	0

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - June 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	25	40	0	0	54	144	0	0
Saskatoon	41	153	0	0	0	545	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	12	4	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	8	4	0	0	0	0	0	0
North Battleford	5	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	29	0	0	0
Swift Current	0	17	0	0	0	0	10	0
Yorkton	0	4	0	0	0	0	24	0
Total Saskatchewan (10,000+)	79	218	0	0	83	701	38	0

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta Second Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Calgary	57	205	0	0	4	1,491	0	0
Edmonton	194	154	0	4	27	702	0	0
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	0	0
Lethbridge	12	4	0	0	8	8	0	0
Medicine Hat	0	0	0	7	8	8	0	0
Red Deer	26	48	0	7	0	55	8	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	48	0	0	0	0	0
Camrose	0	0	0	0	0	0	0	0
Canmore	0	25	0	0	0	28	0	2
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	42	0	0	0	0	0	0
Lacombe T	0	4	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	17	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	0	0	0	0	0	0	0
Sylvan Lake	0	18	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	20
Wood Buffalo	0	95	0	4	294	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	292	615	48	22	341	2,292	8	22

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta January - June 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	72	450	0	0	88	4,517	0	104
Edmonton	220	374	0	8	171	1,948	96	0
Centres 50,000 - 99,999								
Grande Prairie	8	8	0	0	0	0	0	40
Lethbridge	18	35	0	0	8	8	0	0
Medicine Hat	0	0	8	7	55	78	4	0
Red Deer	26	54	0	7	0	79	8	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	48	0	0	0	0	0
Camrose	0	0	0	0	0	0	0	0
Canmore	6	57	0	0	0	28	0	2
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	42	0	0	0	0	0	0
Lacombe T	0	19	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	37	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	33	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	20
Wood Buffalo	10	95	0	4	328	183	38	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	363	1,215	59	26	650	6,879	150	166

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Winnipeg	357	578	44	195	12	167	413	964
Centres 10,000 - 49,999								
Brandon	40	30	10	32	67	4	117	66
Hanover RM	24	15	0	0	12	0	36	15
Portage la Prairie	16	2	0	4	0	0	16	6
St. Andrews	8	11	0	0	49	0	57	11
Steinbach MD	39	57	0	6	12	0	51	63
Thompson	4	0	0	0	0	0	4	0
Total Manitoba (10,000+)	488	693	54	237	152	171	694	1,125

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - June 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	650	934	85	313	64	229	799	1,500
Centres 10,000 - 49,999								
Brandon	54	62	14	60	84	4	152	126
Hanover RM	28	31	0	0	25	4	53	35
Portage la Prairie	19	2	0	4	0	0	19	6
St. Andrews	8	20	0	0	49	0	57	20
Steinbach MD	46	65	0	6	12	0	58	71
Thompson	4	0	0	0	0	0	4	0
Total Manitoba (10,000+)	809	1,114	99	383	234	237	1,142	1,758

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Regina	169	278	74	125	0	0	243	403
Saskatoon	222	566	31	418	0	0	253	984
Centres 10,000 - 49,999								
Estevan	10	15	0	12	4	0	14	27
Lloydminster	8	30	0	0	0	0	8	30
Moose Jaw	40	30	8	7	0	0	48	37
North Battleford	17	38	0	0	0	0	17	38
Prince Albert	39	53	24	0	0	0	63	53
Swift Current	13	20	0	0	0	0	13	20
Yorkton	26	39	0	4	24	0	50	43
Total Saskatchewan (10,000+)	544	1,069	137	566	28	0	709	1,635

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan January - June 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	283	478	84	210	0	0	367	688
Saskatoon	301	873	41	701	0	0	342	1,574
Centres 10,000 - 49,999								
Estevan	15	19	0	12	4	0	19	31
Lloydminster	10	44	0	0	0	0	10	44
Moose Jaw	50	37	8	11	0	0	58	48
North Battleford	18	48	0	0	0	0	18	48
Prince Albert	44	58	29	0	0	0	73	58
Swift Current	17	26	0	17	10	0	27	43
Yorkton	28	45	0	4	24	0	52	49
Total Saskatchewan (10,000+)	766	1,628	162	955	38	0	966	2,583

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Calgary	1,162	1,465	73	1,696	0	0	1,235	3,161
Edmonton	955	922	196	894	0	9	1,151	1,825
Centres 50,000 - 99,999								
Grande Prairie	91	107	0	0	0	0	91	107
Lethbridge	155	204	20	12	0	0	175	216
Medicine Hat	42	171	8	8	0	7	50	186
Red Deer	68	105	26	103	8	7	102	215
Centres 10,000 - 49,999								
Bonneyville MD	19	27	0	0	0	0	19	27
Brooks	12	24	0	3	48	0	60	27
Camrose	8	17	0	0	0	0	8	17
Canmore	4	12	0	53	0	2	4	67
Clearwater County MD	28	26	0	0	0	0	28	26
Cold Lake	8	9	0	6	0	0	8	15
Foothills No 31 MD	21	65	0	0	0	0	21	65
High River T	17	29	0	42	0	0	17	71
Lacombe T	12	33	0	4	0	0	12	37
Lacombe County CM	15	12	0	0	0	0	15	12
Mackenzie No 23 MD	17	26	0	0	0	0	17	26
Mountain View County MD	16	28	0	0	0	0	16	28
Okotoks	43	60	0	17	0	0	43	77
Red Deer County CM	17	27	0	0	0	0	17	27
Strathmore T	13	51	0	8	0	0	13	59
Sylvan Lake	6	20	0	18	0	0	6	38
Wetaskiwin County No 10 CM	4	31	0	0	0	0	4	31
Wetaskiwin	2	8	0	0	0	20	2	28
Wood Buffalo	104	221	294	3	0	4	398	228
Yellowhead County MD	7	19	0	0	0	0	7	19
Total Alberta (10,000+)	2,854	3,755	617	2,867	56	49	3,527	6,671

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - June 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	1,807	2,742	174	4,971	0	104	1,981	7,817
Edmonton	1,450	1,725	366	2,396	96	19	1,912	4,140
Centres 50,000 - 99,999								
Grande Prairie	181	179	0	0	0	40	181	219
Lethbridge	264	440	20	47	0	0	284	487
Medicine Hat	73	275	55	78	12	7	140	360
Red Deer	126	194	26	133	8	7	160	334
Centres 10,000 - 49,999								
Bonneyville MD	32	43	0	0	0	0	32	43
Brooks	17	40	0	3	48	0	65	43
Camrose	32	55	0	0	0	0	32	55
Canmore	5	18	6	85	0	2	11	105
Clearwater County MD	43	32	0	0	0	0	43	32
Cold Lake	22	24	0	6	0	0	22	30
Foothills No 31 MD	46	69	0	0	0	0	46	69
High River T	28	43	0	42	0	0	28	85
Lacombe T	23	60	0	8	3	0	26	68
Lacombe County CM	18	23	0	0	0	0	18	23
Mackenzie No 23 MD	19	26	0	0	0	0	19	26
Mountain View County MD	27	52	0	0	0	0	27	52
Okotoks	83	99	2	37	0	0	85	136
Red Deer County CM	37	42	0	0	0	0	37	42
Strathmore T	23	95	0	16	4	0	27	111
Sylvan Lake	16	31	0	68	0	0	16	99
Wetaskiwin County No 10 CM	16	49	0	0	0	0	16	49
Wetaskiwin	10	12	0	0	0	20	10	32
Wood Buffalo	183	474	338	186	38	4	559	664
Yellowhead County MD	30	22	0	0	0	0	30	22
Total Alberta (10,000+)	4,623	6,924	987	8,076	209	203	5,819	15,203

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Winnipeg	616	548	10	8	41	28	205	478	872	1,062	-17.9
Centres 10,000 - 49,999											
Brandon	29	26	4	2	4	24	4	0	41	52	-21.2
Hanover RM	14	24	2	0	0	4	0	0	16	28	-42.9
Portage la Prairie	13	3	0	2	0	0	8	0	21	5	**
St. Andrews	6	17	0	0	0	0	0	0	6	17	-64.7
Steinbach MD	19	47	4	8	0	0	0	0	23	55	-58.2
Thompson	7	3	0	0	0	0	0	0	7	3	133.3
Total Manitoba (10,000+)	704	668	20	20	45	56	217	478	986	1,222	-19.3

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
January - June 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	805	760	18	10	77	36	339	607	1,239	1,413	-12.3
Centres 10,000 - 49,999											
Brandon	46	61	8	16	20	28	12	8	86	113	-23.9
Hanover RM	26	53	2	2	0	4	0	4	28	63	-55.6
Portage la Prairie	26	8	2	2	0	0	8	0	36	10	**
St. Andrews	13	30	0	0	0	0	0	0	13	30	-56.7
Steinbach MD	46	56	8	10	0	0	21	12	75	78	-3.8
Thompson	25	7	4	2	0	0	0	0	29	9	**
Total Manitoba (10,000+)	987	975	42	42	97	68	380	631	1,506	1,716	-12.2

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan Second Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Regina	285	164	8	2	19	23	0	26	312	215	45.1
Saskatoon	254	284	12	26	143	62	171	20	580	392	48.0
Centres 10,000 - 49,999											
Estevan	7	8	0	0	0	15	0	0	7	23	-69.6
Lloydminster	5	22	0	0	4	30	47	0	56	52	7.7
Moose Jaw	22	16	2	0	4	0	0	0	28	16	75.0
North Battleford	6	27	0	0	5	0	0	0	11	27	-59.3
Prince Albert	16	17	0	0	0	15	34	0	50	32	56.3
Swift Current	9	8	2	2	22	8	7	0	40	18	122.2
Yorkton	15	14	2	10	0	0	0	0	17	24	-29.2
Total Saskatchewan (10,000+)	619	560	26	40	197	153	259	46	1,101	799	37.8

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan January - June 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	444	342	20	16	32	82	95	26	591	466	26.8
Saskatoon	480	550	26	64	182	157	208	193	896	964	-7.1
Centres 10,000 - 49,999											
Estevan	17	14	4	0	0	15	12	0	33	29	13.8
Lloydminster	12	53	0	0	4	30	47	0	63	83	-24.1
Moose Jaw	49	45	6	4	4	12	0	0	59	61	-3.3
North Battleford	15	52	2	0	5	0	0	0	22	52	-57.7
Prince Albert	37	44	4	0	0	22	34	0	75	66	13.6
Swift Current	29	22	2	2	22	12	7	0	60	36	66.7
Yorkton	28	34	2	18	11	0	0	0	41	52	-21.2
Total Saskatchewan (10,000+)	1,111	1,156	66	104	260	330	403	219	1,840	1,809	1.7

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Calgary	1,064	1,703	200	246	216	357	660	993	2,140	3,299	-35.1
Edmonton	704	1,859	170	320	183	135	641	757	1,698	3,071	-44.7
Centres 50,000 - 99,999											
Grande Prairie	219	219	4	46	12	50	251	55	486	370	31.4
Lethbridge	170	193	20	12	0	20	12	8	202	233	-13.3
Medicine Hat	78	152	8	20	54	10	20	33	160	215	-25.6
Red Deer	96	136	10	14	20	7	95	0	221	157	40.8
Centres 10,000 - 49,999											
Bonneyville MD	20	25	0	0	0	0	0	0	20	25	-20.0
Brooks	13	20	0	2	0	6	0	0	13	28	-53.6
Camrose	11	41	0	8	0	16	0	0	11	65	-83.1
Canmore	2	5	0	2	0	24	2	168	4	199	-98.0
Clearwater County MD	21	16	0	0	0	0	0	0	21	16	31.3
Cold Lake	14	13	0	2	0	0	8	0	22	15	46.7
Foothills No 31 MD	20	73	0	0	0	0	0	0	20	73	-72.6
High River T	12	13	0	0	22	0	120	0	154	13	**
Lacombe T	16	17	0	6	0	26	0	34	16	83	-80.7
Lacombe County CM	7	13	0	0	0	0	0	0	7	13	-46.2
Mackenzie No 23 MD	5	12	0	0	0	0	0	0	5	12	-58.3
Mountain View County MD	21	9	2	0	0	0	0	0	23	9	155.6
Okotoks	33	60	0	8	0	0	147	0	180	68	164.7
Red Deer County CM	17	62	0	0	0	0	0	0	17	62	-72.6
Strathmore T	5	22	2	22	41	23	0	0	48	67	-28.4
Sylvan Lake	12	34	0	0	0	0	38	0	50	34	47.1
Wetaskiwin County No 10 CM	17	6	0	0	0	0	0	0	17	6	183.3
Wetaskiwin	9	5	0	0	8	0	36	16	53	21	152.4
Wood Buffalo	426	63	20	0	46	36	25	544	517	643	-19.6
Yellowhead County MD	18	4	2	0	0	0	0	0	20	4	**
Total Alberta (10,000+)	3,040	4,809	438	708	602	710	2,055	2,608	6,135	8,835	-30.6

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - June 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	2,079	3,993	370	556	472	828	1,237	2,041	4,158	7,418	-43.9
Edmonton	1,534	3,526	496	636	401	407	1,552	1,361	3,983	5,930	-32.8
Centres 50,000 - 99,999											
Grande Prairie	410	441	12	84	12	101	251	61	685	687	-0.3
Lethbridge	365	305	32	18	6	25	36	8	439	356	23.3
Medicine Hat	135	261	34	42	58	39	28	156	255	498	-48.8
Red Deer	164	360	14	60	40	16	196	0	414	436	-5.0
Centres 10,000 - 49,999											
Bonneyville MD	42	61	0	0	0	0	0	0	42	61	-31.1
Brooks	26	42	0	2	0	9	0	0	26	53	-50.9
Camrose	41	91	18	14	8	16	6	12	73	133	-45.1
Canmore	3	10	0	2	19	32	98	168	120	212	-43.4
Clearwater County MD	49	32	0	0	0	0	0	0	49	32	53.1
Cold Lake	26	32	0	4	0	0	8	0	34	36	-5.6
Foothills No 31 MD	67	235	0	0	0	0	0	0	67	235	-71.5
High River T	31	88	0	52	49	8	120	0	200	148	35.1
Lacombe T	37	33	0	10	4	36	0	34	41	113	-63.7
Lacombe County CM	21	46	0	0	0	0	0	0	21	46	-54.3
Mackenzie No 23 MD	15	25	0	0	0	0	0	0	15	25	-40.0
Mountain View County MD	42	75	2	0	0	0	0	0	44	75	-41.3
Okotoks	75	162	4	18	3	0	207	0	289	180	60.6
Red Deer County CM	40	62	0	0	0	0	0	0	40	62	-35.5
Strathmore T	15	146	6	46	57	23	0	0	78	215	-63.7
Sylvan Lake	40	100	2	4	0	0	93	0	135	104	29.8
Wetaskiwin County No 10 CM	27	8	0	0	0	0	0	0	27	8	**
Wetaskiwin	17	11	0	2	16	0	36	16	69	29	137.9
Wood Buffalo	577	123	28	0	69	69	613	544	1,287	736	74.9
Yellowhead County MD	41	10	2	2	0	0	0	0	43	12	**
Total Alberta (10,000+)	5,953	10,332	1,020	1,552	1,214	1,613	4,481	4,401	12,668	17,898	-29.2

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Winnipeg	37	28	4	0	142	48	63	430
Centres 10,000 - 49,999								
Brandon	4	20	0	4	0	0	4	0
Hanover RM	0	0	0	4	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	8	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+)	41	48	4	8	142	48	75	430

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
January - June 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	73	36	4	0	172	63	167	544
Centres 10,000 - 49,999								
Brandon	20	24	0	4	0	0	12	8
Hanover RM	0	0	0	4	0	0	0	4
Portage la Prairie	0	0	0	0	0	0	8	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+)	93	60	4	8	172	63	208	568

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan Second Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Regina	19	23	0	0	0	24	0	2
Saskatoon	143	62	0	0	171	0	0	20
Centres 10,000 - 49,999								
Estevan	0	15	0	0	0	0	0	0
Lloydminster	0	30	4	0	0	0	47	0
Moose Jaw	4	0	0	0	0	0	0	0
North Battleford	5	0	0	0	0	0	0	0
Prince Albert	0	15	0	0	12	0	22	0
Swift Current	22	8	0	0	7	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	193	153	4	0	190	24	69	22

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan January - June 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	32	82	0	0	95	24	0	2
Saskatoon	182	153	0	4	171	173	37	20
Centres 10,000 - 49,999								
Estevan	0	15	0	0	12	0	0	0
Lloydminster	0	30	4	0	0	0	47	0
Moose Jaw	4	12	0	0	0	0	0	0
North Battleford	5	0	0	0	0	0	0	0
Prince Albert	0	22	0	0	12	0	22	0
Swift Current	22	8	0	4	7	0	0	0
Yorkton	11	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	256	322	4	8	297	197	106	22

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta Second Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Calgary	216	357	0	0	650	993	10	0
Edmonton	175	135	8	0	641	757	0	0
Centres 50,000 - 99,999								
Grande Prairie	12	50	0	0	62	55	189	0
Lethbridge	0	20	0	0	12	8	0	0
Medicine Hat	0	4	54	6	16	33	4	0
Red Deer	20	0	0	7	0	0	95	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	6	0	0	0	0	0	0
Camrose	0	12	0	4	0	0	0	0
Canmore	0	20	0	4	0	144	2	24
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	8	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	22	0	0	0	120	0	0	0
Lacombe T	0	26	0	0	0	0	0	34
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	147	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	41	23	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	38	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	8	0	0	12	36	4
Wood Buffalo	42	36	4	0	0	292	25	252
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	528	689	74	21	1,686	2,294	369	314

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta January - June 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	472	828	0	0	1,207	1,968	30	73
Edmonton	393	395	8	12	1,430	1,292	122	69
Centres 50,000 - 99,999								
Grande Prairie	12	101	0	0	62	61	189	0
Lethbridge	6	25	0	0	36	8	0	0
Medicine Hat	4	33	54	6	24	156	4	0
Red Deer	40	0	0	16	98	0	98	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	9	0	0	0	0	0	0
Camrose	4	12	4	4	6	12	0	0
Canmore	19	28	0	4	96	144	2	24
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	8	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	49	8	0	0	120	0	0	0
Lacombe T	0	32	4	4	0	0	0	34
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	207	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	57	23	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	93	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	16	0	0	12	36	4
Wood Buffalo	45	51	24	18	588	292	25	252
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,104	1,545	110	68	3,967	3,945	514	456

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Winnipeg	622	543	183	89	67	430	872	1,062
Centres 10,000 - 49,999								
Brandon	28	22	4	22	9	8	41	52
Hanover RM	16	24	0	0	0	4	16	28
Portage la Prairie	13	3	0	2	8	0	21	5
St. Andrews	6	17	0	0	0	0	6	17
Steinbach MD	23	54	0	1	0	0	23	55
Thompson	7	3	0	0	0	0	7	3
Total Manitoba (10,000+)	715	666	187	114	84	442	986	1,222

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
January - June 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	813	750	255	119	171	544	1,239	1,413
Centres 10,000 - 49,999								
Brandon	42	60	24	37	20	16	86	113
Hanover RM	28	55	0	0	0	8	28	63
Portage la Prairie	26	8	2	2	8	0	36	10
St. Andrews	13	30	0	0	0	0	13	30
Steinbach MD	54	65	0	1	21	12	75	78
Thompson	25	7	0	0	4	2	29	9
Total Manitoba (10,000+)	1,001	975	281	159	224	582	1,506	1,716

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Regina	284	160	28	53	0	2	312	215
Saskatoon	264	287	316	85	0	20	580	392
Centres 10,000 - 49,999								
Estevan	7	8	0	15	0	0	7	23
Lloydminster	5	22	0	30	51	0	56	52
Moose Jaw	22	15	6	1	0	0	28	16
North Battleford	6	27	5	0	0	0	11	27
Prince Albert	16	17	12	15	22	0	50	32
Swift Current	11	8	29	10	0	0	40	18
Yorkton	17	24	0	0	0	0	17	24
Total Saskatchewan (10,000+)	632	568	396	209	73	22	1,101	799

Table 3.5b: Completions by Submarket and by Intended Market
Saskatchewan
January - June 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	442	350	149	114	0	2	591	466
Saskatoon	495	575	364	365	37	24	896	964
Centres 10,000 - 49,999								
Estevan	21	14	12	15	0	0	33	29
Lloydminster	12	53	0	30	51	0	63	83
Moose Jaw	51	43	8	18	0	0	59	61
North Battleford	17	52	5	0	0	0	22	52
Prince Albert	41	44	12	22	22	0	75	66
Swift Current	31	22	29	10	0	4	60	36
Yorkton	30	52	11	0	0	0	41	52
Total Saskatchewan (10,000+)	1,140	1,205	590	574	110	30	1,840	1,809

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Alberta Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Calgary	1,260	1,945	870	1,354	10	0	2,140	3,299
Edmonton	865	2,105	825	956	8	10	1,698	3,071
Centres 50,000 - 99,999								
Grande Prairie	223	270	74	100	189	0	486	370
Lethbridge	190	203	12	30	0	0	202	233
Medicine Hat	86	167	16	40	58	8	160	215
Red Deer	106	150	20	0	95	7	221	157
Centres 10,000 - 49,999								
Bonneyville MD	20	25	0	0	0	0	20	25
Brooks	13	28	0	0	0	0	13	28
Camrose	11	49	0	12	0	4	11	65
Canmore	2	7	0	164	2	28	4	199
Clearwater County MD	21	16	0	0	0	0	21	16
Cold Lake	14	15	0	0	8	0	22	15
Foothills No 31 MD	20	73	0	0	0	0	20	73
High River T	12	13	142	0	0	0	154	13
Lacombe T	16	45	0	4	0	34	16	83
Lacombe County CM	7	13	0	0	0	0	7	13
Mackenzie No 23 MD	5	12	0	0	0	0	5	12
Mountain View County MD	23	9	0	0	0	0	23	9
Okotoks	33	66	147	2	0	0	180	68
Red Deer County CM	17	62	0	0	0	0	17	62
Strathmore T	7	44	41	23	0	0	48	67
Sylvan Lake	12	34	38	0	0	0	50	34
Wetaskiwin County No 10 CM	17	6	0	0	0	0	17	6
Wetaskiwin	9	5	0	12	44	4	53	21
Wood Buffalo	480	63	8	328	29	252	517	643
Yellowhead County MD	20	4	0	0	0	0	20	4
Total Alberta (10,000+)	3,499	5,463	2,193	3,025	443	347	6,135	8,835

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
January - June 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	2,445	4,555	1,683	2,790	30	73	4,158	7,418
Edmonton	1,971	3,993	1,868	1,845	144	92	3,983	5,930
Centres 50,000 - 99,999								
Grande Prairie	422	528	74	159	189	0	685	687
Lethbridge	403	319	36	37	0	0	439	356
Medicine Hat	173	292	24	198	58	8	255	498
Red Deer	178	416	138	4	98	16	414	436
Centres 10,000 - 49,999								
Bonneyville MD	42	61	0	0	0	0	42	61
Brooks	26	53	0	0	0	0	26	53
Camrose	59	105	10	24	4	4	73	133
Canmore	3	12	115	172	2	28	120	212
Clearwater County MD	49	32	0	0	0	0	49	32
Cold Lake	26	36	0	0	8	0	34	36
Foothills No 31 MD	67	235	0	0	0	0	67	235
High River T	31	140	169	8	0	0	200	148
Lacombe T	37	71	0	4	4	38	41	113
Lacombe County CM	21	46	0	0	0	0	21	46
Mackenzie No 23 MD	15	25	0	0	0	0	15	25
Mountain View County MD	44	75	0	0	0	0	44	75
Okotoks	77	178	212	2	0	0	289	180
Red Deer County CM	40	62	0	0	0	0	40	62
Strathmore T	21	192	57	23	0	0	78	215
Sylvan Lake	42	104	93	0	0	0	135	104
Wetaskiwin County No 10 CM	27	8	0	0	0	0	27	8
Wetaskiwin	17	11	0	14	52	4	69	29
Wood Buffalo	639	123	599	343	49	270	1,287	736
Yellowhead County MD	43	12	0	0	0	0	43	12
Total Alberta (10,000+)	6,952	11,738	5,078	5,623	638	537	12,668	17,898

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba Second 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+)													
Q2 2009	2	0.4	13	2.3	38	6.8	130	23.4	372	67.0	555	329,080	363,113
Q2 2008	4	0.8	21	4.4	56	11.7	141	29.5	256	53.6	478	306,372	333,973
Year-to-date 2009	6	0.7	23	2.9	59	7.3	191	23.7	526	65.3	805	330,000	362,567
Year-to-date 2008	6	0.8	37	4.9	92	12.3	219	29.2	395	52.7	749	303,832	333,704

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan Second 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													
Q2 2009	4	1.4	4	1.4	19	6.8	36	12.9	216	77.4	279	360,000	372,685
Q2 2008	1	0.6	5	3.1	13	8.2	32	20.1	108	67.9	159	334,217	358,132
Year-to-date 2009	4	0.9	6	1.4	30	6.9	66	15.3	326	75.5	432	360,370	370,946
Year-to-date 2008	4	1.2	13	3.8	37	10.8	75	21.9	213	62.3	342	325,942	339,822
Saskatoon CMA													
Q2 2009	1	0.4	4	1.4	7	2.5	33	11.7	237	84.0	282	373,262	394,396
Q2 2008	2	0.7	9	3.2	21	7.5	56	20.0	192	68.6	280	340,285	350,891
Year-to-date 2009	1	0.2	12	2.2	17	3.1	70	12.6	457	82.0	557	373,262	386,214
Year-to-date 2008	9	1.6	25	4.5	66	11.9	113	20.4	342	61.6	555	320,938	332,404
Total Urban Centres in Saskatchewan (50,000+)													
Q2 2009	5	0.9	8	1.4	26	4.6	69	12.3	453	80.7	561	373,262	383,599
Q2 2008	3	0.7	14	3.2	34	7.7	88	20.0	300	68.3	439	336,900	353,514
Year-to-date 2009	5	0.5	18	1.8	47	4.8	136	13.8	783	79.2	989	373,262	379,545
Year-to-date 2008	13	1.4	38	4.2	103	11.5	188	21.0	555	61.9	897	325,000	335,232

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Second 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													
Q2 2009	1	0.4	10	3.7	68	25.3	63	23.4	127	47.2	269	340,000	373,032
Q2 2008	6	2.7	12	5.3	47	20.8	49	21.7	112	49.6	226	349,381	354,813
Year-to-date 2009	3	0.7	14	3.5	103	25.4	89	22.0	196	48.4	405	345,000	373,059
Year-to-date 2008	13	3.7	21	5.9	66	18.5	92	25.8	164	46.1	356	340,000	346,719
Lethbridge													
Q2 2009	3	1.8	23	13.7	54	32.1	46	27.4	42	25.0	168	311,500	317,107
Q2 2008	6	3.2	34	18.3	64	34.4	30	16.1	52	28.0	186	287,550	312,814
Year-to-date 2009	5	1.4	45	12.8	121	34.4	85	24.1	96	27.3	352	308,781	326,792
Year-to-date 2008	14	4.6	75	24.8	93	30.8	46	15.2	74	24.5	302	279,293	303,360
Medicine Hat													
Q2 2009	0	0.0	9	11.5	16	20.5	23	29.5	30	38.5	78	338,472	345,674
Q2 2008	2	1.6	6	4.8	29	23.2	48	38.4	40	32.0	125	329,000	329,668
Year-to-date 2009	3	2.1	14	9.9	32	22.7	42	29.8	50	35.5	141	329,000	334,012
Year-to-date 2008	3	1.5	14	7.0	44	21.9	78	38.8	62	30.8	201	327,000	328,511
Red Deer													
Q2 2009	0	0.0	1	0.9	14	13.1	30	28.0	62	57.9	107	365,000	417,616
Q2 2008	0	0.0	4	3.0	30	22.2	42	31.1	59	43.7	135	340,236	358,414
Year-to-date 2009	2	1.2	1	0.6	24	13.9	52	30.1	94	54.3	173	354,041	408,613
Year-to-date 2008	0	0.0	13	4.0	79	24.2	101	30.9	134	41.0	327	333,014	353,202
Calgary CMA													
Q2 2009	2	0.2	6	0.5	14	1.2	91	8.0	1,029	90.1	1,142	469,629	579,811
Q2 2008	0	0.0	11	0.6	17	1.0	85	4.9	1,616	93.5	1,729	496,889	587,559
Year-to-date 2009	2	0.1	10	0.5	20	0.9	149	7.0	1,952	91.5	2,133	468,966	574,952
Year-to-date 2008	1	0.0	14	0.4	24	0.6	202	5.3	3,587	93.7	3,828	483,799	574,321
Edmonton CMA													
Q2 2009	14	1.5	17	1.8	17	1.8	82	8.7	809	86.2	939	462,400	529,942
Q2 2008	16	0.9	17	1.0	43	2.5	169	9.7	1,502	86.0	1,747	468,500	490,819
Year-to-date 2009	17	0.9	29	1.6	36	2.0	135	7.4	1,614	88.1	1,831	484,000	559,335
Year-to-date 2008	37	1.1	42	1.3	95	2.8	322	9.6	2,854	85.2	3,350	462,250	488,275
Total Urban Centres in Alberta (50,000+)													
Q2 2009	20	0.7	66	2.4	183	6.8	335	12.4	2,099	77.7	2,703	437,400	512,404
Q2 2008	30	0.7	84	2.0	230	5.5	423	10.2	3,381	81.5	4,148	460,000	506,604
Year-to-date 2009	32	0.6	113	2.2	336	6.7	552	11.0	4,002	79.5	5,035	446,795	523,222
Year-to-date 2008	68	0.8	179	2.1	401	4.8	841	10.1	6,875	82.2	8,364	453,281	505,847

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
Second 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	1,018	1,597	1,527	66.7	204,663	4.9	198,166
	April	1,218	-14.1	1,033	1,959	1,584	65.2	207,863	2.3	197,788
	May	1,489	-10.7	1,057	2,223	1,585	66.7	204,276	0.3	198,008
	June	1,648	0.2	1,106	2,317	1,615	68.5	204,465	2.0	194,983
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	4,730	0.4		6,277			202,437	14.0	
	Q1 2009	4,355	-7.9		6,499			205,351	1.4	
	YTD 2008	7,242	-1.6		9,785			195,307	15.3	
	YTD 2009	6,586	-9.1		10,418			201,105	3.0	

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 Second 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	1,197	-2.5	969	2,230	1,679	57.7	238,254	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	686	1,919	1,797	38.2	228,978	4.1	235,813
	April	956	-20.1	766	2,172	1,792	42.7	239,438	0.5	234,148
	May	1,092	-0.6	829	2,145	1,648	50.3	242,829	4.1	231,270
	June	1,224	25.2	917	2,100	1,629	56.3	234,665	0.3	226,322
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	3,274	-20.9		6,958			235,356	36.1	
	Q1 2009	3,272	-0.1		6,417			238,784	1.5	
	YTD 2008	6,029	-8.9		10,809			224,494	37.8	
	YTD 2009	5,188	-13.9		11,210			234,569	4.5	

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[1]Source: CREA

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

Table 5c: MLS® Residential Activity for Alberta Second 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	3,518	9,528	8,566	41.1	327,919	-10.4	334,190
	April	5,251	-12.4	4,212	9,689	8,569	49.2	329,328	-6.8	337,232
	May	6,235	4.6	4,968	10,382	8,646	57.5	339,296	-5.8	333,908
	June	7,368	22.2	5,511	10,211	8,529	64.6	346,955	-4.6	338,545
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	17,984	-24.2		40,284			359,152	-0.9	
	Q1 2009	18,854	4.8		30,282			339,513	-5.5	
	YTD 2008	31,966	-27.1		76,821			360,198	1.9	
	YTD 2009	28,395	-11.2		56,822			335,004	-7.0	

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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
Second 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	4,077,740	81.98
2009	January - March	623	4.8	5.7	606.3	4.8	2,483	76.1	721	3,660,678	79.79
	April - June	607	3.9	5.5	606.2	4.9		84.7	724		87.01
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
Second 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	5.1	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.6	0.7	42.8	-22.5	3.4	-5.0	-19.8
	April - June	-12.7	-2.8	-1.5	-0.3	0.8		-6.0	3.6		-12.4
	July - September										
	October - December										

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

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

Table 6b: Level of Economic Indicators for Saskatchewan Second Quarter 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	2,751,785	81.98
2009	January - March	623	4.8	5.7	521.4	4.5	2,509	76.1	782	2,850,930	79.79
	April - June	607	3.9	5.5	522.7	4.8		84.7	784		87.01
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan Second 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	7.4	-19.8
2009	January - March	-13.3	-2.4	-1.6	2.6	0.4	-4.7	-22.5	5.2	-4.9	-19.8
	April - June	-12.7	-2.8	-1.5	2.5	0.7		-6.0	4.8		-12.4
	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 Second 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	16,350,811	81.98
2009	January - March	623	4.8	5.7	2,005.0	5.2	15,945	76.1	721	13,706,596	79.79
	April - June	607	3.9	5.5	1,992.0	6.5		84.7	724		87.01
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta Second 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	46.3	-22.5	3.4	-14.3	-19.8
	April - June	-12.7	-2.8	-1.5	-0.9	3.0		-6.0	3.6		-12.4
	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.

CMHC—HOME TO CANADIANS

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