

HOUSING NOW

Greater Sudbury CMA



Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2009

New Home Market

Denser Forms of Housing Popular

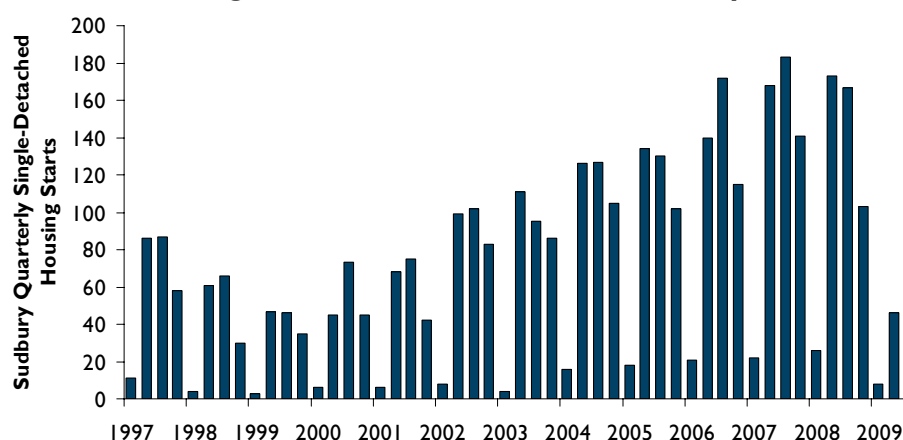
At the midway point of 2009, Greater Sudbury housing starts appear to be only slightly down compared to 2008. However, a more detailed analysis reveals a somewhat weaker market. The relatively weak total of 46 single-detached starts that broke ground in

the second quarter of 2009 were 73 per cent below last year's numbers for the same period and 69 per cent lower than the average for the second quarter over the last five years. It is important to follow closely the behaviour of single-detached dwellings, as they reflect the overall health of a new home market.

Year-to-date total starts in Sudbury finished relatively close to 2008's first

Figure 1

Single-Detached Starts Slow Dramatically



Source: CMHC

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six months. The relatively weak total of 54 single-detached starts combined with the stronger-than-average 147 apartment and condominium units brought total starts to 201 units this year, only 6.5 per cent behind last year's numbers for the same period. The current trend favouring the construction of higher-density dwellings strengthened during the first semester of 2009, and has been the main driver of Sudbury's new home market in 2009.

Nickel prices started the quarter in April hovering around \$5.00 per pound and closed the quarter approaching two dollars higher per pound. Vale Inco, the Sudbury operations nickel producer, extended a month long shutdown in May for an additional two months. Meanwhile, contract negotiations were extended from May 31 to July 12. At the close of the quarter, negotiations between union and management were not progressing well making a strike seem imminent.

Elsewhere in the three other major cities in Northeastern Ontario, 47 single-detached starts were recorded in the second quarter, down from 73 units in 2008. Sault Ste. Marie, Timmins and North Bay all completed the second quarter behind 2008 levels. Starts for all dwelling types, other than single-detached, continue to be scattered and thin in number in Northern Ontario. Timmins had a weak second quarter relative to the five year average and was 50 per cent behind last year's second quarter. North Bay's home starts were the

strongest of the four Northeastern Ontario centres with total starts ahead 30 per cent so far this year, as a result of ten row unit starts in East Ferris Township.

Average prices for absorbed new single-detached units in each of Sudbury, Sault Ste. Marie, and North Bay sit above \$250,000 (see Table 4). The year-to-date average absorbed price (price at completion and occupancy) in North Bay as of June 30 fell to below \$310,000 from approximately \$350,000 last year. Elsewhere, both Sault Ste. Marie and Greater Sudbury witnessed increases in average absorbed price of one per cent and over 14 per cent, respectively. This increase in the Sudbury price of a new home at completion occurred despite a substantial drop in the number of units being absorbed from this time last year.

Resale Market

Sudbury Resales Falling and Prices Follow

The Sudbury resale market slowed for the eighth consecutive quarter, while average prices fell for the second quarter running. The economic slowdown combined with past average price growth outstripping income growth were the two related factors that have put the brakes on price appreciation.

Year to date, sales are off 30.3 per cent while average prices to the end of the second quarter in 2009 posted a decline of only 6.7 per cent. This price dip has been exacerbated by a rise in listings, causing the sales to new listings ratio to fall to levels not seen since the late nineties. The sales to new listings ratio, is currently averaging 39 per cent to the end of

Figure 2

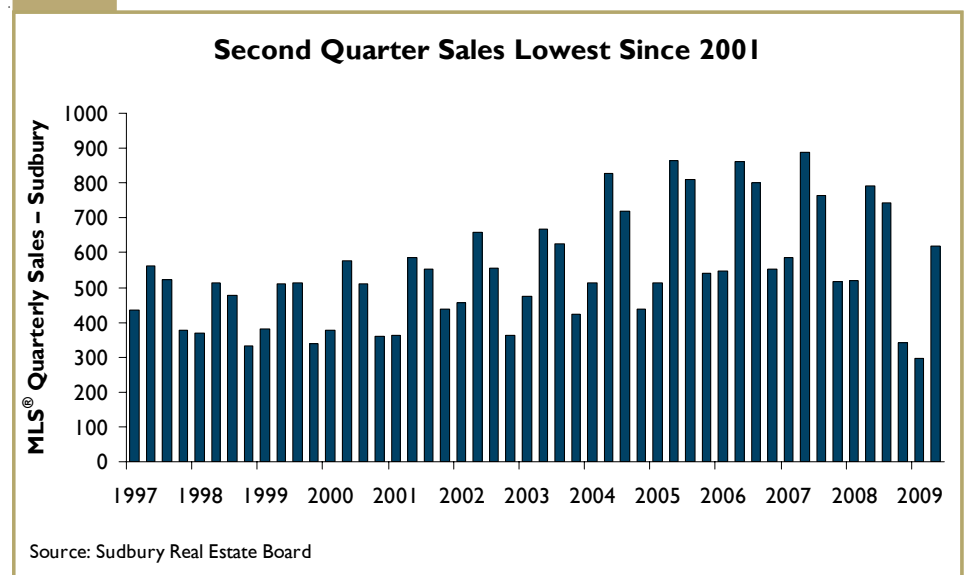
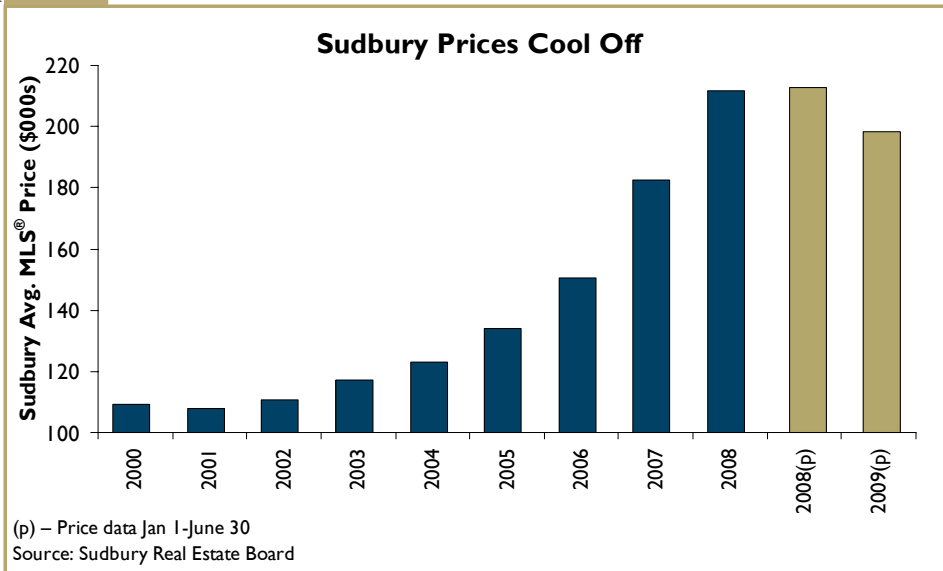


Figure 3



June. Stronger demand in the second quarter pushed the second quarter average to 47.7 per cent from 30.1 per cent in the first quarter. Current buyers' market conditions imply the potential for further price erosion in the coming quarter.

year rising 43.8 per cent in the year to date. This increased number of job seekers has driven up the unemployment rate to average 8.7 per cent in the second quarter, a level not seen since 2002.

In the second quarter of 2009 the goods-producing sector of the

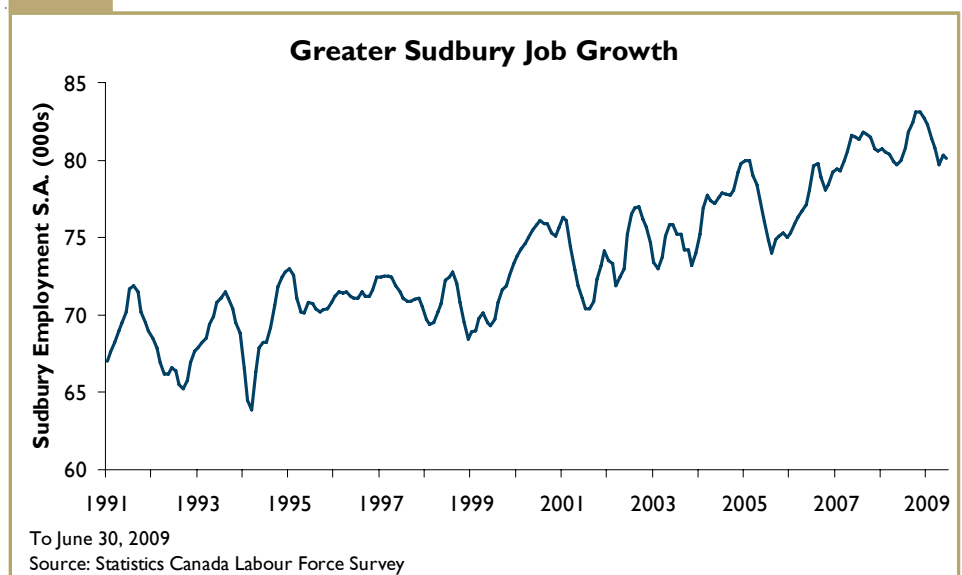
economy took the greatest hit, reaching a level similar to the second quarter of 2005. After employment in this sector peaked, almost eleven months ago, it has fallen since. Meanwhile, the services-producing sector has been on the upswing since it troughed in June 2008. Employment in the services producing sector has more than compensated for the losses in the goods-producing sector of the economy, which explains how overall employment has risen. In light of the changing mix of jobs present in the local economy, average weekly earnings are declining from their peak in September 2008, another sign of economic softening and another factor contributing to a slowdown in the housing market. Labour uncertainty surrounding Vale Inco operations hangs over Sudbury entering the second half of 2009.

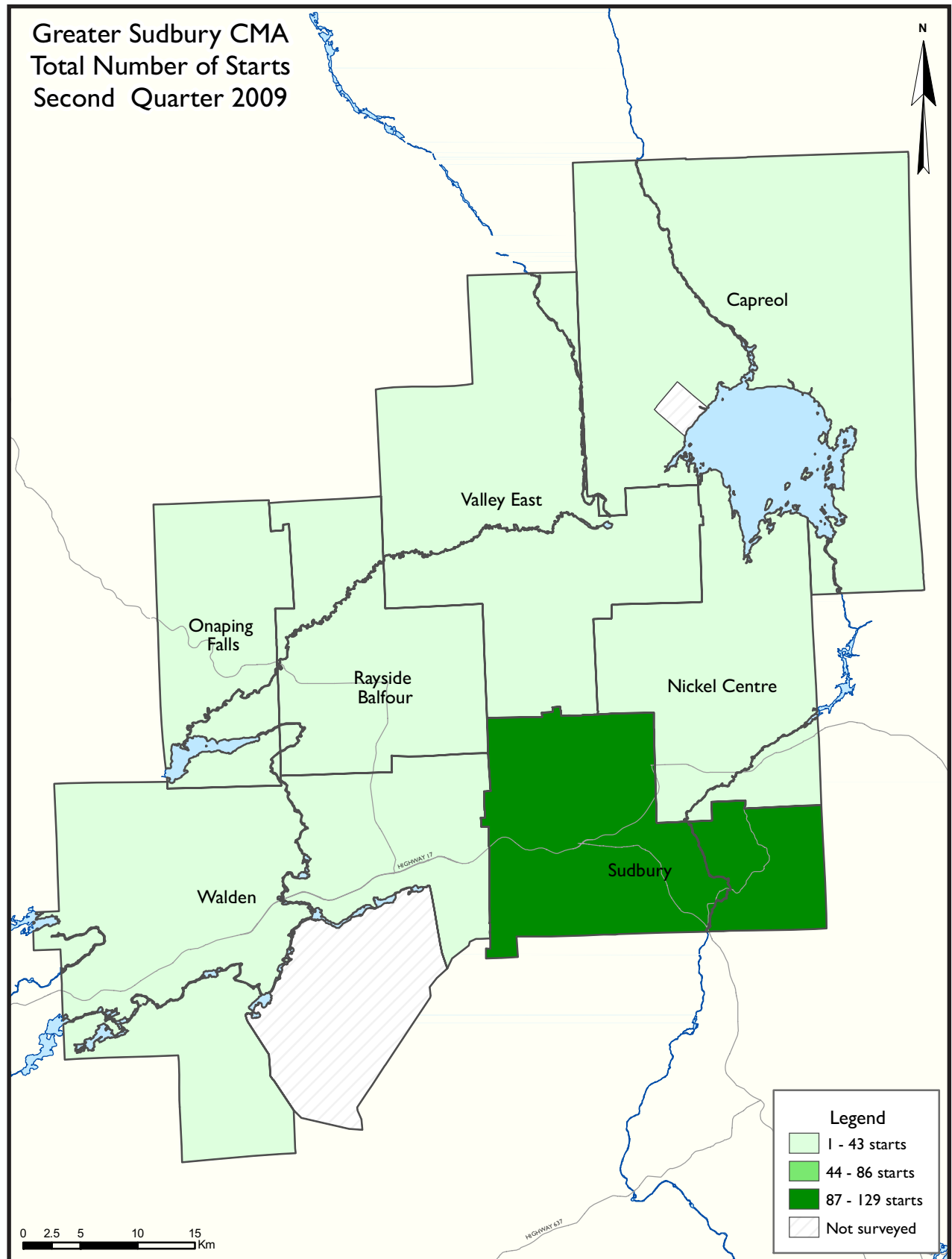
Local Economy

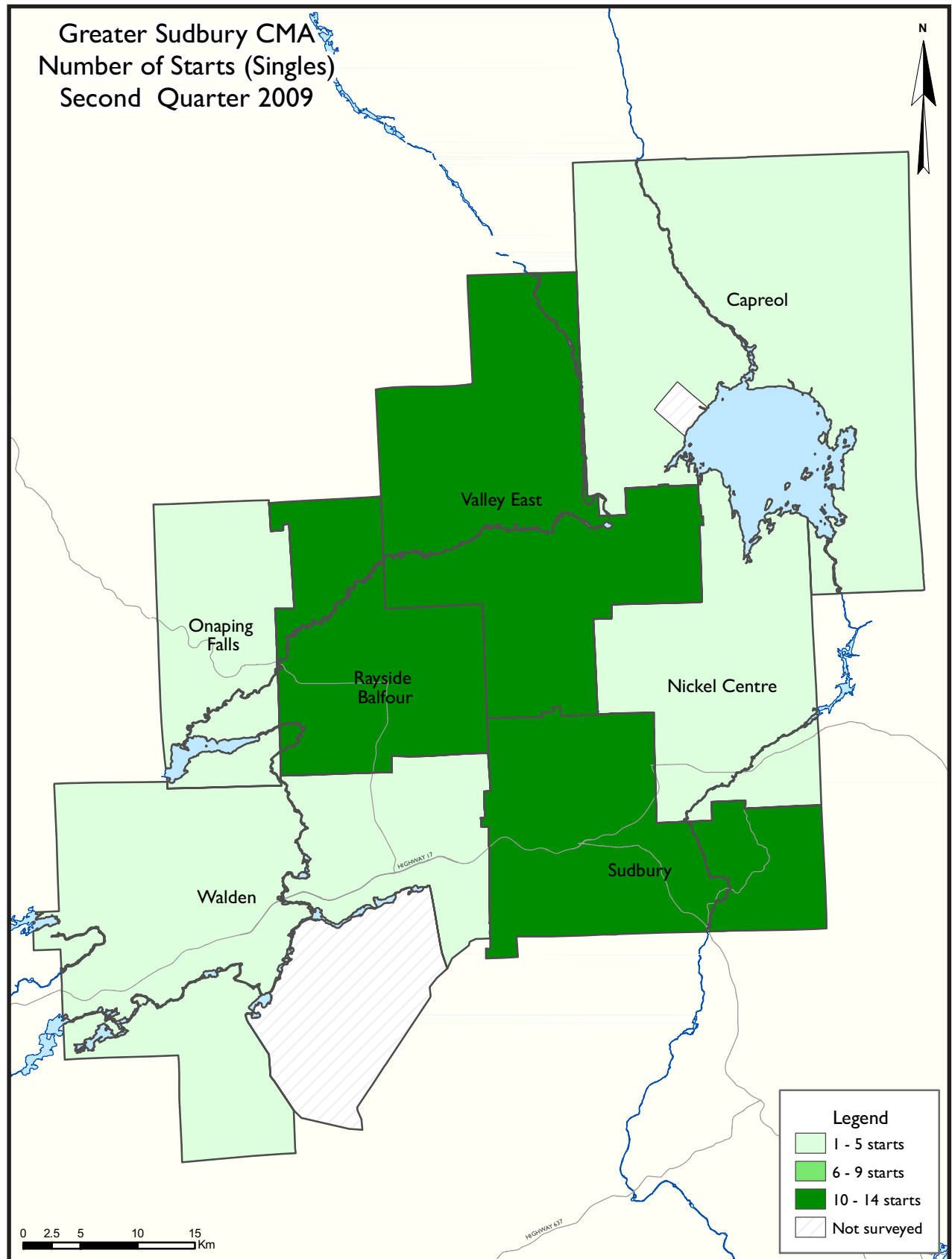
Sudbury Employment Slips In Second Quarter While Labour Force Rises

Although employment in Greater Sudbury fell in the second quarter 0.2 per cent, the surprisingly strong first three months of the year help keep year-to-date numbers at a higher level than in 2008. Employment is ahead 0.4 per cent to June 30 from one year ago while the labour force has risen 2.8 per cent. The number of individuals classified as unemployed has skyrocketed this

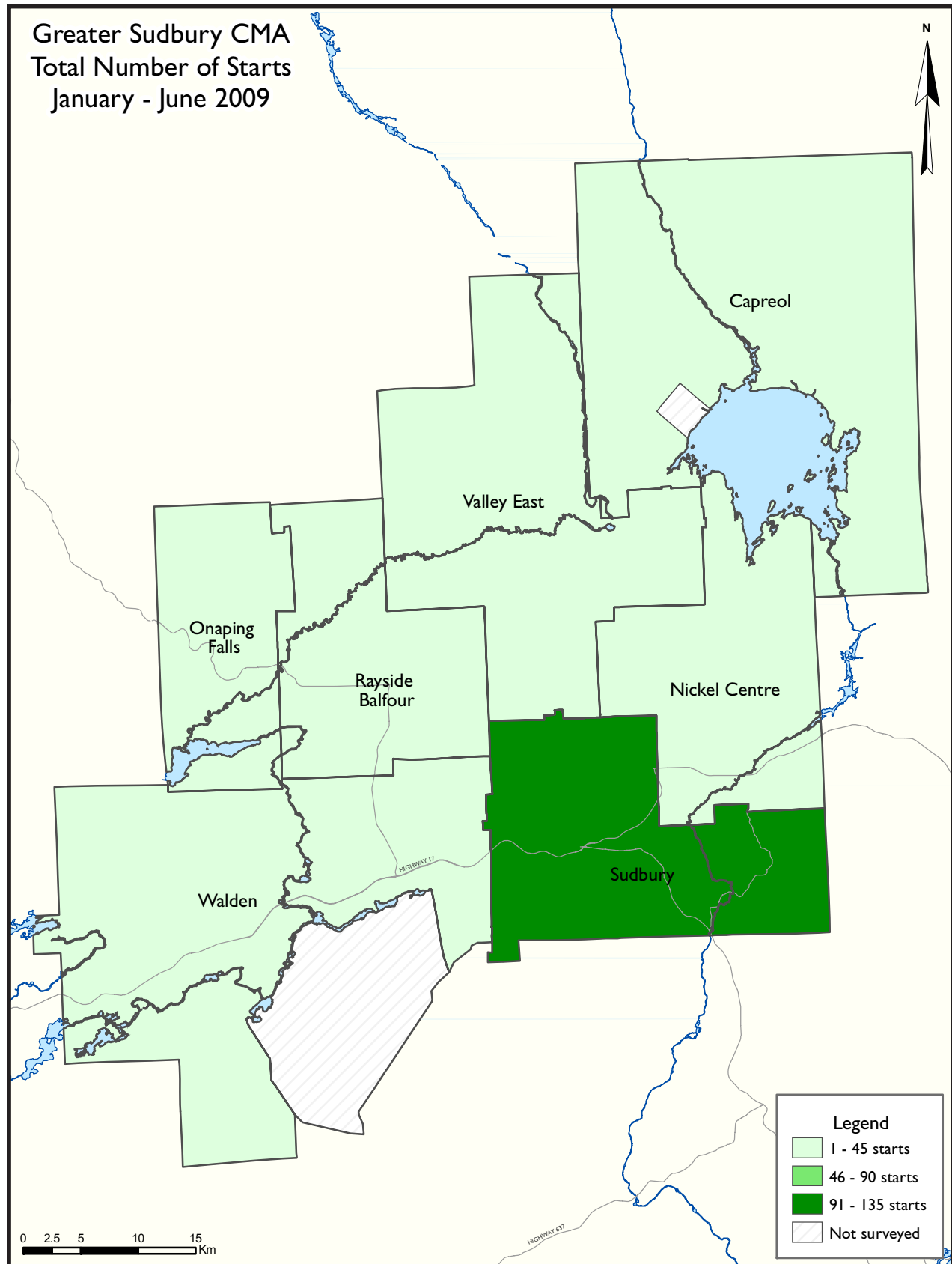
Figure 4

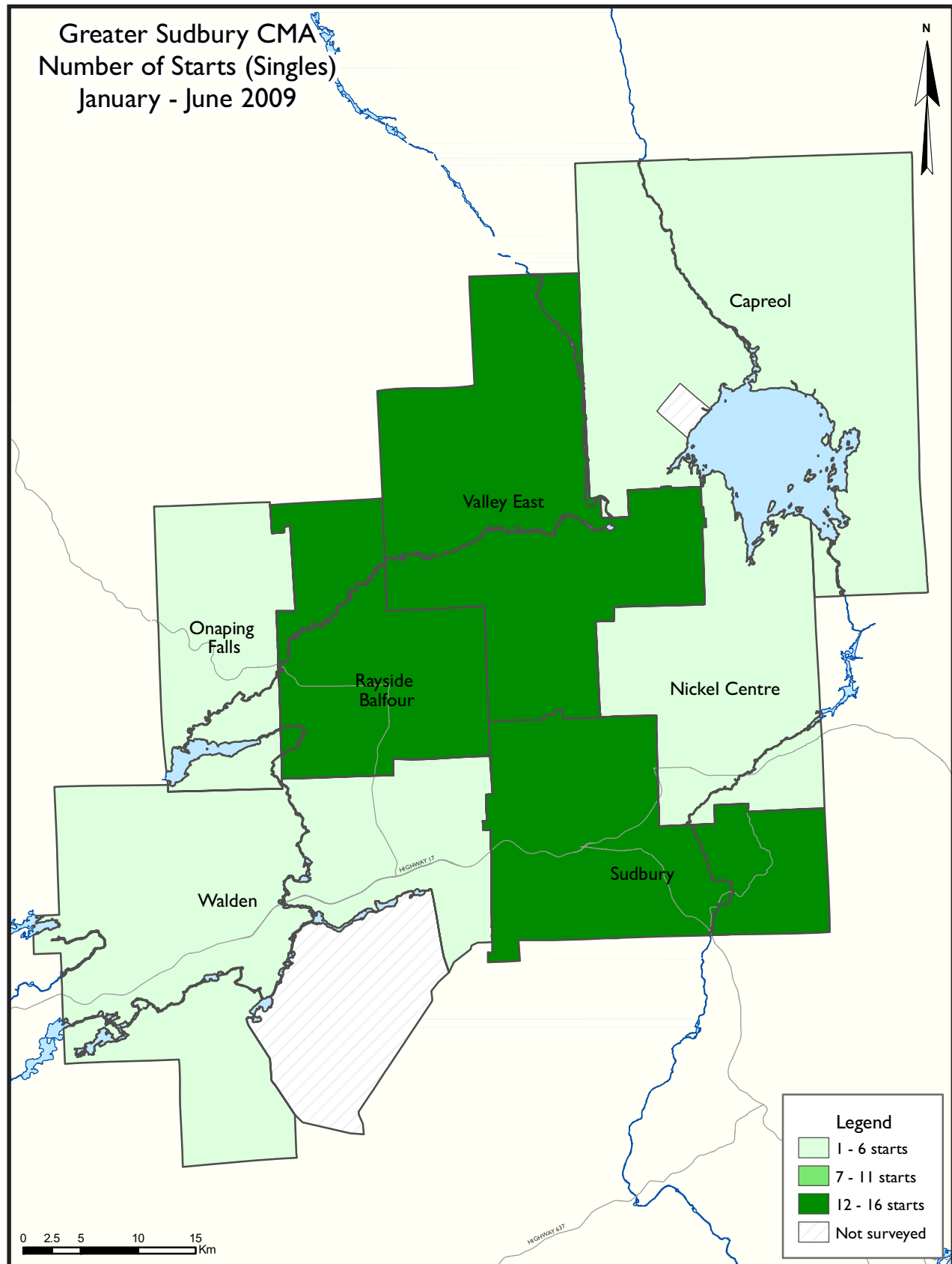


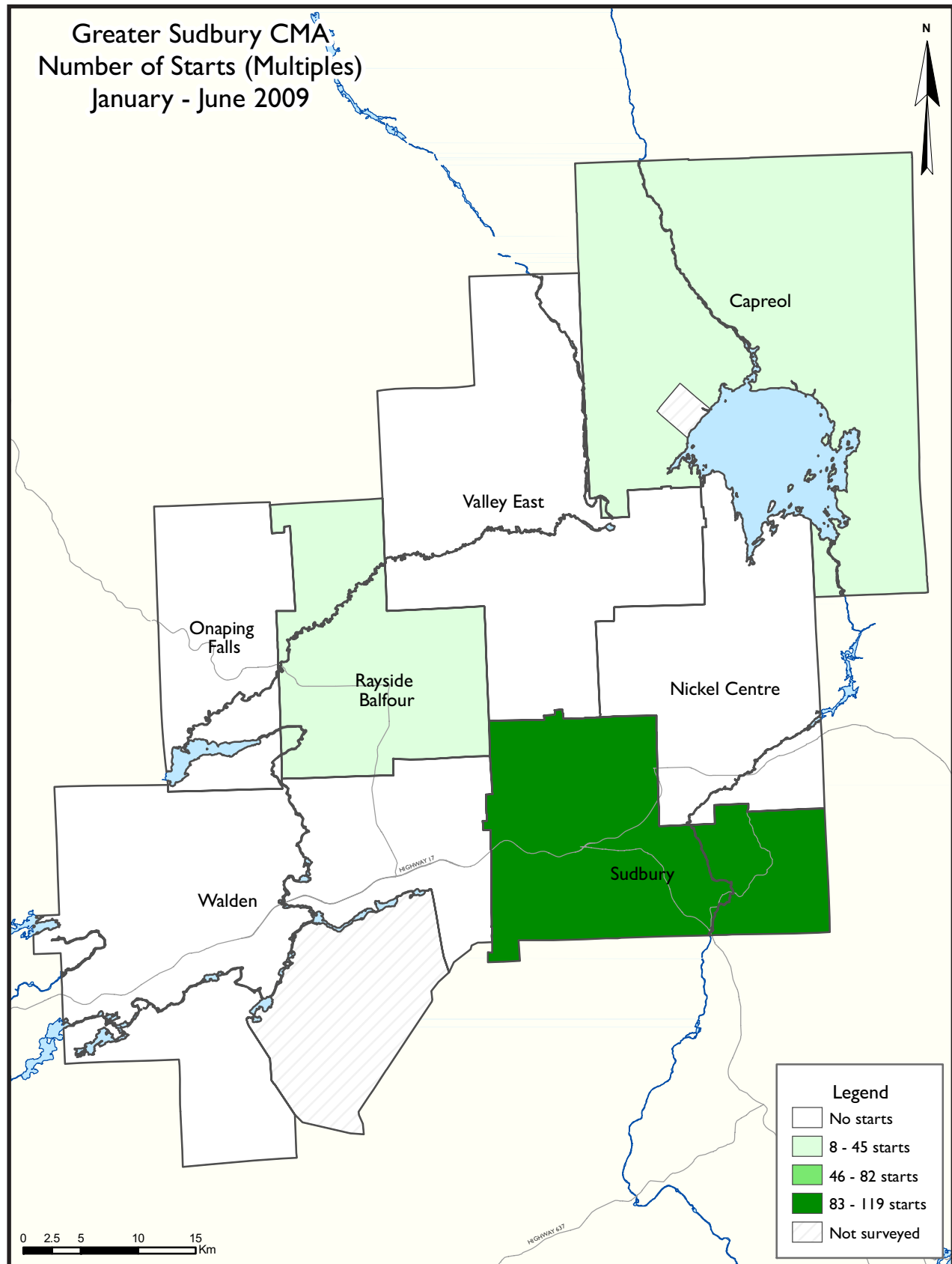












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
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- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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 Greater Sudbury CMA
Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| STARTS | | | | | | | | | |
| Q2 2009 | 46 | 4 | 0 | 0 | 0 | 15 | 24 | 96 | 185 |
| Q2 2008 | 173 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 183 |
| % Change | -73.4 | -60.0 | n/a | n/a | n/a | n/a | n/a | n/a | 1.1 |
| Year-to-date 2009 | 54 | 4 | 0 | 0 | 0 | 15 | 24 | 104 | 201 |
| Year-to-date 2008 | 199 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 215 |
| % Change | -72.9 | -66.7 | -100.0 | n/a | n/a | n/a | n/a | n/a | -6.5 |
| UNDER CONSTRUCTION | | | | | | | | | |
| Q2 2009 | 123 | 14 | 7 | 0 | 0 | 15 | 28 | 103 | 290 |
| Q2 2008 | 238 | 14 | 0 | 0 | 0 | 33 | 8 | 0 | 293 |
| % Change | -48.3 | 0.0 | n/a | n/a | n/a | -54.5 | ** | n/a | -1.0 |
| COMPLETIONS | | | | | | | | | |
| Q2 2009 | 48 | 4 | 0 | 0 | 0 | 0 | 4 | 16 | 72 |
| Q2 2008 | 85 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| % Change | -43.5 | -60.0 | n/a | n/a | n/a | n/a | n/a | n/a | -24.2 |
| Year-to-date 2009 | 121 | 10 | 0 | 0 | 0 | 0 | 4 | 20 | 155 |
| Year-to-date 2008 | 169 | 12 | 4 | 0 | 0 | 0 | 0 | 4 | 189 |
| % Change | -28.4 | -16.7 | -100.0 | n/a | n/a | n/a | n/a | ** | -18.0 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Q2 2009 | 23 | 2 | 0 | 0 | 0 | 7 | 0 | 3 | 35 |
| Q2 2008 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| % Change | 187.5 | 0.0 | n/a | n/a | n/a | n/a | n/a | n/a | ** |
| ABSORBED | | | | | | | | | |
| Q2 2009 | 49 | 3 | 0 | 0 | 0 | 1 | 4 | 13 | 70 |
| Q2 2008 | 95 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 104 |
| % Change | -48.4 | -66.7 | n/a | n/a | n/a | n/a | n/a | n/a | -32.7 |
| Year-to-date 2009 | 117 | 9 | 0 | 0 | 0 | 2 | 4 | 17 | 149 |
| Year-to-date 2008 | 181 | 12 | 4 | 0 | 0 | 0 | 0 | 4 | 201 |
| % Change | -35.4 | -25.0 | -100.0 | n/a | n/a | n/a | n/a | ** | -25.9 |

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| STARTS | | | | | | | | | |
| Greater Sudbury CMA | | | | | | | | | |
| Q2 2009 | 46 | 4 | 0 | 0 | 0 | 15 | 24 | 96 | 185 |
| Q2 2008 | 173 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 183 |
| North Bay | | | | | | | | | |
| Q2 2009 | 19 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 29 |
| Q2 2008 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| Sault Ste. Marie | | | | | | | | | |
| Q2 2009 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| Q2 2008 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| Timmins | | | | | | | | | |
| Q2 2009 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Q2 2008 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Elliot Lake | | | | | | | | | |
| Q2 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q2 2008 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Temiskaming Shores | | | | | | | | | |
| Q2 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q2 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| West Nipissing | | | | | | | | | |
| Q2 2009 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Q2 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| UNDER CONSTRUCTION | | | | | | | | | |
| Greater Sudbury CMA | | | | | | | | | |
| Q2 2009 | 123 | 14 | 7 | 0 | 0 | 15 | 28 | 103 | 290 |
| Q2 2008 | 238 | 14 | 0 | 0 | 0 | 33 | 8 | 0 | 293 |
| North Bay | | | | | | | | | |
| Q2 2009 | 59 | 6 | 0 | 0 | 0 | 0 | 10 | 6 | 81 |
| Q2 2008 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| Sault Ste. Marie | | | | | | | | | |
| Q2 2009 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 59 | 110 |
| Q2 2008 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| Timmins | | | | | | | | | |
| Q2 2009 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| Q2 2008 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| Elliot Lake | | | | | | | | | |
| Q2 2009 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Q2 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Temiskaming Shores | | | | | | | | | |
| Q2 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Q2 2008 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| West Nipissing | | | | | | | | | |
| Q2 2009 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| Q2 2008 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |

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

Table I.1: Housing Activity Summary by Submarket
Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| COMPLETIONS | | | | | | | | | |
| Greater Sudbury CMA | | | | | | | | | |
| Q2 2009 | 48 | 4 | 0 | 0 | 0 | 0 | 4 | 16 | 72 |
| Q2 2008 | 85 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| North Bay | | | | | | | | | |
| Q2 2009 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| Q2 2008 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Sault Ste. Marie | | | | | | | | | |
| Q2 2009 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| Q2 2008 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Timmins | | | | | | | | | |
| Q2 2009 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Q2 2008 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Elliot Lake | | | | | | | | | |
| Q2 2009 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q2 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Temiskaming Shores | | | | | | | | | |
| Q2 2009 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Q2 2008 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| West Nipissing | | | | | | | | | |
| Q2 2009 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| Q2 2008 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Greater Sudbury CMA | | | | | | | | | |
| Q2 2009 | 23 | 2 | 0 | 0 | 0 | 7 | 0 | 3 | 35 |
| Q2 2008 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| North Bay | | | | | | | | | |
| Q2 2009 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 14 |
| Q2 2008 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 23 |
| Sault Ste. Marie | | | | | | | | | |
| Q2 2009 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Q2 2008 | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Timmins | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Elliot Lake | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Temiskaming Shores | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| West Nipissing | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

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

Table I.1: Housing Activity Summary by Submarket
Second Quarter 2009

| | Ownership | | | | | | Rental | | Total* |
|---------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| ABSORBED | | | | | | | | | |
| Greater Sudbury CMA | | | | | | | | | |
| Q2 2009 | 49 | 3 | 0 | 0 | 0 | 1 | 4 | 13 | 70 |
| Q2 2008 | 95 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 104 |
| North Bay | | | | | | | | | |
| Q2 2009 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| Q2 2008 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 25 |
| Sault Ste. Marie | | | | | | | | | |
| Q2 2009 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 |
| Q2 2008 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| Timmins | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Elliot Lake | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Temiskaming Shores | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| West Nipissing | | | | | | | | | |
| Q2 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q2 2008 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |

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

Table 1.2: History of Housing Starts
Greater Sudbury CMA
1999 - 2008

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|--------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| 2008 | 469 | 32 | 11 | 0 | 0 | 0 | 8 | 23 | 543 |
| % Change | -8.8 | 23.1 | n/a | n/a | -100.0 | n/a | 33.3 | 187.5 | -7.5 |
| 2007 | 514 | 26 | 0 | 0 | 33 | 0 | 6 | 8 | 587 |
| % Change | 14.7 | 44.4 | n/a | n/a | n/a | n/a | -45.5 | n/a | 23.1 |
| 2006 | 448 | 18 | 0 | 0 | 0 | 0 | 11 | 0 | 477 |
| % Change | 16.7 | 50.0 | -100.0 | n/a | n/a | n/a | n/a | n/a | 19.3 |
| 2005 | 384 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 400 |
| % Change | 2.7 | 20.0 | n/a | n/a | n/a | n/a | -100.0 | n/a | 3.1 |
| 2004 | 374 | 10 | 0 | 0 | 0 | 0 | 4 | 0 | 388 |
| % Change | 26.4 | 0.0 | n/a | n/a | n/a | n/a | n/a | n/a | 26.8 |
| 2003 | 296 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 306 |
| % Change | 1.4 | ** | -100.0 | n/a | n/a | n/a | n/a | n/a | 2.7 |
| 2002 | 292 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 298 |
| % Change | 52.9 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | 56.0 |
| 2001 | 191 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 191 |
| % Change | 13.0 | -100.0 | n/a | n/a | n/a | n/a | n/a | n/a | 10.4 |
| 2000 | 169 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 173 |
| % Change | 29.0 | n/a | n/a | n/a | n/a | n/a | n/a | -100.0 | -13.1 |
| 1999 | 131 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 199 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
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 |
| Greater Sudbury CMA | 46 | 173 | 4 | 10 | 24 | 0 | 111 | 0 | 185 | 183 | 1.1 |
| Capreol Town | 2 | 3 | 0 | 0 | 20 | 0 | 0 | 0 | 22 | 3 | ** |
| Nickel Centre Town | 3 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 33 | -90.9 |
| Onaping Falls Town | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| Rayside-Balfour Town | 11 | 21 | 0 | 2 | 4 | 0 | 0 | 0 | 15 | 23 | -34.8 |
| Sudbury City | 14 | 56 | 4 | 8 | 0 | 0 | 111 | 0 | 129 | 64 | 101.6 |
| Valley East Town | 12 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 37 | -67.6 |
| Walden Town | 3 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 16 | -81.3 |
| North Bay | 19 | 21 | 0 | 0 | 10 | 0 | 0 | 0 | 29 | 21 | 38.1 |
| Sault Ste. Marie | 18 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 27 | -33.3 |
| Timmins | 10 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 20 | -50.0 |
| Elliot Lake | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Temiskaming Shores | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| West Nipissing | 11 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 4 | 175.0 |

Table 2.1: Starts by Submarket and by Dwelling Type
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 |
| Greater Sudbury CMA | 54 | 199 | 4 | 12 | 24 | 4 | 119 | 0 | 201 | 215 | -6.5 |
| Capreol Town | 2 | 3 | 0 | 0 | 20 | 0 | 0 | 0 | 22 | 3 | ** |
| Nickel Centre Town | 4 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 40 | -90.0 |
| Onaping Falls Town | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| Rayside-Balfour Town | 13 | 24 | 0 | 4 | 4 | 0 | 4 | 0 | 21 | 28 | -25.0 |
| Sudbury City | 16 | 65 | 4 | 8 | 0 | 4 | 115 | 0 | 135 | 77 | 75.3 |
| Valley East Town | 14 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 44 | -68.2 |
| Walden Town | 4 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 16 | -75.0 |
| North Bay | 20 | 23 | 0 | 0 | 10 | 0 | 0 | 0 | 30 | 23 | 30.4 |
| Sault Ste. Marie | 27 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 30 | -10.0 |
| Timmins | 10 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 20 | -50.0 |
| Elliot Lake | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Temiskaming Shores | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| West Nipissing | 17 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 5 | ** |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
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 |
| Greater Sudbury CMA | 0 | 0 | 24 | 0 | 15 | 0 | 96 | 0 |
| Capreol Town | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rayside-Balfour Town | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Sudbury City | 0 | 0 | 0 | 0 | 15 | 0 | 96 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
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 |
| Greater Sudbury CMA | 0 | 4 | 24 | 0 | 15 | 0 | 104 | 0 |
| Capreol Town | 0 | 0 | 20 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rayside-Balfour Town | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 |
| Sudbury City | 0 | 4 | 0 | 0 | 15 | 0 | 100 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|----------------------------|----------|---------|-------------|---------|---------|---------|---------|---------|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| Greater Sudbury CMA | 50 | 183 | 15 | 0 | 120 | 0 | 185 | 183 |
| Capreol Town | 2 | 3 | 0 | 0 | 20 | 0 | 22 | 3 |
| Nickel Centre Town | 3 | 33 | 0 | 0 | 0 | 0 | 3 | 33 |
| Onaping Falls Town | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| Rayside-Balfour Town | 11 | 23 | 0 | 0 | 4 | 0 | 15 | 23 |
| Sudbury City | 18 | 64 | 15 | 0 | 96 | 0 | 129 | 64 |
| Valley East Town | 12 | 37 | 0 | 0 | 0 | 0 | 12 | 37 |
| Walden Town | 3 | 16 | 0 | 0 | 0 | 0 | 3 | 16 |
| North Bay | 19 | 21 | 0 | 0 | 10 | 0 | 29 | 21 |
| Sault Ste. Marie | 18 | 27 | 0 | 0 | 0 | 0 | 18 | 27 |
| Timmins | 10 | 20 | 0 | 0 | 0 | 0 | 10 | 20 |
| Elliot Lake | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Temiskaming Shores | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| West Nipissing | 11 | 4 | 0 | 0 | 0 | 0 | 11 | 4 |

**Table 2.5: Starts by Submarket and by Intended Market
January - June 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|----------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Greater Sudbury CMA | 58 | 215 | 15 | 0 | 128 | 0 | 201 | 215 |
| Capreol Town | 2 | 3 | 0 | 0 | 20 | 0 | 22 | 3 |
| Nickel Centre Town | 4 | 40 | 0 | 0 | 0 | 0 | 4 | 40 |
| Onaping Falls Town | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| Rayside-Balfour Town | 13 | 28 | 0 | 0 | 8 | 0 | 21 | 28 |
| Sudbury City | 20 | 77 | 15 | 0 | 100 | 0 | 135 | 77 |
| Valley East Town | 14 | 44 | 0 | 0 | 0 | 0 | 14 | 44 |
| Walden Town | 4 | 16 | 0 | 0 | 0 | 0 | 4 | 16 |
| North Bay | 20 | 23 | 0 | 0 | 10 | 0 | 30 | 23 |
| Sault Ste. Marie | 27 | 30 | 0 | 0 | 0 | 0 | 27 | 30 |
| Timmins | 10 | 20 | 0 | 0 | 0 | 0 | 10 | 20 |
| Elliot Lake | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Temiskaming Shores | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| West Nipissing | 17 | 5 | 0 | 0 | 0 | 0 | 17 | 5 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
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 |
| Greater Sudbury CMA | 48 | 85 | 4 | 10 | 4 | 0 | 16 | 0 | 72 | 95 | -24.2 |
| Capreol Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Nickel Centre Town | 7 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 18 | -61.1 |
| Onaping Falls Town | 1 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 13 | 0 | n/a |
| Rayside-Balfour Town | 5 | 5 | 2 | 2 | 4 | 0 | 4 | 0 | 15 | 7 | 114.3 |
| Sudbury City | 21 | 33 | 2 | 8 | 0 | 0 | 0 | 0 | 23 | 41 | -43.9 |
| Valley East Town | 10 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 21 | -52.4 |
| Walden Town | 4 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 7 | -42.9 |
| North Bay | 18 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 20 | -10.0 |
| Sault Ste. Marie | 29 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 17 | 70.6 |
| Timmins | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 6 | -33.3 |
| Elliot Lake | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Temiskaming Shores | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| West Nipissing | 13 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 8 | 62.5 |

Table 3.1: Completions by Submarket and by Dwelling Type
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 |
| Greater Sudbury CMA | 121 | 169 | 10 | 12 | 4 | 0 | 20 | 8 | 155 | 189 | -18.0 |
| Capreol Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Nickel Centre Town | 13 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 32 | -59.4 |
| Onaping Falls Town | 3 | 3 | 0 | 0 | 0 | 0 | 12 | 0 | 15 | 3 | ** |
| Rayside-Balfour Town | 15 | 8 | 2 | 2 | 4 | 0 | 4 | 4 | 25 | 14 | 78.6 |
| Sudbury City | 50 | 58 | 8 | 10 | 0 | 0 | 4 | 4 | 62 | 72 | -13.9 |
| Valley East Town | 25 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 49 | -49.0 |
| Walden Town | 15 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 18 | -16.7 |
| North Bay | 51 | 43 | 0 | 0 | 0 | 0 | 0 | 126 | 51 | 169 | -69.8 |
| Sault Ste. Marie | 61 | 50 | 0 | 4 | 0 | 0 | 0 | 0 | 61 | 54 | 13.0 |
| Timmins | 14 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 17 | -17.6 |
| Elliot Lake | 2 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 6 | -66.7 |
| Temiskaming Shores | 7 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 13 | -46.2 |
| West Nipissing | 33 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 20 | 65.0 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
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 |
| Greater Sudbury CMA | 0 | 0 | 4 | 0 | 0 | 0 | 16 | 0 |
| Capreol Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| Rayside-Balfour Town | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 |
| Sudbury City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2009**

| Submarket | Row | | | | Apt. & Other | | | |
|----------------------------|--------------|----------|----------|----------|--------------|----------|----------|----------|
| | Freehold and | | Rental | | Freehold and | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Greater Sudbury CMA | 0 | 0 | 4 | 0 | 0 | 4 | 20 | 4 |
| Capreol Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nickel Centre Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Onaping Falls Town | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| Rayside-Balfour Town | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 4 |
| Sudbury City | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0 |
| Valley East Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Walden Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 0 | 46 | 0 | 80 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CM HC (Starts and Completions Survey)

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|----------------------------|----------|---------|-------------|---------|---------|---------|---------|---------|
| | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 | Q2 2009 | Q2 2008 |
| Greater Sudbury CMA | 52 | 95 | 0 | 0 | 20 | 0 | 72 | 95 |
| Capreol Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Nickel Centre Town | 7 | 18 | 0 | 0 | 0 | 0 | 7 | 18 |
| Onaping Falls Town | 1 | 0 | 0 | 0 | 12 | 0 | 13 | 0 |
| Rayside-Balfour Town | 7 | 7 | 0 | 0 | 8 | 0 | 15 | 7 |
| Sudbury City | 23 | 41 | 0 | 0 | 0 | 0 | 23 | 41 |
| Valley East Town | 10 | 21 | 0 | 0 | 0 | 0 | 10 | 21 |
| Walden Town | 4 | 7 | 0 | 0 | 0 | 0 | 4 | 7 |
| North Bay | 18 | 20 | 0 | 0 | 0 | 0 | 18 | 20 |
| Sault Ste. Marie | 29 | 17 | 0 | 0 | 0 | 0 | 29 | 17 |
| Timmins | 4 | 6 | 0 | 0 | 0 | 0 | 4 | 6 |
| Elliot Lake | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Temiskaming Shores | 3 | 4 | 0 | 0 | 0 | 0 | 3 | 4 |
| West Nipissing | 13 | 8 | 0 | 0 | 0 | 0 | 13 | 8 |

**Table 3.5: Completions by Submarket and by Intended Market
January - June 2009**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|----------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| Greater Sudbury CMA | 131 | 185 | 0 | 0 | 24 | 4 | 155 | 189 |
| Capreol Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Nickel Centre Town | 13 | 32 | 0 | 0 | 0 | 0 | 13 | 32 |
| Onaping Falls Town | 3 | 3 | 0 | 0 | 12 | 0 | 15 | 3 |
| Rayside-Balfour Town | 17 | 10 | 0 | 0 | 8 | 4 | 25 | 14 |
| Sudbury City | 58 | 72 | 0 | 0 | 4 | 0 | 62 | 72 |
| Valley East Town | 25 | 49 | 0 | 0 | 0 | 0 | 25 | 49 |
| Walden Town | 15 | 18 | 0 | 0 | 0 | 0 | 15 | 18 |
| North Bay | 51 | 43 | 0 | 46 | 0 | 80 | 51 | 169 |
| Sault Ste. Marie | 61 | 54 | 0 | 0 | 0 | 0 | 61 | 54 |
| Timmins | 14 | 17 | 0 | 0 | 0 | 0 | 14 | 17 |
| Elliot Lake | 2 | 6 | 0 | 0 | 0 | 0 | 2 | 6 |
| Temiskaming Shores | 7 | 13 | 0 | 0 | 0 | 0 | 7 | 13 |
| West Nipissing | 33 | 20 | 0 | 0 | 0 | 0 | 33 | 20 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
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 (%) | | | |
| Greater Sudbury CMA | | | | | | | | | | | | | |
| Q2 2009 | 1 | 2.0 | 4 | 8.2 | 4 | 8.2 | 18 | 36.7 | 22 | 44.9 | 49 | 340,718 | 362,437 |
| Q2 2008 | 0 | 0.0 | 11 | 11.6 | 31 | 32.6 | 21 | 22.1 | 32 | 33.7 | 95 | 329,000 | 335,402 |
| Year-to-date 2009 | 2 | 1.7 | 7 | 6.0 | 16 | 13.7 | 38 | 32.5 | 54 | 46.2 | 117 | 349,500 | 377,056 |
| Year-to-date 2008 | 1 | 0.6 | 23 | 12.7 | 59 | 32.6 | 39 | 21.5 | 59 | 32.6 | 181 | 319,900 | 330,595 |
| North Bay | | | | | | | | | | | | | |
| Q2 2009 | 5 | 27.8 | 2 | 11.1 | 2 | 11.1 | 3 | 16.7 | 6 | 33.3 | 18 | 302,500 | 304,094 |
| Q2 2008 | 1 | 5.0 | 5 | 25.0 | 2 | 10.0 | 3 | 15.0 | 9 | 45.0 | 20 | 330,400 | 343,940 |
| Year-to-date 2009 | 12 | 21.8 | 5 | 9.1 | 10 | 18.2 | 7 | 12.7 | 21 | 38.2 | 55 | 305,900 | 309,135 |
| Year-to-date 2008 | 3 | 6.8 | 9 | 20.5 | 6 | 13.6 | 7 | 15.9 | 19 | 43.2 | 44 | 323,500 | 349,516 |
| Sault Ste. Marie | | | | | | | | | | | | | |
| Q2 2009 | 9 | 27.3 | 8 | 24.2 | 9 | 27.3 | 5 | 15.2 | 2 | 6.1 | 33 | 244,900 | 254,530 |
| Q2 2008 | 1 | 5.3 | 6 | 31.6 | 8 | 42.1 | 4 | 21.1 | 0 | 0.0 | 19 | 278,500 | 270,000 |
| Year-to-date 2009 | 15 | 22.4 | 18 | 26.9 | 19 | 28.4 | 9 | 13.4 | 6 | 9.0 | 67 | 258,900 | 268,004 |
| Year-to-date 2008 | 8 | 15.7 | 14 | 27.5 | 16 | 31.4 | 10 | 19.6 | 3 | 5.9 | 51 | 275,000 | 266,463 |

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
Second Quarter 2009

| Submarket | Q2 2009 | Q2 2008 | % Change | YTD 2009 | YTD 2008 | % Change |
|----------------------------|---------|---------|----------|----------|----------|----------|
| Greater Sudbury CMA | 362,437 | 335,402 | 8.1 | 377,056 | 330,595 | 14.1 |
| North Bay | 304,094 | 343,940 | -11.6 | 309,135 | 349,516 | -11.6 |
| Sault Ste. Marie | 254,530 | 270,000 | -5.7 | 268,004 | 266,463 | 0.6 |

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Greater Sudbury
Second Quarter 2009**

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to- New Listings SA | Average Price (\$) | Yr/Yr % | Average Price (\$) SA |
|------|-----------|--------------------|---------|----------|------------------------------|--------------------|---------------------------------|-----------------------|---------|--------------------------|
| 2008 | January | 159 | -7.0 | 236 | 303 | 347 | 68.0 | 209,889 | 33.0 | 210,691 |
| | February | 168 | -7.2 | 214 | 254 | 312 | 68.6 | 212,843 | 17.0 | 210,014 |
| | March | 192 | -17.6 | 214 | 347 | 370 | 57.8 | 206,213 | 17.9 | 217,409 |
| | April | 244 | -6.9 | 210 | 437 | 360 | 58.3 | 212,390 | 16.8 | 197,822 |
| | May | 277 | -16.1 | 211 | 538 | 394 | 53.6 | 208,538 | 11.8 | 208,743 |
| | June | 272 | -8.4 | 214 | 537 | 450 | 47.6 | 223,143 | 20.6 | 223,379 |
| | July | 279 | 6.5 | 232 | 528 | 425 | 54.6 | 218,837 | 21.7 | 217,801 |
| | August | 211 | -10.2 | 200 | 379 | 360 | 55.6 | 206,007 | 8.6 | 205,755 |
| | September | 253 | -4.9 | 208 | 494 | 429 | 48.5 | 213,440 | 13.6 | 218,548 |
| | October | 174 | -17.5 | 182 | 466 | 460 | 39.6 | 207,402 | 13.9 | 217,491 |
| | November | 96 | -50.5 | 131 | 353 | 488 | 26.8 | 202,657 | 7.4 | 201,375 |
| | December | 71 | -36.6 | 144 | 193 | 434 | 33.2 | 196,563 | 3.7 | 203,778 |
| 2009 | January | 89 | -44.0 | 139 | 366 | 449 | 31.0 | 197,327 | -6.0 | 199,663 |
| | February | 97 | -42.3 | 139 | 299 | 405 | 34.3 | 197,006 | -7.4 | 191,294 |
| | March | 110 | -42.7 | 125 | 329 | 341 | 36.7 | 189,397 | -8.2 | 190,292 |
| | April | 168 | -31.1 | 150 | 373 | 331 | 45.3 | 205,716 | -3.1 | 195,744 |
| | May | 202 | -27.1 | 154 | 463 | 364 | 42.3 | 199,606 | -4.3 | 199,626 |
| | June | 243 | -10.7 | 176 | 460 | 372 | 47.3 | 196,203 | -12.1 | 189,348 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2008 | 793 | -10.8 | | 1,512 | | | 214,733 | 16.3 | |
| | Q2 2009 | 613 | -22.7 | | 1,296 | | | 199,932 | -6.9 | |
| | YTD 2008 | 1,312 | -11.0 | | 2,416 | | | 212,657 | 18.4 | |
| | YTD 2009 | 909 | -30.7 | | 2,290 | | | 198,090 | -6.9 | |

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

Source: CREA (MLS®)

**Table 5b: MLS® Residential Activity for Sault Ste. Marie
Second Quarter 2009**

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to- New Listings SA | Average Price (\$) | Yr/Yr % | Average Price (\$) SA |
|------|-----------|--------------------|---------|----------|------------------------------|--------------------|---------------------------------|-----------------------|---------|--------------------------|
| 2008 | January | 90 | 25.0 | 141 | 162 | 196 | 71.9 | 109,742 | 1.8 | 117,192 |
| | February | 85 | -4.5 | 130 | 136 | 182 | 71.4 | 105,008 | -3.2 | 116,273 |
| | March | 107 | -6.1 | 121 | 158 | 178 | 68.0 | 122,982 | 18.4 | 128,373 |
| | April | 150 | 21.0 | 131 | 217 | 190 | 68.9 | 116,921 | 25.6 | 123,557 |
| | May | 171 | -3.9 | 133 | 297 | 214 | 62.1 | 126,622 | 14.2 | 124,440 |
| | June | 148 | -30.5 | 108 | 242 | 183 | 59.0 | 136,147 | 16.1 | 135,850 |
| | July | 163 | -12.4 | 126 | 261 | 195 | 64.6 | 139,353 | 18.4 | 129,996 |
| | August | 135 | -25.8 | 109 | 252 | 204 | 53.4 | 129,817 | 9.3 | 127,506 |
| | September | 159 | 5.3 | 129 | 233 | 209 | 61.7 | 125,007 | 15.6 | 120,518 |
| | October | 101 | -29.9 | 104 | 218 | 233 | 44.6 | 124,022 | 5.9 | 126,298 |
| | November | 54 | -46.0 | 76 | 117 | 185 | 41.1 | 103,043 | -13.8 | 112,092 |
| | December | 44 | -13.7 | 99 | 66 | 190 | 52.1 | 118,552 | -1.9 | 127,932 |
| 2009 | January | 64 | -28.9 | 102 | 104 | 134 | 76.1 | 120,402 | 9.7 | 130,353 |
| | February | 66 | -22.4 | 102 | 117 | 171 | 59.6 | 118,235 | 12.6 | 131,005 |
| | March | 82 | -23.4 | 94 | 152 | 172 | 54.7 | 125,738 | 2.2 | 132,099 |
| | April | 114 | -24.0 | 100 | 217 | 189 | 52.9 | 123,651 | 5.8 | 129,452 |
| | May | 110 | -35.7 | 89 | 238 | 181 | 49.2 | 129,121 | 2.0 | 133,566 |
| | June | 144 | -2.7 | 97 | 257 | 187 | 51.9 | 137,507 | 1.0 | 135,963 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2008 | 469 | -8.9 | | 756 | | | 126,525 | 15.8 | |
| | Q2 2009 | 368 | -21.5 | | 712 | | | 130,708 | 3.3 | |
| | YTD 2008 | 751 | -4.9 | | 1,212 | | | 121,574 | 12.3 | |
| | YTD 2009 | 580 | -22.8 | | 1,085 | | | 127,449 | 4.8 | |

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

Source: CREA (MLS®)

**Table 5c: MLS® Residential Activity for North Bay
Second Quarter 2009**

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to- New Listings SA | Average Price (\$) | Yr/Yr % | Average Price (\$) SA |
|------|-----------|--------------------|---------|----------|------------------------------|--------------------|---------------------------------|-----------------------|---------|--------------------------|
| 2008 | January | 64 | -24.7 | 112 | 118 | 159 | 70.4 | 173,948 | 7.2 | 183,887 |
| | February | 77 | -20.6 | 104 | 135 | 171 | 60.8 | 183,944 | 6.1 | 191,635 |
| | March | 114 | -25.0 | 119 | 190 | 189 | 63.0 | 181,749 | 2.9 | 177,453 |
| | April | 146 | 5.8 | 110 | 262 | 177 | 62.1 | 192,458 | 10.8 | 184,431 |
| | May | 179 | -2.7 | 123 | 239 | 165 | 74.5 | 189,024 | -0.7 | 183,663 |
| | June | 148 | -3.9 | 113 | 191 | 146 | 77.4 | 201,019 | 10.8 | 191,679 |
| | July | 151 | -4.4 | 112 | 251 | 198 | 56.6 | 197,108 | 18.2 | 199,963 |
| | August | 118 | -28.9 | 103 | 177 | 162 | 63.6 | 180,421 | 6.2 | 187,962 |
| | September | 108 | 3.8 | 111 | 150 | 156 | 71.2 | 194,399 | 18.3 | 198,904 |
| | October | 75 | -32.4 | 89 | 147 | 174 | 51.1 | 182,081 | 12.5 | 198,877 |
| | November | 55 | -40.2 | 83 | 103 | 169 | 49.1 | 178,406 | 1.2 | 171,835 |
| | December | 40 | -9.1 | 96 | 51 | 148 | 64.9 | 161,908 | -2.5 | 184,550 |
| 2009 | January | 37 | -42.2 | 73 | 99 | 139 | 52.5 | 205,947 | 18.4 | 224,060 |
| | February | 82 | 6.5 | 113 | 115 | 148 | 76.4 | 182,213 | -0.9 | 188,715 |
| | March | 80 | -29.8 | 86 | 177 | 152 | 56.6 | 185,646 | 2.1 | 187,616 |
| | April | 141 | -3.4 | 100 | 218 | 162 | 61.7 | 201,077 | 4.5 | 194,445 |
| | May | 130 | -27.4 | 94 | 223 | 156 | 60.3 | 189,654 | 0.3 | 184,372 |
| | June | 140 | -5.4 | 101 | 207 | 159 | 63.5 | 208,180 | 3.6 | 201,535 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2008 | 473 | -0.6 | | 692 | | | 193,837 | 6.1 | |
| | Q2 2009 | 411 | -13.1 | | 648 | | | 199,883 | 3.1 | |
| | YTD 2008 | 728 | -10.1 | | 1,135 | | | 189,149 | 6.1 | |
| | YTD 2009 | 610 | -16.2 | | 1,039 | | | 196,009 | 3.6 | |

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

Source: CREA (MLS®)

**Table 5d: MLS® Residential Activity for Timmins
Second Quarter 2009**

| | | Number of Sales | Yr/Yr % | Sales SA | Number of New Listings | New Listings SA | Sales-to- New Listings SA | Average Price (\$) | Yr/Yr % | Average Price (\$) SA |
|------|-----------|--------------------|---------|----------|------------------------------|--------------------|---------------------------------|-----------------------|---------|--------------------------|
| 2008 | January | 73 | -6.4 | 105 | 133 | 152 | 69.1 | 94,828 | -10.0 | 106,057 |
| | February | 66 | -13.2 | 86 | 124 | 145 | 59.3 | 117,431 | 21.9 | 120,399 |
| | March | 83 | -6.7 | 100 | 143 | 152 | 65.8 | 113,836 | 9.1 | 117,340 |
| | April | 117 | -4.9 | 94 | 166 | 142 | 66.2 | 127,880 | 32.1 | 128,272 |
| | May | 134 | 21.8 | 108 | 187 | 132 | 81.8 | 119,491 | 10.9 | 116,679 |
| | June | 97 | -28.1 | 73 | 161 | 133 | 54.9 | 126,674 | 11.6 | 116,982 |
| | July | 128 | 9.4 | 99 | 213 | 181 | 54.7 | 127,930 | 23.7 | 131,118 |
| | August | 101 | -10.6 | 88 | 154 | 144 | 61.1 | 110,757 | -7.5 | 107,867 |
| | September | 100 | 11.1 | 90 | 142 | 134 | 67.2 | 119,660 | 25.2 | 124,070 |
| | October | 87 | 2.4 | 91 | 118 | 124 | 73.4 | 122,806 | 17.2 | 122,764 |
| | November | 36 | -55.6 | 50 | 100 | 133 | 37.6 | 116,703 | -6.6 | 109,044 |
| | December | 32 | -17.9 | 70 | 54 | 123 | 56.9 | 129,172 | 18.7 | 132,045 |
| 2009 | January | 47 | -35.6 | 69 | 101 | 118 | 58.5 | 101,437 | 7.0 | 113,183 |
| | February | 50 | -24.2 | 72 | 98 | 122 | 59.0 | 115,994 | -1.2 | 119,708 |
| | March | 71 | -14.5 | 75 | 135 | 129 | 58.1 | 100,541 | -11.7 | 106,785 |
| | April | 88 | -24.8 | 77 | 138 | 122 | 63.1 | 113,364 | -11.4 | 114,803 |
| | May | 94 | -29.9 | 76 | 173 | 131 | 58.0 | 121,627 | 1.8 | 116,503 |
| | June | 100 | 3.1 | 73 | 200 | 157 | 46.5 | 116,165 | -8.3 | 110,697 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q2 2008 | 348 | -5.4 | | 514 | | | 124,314 | 17.1 | |
| | Q2 2009 | 282 | -19.0 | | 511 | | | 117,112 | -5.8 | |
| | YTD 2008 | 570 | -6.7 | | 914 | | | 118,215 | 13.0 | |
| | YTD 2009 | 450 | -21.1 | | 845 | | | 112,736 | -4.6 | |

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

Source: CREA (MLS®)

Table 6: Economic Indicators
Second Quarter 2009

| | | Interest Rates | | | NHPI, Total Thunder Bay/Greater Sudbury 1997=100 | CPI, 2002 =100 (Ontario) | Greater Sudbury Labour Market | | | |
|------|-----------|---------------------------|-----------------------|---------------|--|--------------------------------|-------------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2008 | January | 725 | 7.35 | 7.39 | 109.20 | 110.90 | 80.7 | 4.9 | 63.8 | 797 |
| | February | 718 | 7.25 | 7.29 | 110.50 | 111.40 | 80.5 | 5.4 | 63.9 | 801 |
| | March | 712 | 7.15 | 7.19 | 110.80 | 111.70 | 80.4 | 5.7 | 64.0 | 807 |
| | April | 700 | 6.95 | 6.99 | 110.80 | 112.50 | 79.9 | 6.0 | 63.8 | 819 |
| | May | 679 | 6.15 | 6.65 | 112.90 | 113.60 | 79.7 | 5.7 | 63.3 | 831 |
| | June | 710 | 6.95 | 7.15 | 112.70 | 114.20 | 80.0 | 5.5 | 63.4 | 845 |
| | July | 710 | 6.95 | 7.15 | 112.60 | 115.10 | 80.8 | 5.3 | 63.8 | 856 |
| | August | 691 | 6.65 | 6.85 | 112.60 | 114.80 | 81.8 | 5.6 | 64.9 | 855 |
| | September | 691 | 6.65 | 6.85 | 112.60 | 115.10 | 82.4 | 5.6 | 65.2 | 865 |
| | October | 713 | 6.35 | 7.20 | 112.50 | 113.70 | 83.1 | 5.8 | 65.9 | 862 |
| | November | 713 | 6.35 | 7.20 | 112.70 | 113.50 | 83.1 | 5.7 | 65.7 | 854 |
| | December | 685 | 5.60 | 6.75 | 112.70 | 112.80 | 82.7 | 5.6 | 65.4 | 838 |
| 2009 | January | 627 | 5.00 | 5.79 | 112.70 | 112.40 | 82.3 | 5.8 | 65.1 | 830 |
| | February | 627 | 5.00 | 5.79 | 112.70 | 113.10 | 81.4 | 6.9 | 65.1 | 827 |
| | March | 613 | 4.50 | 5.55 | 112.70 | 113.70 | 80.8 | 7.9 | 65.4 | 820 |
| | April | 596 | 3.90 | 5.25 | 112.70 | 113.20 | 79.7 | 8.6 | 65.0 | 814 |
| | May | 596 | 3.90 | 5.25 | 112.70 | 114.00 | 80.3 | 8.4 | 65.4 | 808 |
| | June | 631 | 3.75 | 5.85 | | 114.20 | 80.1 | 8.9 | 65.5 | 804 |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | 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

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

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 of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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