HOUSING MARKET INFORMATION

HOUSING NOW

Saint John, Moncton CMAs and Fredericton CA

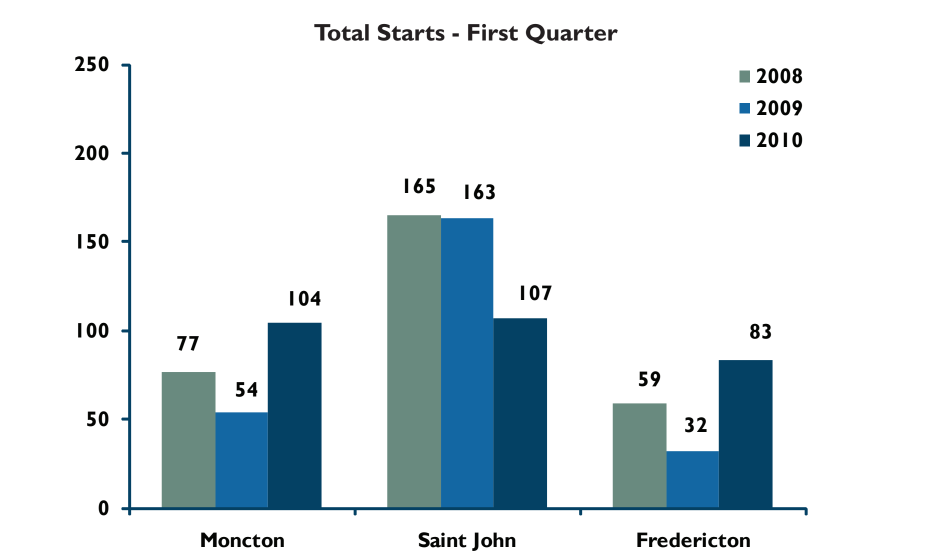
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

Residential Construction Strong in the First Quarter

Residential construction activity in New Brunswick's large urban centres – Fredericton, Moncton and Saint John – was strong during the first three months of 2010. In Fredericton and Moncton, total housing starts exceeded the pace set during the first quarter of 2009. Conversely, reduced construction activity in Saint John produced fewer housing starts during the first quarter relative to the same period in 2009.

Figure 1



Source : CMHC

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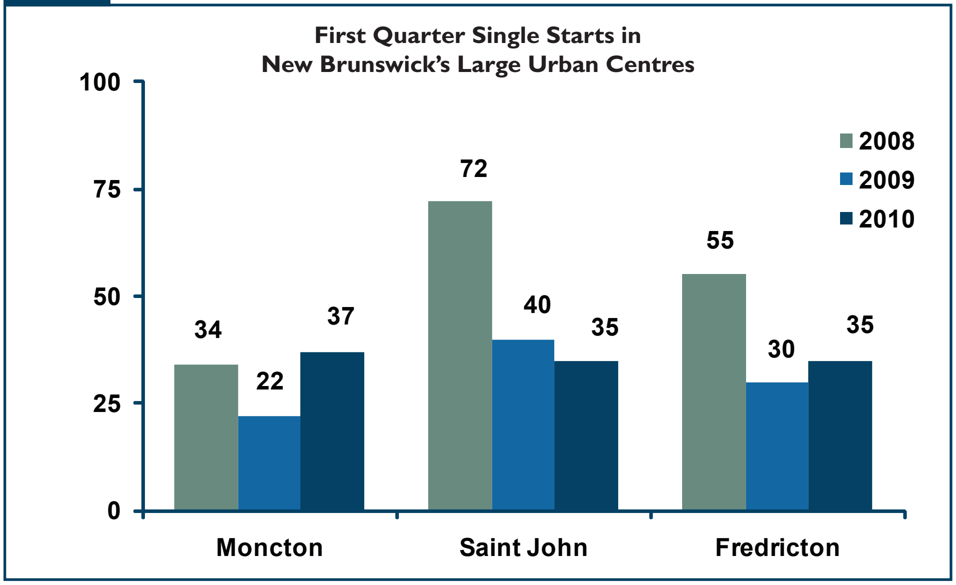
Figure 2



Source : CMHC

Multiple Starts Bolster Overall Activity in the Provincial Capital

During the first quarter of the year, residential housing starts in Fredericton more than doubled last year's total with 83 starts compared to 32 units during the same period in 2009. In 2010, rental starts were up to 46 units during the winter months compared to only six first quarter starts last year. The strength in the local job market continues to support in-migration and demand for rental units. Although apartment units accounted for most rental construction with 38 starts, alternative style rental units, such as row and semi-detached units were also added to the capital region's rental stock to meet demand.

The condo market was quiet during the first quarter with no new starts. Last year, this market segment saw increased activity as potential homeowners sought the advantages provided by condo units in attractive downtown locations.

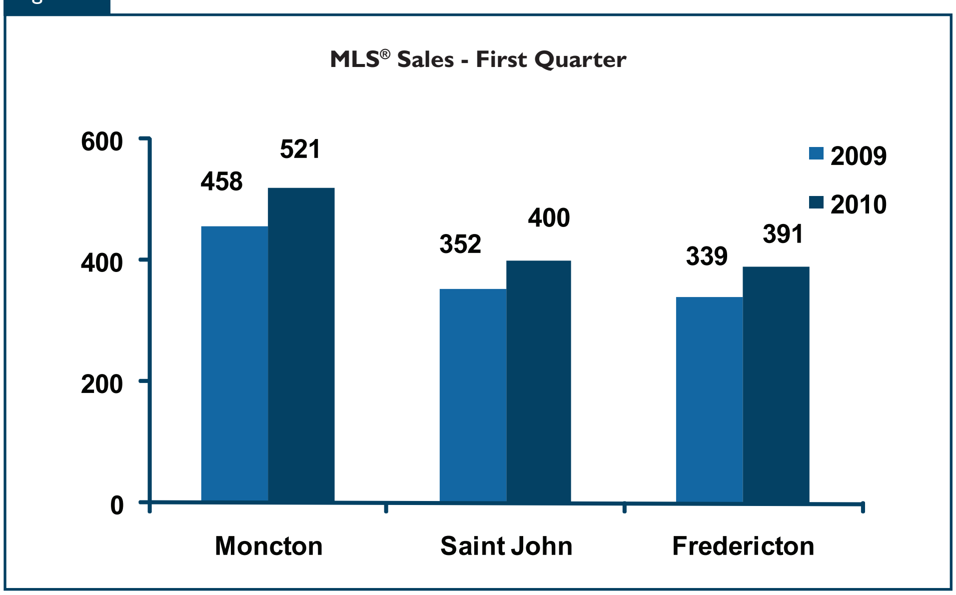
The strong performance in the Fredericton housing market during the first quarter was not limited to multi-family dwellings as single starts posted a 17 per cent, year-over-year increase to 35 units. The positive trend has carried over from the fourth quarter of 2009, the only quarter with a year-over-year increase in single starts last year. This growth was seen due to higher starts in the areas around the city. In Fredericton City proper, single starts remained unchanged at 12 units.

Single Starts Rebound in Greater Moncton

The first three months of 2010 showed a significant rebound in residential construction in Greater Moncton with 104 total starts on record, nearly double last year's first quarter total of 54 units. Single starts were up in each of Greater Moncton's submarkets, resulting in a first-quarter increase to 37 units. The most significant increase in first-quarter activity was concentrated in Moncton City proper, where single starts went from four units last year to 15 units in 2010. Throughout the CMA, favourable market conditions helped to support demand, while mild winter weather allowed builders to get an early start on the 2010 season, contributing to the strong first quarter showing.

Semi-detached starts were also strong in the first quarter, with 36 starts compared to 24 last year. This segment

Figure 3



MLS® is a registered trademark of the Canadian Real Estate Association (CREA)
Source : The Greater Moncton Real Estate Board/Saint John Real Estate Board/The Real Estate Board of Fredericton Area

of the local market has shown the most growth during the past decade. Last year, due to a historically large number of completed and unabsorbed units available on the market, semi-detached starts declined for the first time in ten years. Nevertheless, demand for these units remains strong and the number of unabsorbed units declined throughout 2009 and into 2010, leading to the current rebound in starts.

Construction activity in the rental market has also rebounded during the first quarter of 2010. Along with the aforementioned rise in semi-detached starts, first quarter multiple starts in Greater Moncton more than doubled last year's quarterly total. In total, 29 rental units were started in Greater Moncton during the first three months of the year. Rental unit demand, bolstered by in-migration has, in part, spurred rental market construction in 2010. In comparison, no rental units were started during the first quarter of 2009.

Fewer Multiple Starts Recorded in Saint John

Single starts in Saint John, although down from last year's first quarter total, posted solid results during the first quarter with 35 starts, a modest five unit decline from last year's quarterly total. The decline originated mostly in Saint John City proper and in the peripheral communities of the CMA. Conversely, activity in Quispamsis produced a total of 21 first-quarter starts compared to 13 units last year as demand for homes in the Kennebecasis Valley has remained constant.

Construction of multi-family dwellings was down 42 per cent to 72 starts during the first quarter. This decline stems mostly from the rental market, where first quarter apartment starts were less than half last year's total for the quarter. During the first half of 2009, multiple starts set a rapid pace as the area benefitted from several projects falling under the NB Federal/Provincial Affordable Housing Agreement. In 2010, ground was broken on fewer rental projects: there were 51 apartment starts during the first quarter compared to 109 during the same period last year.

MLS® Sales Strong in the First Quarter

In the first quarter of 2010, potential homebuyers continued to benefit from favourable market conditions as mortgage rates remained low and ample listings provided a wide selection of available homes to consumers.

Fredericton Records the Largest First Quarter Increase in MLS® Sales

MLS® sales in New Brunswick's capital region were up 32.7 per cent in the first quarter, with 430 units sold. The increased activity was spread out evenly through the Greater Fredericton area. In the outlying areas around the provincial capital, and in Fredericton City proper, MLS® sales during the quarter were up 31.9 and 33.2 per cent, respectively.

Along with the significant increase in sales, the number of days required to sell the average listing in Fredericton City proper was down one day to 81. In the outlying areas, the average number of days on market increased from 89 days to 97 days. Meanwhile, new listings in the Greater Fredericton area during the first quarter were up from last year's quarterly total. In combination, these results highlight the overall health and balanced nature of the Fredericton resale market. Despite the large inventory of available homes, strong sales bolstered price growth during the first three months of 2010 as the average MLS® sale price in Fredericton was up 6.3 per cent to $161,560.

Greater Moncton Leads First Quarter MLS® Sales

In Greater Moncton, first quarter MLS® sales were up 15.2 per cent from last year's total to 515 units. During the same period, Greater Moncton enjoyed the distinction of having the highest volume of MLS® sales in the province. Throughout the Greater Moncton area, MLS® sales have rebounded as reduced economic uncertainty and favourable market conditions brought increased housing demand. At the sub-market level, the City of Dieppe posted the most significant year-over-year increase in first-quarter MLS® sales, with a 44.4 per cent increase to 117 units.

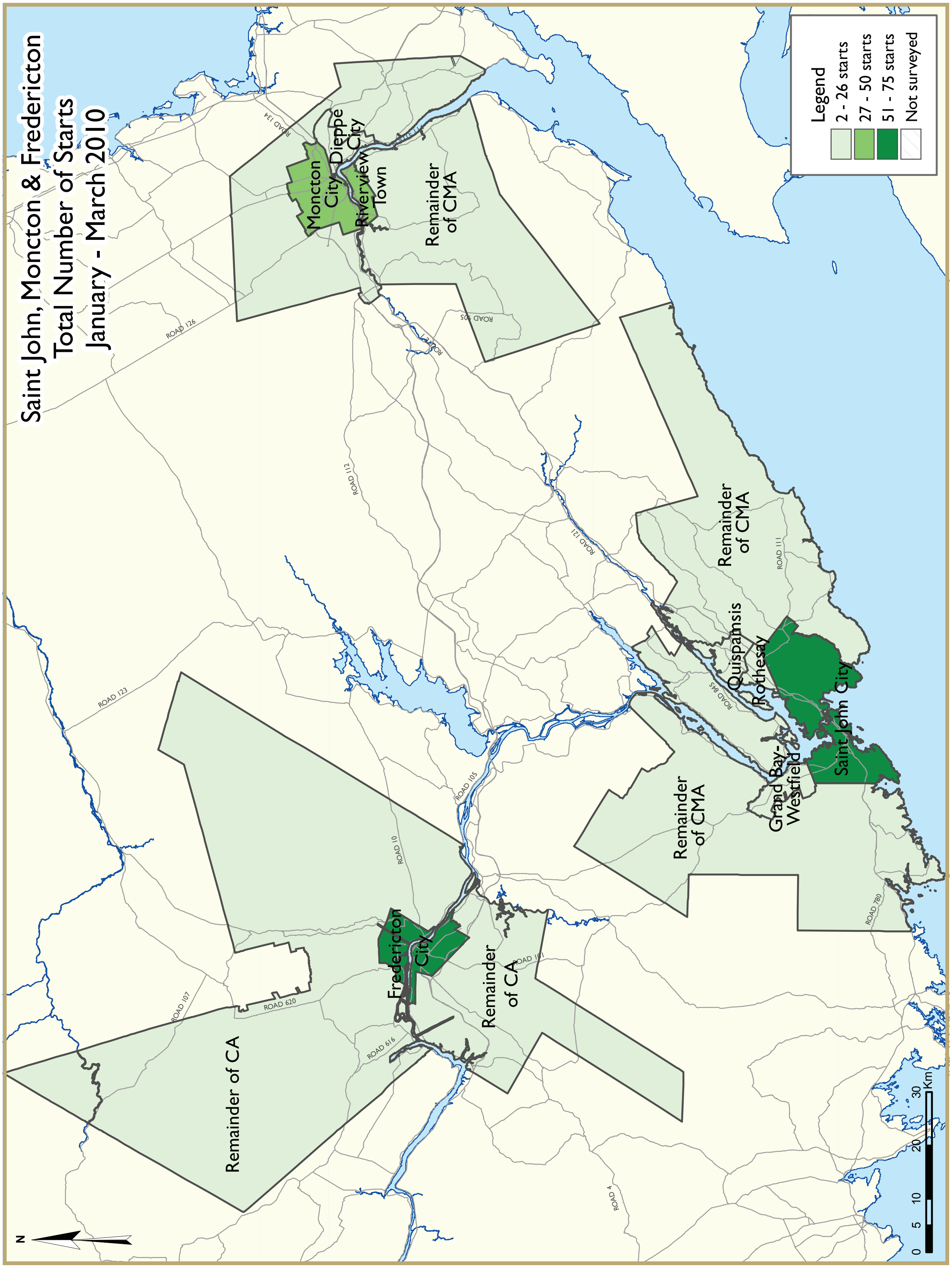
Despite the increase in MLS® sales, price growth in Greater Moncton was limited to 2.7 per cent during the first quarter of 2010. Within the tri-community area, the average price in the City of Dieppe was up 5.2 per cent to $166,666, the highest average price for the quarter. A surge in construction activity and rapid population growth during the past decade has produced a rising inventory of new homes in the upper price-ranges in Dieppe. As more of these homes enter the resale market, they have resulted in larger price increases relative to Moncton City and Riverview. In both of these centres, price growth stood at 4.7 and 2.7 per cent, respectively. In the outlying communities around Greater Moncton, lower demand resulted in a 9.8 per cent, year-over-year decline in the average MLS® sale price. Since

MLS® sales in these areas accounted for nearly 20 per cent of Greater Moncton's first quarter sales, they contributed to the weak overall price growth observed in Greater Moncton during the first quarter of 2010.

Saint John Posts the Highest Average Price in the Province

Year-over-year price growth in the Port City during the first quarter of 2010 stood at 3.4 per cent due in part to muted demand. Nevertheless, Greater Saint John posted the highest average MLS® sale price in the province during the first three months of 2010 at $170,699. At the submarket level, the Rothesay-Quispamsis area continued to be one of the most expensive districts in the province, with an average MLS® sale price of $238,500. Demand for homes found in this area was resilient during the first quarter of 2010, with 83 MLS® sales, up from 75 units last year. However, demand in the first quarter was not sufficient to result in significant price growth. The average first quarter MLS® sale price in the area was up by a minimal 1.2 per cent compared to 2009. A similar trend emerged in Saint John City proper, where the average price was up 1.8 per cent to $158,414.

During the first three months of this year, MLS® sales in Greater Saint John were up 8.9 per cent to 331 units. Demand was strongest in the outlying area of Greater Saint John, where sales were up 31.7 per cent to 83 units, driving price growth in these communities. In Saint John City proper, weak demand led to a 3.2 per cent reduction in MLS® sales, constricting first quarter price growth.


Saint John, Moncton & Fredericton
Total Number of Starts
January - March 2010
Legend
2 - 26 starts
27 - 50 starts
51 - 75 starts
Not surveyed
Moncton City
Dieppe City
Riverview Town
Remainder of CMA
Remainder of CMA
Quispamsis
Rothesay
Saint John City
Grand Bay-Westfield
Remainder of CMA
Fredericton City
Remainder of CA
Remainder of CA
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HOUSING NOW REPORT TABLES

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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 1a: Housing Activity Summary of Saint John CMA
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	35	4	17	0	0	0	0	51	107
Q1 2009	40	8	6	0	0	15	0	94	163
% Change	-12.5	-50.0	183.3	n/a	n/a	-100.0	n/a	-45.7	-34.4
Year-to-date 2010	35	4	17	0	0	0	0	51	107
Year-to-date 2009	40	8	6	0	0	15	0	94	163
% Change	-12.5	-50.0	183.3	n/a	n/a	-100.0	n/a	-45.7	-34.4
UNDER CONSTRUCTION									
Q1 2010	111	24	75	0	4	0	0	124	338
Q1 2009	167	28	69	0	3	0	0	213	480
% Change	-33.5	-14.3	8.7	n/a	33.3	n/a	n/a	-41.8	-29.6
COMPLETIONS									
Q1 2010	90	8	0	0	3	0	0	12	113
Q1 2009	102	8	9	0	0	0	0	48	167
% Change	-11.8	0.0	-100.0	n/a	n/a	n/a	n/a	-75.0	-32.3
Year-to-date 2010	90	8	0	0	3	0	0	12	113
Year-to-date 2009	102	8	9	0	0	0	0	48	167
% Change	-11.8	0.0	-100.0	n/a	n/a	n/a	n/a	-75.0	-32.3
COMPLETED & NOT ABSORBED									
Q1 2010	46	22	7	0	4	1	0	23	103
Q1 2009	45	28	13	0	0	2	0	15	103
% Change	2.2	-21.4	-46.2	n/a	n/a	-50.0	n/a	53.3	0.0
ABSORBED									
Q1 2010	101	8	5	0	3	0	0	16	133
Q1 2009	86	5	6	0	0	0	3	40	140
% Change	17.4	60.0	-16.7	n/a	n/a	n/a	-100.0	-60.0	-5.0
Year-to-date 2010	101	8	5	0	3	0	0	16	133
Year-to-date 2009	86	5	6	0	0	0	3	40	140
% Change	17.4	60.0	-16.7	n/a	n/a	n/a	-100.0	-60.0	-5.0

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

Table 1b: Housing Activity Summary of Moncton CMA
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	35	36	4	0	0	0	14	15	104
Q1 2009	19	24	0	0	0	8	3	0	54
% Change	84.2	50.0	n/a	n/a	n/a	-100.0	**	n/a	92.6
Year-to-date 2010	35	36	4	0	0	0	14	15	104
Year-to-date 2009	19	24	0	0	0	8	3	0	54
% Change	84.2	50.0	n/a	n/a	n/a	-100.0	**	n/a	92.6
UNDER CONSTRUCTION									
Q1 2010	196	156	45	0	11	0	21	126	555
Q1 2009	194	126	18	0	2	48	3	200	591
% Change	1.0	23.8	150.0	n/a	**	-100.0	**	-37.0	-6.1
COMPLETIONS									
Q1 2010	94	86	2	0	12	12	9	0	215
Q1 2009	146	150	18	0	14	0	11	56	395
% Change	-35.6	-42.7	-88.9	n/a	-14.3	n/a	-18.2	-100.0	-45.6
Year-to-date 2010	94	86	2	0	12	12	9	0	215
Year-to-date 2009	146	150	18	0	14	0	11	56	395
% Change	-35.6	-42.7	-88.9	n/a	-14.3	n/a	-18.2	-100.0	-45.6
COMPLETED & NOT ABSORBED									
Q1 2010	33	51	2	0	4	69	0	51	210
Q1 2009	46	78	12	0	10	23	21	57	247
% Change	-28.3	-34.6	-83.3	n/a	-60.0	200.0	-100.0	-10.5	-15.0
ABSORBED									
Q1 2010	102	91	2	0	11	5	9	5	225
Q1 2009	146	146	18	0	5	8	13	43	379
% Change	-30.1	-37.7	-88.9	n/a	120.0	-37.5	-30.8	-88.4	-40.6
Year-to-date 2010	102	91	2	0	11	5	9	5	225
Year-to-date 2009	146	146	18	0	5	8	13	43	379
% Change	-30.1	-37.7	-88.9	n/a	120.0	-37.5	-30.8	-88.4	-40.6

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

Table 1c: Housing Activity Summary of Fredericton CA
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	27	2	8	0	0	0	8	38	83
Q1 2009	24	2	0	0	0	0	6	0	32
% Change	12.5	0.0	n/a	n/a	n/a	n/a	33.3	n/a	159.4
Year-to-date 2010	27	2	8	0	0	0	8	38	83
Year-to-date 2009	24	2	0	0	0	0	6	0	32
% Change	12.5	0.0	n/a	n/a	n/a	n/a	33.3	n/a	159.4
UNDER CONSTRUCTION									
Q1 2010	70	12	35	0	0	97	8	181	403
Q1 2009	97	6	22	0	16	14	13	58	226
% Change	-27.8	100.0	59.1	n/a	-100.0	**	-38.5	**	78.3
COMPLETIONS									
Q1 2010	63	0	0	0	8	0	34	16	121
Q1 2009	66	4	4	0	0	0	7	0	81
% Change	-4.5	-100.0	-100.0	n/a	n/a	n/a	**	n/a	49.4
Year-to-date 2010	63	0	0	0	8	0	34	16	121
Year-to-date 2009	66	4	4	0	0	0	7	0	81
% Change	-4.5	-100.0	-100.0	n/a	n/a	n/a	**	n/a	49.4
COMPLETED & NOT ABSORBED									
Q1 2010	22	0	4	0	4	0	2	0	32
Q1 2009	18	3	20	0	8	0	1	0	50
% Change	22.2	-100.0	-80.0	n/a	-50.0	n/a	100.0	n/a	-36.0
ABSORBED									
Q1 2010	64	0	6	0	11	0	34	16	131
Q1 2009	60	6	4	0	1	0	6	0	77
% Change	6.7	-100.0	50.0	n/a	**	n/a	**	n/a	70.1
Year-to-date 2010	64	0	6	0	11	0	34	16	131
Year-to-date 2009	60	6	4	0	1	0	6	0	77
% Change	6.7	-100.0	50.0	n/a	**	n/a	**	n/a	70.1

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Saint John City									
Q1 2010	7	4	13	0	0	0	0	51	75
Q1 2009	13	8	3	0	0	0	0	62	86
Grand Bay-Westfield									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	2	0	0	0	0	0	0	0	2
Quispamsis									
Q1 2010	21	0	0	0	0	0	0	0	21
Q1 2009	13	0	3	0	0	0	0	0	16
Rothesay									
Q1 2010	2	0	4	0	0	0	0	0	6
Q1 2009	2	0	0	0	0	15	0	0	17
Remainder of Saint John CMA									
Q1 2010	3	0	0	0	0	0	0	0	3
Q1 2009	10	0	0	0	0	0	0	32	42
Saint John CMA									
Q1 2010	35	4	17	0	0	0	0	51	107
Q1 2009	40	8	6	0	0	15	0	94	163
Moncton City									
Q1 2010	15	6	0	0	0	0	12	15	48
Q1 2009	4	12	0	0	0	0	0	0	16
Dieppe City									
Q1 2010	9	6	4	0	0	0	2	0	21
Q1 2009	7	12	0	0	0	8	2	0	29
Riverview Town									
Q1 2010	6	22	0	0	0	0	0	0	28
Q1 2009	4	0	0	0	0	0	1	0	5
Remainder of Moncton CMA									
Q1 2010	5	2	0	0	0	0	0	0	7
Q1 2009	4	0	0	0	0	0	0	0	4
Moncton CMA									
Q1 2010	35	36	4	0	0	0	14	15	104
Q1 2009	19	24	0	0	0	8	3	0	54
Fredericton City									
Q1 2010	7	2	8	0	0	0	5	38	60
Q1 2009	8	2	0	0	0	0	4	0	14
Remainder of Fredericton CA									
Q1 2010	20	0	0	0	0	0	3	0	23
Q1 2009	16	0	0	0	0	0	2	0	18
Fredericton CA									
Q1 2010	27	2	8	0	0	0	8	38	83
Q1 2009	24	2	0	0	0	0	6	0	32

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Saint John City									
Q1 2010	36	22	58	0	0	0	0	55	171
Q1 2009	62	24	45	0	0	0	0	97	228
Grand Bay-Westfield									
Q1 2010	4	0	4	0	0	0	0	0	8
Q1 2009	7	0	0	0	0	0	0	0	7
Quispamsis									
Q1 2010	36	2	0	0	4	0	0	69	111
Q1 2009	42	0	11	0	3	0	0	69	125
Rothesay									
Q1 2010	9	0	8	0	0	0	0	0	17
Q1 2009	14	2	0	0	0	0	0	15	31
Remainder of Saint John CMA									
Q1 2010	26	0	5	0	0	0	0	0	31
Q1 2009	42	2	13	0	0	0	0	32	89
Saint John CMA									
Q1 2010	111	24	75	0	4	0	0	124	338
Q1 2009	167	28	69	0	3	0	0	213	480
Moncton City									
Q1 2010	74	68	2	0	11	0	17	99	271
Q1 2009	61	78	2	0	2	40	0	95	278
Dieppe City									
Q1 2010	56	50	41	0	0	0	4	23	174
Q1 2009	59	40	16	0	0	8	2	25	150
Riverview Town									
Q1 2010	18	34	0	0	0	0	0	0	52
Q1 2009	13	8	0	0	0	0	1	80	102
Remainder of Moncton CMA									
Q1 2010	48	4	2	0	0	0	0	4	58
Q1 2009	61	0	0	0	0	0	0	0	61
Moncton CMA									
Q1 2010	196	156	45	0	11	0	21	126	555
Q1 2009	194	126	18	0	2	48	3	200	591
Fredericton City									
Q1 2010	40	12	35	0	0	97	8	181	373
Q1 2009	53	6	22	0	16	14	12	58	181
Remainder of Fredericton CA									
Q1 2010	30	0	0	0	0	0	0	0	30
Q1 2009	44	0	0	0	0	0	1	0	45
Fredericton CA									
Q1 2010	70	12	35	0	0	97	8	181	403
Q1 2009	97	6	22	0	16	14	13	58	226

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Saint John City									
Q1 2010	22	4	0	0	0	0	0	12	38
Q1 2009	28	6	9	0	0	0	0	48	91
Grand Bay-Westfield									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	6	0	0	0	0	0	0	0	6
Quispamsis									
Q1 2010	35	0	0	0	3	0	0	0	38
Q1 2009	32	0	0	0	0	0	0	0	32
Rothesay									
Q1 2010	6	2	0	0	0	0	0	0	8
Q1 2009	7	2	0	0	0	0	0	0	9
Remainder of Saint John CMA									
Q1 2010	25	2	0	0	0	0	0	0	27
Q1 2009	29	0	0	0	0	0	0	0	29
Saint John CMA									
Q1 2010	90	8	0	0	3	0	0	12	113
Q1 2009	102	8	9	0	0	0	0	48	167
Moncton City									
Q1 2010	16	38	0	0	0	6	0	0	60
Q1 2009	35	92	8	0	0	0	0	56	191
Dieppe City									
Q1 2010	36	42	2	0	0	6	6	0	92
Q1 2009	37	44	8	0	6	0	7	0	102
Riverview Town									
Q1 2010	13	6	0	0	12	0	1	0	32
Q1 2009	22	14	0	0	8	0	4	0	48
Remainder of Moncton CMA									
Q1 2010	29	0	0	0	0	0	2	0	31
Q1 2009	52	0	2	0	0	0	0	0	54
Moncton CMA									
Q1 2010	94	86	2	0	12	12	9	0	215
Q1 2009	146	150	18	0	14	0	11	56	395
Fredericton City									
Q1 2010	25	0	0	0	8	0	31	16	80
Q1 2009	29	4	4	0	0	0	4	0	41
Remainder of Fredericton CA									
Q1 2010	38	0	0	0	0	0	3	0	41
Q1 2009	37	0	0	0	0	0	3	0	40
Fredericton CA									
Q1 2010	63	0	0	0	8	0	34	16	121
Q1 2009	66	4	4	0	0	0	7	0	81

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Saint John City									
Q1 2010	16	12	2	0	0	1	0	20	51
Q1 2009	11	25	10	0	0	2	0	15	63
Grand Bay-Westfield									
Q1 2010	0	0	0	0	0	0	0	0	0
Q1 2009	0	0	0	0	0	0	0	0	0
Quispamsis									
Q1 2010	19	1	2	0	4	0	0	0	26
Q1 2009	25	0	0	0	0	0	0	0	25
Rothesay									
Q1 2010	1	6	0	0	0	0	0	3	10
Q1 2009	3	2	0	0	0	0	0	0	5
Remainder of Saint John CMA									
Q1 2010	10	3	3	0	0	0	0	0	16
Q1 2009	6	1	3	0	0	0	0	0	10
Saint John CMA									
Q1 2010	46	22	7	0	4	1	0	23	103
Q1 2009	45	28	13	0	0	2	0	15	103
Moncton City									
Q1 2010	13	31	2	0	3	26	0	31	106
Q1 2009	19	47	5	0	0	0	1	48	120
Dieppe City									
Q1 2010	12	17	0	0	0	3	0	18	50
Q1 2009	15	28	6	0	6	23	20	4	102
Riverview Town									
Q1 2010	4	3	0	0	1	40	0	2	50
Q1 2009	7	3	1	0	4	0	0	5	20
Remainder of Moncton CMA									
Q1 2010	4	0	0	0	0	0	0	0	4
Q1 2009	5	0	0	0	0	0	0	0	5
Moncton CMA									
Q1 2010	33	51	2	0	4	69	0	51	210
Q1 2009	46	78	12	0	10	23	21	57	247
Fredericton City									
Q1 2010	13	0	4	0	4	0	0	0	21
Q1 2009	15	3	20	0	8	0	0	0	46
Remainder of Fredericton CA									
Q1 2010	9	0	0	0	0	0	2	0	11
Q1 2009	3	0	0	0	0	0	1	0	4
Fredericton CA									
Q1 2010	22	0	4	0	4	0	2	0	32
Q1 2009	18	3	20	0	8	0	1	0	50

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Saint John City									
Q1 2010	26	6	3	0	0	0	0	12	47
Q1 2009	27	5	3	0	0	0	0	40	75
Grand Bay-Westfield									
Q1 2010	2	0	0	0	0	0	0	0	2
Q1 2009	6	0	0	0	0	0	0	0	6
Quispamsis									
Q1 2010	33	0	1	0	3	0	0	0	37
Q1 2009	21	0	2	0	0	0	3	0	26
Rothesay									
Q1 2010	6	1	0	0	0	0	0	4	11
Q1 2009	6	0	0	0	0	0	0	0	6
Remainder of Saint John CMA									
Q1 2010	34	1	1	0	0	0	0	0	36
Q1 2009	26	0	1	0	0	0	0	0	27
Saint John CMA									
Q1 2010	101	8	5	0	3	0	0	16	133
Q1 2009	86	5	6	0	0	0	3	40	140
Moncton City									
Q1 2010	16	35	0	0	0	2	0	0	53
Q1 2009	38	89	6	0	1	0	0	10	144
Dieppe City									
Q1 2010	44	50	2	0	0	3	6	5	110
Q1 2009	34	46	9	0	0	8	9	20	126
Riverview Town									
Q1 2010	12	6	0	0	11	0	1	0	30
Q1 2009	21	11	1	0	4	0	4	13	54
Remainder of Moncton CMA									
Q1 2010	30	0	0	0	0	0	2	0	32
Q1 2009	53	0	2	0	0	0	0	0	55
Moncton CMA									
Q1 2010	102	91	2	0	11	5	9	5	225
Q1 2009	146	146	18	0	5	8	13	43	379
Fredericton City									
Q1 2010	28	0	6	0	11	0	31	16	92
Q1 2009	22	6	4	0	1	0	4	0	37
Remainder of Fredericton CA									
Q1 2010	36	0	0	0	0	0	3	0	39
Q1 2009	38	0	0	0	0	0	2	0	40
Fredericton CA									
Q1 2010	64	0	6	0	11	0	34	16	131
Q1 2009	60	6	4	0	1	0	6	0	77

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

Table 1.2a: History of Housing Starts of Saint John CMA 2000 - 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	369	54	47	0	16	15	0	158	659
% Change	-24.1	-37.2	-46.0	n/a	n/a	n/a	-100.0	-3.7	-20.8
2008	486	86	87	0	0	0	9	164	832
% Change	18.0	87.0	-1.1	n/a	-100.0	n/a	n/a	18.8	21.1
2007	412	46	88	0	3	0	0	138	687
% Change	14.1	53.3	29.4	n/a	-25.0	-100.0	-100.0	68.3	21.6
2006	361	30	68	0	4	13	5	82	565
% Change	-10.0	-21.1	112.5	n/a	33.3	8.3	-54.5	**	12.8
2005	401	38	32	0	3	12	11	4	501
% Change	4.2	18.8	-11.1	n/a	n/a	n/a	-26.7	-91.7	-2.9
2004	385	32	36	0	0	0	15	48	516
% Change	-4.0	33.3	-14.3	n/a	n/a	n/a	**	-50.5	-11.0
2003	401	24	42	0	0	0	4	97	580
% Change	24.5	4.3	121.1	n/a	n/a	n/a	-66.7	n/a	46.1
2002	322	23	19	0	0	0	12	0	397
% Change	0.9	27.8	0.0	n/a	n/a	n/a	71.4	-100.0	6.1
2001	319	18	19	0	0	0	7	8	374
% Change	7.0	125.0	5.6	n/a	n/a	n/a	133.3	33.3	8.1
2000	298	8	18	0	0	0	3	6	346

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Moncton CMA 2000 - 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	389	338	43	0	27	14	45	117	973
% Change	-27.7	-24.2	16.2	n/a	-3.6	**	60.7	-58.1	-28.4
2008	538	446	37	0	28	3	28	279	1,359
% Change	-12.5	6.2	-22.9	n/a	180.0	-92.5	-46.2	16.3	-4.6
2007	615	420	48	0	10	40	52	240	1,425
% Change	17.6	8.8	-48.4	n/a	25.0	**	-31.6	-26.4	0.6
2006	523	386	93	0	8	4	76	326	1,416
% Change	-8.1	41.9	-7.9	n/a	**	n/a	49.0	66.3	18.9
2005	569	272	101	0	2	0	51	196	1,191
% Change	-15.8	27.1	**	n/a	-92.3	-100.0	-56.8	148.1	3.5
2004	676	214	28	0	26	10	118	79	1,151
% Change	2.1	25.9	-28.2	n/a	n/a	n/a	-4.1	-82.1	-19.8
2003	662	170	39	0	0	0	123	441	1,435
% Change	6.9	54.5	69.6	n/a	n/a	-100.0	-9.6	-31.7	-7.4
2002	619	110	23	0	0	16	136	646	1,550
% Change	23.6	77.4	n/a	n/a	-100.0	-62.8	1.5	**	65.2
2001	501	62	0	0	4	43	134	193	938
% Change	7.3	-18.4	-100.0	n/a	100.0	10.3	6.3	49.6	3.5
2000	467	76	23	0	2	39	126	129	906

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Fredericton CA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	367	16	40	0	7	97	65	163	755
% Change	-14.5	-11.1	-41.2	n/a	-46.2	169.4	41.3	85.2	8.2
2008	429	18	68	0	13	36	46	88	698
% Change	9.4	12.5	51.1	n/a	-38.1	-10.0	-16.4	31.3	9.7
2007	392	16	45	0	21	40	55	67	636
% Change	22.5	-42.9	-43.8	n/a	-44.7	-64.0	-25.7	13.6	-10.4
2006	320	28	80	0	38	111	74	59	710
% Change	0.9	-17.6	122.2	n/a	72.7	20.7	-40.3	-64.7	-10.4
2005	317	34	36	0	22	92	124	167	792
% Change	-26.6	142.9	**	n/a	n/a	n/a	-20.5	-12.6	-1.4
2004	432	14	10	0	0	0	156	191	803
% Change	-1.8	-41.7	-80.8	n/a	n/a	n/a	97.5	2.1	-2.3
2003	440	24	52	0	0	0	79	187	822
% Change	20.9	50.0	n/a	n/a	n/a	n/a	41.1	73.1	50.0
2002	364	16	0	0	0	0	56	108	548
% Change	5.8	14.3	-100.0	n/a	n/a	-100.0	-27.3	-54.6	-26.4
2001	344	14	3	0	0	69	77	238	745
% Change	18.2	75.0	n/a	n/a	n/a	n/a	-2.5	63.0	40.0
2000	291	8	0	0	0	0	79	146	532

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Saint John CMA	35	40	4	8	17	6	51	109	107	163	-34.4
Saint John City	7	13	4	8	13	3	51	62	75	86	-12.8
Grand Bay-Westfield	2	2	0	0	0	0	0	0	2	2	0.0
Quispamsis	21	13	0	0	0	3	0	0	21	16	31.3
Rothesay	2	2	0	0	4	0	0	15	6	17	-64.7
Remainder of CMA	3	10	0	0	0	0	0	32	3	42	-92.9
Moncton CMA	37	22	36	24	16	0	15	8	104	54	92.6
Moncton City	15	4	6	12	12	0	15	0	48	16	200.0
Dieppe City	11	9	6	12	4	0	0	8	21	29	-27.6
Riverview Town	6	5	22	0	0	0	0	0	28	5	**
Remainder of Moncton CMA	5	4	2	0	0	0	0	0	7	4	75.0
Fredericton CA	35	30	2	2	6	0	40	0	83	32	159.4
Fredericton City	12	12	2	2	6	0	40	0	60	14	**
Remainder of Fredericton CA	23	18	0	0	0	0	0	0	23	18	27.8

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Saint John CMA	35	40	4	8	17	6	51	109	107	163	-34.4
Saint John City	7	13	4	8	13	3	51	62	75	86	-12.8
Grand Bay-Westfield	2	2	0	0	0	0	0	0	2	2	0.0
Quispamsis	21	13	0	0	0	3	0	0	21	16	31.3
Rothesay	2	2	0	0	4	0	0	15	6	17	-64.7
Remainder of CMA	3	10	0	0	0	0	0	32	3	42	-92.9
Moncton CMA	37	22	36	24	16	0	15	8	104	54	92.6
Moncton City	15	4	6	12	12	0	15	0	48	16	200.0
Dieppe City	11	9	6	12	4	0	0	8	21	29	-27.6
Riverview Town	6	5	22	0	0	0	0	0	28	5	**
Remainder of Moncton CMA	5	4	2	0	0	0	0	0	7	4	75.0
Fredericton CA	35	30	2	2	6	0	40	0	83	32	159.4
Fredericton City	12	12	2	2	6	0	40	0	60	14	**
Remainder of Fredericton CA	23	18	0	0	0	0	0	0	23	18	27.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2010

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Saint John CMA	90	102	8	8	3	9	12	48	113	167	-32.3
Saint John City	22	28	4	6	0	9	12	48	38	91	-58.2
Grand Bay-Westfield	2	6	0	0	0	0	0	0	2	6	-66.7
Quispamsis	35	32	0	0	3	0	0	0	38	32	18.8
Rothesay	6	7	2	2	0	0	0	0	8	9	-11.1
Remainder of CMA	25	29	2	0	0	0	0	0	27	29	-6.9
Moncton CMA	103	153	86	154	12	24	14	64	215	395	-45.6
Moncton City	16	35	38	92	0	6	6	58	60	191	-68.6
Dieppe City	42	40	42	48	0	10	8	4	92	102	-9.8
Riverview Town	14	26	6	14	12	8	0	0	32	48	-33.3
Remainder of Moncton CMA	31	52	0	0	0	0	0	2	31	54	-42.6
Fredericton CA	71	73	0	4	34	4	16	0	121	81	49.4
Fredericton City	30	33	0	4	34	4	16	0	80	41	95.1
Remainder of Fredericton CA	41	40	0	0	0	0	0	0	41	40	2.5

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2010

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Saint John CMA	90	102	8	8	3	9	12	48	113	167	-32.3
Saint John City	22	28	4	6	0	9	12	48	38	91	-58.2
Grand Bay-Westfield	2	6	0	0	0	0	0	0	2	6	-66.7
Quispamsis	35	32	0	0	3	0	0	0	38	32	18.8
Rothesay	6	7	2	2	0	0	0	0	8	9	-11.1
Remainder of CMA	25	29	2	0	0	0	0	0	27	29	-6.9
Moncton CMA	103	153	86	154	12	24	14	64	215	395	-45.6
Moncton City	16	35	38	92	0	6	6	58	60	191	-68.6
Dieppe City	42	40	42	48	0	10	8	4	92	102	-9.8
Riverview Town	14	26	6	14	12	8	0	0	32	48	-33.3
Remainder of Moncton CMA	31	52	0	0	0	0	0	2	31	54	-42.6
Fredericton CA	71	73	0	4	34	4	16	0	121	81	49.4
Fredericton City	30	33	0	4	34	4	16	0	80	41	95.1
Remainder of Fredericton CA	41	40	0	0	0	0	0	0	41	40	2.5

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2010													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Saint John CMA													
Q1 2010	7	7.0	19	19.0	29	29.0	19	19.0	26	26.0	100	243,500	255,183
Q1 2009	6	7.0	13	15.1	23	26.7	21	24.4	23	26.7	86	250,000	257,150
Year-to-date 2010	7	7.0	19	19.0	29	29.0	19	19.0	26	26.0	100	243,500	255,183
Year-to-date 2009	6	7.0	13	15.1	23	26.7	21	24.4	23	26.7	86	250,000	257,150
Moncton CMA													
Q1 2010	6	5.9	26	25.5	18	17.6	18	17.6	34	33.3	102	250,417	265,826
Q1 2009	10	6.8	66	45.2	50	34.2	12	8.2	8	5.5	146	199,900	214,296
Year-to-date 2010	6	5.9	26	25.5	18	17.6	18	17.6	34	33.3	102	250,417	265,826
Year-to-date 2009	10	6.8	66	45.2	50	34.2	12	8.2	8	5.5	146	199,900	214,296
Fredericton CA													
Q1 2010	7	10.9	11	17.2	24	37.5	14	21.9	8	12.5	64	239,000	237,180
Q1 2009	5	8.3	6	10.0	23	38.3	16	26.7	10	16.7	60	244,000	253,148
Year-to-date 2010	7	10.9	11	17.2	24	37.5	14	21.9	8	12.5	64	239,000	237,180
Year-to-date 2009	5	8.3	6	10.0	23	38.3	16	26.7	10	16.7	60	244,000	253,148

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2010						
Submarket	Q1 2010	Q1 2009	% Change	YTD 2010	YTD 2009	% Change
Saint John CMA	255,183	257,150	-0.8	255,183	257,150	-0.8
Moncton CMA	265,826	214,296	24.0	265,826	214,296	24.0
Fredericton CA	237,180	253,148	-6.3	237,180	253,148	-6.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket									
Submarket	First Quarter 2010			First Quarter 2009			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
Greater Saint John area	331	170,699	113	304	165,122	77	8.9	3.4	46.8
Saint John City	149	158,414	88	154	155,614	58	-3.2	1.8	51.7
Grand Bay-Westfield	16	135,006	97	12	126,842	72	33.3	6.4	34.7
Rothesay/Quispamsis	83	238,500	94	75	235,607	63	10.7	1.2	49.2
Outlying Areas	83	131,834	179	63	111,748	143	31.7	18.0	25.2
Greater Moncton area	515	152,430	112	447	148,465	102	15.2	2.7	9.8
Moncton City	245	156,706	108	206	149,742	95	18.9	4.7	13.7
Dieppe City	117	166,666	106	81	158,395	106	44.4	5.2	0.0
Riverview Town	54	163,687	113	58	159,433	91	-6.9	2.7	24.2
Outlying Areas	99	118,886	127	102	131,761	119	-2.9	-9.8	6.7
Greater Fredericton area	430	161,560	86	324	151,993	84	32.7	6.3	2.4
Fredericton City	277	187,301	81	208	175,068	82	33.2	7.0	-1.2
Outlying Areas	153	114,957	97	116	110,616	89	31.9	3.9	9.0
Submarket	Year-to-date 2010			Year-to-date 2009			% Change		
	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price ($)	Average Days on Market	Sales	Average Sale Price	Average Days on Market
Greater Saint John area	331	170,699	113	304	165,122	77	8.9	3.4	46.8
Saint John City	149	158,414	88	154	155,614	58	-3.2	1.8	51.7
Grand Bay-Westfield	16	135,006	97	12	126,842	72	33.3	6.4	34.7
Rothesay/Quispamsis	83	238,500	94	75	235,607	63	10.7	1.2	49.2
Outlying Areas	83	131,834	179	63	111,748	143	31.7	18.0	25.2
Greater Moncton area	515	152,430	112	447	148,465	102	15.2	2.7	9.8
Moncton City	245	156,706	108	206	149,742	95	18.9	4.7	13.7
Dieppe City	117	166,666	106	81	158,395	106	44.4	5.2	0.0
Riverview Town	54	163,687	113	58	159,433	91	-6.9	2.7	24.2
Outlying Areas	99	118,886	127	102	131,761	119	-2.9	-9.8	6.7
Greater Fredericton area	430	161,560	86	324	151,993	84	32.7	6.3	2.4
Fredericton City	277	187,301	81	208	175,068	82	33.2	7.0	-1.2
Outlying Areas	153	114,957	97	116	110,616	89	31.9	3.9	9.0

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Source: The Greater Moncton Real Estate Board/Saint John Real Estate Board/The Real Estate Board of Fredericton Area

Table 6: Economic Indicators First Quarter 2010											
		Interest Rates			NHPI, Total, Saint John CMA 1997=100	CPI, 2002 =100	Saint John Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	119.9	111.4	66.0	6.0	66.7	752
	February	627	5.00	5.79	120.3	112.1	66.6	5.7	67.1	752
	March	613	4.50	5.55	120.3	112.5	67.0	5.6	67.5	732
	April	596	3.90	5.25	120.5	112.7	67.5	5.5	67.8	726
	May	596	3.90	5.25	120.6	113.9	67.6	5.3	67.8	735
	June	631	3.75	5.85	120.3	114.6	67.9	4.9	67.7	746
	July	631	3.75	5.85	120.4	114.5	68.0	4.9	67.8	750
	August	631	3.75	5.85	120.5	114.2	67.4	5.3	67.4	745
	September	610	3.70	5.49	121.0	114.3	67.3	5.7	67.6	755
	October	630	3.80	5.84	121.0	114.4	67.0	5.4	67.0	755
	November	616	3.60	5.59	121.1	115.4	67.2	6.0	67.6	758
	December	610	3.60	5.49	121.1	114.8	66.8	6.7	67.7	754
2010	January	610	3.60	5.49	120.9	115.7	67	8.1	68.4	756
	February	604	3.60	5.39	121.1	115.9	66.5	7.9	68.2	755
	March	631	3.60	5.85		116.1	65.8	7.6	67.2	753
	April									
	May									
	June									
	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 on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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