

HOUSING MARKET INFORMATION

RESIDENTIAL CONSTRUCTION DIGEST

Calgary



Canada Mortgage and Housing Corporation

Release Date: December 2008

Canada



**LEGEND**

- Single Family Text
- Multiple Family Text
- Single + Multiple Family Text

Calgary Metropolitan Area

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**Table 1a - Calgary Metropolitan Area
Housing Starts for the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	19	17	11.8	172	109	57.8	191	126	51.6
East	2	2	0.0	0	0	.	2	2	0.0
North	32	60	-46.7	25	2	1150.0	57	62	-8.1
North East	37	42	-11.9	0	0	.	37	42	-11.9
North West	15	50	-70.0	4	4	0.0	19	54	-64.8
South	2	7	-71.4	6	0	.	8	7	14.3
South East	75	166	-54.8	14	2	600.0	89	168	-47.0
South West	46	71	-35.2	0	8	-100.0	46	79	-41.8
West	26	40	-35.0	4	2	100.0	30	42	-28.6
Total Calgary City	254	455	-44.2	225	127	77.2	479	582	-17.7
Airdrie	46	63	-27.0	0	50	-100.0	46	113	-59.3
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	1	19	-94.7	0	6	-100.0	1	25	-96.0
Cochrane	19	17	11.8	12	2	500.0	31	19	63.2
Crossfield	1	2	-50.0	0	0	.	1	2	-50.0
Irricana	0	1	-100.0	0	0	.	0	1	-100.0
MD Rockyview	17	34	-50.0	0	0	.	17	34	-50.0
Total Rural Municipalities	84	136	-38.2	12	58	-79.3	96	194	-50.5
Grand Total	338	591	-42.81	237	185	28.11	575	776	-25.9

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**Table 1b - Calgary Metropolitan Area
Housing Starts: Year-to-Date 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	189	232	-18.5	4067	1385	193.7	4256	1617	163.2
East	18	30	-40.0	338	77	339.0	356	107	232.7
North	673	1043	-35.5	283	832	-66.0	956	1875	-49.0
North East	256	399	-35.8	50	417	-88.0	306	816	-62.5
North West	160	449	-64.4	270	153	76.5	430	602	-28.6
South	68	184	-63.0	72	262	-72.5	140	446	-68.6
South East	850	1770	-52.0	377	333	13.2	1227	2103	-41.7
South West	507	1024	-50.5	500	805	-37.9	1007	1829	-44.9
West	341	510	-33.1	257	608	-57.7	598	1118	-46.5
Total Calgary City	3062	5641	-45.7	6214	4872	27.6	9276	10513	-11.8
Airdrie	543	806	-32.6	306	504	-39.3	849	1310	-35.2
Beiseker	0	1	-100.0	0	0	.	0	1	-100.0
Chestermere	94	234	-59.8	55	63	-12.7	149	297	-49.8
Cochrane	201	229	-12.2	330	28	1078.6	531	257	106.6
Crossfield	11	23	-52.17	0	2	-100.0	11	25	-56.0
Irricana	1	6	-83.3	0	4	-100.0	1	10	-90.0
MD Rockyview	192	445	-56.9	26	46	-43.5	218	491	-55.6
Total Rural Municipalities	1042	1744	-40.3	717	647	10.8	1759	2391	-26.4
Grand Total	4104	7385	-44.43	6931	5519	25.58	11035	12904	-14.48

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Table 2a - Calgary Metropolitan Area

Single Family Housing Starts by Zone and House Type: NOV 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	1	0	.	0	0	.	8	5	60.0	10	12	-16.7	19
East	0	0	.	0	0	.	2	1	100.0	0	1	-100.0	2
North	0	0	.	0	0	.	8	7	14.3	24	53	-54.7	32
North East	0	0	.	0	0	.	5	0	.	32	42	-23.8	37
North West	0	1	-100.0	0	0	.	2	2	0.0	13	47	-72.3	15
South	0	0	.	0	0	.	2	0	.	0	7	-100.0	2
South East	0	1	-100.0	0	0	.	18	28	-35.7	57	137	-58.4	75
South West	0	2	-100.0	0	0	.	24	33	-27.3	22	36	-38.9	46
West	1	0	.	0	0	.	11	3	266.7	14	37	-62.2	26
Total Calgary City	2	4	-50.0	0	0	.	80	79	1.3	172	372	-53.8	254
Airdrie	0	0	.	0	0	.	8	4	100.0	38	59	-35.6	46
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	0	.	0	7	-100.0	1	12	-91.7	1
Cochrane	0	0	.	0	0	.	5	0	.	14	17	-17.7	19
Crossfield	0	0	.	0	0	.	0	0	.	1	2	-50.0	1
Irricana	0	0	.	0	0	.	0	0	.	0	1	-100.0	0
MD Rockyview	0	0	.	0	0	.	0	0	.	17	34	-50.0	17
Total Rural Municipalities	0	0	.	0	0	.	13	11	18.2	71	125	-43.2	84
Grand Total	2	4	-50	0	0	.	93	90	3.33	243	497	-51.11	338

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Table 2b - Calgary Metropolitan Area

Single Family Housing Starts by Zone and House Type: Year to Date 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	1	0	.	0	0	.	53	5	960.0	135	227	-40.5	189
East	0	0	.	0	0	.	9	1	800.0	9	29	-69.0	18
North	2	0	.	0	0	.	182	24	658.3	489	1019	-52.0	673
North East	0	0	.	0	0	.	34	11	209.1	222	388	-42.8	256
North West	0	1	-100.0	0	0	.	27	13	107.7	133	435	-69.4	160
South	0	0	.	0	0	.	17	4	325.0	51	180	-71.7	68
South East	4	2	100.0	0	2	-100.0	113	39	189.7	733	1727	-57.6	850
South West	3	2	50.0	1	0	.	172	33	421.2	331	989	-66.5	507
West	1	0	.	0	0	.	71	3	2266.7	269	507	-46.9	341
Total Calgary City	11	5	120.0	1	2	-50.0	678	133	409.8	2372	5501	-56.9	3062
Airdrie	0	1	-100.0	0	0	.	69	4	1625.0	474	801	-40.8	543
Beiseker	0	0	.	0	0	.	0	0	.	0	1	-100.0	0
Chestermere	0	1	-100.0	0	0	.	4	8	-50.0	90	225	-60.0	94
Cochrane	2	0	.	0	0	.	43	2	2050.0	156	227	-31.3	201
Crossfield	0	1	-100.0	0	0	.	0	1	-100.0	11	21	-47.6	11
Irricana	0	0	.	0	0	.	0	0	.	1	6	-83.3	1
MD Rockyview	1	0	.	0	0	.	5	0	.	186	445	-58.2	192
Total Rural Municipalities	3	3	0.0	0	0	.	121	15	706.7	918	1726	-46.8	1042
Grand Total	14	8	75	1	2	-50	799	148	439.86	3290	7227	-54.48	4104

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Table 3a - Calgary Metropolitan Area

Multiple Family Housing Starts by Zone, Type and Tenure: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	14	0	150	150	4	4	8	0	172
East	0	0	0	0	0	0	0	0	0
North	4	0	0	0	21	0	21	0	25
North East	0	0	0	0	0	0	0	0	0
North West	0	0	0	0	4	0	4	0	4
South	6	0	0	0	0	0	0	0	6
South East	14	0	0	0	0	0	0	0	14
South West	0	0	0	0	0	0	0	0	0
West	0	0	0	0	4	0	4	0	4
Total Calgary City	38	0	150	150	33	4	37	0	225
Airdrie	0	0	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	12	12
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	0	0	0	0	0	0	0	12	12
Grand Total	38	0	150	150	33	4	37	12	237

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Table 3b - Calgary Metropolitan Area

Multiple Family Housing Starts by Zone, Type and Tenure: Year to Date 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	212	0	254	254	39	3562	3601	0	4067
East	4	0	0	0	0	334	334	0	338
North	128	0	20	20	135	0	135	0	283
North East	18	0	0	0	32	0	32	0	50
North West	18	0	0	0	4	248	252	0	270
South	20	0	0	0	52	0	52	0	72
South East	140	0	0	0	125	112	237	0	377
South West	8	0	0	0	22	470	492	0	500
West	26	0	0	0	72	159	231	0	257
Total Calgary City	574	0	274	274	481	4885	5366	0	6214
Airdrie	38	0	0	0	60	208	268	0	306
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	16	0	0	0	39	0	39	0	55
Cochrane	14	0	0	0	62	242	304	12	330
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	6	0	0	0	20	0	20	0	26
Total Rural Municipalities	74	0	0	0	181	450	631	12	717
Grand Total	648	0	274	274	662	5335	5997	12	6931

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**Table 4a - Calgary Metropolitan Area
Housing Completions for the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	31	15	106.7	187	49	281.6	218	64	240.6
East	12	0	.	0	0	.	12	0	.
North	19	122	-84.4	59	2	2850.0	78	124	-37.1
North East	21	38	-44.7	79	4	1875.0	100	42	138.1
North West	17	40	-57.5	29	8	262.5	46	48	-4.2
South	3	18	-83.3	8	0	.	11	18	-38.9
South East	84	141	-40.4	53	36	47.2	137	177	-22.6
South West	38	152	-75.0	8	32	-75.0	46	184	-75.0
West	37	98	-62.2	25	0	.	62	98	-36.7
Total Calgary City	262	624	-58.0	448	131	242.0	710	755	-6.0
Airdrie	45	64	-29.7	4	47	-91.5	49	111	-55.9
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	12	26	-53.9	0	2	-100.0	12	28	-57.1
Cochrane	14	24	-41.7	2	0	.	16	24	-33.3
Crossfield	4	3	33.3	0	0	.	4	3	33.3
Irricana	1	0	.	0	0	.	1	0	.
MD Rockyview	15	42	-64.3	0	0	.	15	42	-64.3
Total Rural Municipalities	91	159	-42.8	6	49	-87.8	97	208	-53.4
Grand Total	353	783	-54.92	454	180	152.22	807	963	-16.2

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**Table 4b - Calgary Metropolitan Area
Housing Completions: Year-to-Date 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	302	204	48.0	1723	547	215.0	2025	751	169.6
East	52	0	.	73	22	231.8	125	22	468.2
North	813	1175	-30.8	780	316	146.8	1593	1491	6.8
North East	300	718	-58.2	457	312	46.5	757	1030	-26.5
North West	416	761	-45.3	264	364	-27.5	680	1125	-39.6
South	144	188	-23.4	470	169	178.1	614	357	72.0
South East	1455	1690	-13.9	638	488	30.7	2093	2178	-3.9
South West	902	889	1.5	1113	245	354.3	2015	1134	77.7
West	476	861	-44.7	796	521	52.8	1272	1382	-8.0
Total Calgary City	4860	6486	-25.1	6314	2984	111.6	11174	9470	18.0
Airdrie	744	821	-9.4	462	532	-13.2	1206	1353	-10.9
Beiseker	1	2	-50.0	0	0	.	1	2	-50.0
Chestermere	225	385	-41.6	56	135	-58.5	281	520	-46.0
Cochrane	243	178	36.5	36	99	-63.6	279	277	0.7
Crossfield	15	34	-55.9	2	20	-90.0	17	54	-68.5
Irricana	5	5	0.0	4	2	100.0	9	7	28.6
MD Rockyview	359	358	0.3	42	18	133.3	401	376	6.7
Total Rural Municipalities	1592	1783	-10.7	602	806	-25.3	2194	2589	-15.3
Grand Total	6452	8269	-21.97	6916	3790	82.48	13368	12059	10.85

Calgary Residential Construction Digest

Table 5a - Calgary Metropolitan Area

Single Family Housing Completions by Zone and House Type: NOV 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	27	14	92.9	4	1	300.0	31
East	0	0	.	0	0	.	12	0	.	0	0	.	12
North	0	1	-100.0	0	1	-100.0	19	119	-84.0	0	1	-100.0	19
North East	0	0	.	0	0	.	12	37	-67.6	9	1	800.0	21
North West	2	2	0.0	0	0	.	14	38	-63.2	1	0	.	17
South	0	0	.	0	0	.	2	18	-88.9	1	0	.	3
South East	6	2	200.0	1	1	0.0	72	130	-44.6	5	8	-37.5	84
South West	2	3	-33.3	0	1	-100.0	36	148	-75.7	0	0	.	38
West	3	3	0.0	0	0	.	34	95	-64.2	0	0	.	37
Total Calgary City	13	11	18.2	1	3	-66.7	228	599	-61.9	20	11	81.8	262
Airdrie	0	3	-100.0	0	0	.	45	61	-26.2	0	0	.	45
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	1	-100.0	6	25	-76.0	6	0	.	12
Cochrane	0	5	-100.0	0	1	-100.0	14	18	-22.2	0	0	.	14
Crossfield	4	3	33.3	0	0	.	0	0	.	0	0	.	4
Irricana	0	0	.	0	0	.	1	0	.	0	0	.	1
MD Rockyview	6	9	-33.3	0	0	.	9	33	-72.7	0	0	.	15
Total Rural Municipalities	10	20	-50.0	0	2	-100.0	75	137	-45.3	6	0	.	91
Grand Total	23	31	-25.81	1	5	-80	303	736	-58.83	26	11	136.36	353

Calgary Residential Construction Digest

Table 5b - Calgary Metropolitan Area

Single Family Housing Completions by Zone and House Type: Year to Date 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	4	2	100.0	3	0	.	284	200	42.0	11	2	450.0	302
East	5	0	.	0	0	.	47	0	.	0	0	.	52
North	14	17	-17.7	0	8	-100.0	783	1136	-31.1	16	14	14.3	813
North East	3	3	0.0	1	9	-88.9	267	682	-60.9	29	24	20.8	300
North West	22	40	-45.0	0	1	-100.0	393	720	-45.4	1	0	.	416
South	7	3	133.3	0	0	.	135	185	-27.0	2	0	.	144
South East	78	80	-2.5	3	5	-40.0	1345	1564	-14.0	29	41	-29.3	1455
South West	14	19	-26.3	2	12	-83.3	878	854	2.8	8	4	100.0	902
West	32	49	-34.7	3	2	50.0	434	807	-46.2	7	3	133.3	476
Total Calgary City	179	213	-16.0	12	37	-67.6	4566	6148	-25.7	103	88	17.1	4860
Airdrie	32	54	-40.7	1	12	-91.7	711	754	-5.7	0	1	-100.0	744
Beiseker	0	0	.	0	0	.	1	2	-50.0	0	0	.	1
Chestermere	4	23	-82.6	3	3	0.0	212	359	-41.0	6	0	.	225
Cochrane	40	45	-11.1	0	2	-100.0	203	131	55.0	0	0	.	243
Crossfield	5	12	-58.3	0	0	.	10	22	-54.6	0	0	.	15
Irricana	1	2	-50.0	0	0	.	4	3	33.3	0	0	.	5
MD Rockyview	86	56	53.6	1	0	.	272	300	-9.3	0	2	-100.0	359
Total Rural Municipalities	168	192	-12.5	5	17	-70.6	1413	1571	-10.1	6	3	100.0	1592
Grand Total	347	405	-14.32	17	54	-68.52	5979	7719	-22.54	109	91	19.78	6452

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Table 6a - Calgary Metropolitan Area
Multiple Family Housing Completions by Zone, Type and Tenure: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	30	0	0	0	11	146	157	0	187
East	0	0	0	0	0	0	0	0	0
North	0	0	0	0	59	0	59	0	59
North East	0	0	0	0	19	60	79	0	79
North West	2	0	0	0	27	0	27	0	29
South	2	0	0	0	6	0	6	0	8
South East	14	0	0	0	39	0	39	0	53
South West	2	0	0	0	6	0	6	0	8
West	0	0	16	16	9	0	9	0	25
Total Calgary City	50	0	16	16	176	206	382	0	448
Airdrie	4	0	0	0	0	0	0	0	4
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	2	0	0	0	0	0	0	0	2
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	6	0	0	0	0	0	0	0	6
Grand Total	56	0	16	16	176	206	382	0	454

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Table 6b - Calgary Metropolitan Area

Multiple Family Housing Completions by Zone, Type and Tenure: Year to Date 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	352	0	13	13	11	1343	1354	4	1723
East	10	0	0	0	0	63	63	0	73
North	84	0	0	0	245	451	696	0	780
North East	12	0	41	41	153	251	404	0	457
North West	72	0	0	0	51	141	192	0	264
South	6	0	0	0	84	380	464	0	470
South East	94	0	60	60	145	288	433	51	638
South West	86	0	0	0	50	977	1027	0	1113
West	24	0	166	166	272	334	606	0	796
Total Calgary City	740	0	280	280	1011	4228	5239	55	6314
Airdrie	150	0	0	0	192	120	312	0	462
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	26	0	0	0	30	0	30	0	56
Cochrane	28	0	0	0	8	0	8	0	36
Crossfield	2	0	0	0	0	0	0	0	2
Irricana	4	0	0	0	0	0	0	0	4
MD Rockyview	10	0	0	0	32	0	32	0	42
Total Rural Municipalities	220	0	0	0	262	120	382	0	602
Grand Total	960	0	280	280	1273	4348	5621	55	6916

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Table 7 - Calgary Metropolitan Area
Housing Under Construction by City Zone for the Month of: NOV 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	284	395	-28.1	4564	2983	53.0	4848	3378	43.5
East	6	35	-82.9	342	77	344.2	348	112	210.7
North	385	539	-28.6	464	1003	-53.7	849	1542	-44.9
North East	165	224	-26.3	29	440	-93.4	194	664	-70.8
North West	93	371	-74.9	449	445	0.9	542	816	-33.6
South	52	161	-67.7	237	635	-62.7	289	796	-63.7
South East	455	1305	-65.1	323	576	-43.9	778	1881	-58.6
South West	335	850	-60.6	938	1482	-36.7	1273	2332	-45.4
West	304	482	-36.9	688	1209	-43.1	992	1691	-41.3
Total Calgary City	2,079	4362	-52.3	8034	8850	-9.2	10113	13212	-23.5
Airdrie	343	564	-39.2	404	560	-27.9	747	1124	-33.5
Beiseker	0	1	-100.0	0	0	.	0	1	-100.0
Chestermere	53	161	-67.1	75	72	4.2	128	233	-45.1
Cochrane	119	160	-25.6	339	40	747.5	458	200	129.0
Crossfield	7	12	-41.7	0	2	-100.0	7	14	-50.0
Irricana	1	5	-80.0	0	4	-100.0	1	9	-88.9
MD Rockyview	159	333	-52.3	28	46	-39.1	187	379	-50.7
Total Rural Municipalities	682	1236	-44.8	846	724	16.9	1528	1960	-22.0
Grand Total	2761	5598	-50.68	8880	9574	-7.25	11641	15172	-23.27

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Table 8 - Calgary Metropolitan Area

Single Family Housing Under Construction by Zone and Type: NOV 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008	
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg		
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0	
Centre	1	0	.	0	0	.	90	5	1700.0	193	390	-50.5	284	
East	0	0	.	0	0	.	3	1	200.0	3	34	-91.2	6	
North	1	0	.	0	0	.	81	9	800.0	303	530	-42.8	385	
North East	0	0	.	0	0	.	20	6	233.3	145	218	-33.5	165	
North West	0	1	-100.0	1	0	.	36	11	227.3	56	359	-84.4	93	
South	0	0	.	0	0	.	19	3	533.3	33	158	-79.1	52	
South East	6	2	200.0	0	1	-100.0	113	30	276.7	336	1272	-73.6	455	
South West	5	2	150.0	1	0	.	168	34	394.1	161	814	-80.2	335	
West	1	0	.	0	0	.	86	4	2050.0	217	478	-54.6	304	
Total Calgary City	14	5	180.0	2	1	100.0	616	103		498	1447	4253	-66.0	2079
Airdrie	0	0	.	0	0	.	42	4	950.0	301	560	-46.3	343	
Beiseker	0	0	.	0	0	.	0	0	.	0	1	-100.0	0	
Chestermere	0	1	-100.0	0	0	.	2	8	-75.0	51	152	-66.5	53	
Cochrane	2	0	.	0	0	.	27	1	2600.0	90	159	-43.4	119	
Crossfield	0	0	.	0	0	.	0	0	.	7	12	-41.7	7	
Irricana	0	0	.	0	0	.	0	0	.	1	5	-80.0	1	
MD Rockyview	0	0	.	0	0	.	3	0	.	156	333	-53.2	159	
Total Rural Municipalities	2	1	100.0	0	0		74	13		469.2	606	1222	-50.4	682
Grand Total	16	6	166.67	2	1	100	690	116		494.83	2053	5475	-62.5	2761

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Table 9 - Calgary Metropolitan Area

Multiple Family Housing Under Construction by Zone, Type and Tenure: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	314	0	254	254	51	3945	3996	0	4564
East	8	0	0	0	0	334	334	0	342
North	54	0	20	20	181	209	390	0	464
North East	12	0	0	0	17	0	17	0	29
North West	28	0	0	0	4	417	421	0	449
South	14	0	0	0	46	177	223	0	237
South East	86	0	0	0	125	112	237	0	323
South West	8	0	0	0	14	916	930	0	938
West	54	0	0	0	141	493	634	0	688
Total Calgary City	578	0	274	274	579	6603	7182	0	8034
Airdrie	30	0	0	0	166	208	374	0	404
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	36	0	0	0	39	0	39	0	75
Cochrane	14	0	0	0	71	242	313	12	339
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	8	0	0	0	20	0	20	0	28
Total Rural Municipalities	88	0	0	0	296	450	746	12	846
Grand Total	666	0	274	274	875	7053	7928	12	8880

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**Table 10 - Calgary Metropolitan Area
Housing Starts by Month: 2007 vs. 2008**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	363	605	-40.0	348	195	78.5	711	800	-11.1
February	288	551	-47.7	589	181	225.4	877	732	19.8
March	416	561	-25.9	2652	681	289.4	3068	1242	147.0
April	336	769	-56.3	760	601	26.5	1096	1370	-20.0
May	475	718	-33.8	1013	915	10.7	1488	1633	-8.9
June	450	695	-35.3	127	365	-65.2	577	1060	-45.6
July	431	800	-46.1	446	284	57.0	877	1084	-19.1
August	334	718	-53.5	260	779	-66.6	594	1497	-60.3
September	308	697	-55.8	265	689	-61.5	573	1386	-58.7
October	365	680	-46.3	234	644	-63.7	599	1324	-54.8
November	338	591	-42.8	237	185	28.1	575	776	-25.9
December	0	0	.	0	0	.	0	0	.
Total	4104	7385	-44.4	6931	5519	25.6	11035	12904	-14.5

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**Table 11 - Calgary Metropolitan Area
Housing Completions by Month: 2007 vs. 2008**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	747	670	11.5	758	297	155.2	1505	967	55.6
February	814	817	-0.4	768	253	203.6	1582	1070	47.9
March	729	525	38.9	303	160	89.4	1032	685	50.7
April	516	798	-35.3	573	224	155.8	1089	1022	6.6
May	615	875	-29.7	655	819	-20.0	1270	1694	-25.0
June	572	890	-35.7	368	448	-17.9	940	1338	-29.8
July	499	789	-36.8	378	395	-4.3	877	1184	-25.9
August	593	825	-28.1	815	302	169.9	1408	1127	24.9
September	494	620	-20.3	526	359	46.5	1020	979	4.2
October	520	677	-23.2	1318	353	273.4	1838	1030	78.5
November	353	783	-54.9	454	180	152.2	807	963	-16.2
December	0	0	.	0	0	.	0	0	.
Total	6452	8269	-22.0	6916	3790	82.5	13368	12059	10.9

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**Table 12 - Calgary Metropolitan Area
Housing Under Construction by Month: 2008 vs. 2007**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	4726	6427	-26.5	9200	7730	19.0	13926	14157	-1.6
February	4201	6159	-31.8	9021	7660	17.8	13222	13819	-4.3
March	3888	6197	-37.3	11370	8185	38.9	15258	14382	6.1
April	3708	6165	-39.9	11557	8566	34.9	15265	14731	3.6
May	3568	6009	-40.6	11915	8662	37.6	15483	14671	5.5
June	3446	5813	-40.7	11674	8579	36.1	15120	14392	5.1
July	3378	5822	-42.0	11742	8470	38.6	15120	14292	5.8
August	3119	5715	-45.4	11187	8948	25.0	14306	14663	-2.4
September	2933	5788	-49.3	10177	9282	9.6	13110	15070	-13.0
October	2777	5790	-52.0	9097	9571	-5.0	11874	15361	-22.7
November	2761	5598	-50.7	8880	9574	-7.3	11641	15172	-23.3
December	0	5110	.	0	9610	.	0	14720	.

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Table 13 - Calgary Metropolitan Area
Single Family Housing Starts by Month and House Type: Year to Date 2008

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	0	1	-100.0	0	0	.	41	0	.	322	604	-46.7	363
February	1	0	.	0	0	.	28	0	.	259	551	-53.0	288
March	1	0	.	0	0	.	49	0	.	366	561	-34.8	416
April	0	0	.	0	0	.	45	0	.	291	769	-62.2	336
May	2	2	0.0	0	2	-100.0	141	58	143.1	332	656	-49.4	475
June	0	0	.	0	0	.	17	0	.	433	695	-37.7	450
July	2	1	100.0	0	0	.	83	0	.	346	799	-56.7	431
August	3	0	.	0	0	.	112	0	.	219	718	-69.5	334
September	1	0	.	1	0	.	92	0	.	214	697	-69.3	308
October	2	0	.	0	0	.	98	0	.	265	680	-61.0	365
November	2	4	-50.0	0	0	.	93	90	3.3	243	497	-51.1	338
December	0	0	.	0	0	.	0	0	.	0	0	.	0
Total	14	8	75.0	1	2	-50.0	799	148	439.9	3290	7227	-54.5	4104

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Table 14 - Calgary Metropolitan Area
Single Family Housing Completions by Month and House Type: Year to Date 2008

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	30	43	-30.2	3	11	-72.7	707	606	16.7	7	10	-30.0	747
February	42	34	23.5	2	5	-60.0	761	762	-0.1	9	16	-43.8	814
March	31	19	63.2	1	2	-50.0	689	493	39.8	8	11	-27.3	729
April	23	32	-28.1	1	5	-80.0	486	750	-35.2	6	11	-45.5	516
May	33	47	-29.8	0	5	-100.0	576	815	-29.3	6	8	-25.0	615
June	43	41	4.9	0	9	-100.0	518	833	-37.8	11	7	57.1	572
July	23	43	-46.5	1	4	-75.0	469	741	-36.7	6	1	500.0	499
August	33	39	-15.4	3	3	0.0	541	776	-30.3	16	7	128.6	593
September	33	39	-15.4	2	3	-33.3	454	574	-20.9	5	4	25.0	494
October	33	37	-10.8	3	2	50.0	475	633	-25.0	9	5	80.0	520
November	23	31	-25.8	1	5	-80.0	303	736	-58.8	26	11	136.4	353
December	0	0	.	0	0	.	0	0	.	0	0	.	0
Total	347	405	-14.3	17	54	-68.5	5979	7719	-22.5	109	91	19.8	6452

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Table 15 - Calgary Metropolitan Area
Single Family Housing Under Construction by Month and House Type: Year to Date 2008

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	8	4	100.0	0	0	.	178	36	394.4	4540	6387	-28.9	4726
February	13	4	225.0	2	0	.	314	25	1156.0	3872	6130	-36.8	4201
March	13	4	225.0	2	0	.	333	21	1485.7	3540	6172	-42.6	3888
April	12	4	200.0	2	0	.	339	13	2507.7	3355	6148	-45.4	3708
May	15	5	200.0	3	2	50.0	505	69	631.9	3045	5933	-48.7	3568
June	11	5	120.0	3	2	50.0	501	65	670.8	2931	5741	-49.0	3446
July	15	4	275.0	3	2	50.0	545	59	823.7	2815	5757	-51.1	3378
August	16	3	433.3	2	2	0.0	604	49	1132.7	2497	5661	-55.9	3119
September	18	2	800.0	1	2	-50.0	677	41	1551.2	2237	5743	-61.1	2933
October	20	2	900.0	2	2	0.0	654	32	1943.8	2101	5754	-63.5	2777
November	16	6	166.7	2	1	100.0	690	116	494.8	2053	5475	-62.5	2761
December	0	8	.	0	0	.	0	151	.	0	4951	.	0

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Table 16 - Calgary Metropolitan Area
Multiple Family Housing Starts by Month, Type and Tenure: Year to Date - 2008

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	56	0	0	0	38	254	292	0	348
February	70	0	104	104	63	352	415	0	589
March	88	0	0	0	144	2420	2564	0	2652
April	76	0	0	0	43	641	684	0	760
May	86	0	0	0	131	796	927	0	1013
June	42	0	0	0	31	54	85	0	127
July	34	0	0	0	51	361	412	0	446
August	62	0	0	0	32	166	198	0	260
September	66	0	0	0	48	151	199	0	265
October	30	0	20	20	48	136	184	0	234
November	38	0	150	150	33	4	37	12	237
December	0	0	0	0	0	0	0	0	0
Total	648	0	274	274	662	5335	5997	12	6931

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Table 17 - Calgary Metropolitan Area
Multiple Family Housing Completions by Month, Type and Tenure: Year to Date - 2008

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	100	0	69	69	72	510	582	7	758
February	174	0	4	4	215	357	572	18	768
March	36	0	0	0	141	108	249	18	303
April	88	0	0	0	164	309	473	12	573
May	68	0	0	0	11	576	587	0	655
June	90	0	0	0	170	108	278	0	368
July	60	0	0	0	39	279	318	0	378
August	86	0	191	191	21	517	538	0	815
September	78	0	0	0	187	261	448	0	526
October	124	0	0	0	77	1117	1194	0	1318
November	56	0	16	16	176	206	382	0	454
December	0	0	0	0	0	0	0	0	0
Total	960	0	280	280	1273	4348	5621	55	6916

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Table 18 - Calgary Metropolitan Area
Multiple Family Housing Under Construction by Month, Type and Tenure: Year to Date - 2008

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	932	0	61	61	1436	6719	8155	52	9200
February	828	0	161	161	1284	6718	8002	30	9021
March	880	0	161	161	1287	9030	10317	12	11370
April	868	0	311	311	1166	9212	10378	0	11557
May	886	0	311	311	1286	9432	10718	0	11915
June	838	0	311	311	1147	9378	10525	0	11674
July	812	0	311	311	1159	9460	10619	0	11742
August	788	0	120	120	1170	9109	10279	0	11187
September	776	0	120	120	1031	8250	9281	0	10177
October	684	0	140	140	1002	7271	8273	0	9097
November	666	0	274	274	875	7053	7928	12	8880
December	0	0	0	0	0	0	0	0	0

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Table 19 - Calgary Metropolitan Area
Complete and Unabsorbed Units by Zone and Type
For the Month of: NOV 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	21	1	2000.0	54	43	25.6	75	44	70.5
East	3	0	.	0	0	.	3	0	.
North	110	72	52.8	42	6	600.0	152	78	94.9
North East	51	14	264.3	29	7	314.3	80	21	281.0
North West	36	27	33.3	35	4	775.0	71	31	129.0
South	21	7	200.0	6	0	.	27	7	285.7
South East	241	99	143.4	12	5	140.0	253	104	143.3
South West	46	39	18.0	45	22	104.6	91	61	49.2
West	56	62	-9.7	61	8	662.5	117	70	67.1
Total Calgary City	585	321	82.2	284	95	199.0	869	416	108.9
Airdrie	52	50	4.0	14	17	-17.7	66	67	-1.5
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	10	7	42.9	4	4	0.0	14	11	27.3
Cochrane	31	19	63.2	4	0	.	35	19	84.2
Crossfield	0	0	.	10	17	-41.2	10	17	-41.2
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	10	9	11.1	13	1	1200.0	23	10	130.0
Total Rural Municipalities	103	85	21.2	45	39	15.4	148	124	19.4
Grand Total	688	406	69.46	329	134	145.52	1017	540	88.33

Calgary Residential Construction Digest

**Table 20 - Calgary Metropolitan Area
Complete and Unabsorbed Units by Month and Type
Year to Date 2008**

Month	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
January	463	436	6.2	242	86	181.4	705	522	35.1
February	498	434	14.8	281	90	212.2	779	524	48.7
March	613	421	45.6	261	85	207.1	874	506	72.7
April	590	391	50.9	240	90	166.7	830	481	72.6
May	587	392	49.7	222	97	128.9	809	489	65.4
June	586	400	46.5	235	111	111.7	821	511	60.7
July	571	418	36.6	254	99	156.6	825	517	59.6
August	609	419	45.4	217	109	99.1	826	528	56.4
September	660	410	61.0	232	113	105.3	892	523	70.6
October	662	401	65.1	323	134	141.0	985	535	84.1
November	688	406	69.5	329	134	145.5	1017	540	88.3
December	0	422	.	0	146	.	0	568	.

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Table 21 - Calgary Metropolitan Area

Complete and Unabsorbed Single Units by Zone and House Type

For the Month of: NOV 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	18	1	1700.0	3	0	.	21
East	0	0	.	0	0	.	3	0	.	0	0	.	3
North	2	6	-66.7	0	2	-100.0	107	62	72.6	1	2	-50.0	110
North East	1	0	.	0	0	.	49	14	250.0	1	0	.	51
North West	2	1	100.0	0	0	.	34	26	30.8	0	0	.	36
South	0	0	.	0	0	.	20	7	185.7	1	0	.	21
South East	10	8	25.0	1	1	0.0	222	87	155.2	8	3	166.7	241
South West	1	1	0.0	0	0	.	44	38	15.8	1	0	.	46
West	3	2	50.0	0	0	.	53	60	-11.7	0	0	.	56
Total Calgary City	19	18	5.6	1	3	-66.7	550	295	86.4	15	5	200.0	585
Airdrie	5	5	0.0	0	0	.	46	44	4.6	1	1	0.0	52
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	1	0	.	0	0	.	6	7	-14.3	3	0	.	10
Cochrane	5	3	66.7	0	0	.	26	16	62.5	0	0	.	31
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	2	3	-33.3	0	0	.	8	6	33.3	0	0	.	10
Total Rural Municipalities	13	11	18.2	0	0	.	86	73	17.8	4	1	300.0	103
Grand Total	32	29	10.34	1	3	-66.67	636	368	72.83	19	6	216.67	688

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Table 22 - Calgary Metropolitan Area

Complete and Unabsorbed Single Units by Month and House Type

Year to Date 2008

Month	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
January	27	37	-27.0	4	5	-20.0	424	385	10.1	8	9	-11.1	463
February	26	36	-27.8	3	6	-50.0	460	385	19.5	9	7	28.6	498
March	28	34	-17.7	3	4	-25.0	572	374	52.9	10	9	11.1	613
April	30	33	-9.1	3	3	0.0	547	348	57.2	10	7	42.9	590
May	29	33	-12.1	3	3	0.0	546	350	56.0	9	6	50.0	587
June	30	36	-16.7	2	3	-33.3	544	354	53.7	10	7	42.9	586
July	27	33	-18.2	2	4	-50.0	533	376	41.8	9	5	80.0	571
August	31	31	0.0	2	4	-50.0	566	377	50.1	10	7	42.9	609
September	33	32	3.1	1	3	-66.7	616	370	66.5	10	5	100.0	660
October	35	31	12.9	1	3	-66.7	616	361	70.6	10	6	66.7	662
November	32	29	10.3	1	3	-66.7	636	368	72.8	19	6	216.7	688
December	0	28	.	0	3	.	0	385	.	0	6	.	0

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Table 23 - Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Zone, Type and Tenure
For the Month of: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	34	0	0	0	4	16	20	0	54
East	0	0	0	0	0	0	0	0	0
North	38	0	0	0	4	0	4	0	42
North East	2	0	0	0	16	11	27	0	29
North West	10	0	0	0	10	15	25	0	35
South	4	0	0	0	2	0	2	0	6
South East	6	0	0	0	0	6	6	0	12
South West	8	0	0	0	6	31	37	0	45
West	10	0	0	0	51	0	51	0	61
Total Calgary City	112	0	0	0	93	79	172	0	284
Airdrie	4	0	8	8	2	0	2	0	14
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	4	0	0	0	0	0	0	0	4
Cochrane	4	0	0	0	0	0	0	0	4
Crossfield	0	0	0	0	0	10	10	0	10
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	13	0	13	0	13
Total Rural Municipalities	12	0	8	8	15	10	25	0	45
Grand Total	124	0	8	8	108	89	197	0	329

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**Table 24 - Calgary Metropolitan Area
Complete and Unabsorbed Multiple Units by Month, Type and Tenure
Year to Date 2008**

Month	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
January	102	0	77	77	11	52	63	0	242
February	135	0	77	77	16	53	69	0	281
March	120	0	77	77	16	48	64	0	261
April	111	0	77	77	20	32	52	0	240
May	104	0	68	68	17	33	50	0	222
June	103	0	68	68	18	46	64	0	235
July	120	0	68	68	18	48	66	0	254
August	139	0	8	8	18	52	70	0	217
September	139	0	8	8	47	38	85	0	232
October	142	0	8	8	82	91	173	0	323
November	124	0	8	8	108	89	197	0	329
December	0	0	0	0	0	0	0	0	0

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Table 25 - Calgary Metropolitan Area

Single Units Unabsorbed by Zone and Months Since Completion

As of Month End: NOV 2008

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	7	1	1	0	2	0	2	0	0	8	0	0	0	21
East	3	0	0	0	0	0	0	0	0	0	0	0	0	3
North	6	7	21	15	11	10	4	1	0	0	2	0	33	110
North East	10	7	9	3	5	1	0	2	2	0	1	0	11	51
North West	6	5	5	4	2	1	1	0	0	4	1	0	7	36
South	1	1	0	0	0	0	4	0	14	0	0	0	1	21
South East	13	14	9	19	3	11	2	1	114	1	0	5	49	241
South West	7	11	4	2	1	1	0	0	4	5	0	0	11	46
West	13	4	4	8	0	6	0	2	3	4	2	0	10	56
Total Calgary City	66	50	53	51	24	30	13	6	137	22	6	5	122	585
Airdrie	4	6	0	1	0	0	0	0	1	4	0	0	36	52
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	5	0	0	0	1	2	1	0	0	0	0	0	1	10
Cochrane	0	6	13	1	0	0	2	0	1	0	0	0	8	31
Crossfield	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	0	5	0	0	0	0	1	0	1	0	0	0	3	10
Total Rural Municipalities	9	17	13	2	1	2	4	0	3	4	0	0	48	103
Grand Total	75	67	66	53	25	32	17	6	140	26	6	5	170	688

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Table 26 - Calgary Metropolitan Area

Multiple Units Unabsorbed by Zone and Months Since Completion

As of Month End: NOV 2008

Area	<1	1	2	3	4	5	6	7	8	9	10	11	12+	Total
Zone Not Coded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Centre	10	19	2	2	2	0	0	2	2	14	0	0	1	54
East	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North	0	16	4	3	10	6	0	0	0	0	0	3	0	42
North East	23	0	4	0	0	2	0	0	0	0	0	0	0	29
North West	5	15	0	2	0	0	2	3	0	4	0	2	2	35
South	1	0	1	4	0	0	0	0	0	0	0	0	0	6
South East	0	0	0	2	1	6	2	0	0	0	1	0	0	12
South West	0	30	4	0	1	0	1	0	2	3	0	0	4	45
West	7	26	17	0	0	0	0	0	2	4	0	5	0	61
Total Calgary City	46	106	32	13	14	14	5	5	6	25	1	10	7	284
Airdrie	0	0	0	0	2	0	0	0	0	2	0	0	10	14
Beiseker	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	2	0	0	0	0	0	2	4
Cochrane	0	0	2	0	0	0	0	0	0	2	0	0	0	4
Crossfield	0	0	0	0	0	0	0	0	0	0	0	0	10	10
Irricana	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD Rockyview	0	13	0	0	0	0	0	0	0	0	0	0	0	13
Total Rural Municipalities	0	13	2	0	2	0	2	0	0	4	0	0	22	45
Grand Total	46	119	34	13	16	14	7	5	6	29	1	10	29	329

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Table 27 - Calgary Metropolitan Area
Single-Detached Dwellings Unabsorbed by Zone and Price Range
For the Month of: NOV 2008

Area	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	2	4	2	13	21
East	0	0	0	3	0	0	3
North	0	18	44	32	12	4	110
North East	4	19	23	5	0	0	51
North West	0	1	9	6	3	17	36
South	0	1	3	12	3	2	21
South East	6	44	114	47	13	17	241
South West	2	13	9	15	6	1	46
West	0	0	2	3	4	47	56
Total Calgary City	12	96	206	127	43	101	585
Airdrie	13	11	18	7	3	0	52
Beiseker	0	0	0	0	0	0	0
Chestermere	0	0	1	4	1	4	10
Cochrane	0	7	4	6	3	11	31
Crossfield	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0
MD Rockyview	0	1	2	1	2	4	10
Total Rural Municipalities	13	19	25	18	9	19	103
Grand Total	25	115	231	145	52	120	688

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**Table 28 - Calgary Metropolitan Area
Single-Detached Dwellings Unabsorbed by Month and Price Range
Year-to-Date 2008**

Month	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
January	60	122	125	54	31	71	463
February	52	114	132	54	39	107	498
March	49	109	201	99	44	111	613
April	54	104	192	98	38	104	590
May	51	95	196	101	44	100	587
June	37	94	203	108	41	103	586
July	34	92	197	110	38	100	571
August	29	100	217	119	40	104	609
September	28	118	233	126	42	113	660
October	27	111	230	132	50	112	662
November	25	115	231	145	52	120	688
December	0	0	0	0	0	0	0

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Table 29a - Calgary Metropolitan Area

Single-Detached Dwellings Absorbed by Zone and Price Range for the Month of: NOV 2008

Area	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	0	1	3	2	22	28
East	0	1	3	5	2	0	11
North	0	2	7	5	1	2	17
North East	0	11	6	1	0	0	18
North West	0	2	2	1	2	7	14
South	0	0	0	1	1	0	2
South East	2	28	32	6	4	10	82
South West	0	15	13	4	1	3	36
West	0	1	0	1	6	26	34
Total Calgary City	2	60	64	27	19	70	242
Airdrie	1	13	14	9	2	3	42
Beiseker	0	0	0	0	0	0	0
Chestermere	0	1	3	4	1	0	9
Cochrane	0	4	3	7	0	0	14
Crossfield	2	2	0	0	0	0	4
Irricana	1	0	0	0	0	0	1
MD Rockyview	0	1	3	0	3	8	15
Total Rural Municipalities	4	21	23	20	6	11	85
Grand Total	6	81	87	47	25	81	327

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Table 29b - Calgary Metropolitan Area
Single-Detached Dwellings Absorbed by Zone and Price Range: Year-to-Date 2008

Area	Under \$300,000	\$300,000 to \$399,999	\$400,000 to \$499,999	\$500,000 to \$599,999	\$600,000 to \$699,999	\$700,000 and Over	Total
Zone Not Coded	0	0	0	0	0	0	0
Centre	0	4	4	13	29	232	282
East	0	1	3	25	14	6	49
North	17	125	277	265	47	39	770
North East	12	139	93	14	2	3	263
North West	0	14	76	124	77	106	397
South	0	5	29	43	18	35	130
South East	11	322	610	211	83	106	1343
South West	5	283	354	172	57	23	894
West	2	7	9	38	90	343	489
Total Calgary City	47	900	1455	905	417	893	4617
Airdrie	7	270	297	118	37	11	740
Beiseker	0	0	1	0	0	0	1
Chestermere	0	28	72	83	26	12	221
Cochrane	3	40	87	59	19	23	231
Crossfield	2	8	5	0	0	0	15
Irricana	1	0	4	0	0	0	5
MD Rockyview	1	35	61	72	36	150	355
Total Rural Municipalities	14	381	527	332	118	196	1568
Grand Total	61	1281	1982	1237	535	1089	6185

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Table 30a - Calgary Metropolitan Area

Absorbed Units by Zone and Type

For the Month of: NOV 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	28	15	86.7	192	51	276.5	220	66	233.3
East	11	0	.	0	0	.	11	0	.
North	17	120	-85.8	60	2	2900.0	77	122	-36.9
North East	18	43	-58.1	56	4	1300.0	74	47	57.5
North West	14	43	-67.4	26	8	225.0	40	51	-21.6
South	2	18	-88.9	7	0	.	9	18	-50.0
South East	82	147	-44.2	73	36	102.8	155	183	-15.3
South West	36	151	-76.2	10	26	-61.5	46	177	-74.0
West	34	80	-57.5	18	3	500.0	52	83	-37.4
Total Calgary City	242	617	-60.8	442	130	240.0	684	747	-8.4
Airdrie	42	68	-38.2	4	47	-91.5	46	115	-60.0
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	9	25	-64.0	0	3	-100.0	9	28	-67.9
Cochrane	14	23	-39.1	2	0	.	16	23	-30.4
Crossfield	4	3	33.3	0	0	.	4	3	33.3
Irricana	1	0	.	0	0	.	1	0	.
MD Rockyview	15	42	-64.3	0	0	.	15	42	-64.3
Total Rural Municipalities	85	161	-47.2	6	50	-88.0	91	211	-56.9
Grand Total	327	778	-57.97	448	180	148.89	775	958	-19.1

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Table 30b - Calgary Metropolitan Area

Absorbed Units by Zone and Type

Year to Date 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	282	204	38.2	1716	534	221.4	1998	738	170.7
East	49	0	.	73	22	231.8	122	22	454.6
North	770	1181	-34.8	747	324	130.6	1517	1505	0.8
North East	263	722	-63.6	394	320	23.1	657	1042	-37.0
North West	397	772	-48.6	236	363	-35.0	633	1135	-44.2
South	130	193	-32.6	464	169	174.6	594	362	64.1
South East	1343	1674	-19.8	571	488	17.0	1914	2162	-11.5
South West	894	924	-3.3	1090	239	356.1	1984	1163	70.6
West	489	842	-41.9	597	519	15.0	1086	1361	-20.2
Total Calgary City	4617	6512	-29.1	5888	2978	97.7	10505	9490	10.7
Airdrie	740	830	-10.8	459	519	-11.6	1199	1349	-11.1
Beiseker	1	2	-50.0	0	0	.	1	2	-50.0
Chestermere	221	392	-43.6	56	131	-57.3	277	523	-47.0
Cochrane	231	172	34.3	32	100	-68.0	263	272	-3.3
Crossfield	15	34	-55.9	9	4	125.0	24	38	-36.8
Irricana	5	5	0.0	4	2	100.0	9	7	28.6
MD Rockyview	355	362	-1.9	30	18	66.7	385	380	1.3
Total Rural Municipalities	1568	1797	-12.7	590	774	-23.8	2158	2571	-16.1
Grand Total	6185	8309	-25.56	6478	3752	72.65	12663	12061	4.99

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**Table 31a - Calgary Metropolitan Area
Absorbed Single Units by Zone and House Type
For the Month of: NOV 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	26	14	85.7	2	1	100.0	28
East	0	0	.	0	0	.	11	0	.	0	0	.	11
North	0	1	-100.0	0	1	-100.0	17	117	-85.5	0	1	-100.0	17
North East	1	0	.	0	0	.	9	42	-78.6	8	1	700.0	18
North West	2	3	-33.3	0	0	.	11	40	-72.5	1	0	.	14
South	0	0	.	0	0	.	2	18	-88.9	0	0	.	2
South East	7	2	250.0	1	1	0.0	71	136	-47.8	3	8	-62.5	82
South West	2	3	-33.3	0	1	-100.0	34	147	-76.9	0	0	.	36
West	4	3	33.3	0	0	.	30	77	-61.0	0	0	.	34
Total Calgary City	16	12	33.3	1	3	-66.7	211	591	-64.3	14	11	27.3	242
Airdrie	0	3	-100.0	0	0	.	42	65	-35.4	0	0	.	42
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	1	-100.0	6	24	-75.0	3	0	.	9
Cochrane	0	5	-100.0	0	1	-100.0	14	17	-17.7	0	0	.	14
Crossfield	4	3	33.3	0	0	.	0	0	.	0	0	.	4
Irricana	0	0	.	0	0	.	1	0	.	0	0	.	1
MD Rockyview	6	9	-33.3	0	0	.	9	33	-72.7	0	0	.	15
Total Rural Municipalities	10	20	-50.0	0	2	-100.0	72	139	-48.2	3	0	.	85
Grand Total	26	32	-18.75	1	5	-80	283	730	-61.23	17	11	54.55	327

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**Table 31b - Calgary Metropolitan Area
Absorbed Single Units by Zone and House Type
Year to Date 2008**

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	4	2	100.0	3	0	.	267	200	33.5	8	2	300.0	282
East	5	0	.	0	0	.	44	0	.	0	0	.	49
North	17	15	13.3	2	7	-71.4	734	1147	-36.0	17	12	41.7	770
North East	2	4	-50.0	1	10	-90.0	232	684	-66.1	28	24	16.7	263
North West	20	43	-53.5	0	2	-100.0	376	727	-48.3	1	0	.	397
South	7	3	133.3	0	0	.	122	190	-35.8	1	0	.	130
South East	76	82	-7.3	3	6	-50.0	1240	1546	-19.8	24	40	-40.0	1343
South West	14	21	-33.3	2	12	-83.3	871	884	-1.5	7	7	0.0	894
West	33	50	-34.0	3	2	50.0	446	787	-43.3	7	3	133.3	489
Total Calgary City	178	220	-19.1	14	39	-64.1	4332	6165	-29.7	93	88	5.7	4617
Airdrie	32	52	-38.5	1	12	-91.7	707	762	-7.2	0	4	-100.0	740
Beiseker	0	0	.	0	0	.	1	2	-50.0	0	0	.	1
Chestermere	3	23	-87.0	3	3	0.0	212	366	-42.1	3	0	.	221
Cochrane	38	47	-19.2	0	2	-100.0	193	123	56.9	0	0	.	231
Crossfield	5	12	-58.3	0	0	.	10	22	-54.6	0	0	.	15
Irricana	1	2	-50.0	0	0	.	4	3	33.3	0	0	.	5
MD Rockyview	86	57	50.9	1	0	.	268	303	-11.6	0	2	-100.0	355
Total Rural Municipalities	165	193	-14.5	5	17	-70.6	1395	1581	-11.8	3	6	-50.0	1568
Grand Total	343	413	-16.95	19	56	-66.07	5727	7746	-26.07	96	94	2.13	6185

Calgary Residential Construction Digest

Table 32a - Calgary Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure
For the Month of: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	43	0	0	0	7	142	149	0	192
East	0	0	0	0	0	0	0	0	0
North	1	0	0	0	59	0	59	0	60
North East	0	0	0	0	7	49	56	0	56
North West	4	0	0	0	22	0	22	0	26
South	2	0	0	0	5	0	5	0	7
South East	14	0	0	0	42	17	59	0	73
South West	4	0	0	0	6	0	6	0	10
West	0	0	16	16	2	0	2	0	18
Total Calgary City	68	0	16	16	150	208	358	0	442
Airdrie	4	0	0	0	0	0	0	0	4
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	2	0	0	0	0	0	0	0	2
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	6	0	0	0	0	0	0	0	6
Grand Total	74	0	16	16	150	208	358	0	448

Calgary Residential Construction Digest

Table 32b - Calgary Metropolitan Area
Absorbed Multiple Units by Zone, Type and Tenure
Year to Date 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	356	0	13	13	7	1340	1347	0	1716
East	10	0	0	0	0	63	63	0	73
North	52	0	0	0	244	451	695	0	747
North East	17	0	0	0	137	240	377	0	394
North West	69	0	0	0	41	126	167	0	236
South	2	0	0	0	82	380	462	0	464
South East	93	0	0	0	145	282	427	51	571
South West	100	0	0	0	44	946	990	0	1090
West	20	0	16	16	227	334	561	0	597
Total Calgary City	719	0	29	29	927	4162	5089	51	5888
Airdrie	147	0	0	0	192	120	312	0	459
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	26	0	0	0	30	0	30	0	56
Cochrane	24	0	0	0	8	0	8	0	32
Crossfield	2	0	0	0	0	7	7	0	9
Irricana	4	0	0	0	0	0	0	0	4
MD Rockyview	11	0	0	0	19	0	19	0	30
Total Rural Municipalities	214	0	0	0	249	127	376	0	590
Grand Total	933	0	29	29	1176	4289	5465	51	6478

Calgary Residential Construction Digest

Table 33a - Calgary Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type
Average and Median Price: NOV 2008

Area	Bungalow		Split Level		Two-Story		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded	.	.	.	.	1,060,696	932,575	.	.	.	.
Centre	.	.	.	.	519,289	546,180	.	.	519,289	546,180
East	.	.	.	.	506,752	455,929	.	.	506,752	455,929
North	.	.	.	.	430,316	440,350	357,078	351,073	401,472	375,109
North East	497,028	497,028	.	.	672,805	683,542	400,000	400,000	706,272	701,647
North West	1,043,472	1,043,472	.	.	572,424	572,424	.	.	572,424	572,424
South	.	.	.	.	498,511	424,467	350,876	341,404	492,207	418,694
South East	511,088	395,158	336,437	336,437	446,996	419,508	.	.	451,649	419,508
South West	530,747	530,747	.	.	943,436	924,065	.	.	971,927	955,348
West	1,185,611	1,226,820	.	.	.	.	.	.	.	.
Total Calgary City	747,845	609,364	336,437	336,437	631,369	500,766	588,875	362,409	635,393	495,375
Airdrie	.	.	.	.	481,274	456,050	.	.	481,274	456,050
Beiseker	.	.	.	.	514,190	542,500	454,500	422,800	494,293	522,000
Chestermere	.	.	.	.	475,329	501,500	.	.	475,329	501,500
Cochrane	.	.	.	.	265,000	265,000	.	.	318,500	307,000
Crossfield	318,500	307,000	.	.	1,103,134	895,000	.	.	265,000	265,000
Irricana	.	.	.	.	.	.	.	.	1,001,714	725,000
MD Rockyview	849,583	547,250	.	.	.	.	.	.	.	.
Total Rural Municipalities	637,150	392,000	.	.	557,589	491,150	454,500	422,800	563,311	473,700
Grand Total	705,270	486,058	336,437	336,437	612,598	497,500	565,162	374,878	616,656	489,300

Calgary Residential Construction Digest

Table 33b - Calgary Metropolitan Area
Absorbed Single-Detached Units by Zone and House Type
Average and Median Price: Year to Date 2008

Area	Bungalow		Split Level		Two-Story		Other		Total	
	Average	Median	Average	Median	Average	Median	Average	Median	Average	Median
Zone Not Coded										
Centre	956,031	904,605	2,306,433	2,700,000	1,185,892	914,500	1,785,874	1,422,500	1,211,573	935,440
East	689,605	669,000	.	.	585,850	582,331	.	.	596,437	587,500
North	511,701	418,626	345,338	345,338	501,137	494,601	327,158	343,067	497,124	490,842
North East	409,018	409,018	342,222	342,222	407,400	396,611	365,882	359,066	402,744	388,871
North West	817,450	826,873	.	.	638,162	579,491	400,000	400,000	646,594	581,000
South	995,250	998,652	.	.	637,450	539,663	1,022,000	1,022,000	659,674	553,320
South East	639,130	546,371	382,440	360,883	482,704	447,119	378,307	355,601	489,466	447,042
South West	522,391	486,603	368,243	368,243	460,262	445,999	374,862	350,515	460,360	444,950
West	1,144,794	1,197,700	1,325,054	1,340,961	898,897	797,993	1,150,164	1,149,834	921,703	820,979
Total Calgary City	751,519	677,370	986,512	420,338	582,370	492,555	551,289	363,669	589,491	492,892
Airdrie	480,604	454,705	521,600	521,600	442,784	427,000	.	.	444,526	427,800
Beiseker	.	.	.	.	419,500	419,500	.	.	419,500	419,500
Chestermere	535,202	489,007	448,833	467,200	528,759	510,800	454,500	422,800	526,753	510,000
Cochrane	595,367	560,965	.	.	495,427	479,877	.	.	511,868	481,803
Crossfield	318,700	319,000	.	.	386,596	407,250	.	.	363,964	365,000
Irricana	419,500	419,500	.	.	391,125	415,000	.	.	396,800	419,000
MD Rockyview	634,737	526,150	660,000	660,000	913,481	747,250	.	.	845,240	618,400
Total Rural Municipalities	583,087	507,387	505,620	481,500	552,993	471,920	454,500	422,800	555,820	475,000
Grand Total	670,495	567,000	859,961	467,200	575,215	486,768	548,265	366,713	580,955	487,568

Calgary Residential Construction Digest

Table 34a - Calgary Metropolitan Area
Absorbed Units from Inventory by Zone and Type
For the Month of: NOV 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	4	0	.	15	5	200.0	19	5	280.0
East	2	0	.	0	0	.	2	0	.
North	4	0	.	1	0	.	5	0	.
North East	7	5	40.0	0	0	.	7	5	40.0
North West	3	9	-66.7	2	0	.	5	9	-44.4
South	0	0	.	0	0	.	0	0	.
South East	11	6	83.3	20	0	.	31	6	416.7
South West	5	0	.	2	2	0.0	7	2	250.0
West	10	3	233.3	0	3	-100.0	10	6	66.7
Total Calgary City	46	23	100.0	40	10	300.0	86	33	160.6
Airdrie	1	4	-75.0	0	0	.	1	4	-75.0
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	2	0	.	0	1	-100.0	2	1	100.0
Cochrane	0	0	.	0	0	.	0	0	.
Crossfield	0	0	.	0	0	.	0	0	.
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	0	0	.	0	0	.	0	0	.
Total Rural Municipalities	3	4	-25.0	0	1	-100.0	3	5	-40.0
Grand Total	49	27	81.48	40	11	263.64	89	38	134.21

Calgary Residential Construction Digest

Table 34b - Calgary Metropolitan Area
Absorbed Units from Inventory by Zone and Type
Year to Date 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	42	0	.	163	40	307.5	205	40	412.5
East	2	0	.	3	0	.	5	0	.
North	118	86	37.2	18	29	-37.9	136	115	18.3
North East	66	55	20.0	11	17	-35.3	77	72	6.9
North West	31	40	-22.5	10	1	900.0	41	41	0.0
South	8	9	-11.1	0	0	.	8	9	-11.1
South East	125	76	64.5	49	5	880.0	174	81	114.8
South West	52	60	-13.3	30	12	150.0	82	72	13.9
West	103	36	186.1	10	7	42.9	113	43	162.8
Total Calgary City	547	362	51.1	294	111	164.9	841	473	77.8
Airdrie	13	37	-64.9	1	5	-80.0	14	42	-66.7
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	6	8	-25.0	2	1	100.0	8	9	-11.1
Cochrane	11	3	266.7	0	2	-100.0	11	5	120.0
Crossfield	0	0	.	7	1	600.0	7	1	600.0
Irricana	0	0	.	0	0	.	0	0	.
MD Rockyview	3	7	-57.1	1	1	0.0	4	8	-50.0
Total Rural Municipalities	33	55	-40.0	11	10	10.0	44	65	-32.3
Grand Total	580	417	39.1	305	121	152.1	885	538	64.5

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Table 35a - Calgary Metropolitan Area

Absorbed Single Units from Inventory by Zone and House Type

For the Month of: NOV 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	4	0	.	0	0	.	4
East	0	0	.	0	0	.	2	0	.	0	0	.	2
North	0	0	.	0	0	.	4	0	.	0	0	.	4
North East	1	0	.	0	0	.	6	5	20.0	0	0	.	7
North West	0	1	-100.0	0	0	.	3	8	-62.5	0	0	.	3
South	0	0	.	0	0	.	0	0	.	0	0	.	0
South East	2	0	.	0	0	.	9	6	50.0	0	0	.	11
South West	0	0	.	0	0	.	5	0	.	0	0	.	5
West	1	0	.	0	0	.	9	3	200.0	0	0	.	10
Total Calgary City	4	1	300.0	0	0	.	42	22	90.9	0	0	.	46
Airdrie	0	0	.	0	0	.	1	4	-75.0	0	0	.	1
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	0	.	2	0	.	0	0	.	2
Cochrane	0	0	.	0	0	.	0	0	.	0	0	.	0
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	0	0	.	0	0	.	0	0	.	0	0	.	0
Total Rural Municipalities	0	0	.	0	0	.	3	4	-25.0	0	0	.	3
Grand Total	4	1	300.0	0	0	.	45	26	73.1	0	0	.	49

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Table 35b - Calgary Metropolitan Area

Absorbed Single Units from Inventory by Zone and House Type

Year to Date 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	42	0	.	0	0	.	42
East	0	0	.	0	0	.	2	0	.	0	0	.	2
North	6	2	200.0	2	0	.	108	84	28.6	2	0	.	118
North East	1	1	0.0	0	1	-100.0	62	50	24.0	3	3	0.0	66
North West	0	3	-100.0	0	1	-100.0	31	36	-13.9	0	0	.	31
South	0	0	.	0	0	.	8	9	-11.1	0	0	.	8
South East	7	6	16.7	0	2	-100.0	117	65	80.0	1	3	-66.7	125
South West	1	2	-50.0	0	1	-100.0	51	54	-5.6	0	3	-100.0	52
West	4	3	33.3	1	0	.	96	33	190.9	2	0	.	103
Total Calgary City	19	17	11.8	3	5	-40.0	517	331	56.2	8	9	-11.1	547
Airdrie	0	2	-100.0	0	0	.	13	31	-58.1	0	4	-100.0	13
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	0	.	6	8	-25.0	0	0	.	6
Cochrane	2	3	-33.3	0	0	.	9	0	.	0	0	.	11
Crossfield	0	0	.	0	0	.	0	0	.	0	0	.	0
Irricana	0	0	.	0	0	.	0	0	.	0	0	.	0
MD Rockyview	0	2	-100.0	0	0	.	3	5	-40.0	0	0	.	3
Total Rural Municipalities	2	7	-71.4	0	0	.	31	44	-29.6	0	4	-100.0	33
Grand Total	21	24	-12.5	3	5	-40.0	548	375	46.1	8	13	-38.5	580

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Table 36a - Calgary Metropolitan Area
Absorbed Multiple Units from Inventory by Zone, Type and Tenure
For the Month of: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	15	0	0	0	0	0	0	0	15
East	0	0	0	0	0	0	0	0	0
North	1	0	0	0	0	0	0	0	1
North East	0	0	0	0	0	0	0	0	0
North West	2	0	0	0	0	0	0	0	2
South	0	0	0	0	0	0	0	0	0
South East	0	0	0	0	3	17	20	0	20
South West	2	0	0	0	0	0	0	0	2
West	0	0	0	0	0	0	0	0	0
Total Calgary City	20	0	0	0	3	17	20	0	40
Airdrie	0	0	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	0	0	0	0	0	0	0	0	0
Grand Total	20	0	0	0	3	17	20	0	40

Calgary Residential Construction Digest

Table 36b - Calgary Metropolitan Area
Absorbed Multiple Units from Inventory by Zone, Type and Tenure
Year to Date 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	106	0	9	9	0	48	48	0	163
East	3	0	0	0	0	0	0	0	3
North	18	0	0	0	0	0	0	0	18
North East	11	0	0	0	0	0	0	0	11
North West	7	0	0	0	1	2	3	0	10
South	0	0	0	0	0	0	0	0	0
South East	13	0	0	0	3	33	36	0	49
South West	27	0	0	0	3	0	3	0	30
West	8	0	0	0	2	0	2	0	10
Total Calgary City	193	0	9	9	9	83	92	0	294
Airdrie	1	0	0	0	0	0	0	0	1
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	2	0	0	0	0	0	0	0	2
Cochrane	0	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	7	7	0	7
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	1	0	0	0	0	0	0	0	1
Total Rural Municipalities	4	0	0	0	0	7	7	0	11
Grand Total	197	0	9	9	9	90	99	0	305

Calgary Residential Construction Digest

**Table 37a - Calgary Metropolitan Area
Absorbed Units at Completion by Zone and Type
For the Month of: NOV 2008**

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	24	15	60.0	177	46	284.8	201	61	229.5
East	9	0	.	0	0	.	9	0	.
North	13	120	-89.2	59	2	2850.0	72	122	-41.0
North East	11	38	-71.1	56	4	1300.0	67	42	59.5
North West	11	34	-67.7	24	8	200.0	35	42	-16.7
South	2	18	-88.9	7	0	.	9	18	-50.0
South East	71	141	-49.7	53	36	47.2	124	177	-29.9
South West	31	151	-79.5	8	24	-66.7	39	175	-77.7
West	24	77	-68.8	18	0	.	42	77	-45.5
Total Calgary City	196	594	-67.0	402	120	235.0	598	714	-16.3
Airdrie	41	64	-35.9	4	47	-91.5	45	111	-59.5
Beiseker	0	0	.	0	0	.	0	0	.
Chestermere	7	25	-72.0	0	2	-100.0	7	27	-74.1
Cochrane	14	23	-39.1	2	0	.	16	23	-30.4
Crossfield	4	3	33.3	0	0	.	4	3	33.3
Irricana	1	0	.	0	0	.	1	0	.
MD Rockyview	15	42	-64.3	0	0	.	15	42	-64.3
Total Rural Municipalities	82	157	-47.8	6	49	-87.8	88	206	-57.3
Grand Total	278	751	-63.0	408	169	141.4	686	920	-25.4

Calgary Residential Construction Digest

Table 37b - Calgary Metropolitan Area
Absorbed Units at Completion by Zone and Type
Year to Date 2008

Area	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Zone Not Coded	0	0	.	0	0	.	0	0	.
Centre	240	204	17.7	1557	494	215.2	1797	698	157.5
East	47	0	.	70	22	218.2	117	22	431.8
North	653	1096	-40.4	729	295	147.1	1382	1391	-0.7
North East	197	667	-70.5	383	303	26.4	580	970	-40.2
North West	366	732	-50.0	226	362	-37.6	592	1094	-45.9
South	122	184	-33.7	464	169	174.6	586	353	66.0
South East	1218	1598	-23.8	522	483	8.1	1740	2081	-16.4
South West	841	864	-2.7	1060	227	367.0	1901	1091	74.2
West	386	806	-52.1	737	512	44.0	1123	1318	-14.8
Total Calgary City	4,070	6151	-33.8	5748	2867	100.5	9818	9018	8.9
Airdrie	727	793	-8.3	458	514	-10.9	1185	1307	-9.3
Beiseker	1	2	-50.0	0	0	.	1	2	-50.0
Chestermere	215	384	-44.0	54	130	-58.5	269	514	-47.7
Cochrane	220	169	30.2	32	98	-67.4	252	267	-5.6
Crossfield	15	34	-55.9	2	3	-33.3	17	37	-54.1
Irricana	5	5	0.0	4	2	100.0	9	7	28.6
MD Rockyview	351	355	-1.1	29	17	70.6	380	372	2.2
Total Rural Municipalities	1534	1742	-11.9	579	764	-24.2	2113	2506	-15.7
Grand Total	5604	7893	-29.0	6327	3631	74.3	11931	11524	3.5

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Table 38a - Calgary Metropolitan Area

Absorbed Single Units at Completion by Zone and House Type

For the Month of: NOV 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	0	0	.	0	0	.	22	14	57.1	2	1	100.0	24
East	0	0	.	0	0	.	9	0	.	0	0	.	9
North	0	1	-100.0	0	1	-100.0	13	117	-88.9	0	1	-100.0	13
North East	0	0	.	0	0	.	3	37	-91.9	8	1	700.0	11
North West	2	2	0.0	0	0	.	8	32	-75.0	1	0	.	11
South	0	0	.	0	0	.	2	18	-88.9	0	0	.	2
South East	5	2	150.0	1	1	0.0	62	130	-52.3	3	8	-62.5	71
South West	2	3	-33.3	0	1	-100.0	29	147	-80.3	0	0	.	31
West	3	3	0.0	0	0	.	21	74	-71.6	0	0	.	24
Total Calgary City	12	11	9.1	1	3	-66.7	169	569	-70.3	14	11	27.3	196
Airdrie	0	3	-100.0	0	0	.	41	61	-32.8	0	0	.	41
Beiseker	0	0	.	0	0	.	0	0	.	0	0	.	0
Chestermere	0	0	.	0	1	-100.0	4	24	-83.3	3	0	.	7
Cochrane	0	5	-100.0	0	1	-100.0	14	17	-17.7	0	0	.	14
Crossfield	4	3	33.3	0	0	.	0	0	.	0	0	.	4
Irricana	0	0	.	0	0	.	1	0	.	0	0	.	1
MD Rockyview	6	9	-33.3	0	0	.	9	33	-72.7	0	0	.	15
Total Rural Municipalities	10	20	-50.0	0	2	-100.0	69	135	-48.9	3	0	.	82
Grand Total	22	31	-29.0	1	5	-80.0	238	704	-66.2	17	11	54.6	278

Calgary Residential Construction Digest

Table 38b - Calgary Metropolitan Area

Absorbed Single Units at Completion by Zone and House Type

Year to Date 2008

Area	Bungalow			Split Level			Two-Story			Other			Total 2008
	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	2008	2007	%chg	
Zone Not Coded	0	0	.	0	0	.	0	0	.	0	0	.	0
Centre	4	2	100.0	3	0	.	225	200	12.5	8	2	300.0	240
East	5	0	.	0	0	.	42	0	.	0	0	.	47
North	12	14	-14.3	0	7	-100.0	626	1063	-41.1	15	12	25.0	653
North East	1	3	-66.7	1	9	-88.9	170	634	-73.2	25	21	19.1	197
North West	20	40	-50.0	0	1	-100.0	345	691	-50.1	1	0	.	366
South	7	3	133.3	0	0	.	114	181	-37.0	1	0	.	122
South East	69	76	-9.2	3	4	-25.0	1123	1481	-24.2	23	37	-37.8	1218
South West	13	19	-31.6	2	11	-81.8	819	830	-1.3	7	4	75.0	841
West	29	47	-38.3	2	2	0.0	350	754	-53.6	5	3	66.7	386
Total Calgary City	160	204	-21.6	11	34	-67.7	3814	5834	-34.6	85	79	7.6	4070
Airdrie	32	50	-36.0	1	12	-91.7	694	731	-5.1	0	0	.	727
Beiseker	0	0	.	0	0	.	1	2	-50.0	0	0	.	1
Chestermere	3	23	-87.0	3	3	0.0	206	358	-42.5	3	0	.	215
Cochrane	36	44	-18.2	0	2	-100.0	184	123	49.6	0	0	.	220
Crossfield	5	12	-58.3	0	0	.	10	22	-54.6	0	0	.	15
Irricana	1	2	-50.0	0	0	.	4	3	33.3	0	0	.	5
MD Rockyview	85	55	54.6	1	0	.	265	298	-11.1	0	2	-100.0	351
Total Rural Municipalities	162	186	-12.9	5	17	-70.6	1364	1537	-11.3	3	2	50.0	1534
Grand Total	322	390	-17.4	16	51	-68.6	5178	7371	-29.8	88	81	8.6	5604

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Table 39a - Calgary Metropolitan Area
Absorbed Multiple Units at Completion by Zone, Type and Tenure
For the Month of: NOV 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	28	0	0	0	7	142	149	0	177
East	0	0	0	0	0	0	0	0	0
North	0	0	0	0	59	0	59	0	59
North East	0	0	0	0	7	49	56	0	56
North West	2	0	0	0	22	0	22	0	24
South	2	0	0	0	5	0	5	0	7
South East	14	0	0	0	39	0	39	0	53
South West	2	0	0	0	6	0	6	0	8
West	0	0	16	16	2	0	2	0	18
Total Calgary City	48	0	16	16	147	191	338	0	402
Airdrie	4	0	0	0	0	0	0	0	4
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	0	0	0	0	0	0	0	0	0
Cochrane	2	0	0	0	0	0	0	0	2
Crossfield	0	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0	0
Total Rural Municipalities	6	0	0	0	0	0	0	0	6
Grand Total	54	0	16	16	147	191	338	0	408

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Table 39b - Calgary Metropolitan Area
Absorbed Multiple Units at Completion by Zone, Type and Tenure
Year to Date 2008

Area	Semi-Det	Rental			Condominium			Other	Grand Total
		Row	Apt.	Total	Row	Apt.	Total		
Zone Not Coded	0	0	0	0	0	0	0	0	0
Centre	250	0	4	4	7	1292	1299	4	1557
East	7	0	0	0	0	63	63	0	70
North	34	0	0	0	244	451	695	0	729
North East	6	0	0	0	137	240	377	0	383
North West	62	0	0	0	40	124	164	0	226
South	2	0	0	0	82	380	462	0	464
South East	80	0	0	0	142	249	391	51	522
South West	73	0	0	0	41	946	987	0	1060
West	12	0	166	166	225	334	559	0	737
Total Calgary City	526	0	170	170	918	4079	4997	55	5748
Airdrie	146	0	0	0	192	120	312	0	458
Beiseker	0	0	0	0	0	0	0	0	0
Chestermere	24	0	0	0	30	0	30	0	54
Cochrane	24	0	0	0	8	0	8	0	32
Crossfield	2	0	0	0	0	0	0	0	2
Irricana	4	0	0	0	0	0	0	0	4
MD Rockyview	10	0	0	0	19	0	19	0	29
Total Rural Municipalities	210	0	0	0	249	120	369	0	579
Grand Total	736	0	170	170	1167	4199	5366	55	6327

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**Table 40 - Calgary Metropolitan Area
Percent Absorbed at Completion by Zone
For the Month of: NOV 2008**

Area	% Absorbed at Completion		
	Singles	Multiples	Total
Zone Not Coded	.	.	.
Centre	77.4	94.7	92.2
East	75.0	.	75.0
North	68.4	100.0	92.3
North East	52.4	70.9	67.0
North West	64.7	82.8	76.1
South	66.7	87.5	81.8
South East	84.5	100.0	90.5
South West	81.6	100.0	84.8
West	64.9	72.0	67.7
Total Calgary City	74.8	89.7	84.2
Airdrie	91.1	100.0	91.8
Beiseker	.	.	.
Chestermere	58.3	.	58.3
Cochrane	100.0	100.0	100.0
Crossfield	100.0	.	100.0
Irricana	100.0	.	100.0
MD Rockyview	100.0	.	100.0
Total Rural Municipalities	90.1	100.0	90.7
Grand Total	78.8	89.9	85.0

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**Table 41 - Alberta Major Centres of 10,000+ Population
Housing Starts for the Month of: NOV 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	338	591	-42.81	237	185	28.11	575	776	-25.9
Edmonton	224	466	-51.93	55	625	-91.2	279	1091	-74.43
Grande Prairie	86	43	100	65	165	-60.61	151	208	-27.4
Lethbridge	73	63	15.87	16	10	60	89	73	21.92
Medicine Hat	24	32	-25	0	38	-100	24	70	-65.71
Red Deer	27	55	-50.91	35	97	-63.92	62	152	-59.21
Wood Buffalo	64	58	10.34	20	25	-20	84	83	1.2

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Table 42 - Alberta Major Centres of 10,000+ Population

Housing Starts: Year-to-Date 2008

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	4104	7385	-44.43	6931	5519	25.58	11035	12904	-14.48
Edmonton	2419	7337	-67.03	3872	6973	-44.47	6291	14310	-56.04
Grande Prairie	604	765	-21.05	357	829	-56.94	961	1594	-39.71
Lethbridge	718	855	-16.02	147	271	-45.76	865	1126	-23.18
Medicine Hat	383	435	-11.95	187	612	-69.44	570	1047	-45.56
Red Deer	325	928	-64.98	205	582	-64.78	530	1510	-64.9
Wood Buffalo	646	918	-29.63	809	972	-16.77	1455	1890	-23.02

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**Table 43 - Alberta Major Centres of 10,000+ Population
Housing Completions for the Month of: NOV 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	353	783	-54.92	454	180	152.22	807	963	-16.2
Edmonton	364	688	-47.09	444	235	88.94	808	923	-12.46
Grande Prairie	52	34	52.94	95	103	-7.77	147	137	7.3
Lethbridge	90	42	114.29	23	2	1050	113	44	156.82
Medicine Hat	28	28	0	204	62	229.03	232	90	157.78
Red Deer	42	125	-66.4	14	46	-69.57	56	171	-67.25
Wood Buffalo	121	57	112.28	132	0	.	253	57	343.86

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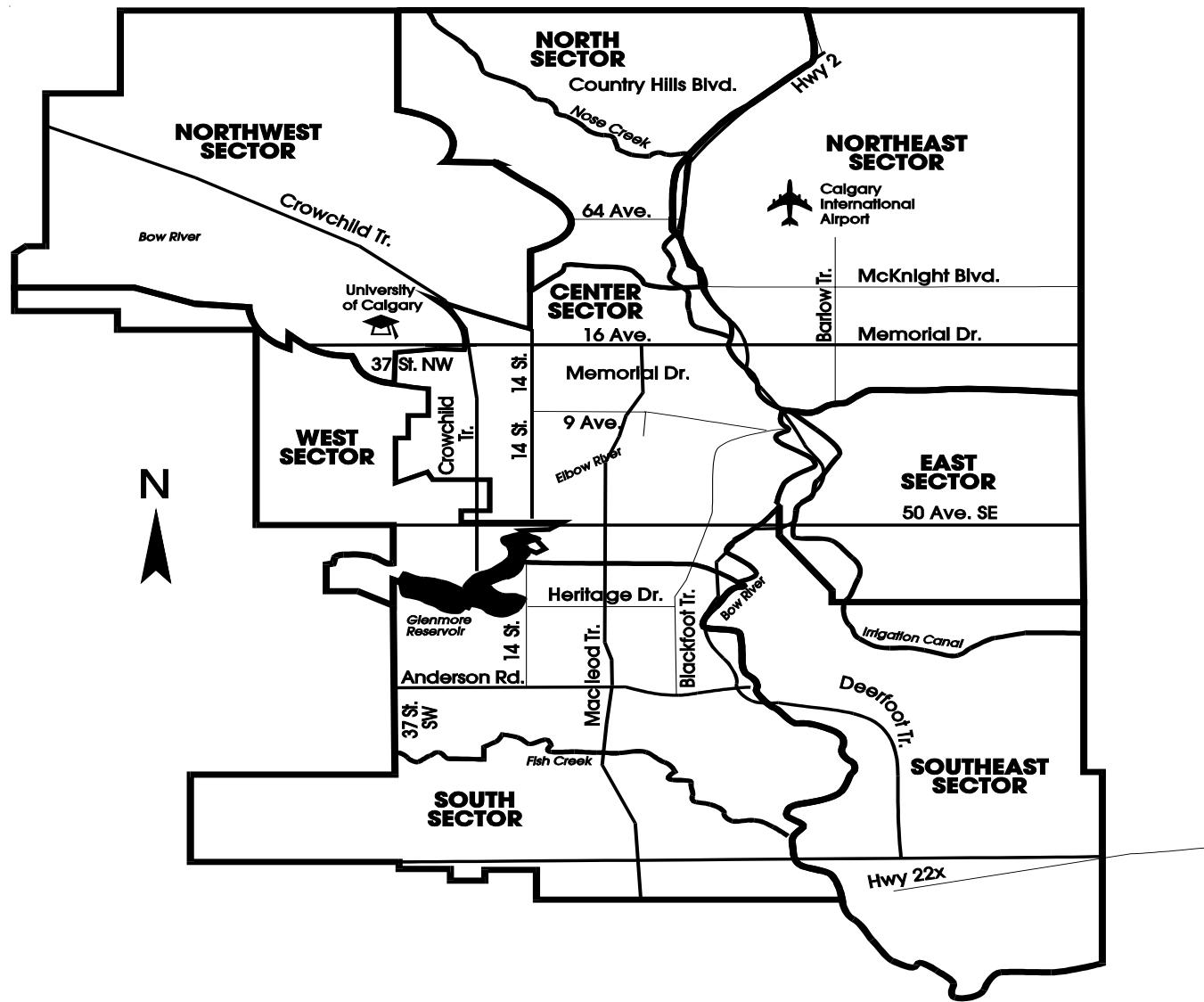
**Table 44 - Alberta Major Centres of 10,000+ Population
Housing Completions: Year-to-Date 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	6452	8269	-21.97	6916	3790	82.48	13368	12059	10.85
Edmonton	5915	6902	-14.3	4850	3921	23.69	10765	10823	-0.54
Grande Prairie	694	920	-24.57	581	357	62.75	1275	1277	-0.16
Lethbridge	736	664	10.84	145	154	-5.84	881	818	7.7
Medicine Hat	455	412	10.44	550	561	-1.96	1005	973	3.29
Red Deer	673	826	-18.52	181	217	-16.59	854	1043	-18.12
Wood Buffalo	338	584	-42.12	811	901	-9.99	1149	1485	-22.63

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**Table 45 - Alberta Major Centres of 10,000+ Population
Housing Under Construction for the Month of: NOV 2008**

City	Singles 2008	Singles 2007	% Change 2008 to 2007	Multiples 2008	Multiples 2007	% Change 2008 to 2007	Total 2008	Total 2007	% Change 2008 to 2007
Calgary	2761	5598	-50.68	8880	9574	-7.25	11641	15172	-23.27
Edmonton	2376	6287	-62.21	9295	10353	-10.22	11671	16640	-29.86
Grande Prairie	457	461	-0.87	647	946	-31.61	1104	1407	-21.54
Lethbridge	598	615	-2.76	226	223	1.35	824	838	-1.67
Medicine Hat	167	222	-24.77	78	477	-83.65	245	699	-64.95
Red Deer	222	605	-63.31	564	550	2.55	786	1155	-31.95
Wood Buffalo	1008	707	42.57	1454	1217	19.47	2462	1924	27.96



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