HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

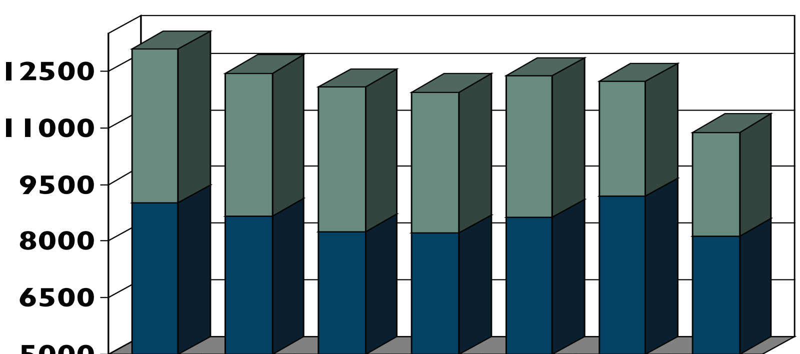
Fourth Quarter Activity Improved Across the Region

Total housing starts in the fourth quarter increased close to one per cent when compared to the same period in 2008. The increase in starts for the fourth quarter was due to growth in starts activity in three of the four Atlantic Provinces, including Prince Edward Island (PE), Nova Scotia (NS) and Newfoundland and Labrador (NL).

In New Brunswick (NB) starts were down by nine per cent, due to a significant slowdown of over 16 per cent in multiple starts, whereas single starts, although not as weak, still declined close to four per cent in the quarter.

Figure 1

Atlantic Canada Housing Starts
January-December



	2003	2004	2005	2006	2007	2008	2009
Rural	4080	3803	3853	3738	3762	3038	2771
Urban	9011	8650	8241	8215	8629	9191	8122

Source: CMHC

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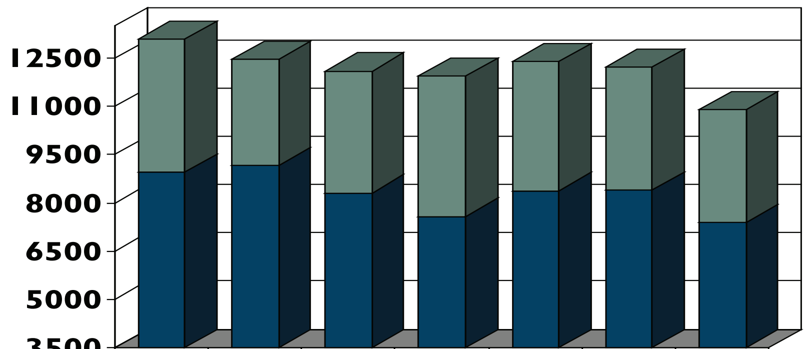
Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Figure 2

Atlantic Canada Housing Starts by Type
January-December



	2003	2004	2005	2006	2007	2008	2009
Multiples	4131	3302	3780	4375	4014	3828	3510
Singles	8960	9151	8314	7578	8377	8401	7384

Source: CMHC

Activity in NL was higher by less than one per cent, due to a 15 per cent increase in multiple starts in the fourth quarter, whereas single activity decreased over two per cent in the quarter.

PE starts activity increased over 60 per cent in the quarter, as there were nearly 1.5 times as many multiple starts recorded in the fourth quarter of 2009 compared to a year ago. Singles activity was also up close to 14 per cent in the fourth quarter.

NS saw a marginal increase of 1.3 per cent, due to a 5.9 per cent increase in single starts, which was offset by a 9.5 per cent decline in multiple activity.

Multiple Starts Activity Continued to Improve in the Fourth Quarter

Multiple starts were up close to four per cent in the fourth quarter, as a result of stronger growth in PE and NL, contributing positively to the results in the quarter.

Multiple starts activity in 2009 reflects a moderate increase in apartment construction of less than two per cent, as a result of a 26.9 per cent increase in apartment starts in the fourth quarter. Row and semi starts activity was down eight per cent and 26.8 per cent respectively in 2009.

Urban and Rural Starts Activity was Mixed in the Fourth Quarter

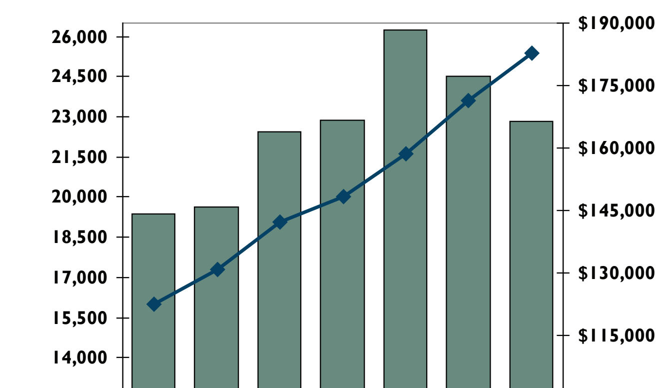
Of the six large urban centres in Atlantic Canada, three reported positive growth in starts activity for the quarter, including Charlottetown, where starts advanced close to 76 per cent. As well, there was positive growth of close to nine per cent in Fredericton and nearly one per cent in Halifax.

This was in contrast to a 9.6 per cent decrease in St. John's, a 10.9 per cent decline for Moncton and an 18.4 per cent decline in Saint John.

Seven of the smaller centres in Atlantic Canada reported a rise in starts in the fourth quarter, including Miramichi NB, as well as several centres in NS including Chester, Lunenburg, New Glasgow, and Yarmouth.

Figure 3

MLS® Sales Activity – Atlantic Canada
Yearly Comparison (January – December)



	2003	2004	2005	2006	2007	2008	2009
MLS Sales	19,352	19,631	22,444	22,851	26,258	24,532	22,844
Avg. Price	$122,398	$130,844	$142,177	$148,277	$158,589	$171,258	$182,640

Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association MLS® Average Price: September (Year to Date) Price for each year unadjusted

Completions in Atlantic Canada were down 19 per cent in the fourth quarter of 2009. Units under construction in the fourth quarter declined four per cent.

MLS® Sales Activity Continued to Rise in Atlantic Canada

MLS® sales in Atlantic Canada were up close to 13 per cent in the fourth quarter (unadjusted) compared to a year ago. The rise in the fourth quarter occurred in all markets in Atlantic Canada - PE with a 10.3 per cent increase, NB, where activity was up 10.2 per cent compared to a year ago and NL where activity increased close to eight per cent. Sales activity in NS increased the most in the fourth quarter, with sales rising close to 19 per cent.

In 2009, sales were down 6.9 per cent, but the level of activity improved on a quarterly basis throughout 2009, with the 12.8 per cent increase in the fourth quarter offsetting some of the decline from the three previous negative quarters.

MLS® Prices Increased in the Fourth Quarter

The average MLS® price in Atlantic Canada was up 8.5 per cent (unadjusted) in the fourth quarter to $183,832 and prices were up 6.6 per cent as well in 2009.

Provincially, unadjusted prices in the fourth quarter of 2009 increased ten per cent in NL, close to ten per cent in NB and close to eight per cent in NS. Only in PE did prices drop one per cent in the quarter.

The number of listings reported to the end of December 2009 was down four per cent compared to last year. As a result, the current level of listings did not dampen the pace of price growth in Atlantic Canada.

Economic Factors

The labour force increased by one per cent in the fourth quarter in Atlantic Canada (seasonally adjusted), while total employment decreased 0.3 per cent. This resulted in the unemployment rate rising in Atlantic Canada to a 10.6 per cent rate overall in 2009 compared to a 9.4 per cent unemployment rate over the same period in 2008.

As the trend for international migration remains strong, 2010 will be a better year for labour conditions.

As well, housing starts will turn positive in Atlantic Canada in 2010. Both singles and multiples will see a recovery in terms of growth, as the economy in Atlantic Canada is also expected to see an increase in activity.

The housing sector in Atlantic Canada is forecast to show growth of over two percent in 2010. An improving outlook for the private sector, as well as consumers, will provide support for positive economic growth and housing activity in 2010.

Low vacancy rates and demographic trends related to an aging population will also help support a rebound in multiple starts in 2010.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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Available in SELECTED Reports:

1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current 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 Quarter
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SYMBOLS

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

Table 1: Housing Activity Summary of Atlantic Region Fourth Quarter 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2009	1,389	184	157	3	36	57	36	379	840	3,081
Q4 2008	1,490	238	160	0	37	23	50	259	786	3,043
% Change	-6.8	-22.7	-1.9	n/a	-2.7	147.8	-28.0	46.3	6.9	1.2
Year-to-date 2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
Year-to-date 2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
UNDER CONSTRUCTION										
Q4 2009	2,856	428	455	9	101	642	69	1,247	1,115	6,922
Q4 2008	2,976	536	488	0	100	541	67	1,360	1,140	7,208
% Change	-4.0	-20.1	-6.8	n/a	1.0	18.7	3.0	-8.3	-2.2	-4.0
COMPLETIONS										
Q4 2009	1,598	242	175	0	38	40	74	404	1,089	3,660
Q4 2008	1,876	278	148	0	59	180	98	649	1,229	4,517
% Change	-14.8	-12.9	18.2	n/a	-35.6	-77.8	-24.5	-37.8	-11.4	-19.0
Year-to-date 2009	5,000	820	489	0	152	237	202	1,494	2,760	11,154
Year-to-date 2008	5,442	906	463	0	142	348	248	1,562	3,252	12,363
% Change	-8.1	-9.5	5.6	n/a	7.0	-31.9	-18.5	-4.4	-15.1	-9.8
COMPLETED & NOT ABSORBED										
Q4 2009	166	88	24	0	35	129	4	83	na	529
Q4 2008	120	124	50	0	35	164	11	121	na	625
% Change	38.3	-29.0	-52.0	n/a	0.0	-21.3	-63.6	-31.4	n/a	-15.4
ABSORBED										
Q4 2009	1 285	209	162	0	42	9	51	479	na	2 237
Q4 2008	1 456	197	118	0	32	93	66	460	na	2 422
% Change	-11.7	6.1	37.3	n/a	31.3	-90.3	-22.7	4.1	n/a	-7.6
Year-to-date 2009	3,837	741	461	0	149	264	178	1,164	na	6,794
Year-to-date 2008	4,235	747	395	0	112	336	191	1,608	na	7,624
% Change	-9.4	-0.8	16.7	n/a	33.0	-21.4	-6.8	-27.6	n/a	-10.9

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Fourth Quarter 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2009	455	0	65	3	15	21	6	25	378	968
Q4 2008	530	40	52	0	14	13	0	0	314	963
% Change	-14.2	-100.0	25.0	n/a	7.1	61.5	n/a	n/a	20.4	0.5
Year-to-date 2009	1,659	32	193	3	38	21	14	62	1,035	3,057
Year-to-date 2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
UNDER CONSTRUCTION										
Q4 2009	1,256	22	149	9	33	88	8	21	394	1,980
Q4 2008	1,180	78	181	0	33	27	17	22	401	1,939
% Change	6.4	-71.8	-17.7	n/a	0.0	**	-52.9	-4.5	-1.7	2.1
COMPLETIONS										
Q4 2009	435	30	59	0	5	0	4	0	420	953
Q4 2008	497	12	59	0	5	0	18	0	413	1,004
% Change	-12.5	150.0	0.0	n/a	0.0	n/a	-77.8	n/a	1.7	-5.1
Year-to-date 2009	1,577	86	232	0	42	0	20	22	1,041	3,020
Year-to-date 2008	1,418	74	205	0	11	40	34	4	1,173	2,959
% Change	11.2	16.2	13.2	n/a	**	-100.0	-41.2	**	-11.3	2.1
COMPLETED & NOT ABSORBED										
Q4 2009	7	5	0	0	0	9	0	0	n/a	21
Q4 2008	0	0	2	0	0	15	0	0	n/a	17
% Change	n/a	n/a	-100.0	n/a	n/a	-40.0	n/a	n/a	n/a	23.5
ABSORBED										
Q4 2009	347	23	41	0	5	0	0	0	n/a	416
Q4 2008	392	8	43	0	5	13	0	0	n/a	461
% Change	-11.5	187.5	-4.7	n/a	0.0	-100.0	n/a	n/a	n/a	-9.8
Year-to-date 2009	1,297	77	198	0	42	6	0	10	n/a	1,630
Year-to-date 2008	1,167	68	166	0	12	32	0	0	n/a	1,445
% Change	11.1	13.2	19.3	n/a	**	-81.3	n/a	n/a	n/a	12.8

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

Table 1.1b: Housing Activity Summary of Prince Edward Island Fourth Quarter 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2009	87	16	18	0	0	0	0	121	58	300
Q4 2008	76	6	12	0	0	0	23	30	38	185
% Change	14.5	166.7	50.0	n/a	n/a	n/a	-100.0	**	52.6	62.2
Year-to-date 2009	292	46	35	0	19	46	12	243	184	877
Year-to-date 2008	313	48	30	0	0	13	28	63	217	712
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
UNDER CONSTRUCTION										
Q4 2009	99	18	24	0	13	46	4	215	61	480
Q4 2008	79	6	16	0	0	0	20	30	26	177
% Change	25.3	200.0	50.0	n/a	n/a	n/a	-80.0	**	134.6	171.2
COMPLETIONS										
Q4 2009	113	24	0	0	11	0	8	45	67	268
Q4 2008	130	18	14	0	0	25	3	21	107	318
% Change	-13.1	33.3	-100.0	n/a	n/a	-100.0	166.7	114.3	-37.4	-15.7
Year-to-date 2009	268	36	11	0	22	0	8	78	152	575
Year-to-date 2008	341	66	26	0	0	25	8	43	253	762
% Change	-21.4	-45.5	-57.7	n/a	n/a	-100.0	0.0	81.4	-39.9	-24.5
COMPLETED & NOT ABSORBED										
Q4 2009	4	0	0	0	0	17	0	0	n/a	21
Q4 2008	1	0	0	0	0	4	0	31	n/a	36
% Change	**	n/a	n/a	n/a	n/a	**	n/a	-100.0	n/a	-41.7
ABSORBED										
Q4 2009	114	27	0	0	14	0	0	45	n/a	200
Q4 2008	116	19	14	0	0	9	0	7	n/a	165
% Change	-1.7	42.1	-100.0	n/a	n/a	-100.0	n/a	**	n/a	21.2
Year-to-date 2009	242	36	3	0	22	4	0	89	n/a	396
Year-to-date 2008	305	46	14	0	0	15	0	28	n/a	408
% Change	-20.7	-21.7	-78.6	n/a	n/a	-73.3	n/a	**	n/a	-2.9

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

Table 1.1c: Housing Activity Summary of Nova Scotia Fourth Quarter 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2009	485	56	18	0	8	0	8	142	170	887
Q4 2008	485	66	23	0	0	10	8	128	156	876
% Change	0.0	-15.2	-21.7	n/a	n/a	-100.0	0.0	10.9	9.0	1.3
Year-to-date 2009	1,654	246	137	0	15	80	28	627	651	3,438
Year-to-date 2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
UNDER CONSTRUCTION										
Q4 2009	916	144	149	0	15	380	9	583	376	2,572
Q4 2008	977	150	146	0	32	435	20	792	367	2,919
% Change	-6.2	-4.0	2.1	n/a	-53.1	-12.6	-55.0	-26.4	2.5	-11.9
COMPLETIONS										
Q4 2009	579	94	85	0	10	0	22	224	281	1,295
Q4 2008	646	56	16	0	27	119	33	528	245	1,670
% Change	-10.4	67.9	**	n/a	-63.0	-100.0	-33.3	-57.6	14.7	-22.5
Year-to-date 2009	1,718	236	131	0	32	135	74	828	642	3,796
Year-to-date 2008	2,050	240	64	0	68	186	75	1,122	824	4,629
% Change	-16.2	-1.7	104.7	n/a	-52.9	-27.4	-1.3	-26.2	-22.1	-18.0
COMPLETED & NOT ABSORBED										
Q4 2009	34	5	0	0	21	40	2	0	n/a	102
Q4 2008	32	4	6	0	25	112	1	39	n/a	219
% Change	6.3	25.0	-100.0	n/a	-16.0	-64.3	100.0	-100.0	n/a	-53.4
ABSORBED										
Q4 2009	369	63	89	0	9	0	11	324	n/a	865
Q4 2008	414	33	16	0	4	25	23	409	n/a	924
% Change	-10.9	90.9	**	n/a	125.0	-100.0	-52.2	-20.8	n/a	-6.4
Year-to-date 2009	1,049	154	131	0	30	199	55	681	n/a	2,299
Year-to-date 2008	1,293	172	58	0	51	223	60	1,222	n/a	3,079
% Change	-18.9	-10.5	125.9	n/a	-41.2	-10.8	-8.3	-44.3	n/a	-25.3

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

Table 1.1d: Housing Activity Summary of New Brunswick
Fourth Quarter 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q4 2009	362	112	56	0	13	36	22	91	234	926
Q4 2008	399	126	73	0	23	0	19	101	278	1,019
% Change	-9.3	-11.1	-23.3	n/a	-43.5	n/a	15.8	-9.9	-15.8	-9.1
Year-to-date 2009	1,284	412	133	0	54	126	110	501	901	3,521
Year-to-date 2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
UNDER CONSTRUCTION										
Q4 2009	585	244	133	0	40	128	48	428	284	1,890
Q4 2008	740	302	145	0	35	79	10	516	346	2,173
% Change	-20.9	-19.2	-8.3	n/a	14.3	62.0	**	-17.1	-17.9	-13.0
COMPLETIONS										
Q4 2009	471	94	31	0	12	40	40	135	321	1,144
Q4 2008	603	192	59	0	27	36	44	100	464	1,525
% Change	-21.9	-51.0	-47.5	n/a	-55.6	11.1	-9.1	35.0	-30.8	-25.0
Year-to-date 2009	1,437	462	115	0	56	102	100	566	925	3,763
Year-to-date 2008	1,633	526	168	0	63	97	131	393	1,002	4,013
% Change	-12.0	-12.2	-31.5	n/a	-11.1	5.2	-23.7	44.0	-7.7	-6.2
COMPLETED & NOT ABSORBED										
Q4 2009	121	78	24	0	14	63	2	83	n/a	385
Q4 2008	87	120	42	0	10	33	10	51	n/a	353
% Change	39.1	-35.0	-42.9	n/a	40.0	90.9	-80.0	62.7	n/a	9.1
ABSORBED										
Q4 2009	455	96	32	0	14	9	40	110	n/a	756
Q4 2008	534	137	45	0	23	46	43	44	n/a	872
% Change	-14.8	-29.9	-28.9	n/a	-39.1	-80.4	-7.0	150.0	n/a	-13.3
Year-to-date 2009	1,249	474	129	0	55	55	123	384	n/a	2,469
Year-to-date 2008	1,470	461	157	0	49	66	131	358	n/a	2,692
% Change	-15.0	2.8	-17.8	n/a	12.2	-16.7	-6.1	7.3	n/a	-8.3

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

Table 1.2: History of Housing Starts of Atlantic Region 2000 - 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017
% Change	1.5	4.7	12.3	n/a	55.6	-6.1	0.8	5.7	8.2	3.5
2000	4,141	258	138	0	18	409	255	1,154	3,229	9,680

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 2000 - 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788
% Change	10.8	-60.0	35.8	n/a	66.7	**	n/a	n/a	41.4	22.5
2000	908	20	81	0	12	3	0	0	430	1,459

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 2000 - 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675
% Change	-6.0	200.0	n/a	n/a	n/a	n/a	-54.5	55.6	-6.5	-4.9
2000	316	10	0	0	0	0	44	18	321	710

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 2000 - 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092
% Change	-5.8	-2.2	0.0	n/a	0.0	-31.3	66.7	-8.2	-4.1	-7.7
2000	1,717	134	16	0	4	367	3	807	1,382	4,432

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 2000 - 2009										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462
% Change	6.8	7.4	-29.3	n/a	100.0	187.2	4.8	37.1	15.1	12.4
2000	1,200	94	41	0	2	39	208	329	1,096	3,079

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 100,000+											
St. John's	388	456	0	42	24	16	108	61	520	575	-9.6
Centres 10,000 - 49,999											
Bay Roberts	22	22	0	0	0	0	0	0	22	22	0.0
Corner Brook	18	18	0	0	0	0	0	0	18	18	0.0
Gander	20	22	0	0	0	0	0	0	20	22	-9.1
Grand Falls-Windsor	10	12	0	0	0	0	0	0	10	12	-16.7
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	458	530	0	42	24	16	108	61	590	649	-9.1

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
St. John's	1,385	1,485	22	98	47	49	249	231	1,703	1,863	-8.6
Centres 10,000 - 49,999											
Bay Roberts	78	77	2	0	0	0	0	0	80	77	3.9
Corner Brook	62	69	6	4	0	0	2	0	70	73	-4.1
Gander	98	89	2	0	0	0	18	12	118	101	16.8
Grand Falls-Windsor	39	61	0	2	8	36	4	16	51	115	-55.7
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	1,662	1,781	32	104	55	85	273	259	2,022	2,229	-9.3

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Prince Edward Island
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 50,000 - 99,999											
Charlottetown	79	69	16	6	0	28	139	30	234	133	75.9
Centres 10,000 - 49,999											
Summerside	8	10	0	0	0	4	0	0	8	14	-42.9
Total Prince Edward Island (10,000+)	87	79	16	6	0	32	139	30	242	147	64.6

Table 2.1b: Starts by Submarket and by Dwelling Type
Prince Edward Island
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 50,000 - 99,999											
Charlottetown	268	280	46	40	48	40	307	66	669	426	57.0
Centres 10,000 - 49,999											
Summerside	24	41	0	8	0	8	0	12	24	69	-65.2
Total Prince Edward Island (10,000+)	292	321	46	48	48	48	307	78	693	495	40.0

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia Fourth Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 100,000+											
Halifax	250	250	28	30	24	25	105	100	407	405	0.5
Centres 50,000 - 99,999											
Cape Breton	55	41	12	14	0	0	13	3	80	58	37.9
Centres 10,000 - 49,999											
Chester MD	11	9	0	0	0	0	0	0	11	9	22.2
East Hants MD	26	27	2	8	0	0	0	0	28	35	-20.0
Kentville C.A.	17	22	2	6	0	0	8	16	27	44	-38.6
Kings Subd A SC	22	18	4	2	0	3	3	8	29	31	-6.5
Lunenburg MD	22	19	0	0	0	0	0	0	22	19	15.8
New Glasgow	26	20	4	2	0	0	0	2	30	24	25.0
Queens RGM	5	8	0	0	0	0	12	0	17	8	112.5
Truro	29	48	4	4	0	0	3	11	36	63	-42.9
West Hants MD	20	16	0	0	0	0	0	0	20	16	25.0
Yarmouth MD	10	8	0	0	0	0	0	0	10	8	25.0
Total Nova Scotia (10,000+)	493	486	56	66	24	28	144	140	717	720	-0.4

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - December 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Halifax	875	1,180	118	108	141	169	599	639	1,733	2,096	-17.3
Centres 50,000 - 99,999											
Cape Breton	145	156	54	64	8	3	21	9	228	232	-1.7
Centres 10,000 - 49,999											
Chester MD	38	28	0	0	0	0	2	8	40	36	11.1
East Hants MD	86	111	12	16	0	7	0	16	98	150	-34.7
Kentville C.A.	57	74	22	22	0	4	8	16	87	116	-25.0
Kings Subd A SC	61	69	16	28	0	3	19	24	96	124	-22.6
Lunenburg MD	95	102	2	4	0	0	0	0	97	106	-8.5
New Glasgow	72	92	10	10	4	7	0	22	86	131	-34.4
Queens RGM	21	16	0	0	6	0	12	0	39	16	143.8
Truro	112	164	12	10	6	7	50	37	180	218	-17.4
West Hants MD	65	66	0	2	0	0	0	0	65	68	-4.4
Yarmouth MD	36	30	2	4	0	0	0	0	38	34	11.8
Total Nova Scotia (10,000+)	1,663	2,088	248	268	165	200	711	771	2,787	3,327	-16.2

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick Fourth Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 100,000+											
Saint John	97	124	16	6	16	13	4	20	133	163	-18.4
Moncton	131	150	92	112	24	19	65	69	312	350	-10.9
Centres 50,000 - 99,999											
Fredericton	119	111	6	4	18	44	56	24	199	183	8.7
Centres 10,000 - 49,999											
Bathurst	10	17	0	6	3	0	0	0	13	23	-43.5
Campbellton	5	2	0	0	0	0	8	0	13	2	**
Edmundston	7	9	0	0	0	0	0	6	7	15	-53.3
Miramichi	15	5	0	0	0	0	0	0	15	5	200.0
Total New Brunswick (10,000+)	384	418	114	128	61	76	133	119	692	741	-6.6

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - December 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Saint John	369	488	54	86	53	80	183	178	659	832	-20.8
Moncton	430	566	346	460	54	31	143	302	973	1,359	-28.4
Centres 50,000 - 99,999											
Fredericton	403	475	16	18	74	63	262	142	755	698	8.2
Centres 10,000 - 49,999											
Bathurst	52	53	4	8	3	0	43	47	102	108	-5.6
Campbellton	15	18	0	0	0	0	8	0	23	18	27.8
Edmundston	35	37	0	0	4	0	12	32	51	69	-26.1
Miramichi	57	39	0	0	0	0	0	17	57	56	1.8
Total New Brunswick (10,000+)	1,361	1,676	420	572	188	174	651	718	2,620	3,140	-16.6

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
St. John's	18	16	6	0	83	61	25	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	0	0	0	0
Grand Falls-Windsor	0	0	0	0	0	0	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	18	16	6	0	83	61	25	0

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	41	44	6	5	187	209	62	22
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	0
Gander	0	0	0	0	18	12	0	0
Grand Falls-Windsor	0	16	8	20	4	16	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	41	60	14	25	211	237	62	22

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Fourth Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 50,000 - 99,999								
Charlottetown	0	8	0	20	18	0	121	30
Centres 10,000 - 49,999								
Summerside	0	4	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	0	12	0	20	18	0	121	30

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - December 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 50,000 - 99,999								
Charlottetown	36	20	12	20	64	15	243	51
Centres 10,000 - 49,999								
Summerside	0	8	0	0	0	0	0	12
Total Prince Edward Island (10,000+)	36	28	12	20	64	15	243	63

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Halifax	24	21	0	4	0	10	105	90
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	2	0	11	3
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	8	16
Kings Subd A SC	0	0	0	3	0	0	3	8
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	2	0	0
Queens RGM	0	0	0	0	0	0	12	0
Truro	0	0	0	0	0	0	3	11
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	24	21	0	7	2	12	142	128

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	141	162	0	7	80	146	519	493
Centres 50,000 - 99,999								
Cape Breton	0	0	8	3	2	2	19	7
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	2	8	0	0
East Hants MD	0	0	0	7	0	0	0	16
Kentville C.A.	0	0	0	4	0	0	8	16
Kings Subd A SC	0	0	0	3	0	0	19	24
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	4	0	3	0	2	0	20
Queens RGM	0	0	6	0	0	0	12	0
Truro	3	7	3	0	0	0	50	37
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	148	173	17	27	84	158	627	613

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Saint John	16	13	0	0	0	6	4	14
Moncton	24	19	0	0	4	4	61	65
Centres 50,000 - 99,999								
Fredericton	18	44	0	0	38	8	18	16
Centres 10,000 - 49,999								
Bathurst	3	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	8	0
Edmundston	0	0	0	0	0	0	0	6
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	61	76	0	0	42	18	91	101

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Saint John	53	73	0	7	25	14	158	164
Moncton	50	31	4	0	26	23	117	279
Centres 50,000 - 99,999								
Fredericton	45	63	29	0	99	54	163	88
Centres 10,000 - 49,999								
Bathurst	3	0	0	0	0	8	43	39
Campbellton	0	0	0	0	0	0	8	0
Edmundston	4	0	0	0	0	0	12	32
Miramichi	0	0	0	0	0	17	0	0
Total New Brunswick (10,000+)	155	167	33	7	150	116	501	602

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
St. John's	450	548	39	27	31	0	520	575
Centres 10,000 - 49,999								
Bay Roberts	22	22	0	0	0	0	22	22
Corner Brook	18	18	0	0	0	0	18	18
Gander	20	22	0	0	0	0	20	22
Grand Falls-Windsor	10	12	0	0	0	0	10	12
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	520	622	39	27	31	0	590	649

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	1,573	1,785	62	51	68	27	1,703	1,863
Centres 10,000 - 49,999								
Bay Roberts	80	77	0	0	0	0	80	77
Corner Brook	70	73	0	0	0	0	70	73
Gander	118	101	0	0	0	0	118	101
Grand Falls-Windsor	43	95	0	0	8	20	51	115
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	1,884	2,131	62	51	76	47	2,022	2,229

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
Fourth Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 50,000 - 99,999								
Charlottetown	113	83	0	0	121	50	234	133
Centres 10,000 - 49,999								
Summerside	8	11	0	0	0	3	8	14
Total Prince Edward Island (10,000+)	121	94	0	0	121	53	242	147

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 50,000 - 99,999								
Charlottetown	349	342	65	13	255	71	669	426
Centres 10,000 - 49,999								
Summerside	24	49	0	0	0	20	24	69
Total Prince Edward Island (10,000+)	373	391	65	13	255	91	693	495

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Fourth Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Halifax	294	300	8	10	105	95	407	405
Centres 50,000 - 99,999								
Cape Breton	66	55	0	0	14	3	80	58
Centres 10,000 - 49,999								
Chester MD	11	9	0	0	0	0	11	9
East Hants MD	28	35	0	0	0	0	28	35
Kentville C.A.	19	28	0	0	8	16	27	44
Kings Subd A SC	26	20	0	0	3	11	29	31
Lunenburg MD	22	19	0	0	0	0	22	19
New Glasgow	30	24	0	0	0	0	30	24
Queens RGM	5	8	0	0	12	0	17	8
Truro	33	52	0	0	3	11	36	63
West Hants MD	15	16	0	0	5	0	20	16
Yarmouth MD	10	8	0	0	0	0	10	8
Total Nova Scotia (10,000+)	559	574	8	10	150	136	717	720

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	1,118	1,436	95	157	520	503	1,733	2,096
Centres 50,000 - 99,999								
Cape Breton	198	219	0	0	30	13	228	232
Centres 10,000 - 49,999								
Chester MD	40	28	0	8	0	0	40	36
East Hants MD	96	127	0	0	2	23	98	150
Kentville C.A.	79	96	0	0	8	20	87	116
Kings Subd A SC	77	97	0	0	19	27	96	124
Lunenburg MD	97	106	0	0	0	0	97	106
New Glasgow	86	101	0	6	0	24	86	131
Queens RGM	21	16	0	0	18	0	39	16
Truro	127	181	0	0	53	37	180	218
West Hants MD	60	68	0	0	5	0	65	68
Yarmouth MD	38	34	0	0	0	0	38	34
Total Nova Scotia (10,000+)	2,037	2,509	95	171	655	647	2,787	3,327

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Saint John	125	147	4	0	4	16	133	163
Moncton	228	268	9	10	75	72	312	350
Centres 50,000 - 99,999								
Fredericton	137	144	36	13	26	26	199	183
Centres 10,000 - 49,999								
Bathurst	13	23	0	0	0	0	13	23
Campbellton	5	2	0	0	8	0	13	2
Edmundston	7	9	0	0	0	6	7	15
Miramichi	15	5	0	0	0	0	15	5
Total New Brunswick (10,000+)	530	598	49	23	113	120	692	741

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Saint John	470	659	31	0	158	173	659	832
Moncton	770	1,021	41	31	162	307	973	1,359
Centres 50,000 - 99,999								
Fredericton	423	515	104	49	228	134	755	698
Centres 10,000 - 49,999								
Bathurst	59	61	0	8	43	39	102	108
Campbellton	15	17	0	0	8	1	23	18
Edmundston	35	37	4	0	12	32	51	69
Miramichi	57	39	0	17	0	0	57	56
Total New Brunswick (10,000+)	1,829	2,349	180	105	611	686	2,620	3,140

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador Fourth Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 100,000+											
St. John's	350	391	30	10	10	8	34	40	424	449	-5.6
Centres 10,000 - 49,999											
Bay Roberts	23	32	0	0	0	0	0	0	23	32	-28.1
Corner Brook	18	20	0	4	0	0	0	0	18	24	-25.0
Gander	32	30	0	0	0	0	16	8	48	38	26.3
Grand Falls-Windsor	12	24	0	2	4	16	4	6	20	48	-58.3
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	435	497	30	16	14	24	54	54	533	591	-9.8

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - December 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
St. John's	1,304	1,158	86	70	50	34	208	182	1,648	1,444	14.1
Centres 10,000 - 49,999											
Bay Roberts	73	62	0	0	0	0	0	0	73	62	17.7
Corner Brook	67	67	2	4	0	0	2	0	71	71	0.0
Gander	88	72	0	0	0	0	16	22	104	94	10.6
Grand Falls-Windsor	45	59	0	4	24	36	14	16	83	115	-27.8
Labrador C.A.	0	0	0	0	0	0	0	0	0	0	n/a
Total Newfoundland & Labrador (10,000+)	1,577	1,418	88	78	74	70	240	220	1,979	1,786	10.8

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 50,000 - 99,999											
Charlottetown	103	116	24	18	19	12	45	36	191	182	4.9
Centres 10,000 - 49,999											
Summerside	10	17	0	0	0	0	0	12	10	29	-65.5
Total Prince Edward Island (10,000+)	113	133	24	18	19	12	45	48	201	211	-4.7

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
Fourth Quarter 2009

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 50,000 - 99,999											
Charlottetown	245	305	36	46	33	12	78	47	392	410	-4.4
Centres 10,000 - 49,999											
Summerside	23	44	0	20	8	4	0	31	31	99	-68.7
Total Prince Edward Island (10,000+)	268	349	36	66	41	16	78	78	423	509	-16.9

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Nova Scotia
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 100,000+											
Halifax	330	411	40	22	95	53	221	567	686	1,053	-34.9
Centres 50,000 - 99,999											
Cape Breton	53	9	30	14	4	0	5	0	92	23	**
Centres 10,000 - 49,999											
Chester MD	11	6	0	0	0	0	0	0	11	6	83.3
East Hants MD	20	28	8	4	0	7	0	16	28	55	-49.1
Kentville C.A.	18	24	6	4	0	0	0	0	24	28	-14.3
Kings Subd A SC	25	15	8	4	0	0	0	16	33	35	-5.7
Lunenburg MD	19	23	0	2	0	0	0	0	19	25	-24.0
New Glasgow	21	40	2	2	0	0	0	4	23	46	-50.0
Queens RGM	6	6	0	0	6	0	0	0	12	6	100.0
Truro	47	50	4	6	0	3	0	44	51	103	-50.5
West Hants MD	21	23	0	0	0	0	0	0	21	23	-8.7
Yarmouth MD	12	20	2	2	0	0	0	0	14	22	-36.4
Total Nova Scotia (10,000+)	583	655	100	60	105	63	226	647	1,014	1,425	-28.8

Table 3.1c: Completions by Submarket and by Dwelling Type
Nova Scotia
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Halifax	936	1,193	114	122	165	139	856	1,139	2,071	2,593	-20.1
Centres 50,000 - 99,999											
Cape Breton	121	121	62	52	11	3	7	4	201	180	11.7
Centres 10,000 - 49,999											
Chester MD	36	48	0	0	0	0	8	0	44	48	-8.3
East Hants MD	86	98	18	6	0	7	0	24	104	135	-23.0
Kentville C.A.	68	79	24	16	4	4	69	0	165	99	66.7
Kings Subd A SC	61	70	22	24	3	0	8	16	94	110	-14.5
Lunenburg MD	94	130	0	4	0	0	0	0	94	134	-29.9
New Glasgow	79	98	12	6	11	4	6	30	108	138	-21.7
Queens RGM	17	8	0	0	6	0	0	0	23	8	187.5
Truro	116	153	6	8	0	3	15	97	137	261	-47.5
West Hants MD	65	62	0	2	0	0	0	0	65	64	1.6
Yarmouth MD	46	29	2	6	0	0	0	0	48	35	37.1
Total Nova Scotia (10,000+)	1,725	2,089	260	246	200	160	969	1,310	3,154	3,805	-17.1

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type New Brunswick Fourth Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Centres 100,000+											
Saint John	149	171	16	30	30	31	129	68	324	300	8.0
Moncton	123	217	74	170	0	7	44	25	241	419	-42.5
Centres 50,000 - 99,999											
Fredericton	172	214	4	4	15	24	0	44	191	286	-33.2
Centres 10,000 - 49,999											
Bathurst	15	11	6	0	0	0	0	15	21	26	-19.2
Campbellton	4	6	0	0	0	0	0	0	4	6	-33.3
Edmundston	12	12	0	0	0	0	6	0	18	12	50.0
Miramichi	24	12	0	0	0	0	0	0	24	12	100.0
Total New Brunswick (10,000+)	499	643	100	204	45	62	179	152	823	1,061	-22.4

Table 3.1d: Completions by Submarket and by Dwelling Type New Brunswick January - December 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Saint John	432	460	54	72	61	74	250	117	797	723	10.2
Moncton	485	628	394	456	34	46	324	214	1,237	1,344	-8.0
Centres 50,000 - 99,999											
Fredericton	438	485	14	16	55	50	81	169	588	720	-18.3
Centres 10,000 - 49,999											
Bathurst	54	60	12	2	0	7	17	40	83	109	-23.9
Campbellton	15	18	0	0	0	4	0	0	15	22	-31.8
Edmundston	40	32	0	2	0	4	32	0	72	38	89.5
Miramichi	46	55	0	0	0	0	0	0	46	55	-16.4
Total New Brunswick (10,000+)	1,510	1,738	474	548	150	185	704	540	2,838	3,011	-5.7

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
St. John's	10	8	0	0	34	40	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	16	8	0	0
Grand Falls-Windsor	0	0	4	16	4	6	0	0
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	10	8	4	16	54	54	0	0

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	50	34	0	0	186	182	22	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	0
Gander	0	0	0	0	16	22	0	0
Grand Falls-Windsor	4	4	20	32	14	12	0	4
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland and Labrador (10,000+)	54	38	20	32	218	216	22	4

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 50,000 - 99,999								
Charlottetown	11	12	8	0	0	15	45	21
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	12	0	0
Total Prince Edward Island (10,000+)	11	12	8	0	0	27	45	21

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 50,000 - 99,999								
Charlottetown	25	12	8	0	0	15	78	32
Centres 10,000 - 49,999								
Summerside	8	4	0	0	0	20	0	11
Total Prince Edward Island (10,000+)	33	16	8	0	0	35	78	43

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Halifax	91	43	4	10	0	119	221	448
Centres 50,000 - 99,999								
Cape Breton	0	0	4	0	2	0	3	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	7	0	0	0	16
Kentville C.A.	0	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	16
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	4
Queens RGM	0	0	6	0	0	0	0	0
Truro	0	0	0	3	0	0	0	44
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	91	43	14	20	2	119	224	528

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	147	126	18	13	127	186	729	953
Centres 50,000 - 99,999								
Cape Breton	0	0	11	3	4	0	3	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	8	0	0	0
East Hants MD	0	0	0	7	0	0	0	24
Kentville C.A.	0	4	4	0	0	0	69	0
Kings Subd A SC	0	0	3	0	0	0	8	16
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	8	0	3	4	2	0	4	30
Queens RGM	0	0	6	0	0	0	0	0
Truro	0	0	0	3	0	2	15	95
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	155	130	45	30	141	188	828	1,122

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Saint John	26	27	4	4	0	4	129	64
Moncton	0	7	0	0	44	4	0	21
Centres 50,000 - 99,999								
Fredericton	7	24	8	0	0	44	0	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	15
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	6	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	33	58	12	4	44	52	135	100

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Saint John	57	70	4	4	10	25	240	92
Moncton	34	24	0	22	108	60	216	154
Centres 50,000 - 99,999								
Fredericton	36	50	19	0	20	62	61	107
Centres 10,000 - 49,999								
Bathurst	0	7	0	0	0	0	17	40
Campbellton	0	4	0	0	0	0	0	0
Edmundston	0	4	0	0	0	0	32	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	127	159	23	26	138	147	566	393

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Newfoundland and Labrador Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
St. John's	419	444	5	5	0	0	424	449
Centres 10,000 - 49,999								
Bay Roberts	23	32	0	0	0	0	23	32
Corner Brook	18	24	0	0	0	0	18	24
Gander	48	38	0	0	0	0	48	38
Grand Falls-Windsor	16	30	0	0	4	18	20	48
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	524	568	5	5	4	18	533	591

Table 3.5a: Completions by Submarket and by Intended Market Newfoundland and Labrador January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
St. John's	1,584	1,393	42	51	22	0	1,648	1,444
Centres 10,000 - 49,999								
Bay Roberts	73	62	0	0	0	0	73	62
Corner Brook	71	71	0	0	0	0	71	71
Gander	104	94	0	0	0	0	104	94
Grand Falls-Windsor	63	77	0	0	20	38	83	115
Labrador C.A.	0	0	0	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	1,895	1,697	42	51	42	38	1,979	1,786

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Fourth Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 50,000 - 99,999								
Charlottetown	127	148	11	13	53	21	191	182
Centres 10,000 - 49,999								
Summerside	10	14	0	12	0	3	10	29
Total Prince Edward Island (10,000+)	137	162	11	25	53	24	201	211

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 50,000 - 99,999								
Charlottetown	284	365	22	13	86	32	392	410
Centres 10,000 - 49,999								
Summerside	31	68	0	12	0	19	31	99
Total Prince Edward Island (10,000+)	315	433	22	25	86	51	423	509

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Fourth Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Halifax	453	441	8	146	225	466	686	1,053
Centres 50,000 - 99,999								
Cape Breton	80	19	0	0	12	4	92	23
Centres 10,000 - 49,999								
Chester MD	11	6	0	0	0	0	11	6
East Hants MD	26	32	0	0	2	23	28	55
Kentville C.A.	24	28	0	0	0	0	24	28
Kings Subd A SC	33	19	0	0	0	16	33	35
Lunenburg MD	19	25	0	0	0	0	19	25
New Glasgow	21	41	2	0	0	5	23	46
Queens RGM	6	6	0	0	6	0	12	6
Truro	51	56	0	0	0	47	51	103
West Hants MD	20	23	0	0	1	0	21	23
Yarmouth MD	14	22	0	0	0	0	14	22
Total Nova Scotia (10,000+)	758	718	10	146	246	561	1,014	1,425

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - December 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Halifax	1,169	1,337	153	254	749	1,002	2,071	2,593
Centres 50,000 - 99,999								
Cape Breton	163	165	0	0	38	15	201	180
Centres 10,000 - 49,999								
Chester MD	36	48	8	0	0	0	44	48
East Hants MD	102	104	0	0	2	31	104	135
Kentville C.A.	92	99	0	0	73	0	165	99
Kings Subd A SC	83	94	0	0	11	16	94	110
Lunenburg MD	94	134	0	0	0	0	94	134
New Glasgow	95	103	6	0	7	35	108	138
Queens RGM	17	8	0	0	6	0	23	8
Truro	122	163	0	0	15	98	137	261
West Hants MD	64	64	0	0	1	0	65	64
Yarmouth MD	48	35	0	0	0	0	48	35
Total Nova Scotia (10,000+)	2,085	2,354	167	254	902	1,197	3,154	3,805

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Centres 100,000+								
Saint John	185	227	6	3	133	70	324	300
Moncton	175	374	46	12	20	33	241	419
Centres 50,000 - 99,999								
Fredericton	175	212	0	48	16	26	191	286
Centres 10,000 - 49,999								
Bathurst	21	11	0	0	0	15	21	26
Campbellton	4	6	0	0	0	0	4	6
Edmundston	12	12	0	0	6	0	18	12
Miramichi	24	12	0	0	0	0	24	12
Total New Brunswick (10,000+)	596	854	52	63	175	144	823	1,061

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Saint John	535	609	18	16	244	98	797	723
Moncton	874	1,059	110	76	253	209	1,237	1,344
Centres 50,000 - 99,999								
Fredericton	439	487	30	57	119	176	588	720
Centres 10,000 - 49,999								
Bathurst	65	62	0	7	18	40	83	109
Campbellton	15	17	0	4	0	1	15	22
Edmundston	40	38	0	0	32	0	72	38
Miramichi	46	55	0	0	0	0	46	55
Total New Brunswick (10,000+)	2,014	2,327	158	160	666	524	2,838	3,011

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
Fourth Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q4 2009	0	0.0	7	2.0	52	15.0	115	33.1	173	49.9	347	274,900	296,737
Q4 2008	0	0.0	66	16.8	106	27.0	124	31.6	96	24.5	392	231,313	241,983
Year-to-date 2009	1	0.1	44	3.5	248	20.0	423	34.0	527	42.4	1,243	260,000	281,803
Year-to-date 2008	7	0.6	250	21.4	365	31.3	313	26.8	232	19.9	1,167	215,372	230,473

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
Fourth Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q4 2009	0	0.0	5	4.4	26	22.8	40	35.1	43	37.7	114	215,000	244,329
Q4 2008	0	0.0	8	6.9	30	25.9	52	44.8	26	22.4	116	200,000	207,310
Year-to-date 2009	0	0.0	14	5.8	51	21.1	94	38.8	83	34.3	242	210,000	242,674
Year-to-date 2008	0	0.0	17	5.6	91	29.8	129	42.3	68	22.3	305	200,000	207,361

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia Fourth Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q4 2009	9	18.8	18	37.5	8	16.7	10	20.8	3	6.3	48	210,000	223,881
Q4 2008	5	55.6	3	33.3	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2009	32	27.8	36	31.3	28	24.3	12	10.4	7	6.1	115	195,000	206,824
Year-to-date 2008	56	46.3	33	27.3	23	19.0	6	5.0	3	2.5	121	160,222	182,446
Halifax CMA													
Q4 2009	14	4.4	30	9.4	88	27.6	104	32.6	83	26.0	319	320,000	333,607
Q4 2008	23	5.7	72	17.8	134	33.1	99	24.4	77	19.0	405	289,900	311,253
Year-to-date 2009	47	5.0	115	12.3	275	29.5	238	25.5	257	27.6	932	311,400	335,070
Year-to-date 2008	72	6.1	166	14.2	351	29.9	277	23.6	306	26.1	1,172	299,900	329,765
Total Urban Centres in Nova Scotia (50,000+)													
Q4 2009	23	6.3	48	13.1	96	26.2	114	31.1	86	23.4	367	315,000	319,256
Q4 2008	28	6.8	75	18.1	135	32.6	99	23.9	77	18.6	414	284,750	307,602
Year-to-date 2009	79	7.5	151	14.4	303	28.9	250	23.9	264	25.2	1,047	299,000	320,984
Year-to-date 2008	128	9.9	199	15.4	374	28.9	283	21.9	309	23.9	1,293	290,000	315,979

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick Fourth Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q4 2009	2	1.1	5	2.7	34	18.6	63	34.4	79	43.2	183	237,000	241,055
Q4 2008	1	0.5	10	5.5	35	19.1	61	33.3	76	41.5	183	239,000	233,626
Year-to-date 2009	2	0.5	10	2.6	70	18.0	135	34.8	171	44.1	388	239,000	245,269
Year-to-date 2008	1	0.2	30	7.1	89	21.0	157	37.0	147	34.7	424	219,000	225,002
Moncton CMA													
Q4 2009	2	1.5	5	3.8	19	14.4	66	50.0	40	30.3	132	214,250	238,962
Q4 2008	0	0.0	5	2.6	50	26.2	108	56.5	28	14.7	191	199,900	218,838
Year-to-date 2009	2	0.4	17	3.7	76	16.6	271	59.3	91	19.9	457	209,900	226,921
Year-to-date 2008	1	0.2	9	1.5	186	30.8	310	51.4	97	16.1	603	199,900	217,173
Saint John CMA													
Q4 2009	0	0.0	1	0.7	13	9.6	48	35.3	74	54.4	136	255,000	296,894
Q4 2008	0	0.0	10	6.3	24	15.0	52	32.5	74	46.3	160	237,000	244,665
Year-to-date 2009	0	0.0	10	2.5	46	11.6	130	32.7	211	53.1	397	251,000	282,652
Year-to-date 2008	2	0.5	18	4.1	81	18.3	131	29.6	211	47.6	443	244,900	247,921
Total Urban Centres in New Brunswick (50,000+)													
Q4 2009	4	0.9	11	2.4	66	14.6	177	39.2	193	42.8	451	241,000	257,281
Q4 2008	1	0.2	25	4.7	109	20.4	221	41.4	178	33.3	534	225,000	231,644
Year-to-date 2009	4	0.3	37	3.0	192	15.5	536	43.2	473	38.1	1,242	234,000	250,467
Year-to-date 2008	4	0.3	57	3.9	356	24.2	598	40.7	455	31.0	1,470	210,000	228,698

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Fourth Quarter 2009										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	236	47.5	434	490	541	80.2	160,252	17.1	162,076
	February	238	20.2	383	564	750	51.1	151,244	7.7	156,976
	March	239	-10.2	382	514	615	62.1	159,380	16.1	169,931
	April	308	27.3	398	673	515	77.3	167,021	17.2	164,732
	May	346	5.5	385	777	621	62.0	170,999	20.8	177,421
	June	430	1.9	378	793	615	61.5	171,183	12.1	173,633
	July	610	11.5	416	870	619	67.2	181,269	18.7	179,201
	August	541	-1.8	386	632	586	65.9	187,744	21.4	184,399
	September	544	26.2	418	744	666	62.8	178,062	17.5	187,350
	October	549	15.6	439	645	626	70.1	188,864	25.8	199,028
	November	373	-24.9	378	517	681	55.5	191,148	30.8	189,038
	December	281	-20.6	298	301	686	43.4	205,805	26.0	202,018
2009	January	176	-25.4	329	516	615	53.5	192,408	20.1	193,769
	February	197	-17.2	346	433	616	56.2	195,072	29.0	200,154
	March	250	4.6	364	570	602	60.5	198,057	24.3	197,791
	April	259	-15.9	352	727	646	54.5	194,776	16.6	203,947
	May	316	-8.7	354	761	621	57.0	200,649	17.3	202,438
	June	421	-2.1	362	881	649	55.8	211,844	23.8	211,814
	July	536	-12.1	357	918	667	53.5	205,423	13.3	203,756
	August	472	-12.8	359	695	669	53.7	211,573	12.7	206,554
	September	496	-8.8	377	669	602	62.6	203,903	14.5	208,899
	October	473	-13.8	395	601	628	62.9	196,847	4.2	206,746
	November	421	12.9	400	416	537	74.5	213,964	11.9	213,215
	December	399	42.0	420	240	576	72.9	231,107	12.3	222,909
	Q4 2008	1,203	-9.3		1,463			193,529	27.2	
	Q4 2009	1,293	7.5		1,257			212,992	10.1	
	YTD 2008	4,695	5.0		7,520			178,477	19.6	
	YTD 2009	4,416	-5.9		7,427			206,374	15.6	

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

[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Prince Edward Island
Fourth Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	51	-37.0	119	203	221	53.8	139,999	7.3	135,121
	February	84	42.4	144	242	292	49.3	131,594	4.3	153,685
	March	81	-23.6	125	229	282	44.3	134,506	18.3	151,960
	April	116	-6.5	141	370	297	47.5	121,807	-9.8	125,038
	May	31	-78.0	32	431	302	10.6	126,661	-0.2	117,658
	June	160	-15.3	121	323	264	45.8	150,503	12.1	147,940
	July	168	-11.6	125	354	254	49.2	145,852	6.9	143,725
	August	190	-13.6	131	254	244	53.7	142,168	1.7	139,314
	September	183	2.2	145	238	253	57.3	129,635	-0.1	127,876
	October	135	-25.8	108	208	246	43.9	141,289	2.1	135,188
	November	117	-29.9	111	146	240	46.3	141,717	3.2	137,406
	December	97	-26.0	112	78	182	61.5	161,050	17.4	148,474
2009	January	52	2.0	120	189	216	55.6	165,189	18.0	159,251
	February	77	-8.3	135	154	201	67.2	131,911	0.2	145,655
	March	73	-9.9	117	177	196	59.7	147,682	9.8	139,174
	April	81	-30.2	106	257	218	48.6	127,968	5.1	138,102
	May	114	**	116	345	233	49.8	149,475	18.0	145,352
	June	153	-4.4	117	315	221	52.9	148,885	-1.1	144,349
	July	175	4.2	130	331	229	56.8	150,715	3.3	146,902
	August	135	-28.9	76	229	225	33.8	146,259	2.9	174,801
	September	159	-13.1	120	221	213	56.3	142,493	9.9	147,200
	October	150	11.1	123	175	210	58.6	155,028	9.7	147,405
	November	122	4.3	117	138	218	53.7	151,427	6.9	146,754
	December	113	16.5	127	121	273	46.5	131,227	-18.5	127,980
	Q4 2008	349	-27.3		432			146,925	6.7	
	Q4 2009	385	10.3		434			146,901	0.0	
	YTD 2008	1,413	-20.1		3,076			139,944	4.9	
	YTD 2009	1,404	-0.6		2,652			146,044	4.4	

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

[1]Source: CREA

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

Table 5c: MLS® Residential Activity for Nova Scotia
Fourth Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	580	-11.0	955	1,529	1,721	55.5	182,442	7.7	192,391
	February	752	-1.3	960	1,510	1,676	57.3	188,110	4.0	188,885
	March	814	-16.7	922	1,907	1,805	51.1	190,867	5.3	191,508
	April	1,172	2.0	1,015	2,212	1,646	61.7	196,100	3.0	186,419
	May	1,308	-6.3	977	2,248	1,693	57.7	202,569	8.3	192,358
	June	1,266	-5.0	962	2,169	1,780	54.0	194,627	2.0	186,296
	July	1,255	2.6	1,010	2,017	1,720	58.7	192,160	5.4	187,054
	August	1,020	-11.3	926	1,660	1,617	57.3	180,801	2.7	185,221
	September	935	-0.3	902	1,623	1,620	55.7	189,283	7.2	189,480
	October	835	-12.9	869	1,576	1,728	50.3	175,490	1.5	183,199
	November	519	-36.0	667	999	1,514	44.1	185,020	5.5	203,393
	December	413	-18.5	701	671	1,603	43.7	182,638	6.2	199,946
2009	January	393	-32.2	691	1,420	1,645	42.0	179,340	-1.7	192,226
	February	581	-22.7	781	1,376	1,593	49.0	187,688	-0.2	191,191
	March	692	-15.0	757	1,835	1,551	48.8	188,651	-1.2	186,171
	April	857	-26.9	748	2,057	1,602	46.7	206,668	5.4	194,803
	May	1,094	-16.4	833	2,156	1,606	51.9	207,135	2.3	192,633
	June	1,252	-1.1	897	2,053	1,602	56.0	203,725	4.7	191,641
	July	1,130	-10.0	866	1,878	1,571	55.1	203,107	5.7	198,912
	August	1,028	0.8	896	1,558	1,545	58.0	186,974	3.4	193,446
	September	896	-4.2	867	1,591	1,569	55.3	193,236	2.1	192,666
	October	890	6.6	953	1,323	1,514	62.9	189,570	8.0	197,076
	November	690	32.9	832	1,130	1,655	50.3	195,493	5.7	212,662
	December	518	25.4	899	637	1,561	57.6	200,194	9.6	214,118
	Q4 2008	1,767	-22.4		3,246			179,960	3.7	
	Q4 2009	2,098	18.7		3,090			194,141	7.9	
	YTD 2008	10,869	-8.3		20,121			189,932	4.9	
	YTD 2009	10,021	-7.8		19,014			196,690	3.6	

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

Table 5d: MLS® Residential Activity for New Brunswick
Fourth Quarter 2009

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2008	January	355	-13.8	630	1,051	1,162	54.2	151,433	7.6	150,575
	February	506	-7.0	660	971	1,134	58.2	143,207	8.3	145,422
	March	514	-22.6	616	1,199	1,170	52.6	136,886	-0.1	136,784
	April	756	5.0	652	1,517	1,142	57.1	149,091	7.2	144,928
	May	908	-6.6	657	1,722	1,267	51.9	152,823	7.5	147,346
	June	923	1.4	688	1,435	1,209	56.9	157,505	10.3	150,323
	July	840	1.6	659	1,463	1,201	54.9	141,255	4.1	145,212
	August	795	-4.8	699	1,300	1,209	57.8	144,384	7.7	144,395
	September	660	0.9	623	1,284	1,212	51.4	142,402	8.5	148,656
	October	561	-19.7	570	1,102	1,196	47.7	135,645	3.2	140,590
	November	399	-27.5	553	846	1,332	41.5	141,354	5.6	142,665
	December	338	-9.6	551	503	1,158	47.6	141,648	5.6	150,889
2009	January	281	-20.8	528	988	1,164	45.4	142,009	-6.2	144,452
	February	392	-22.5	537	926	1,147	46.8	147,575	3.1	151,405
	March	501	-2.5	533	1,280	1,127	47.3	152,415	11.3	152,372
	April	628	-16.9	576	1,524	1,206	47.8	155,251	4.1	151,861
	May	816	-10.1	612	1,651	1,239	49.4	166,672	9.1	156,245
	June	856	-7.3	580	1,545	1,221	47.5	160,400	1.8	156,138
	July	831	-1.1	641	1,442	1,168	54.9	152,086	7.7	154,298
	August	678	-14.7	585	1,285	1,197	48.9	156,613	8.5	158,463
	September	589	-10.8	565	1,229	1,125	50.2	151,728	6.5	156,544
	October	544	-3.0	577	998	1,142	50.5	151,218	11.5	159,554
	November	498	24.8	630	793	1,195	52.7	156,425	10.7	157,995
	December	389	15.1	640	568	1,299	49.3	148,559	4.9	157,357
	Q4 2008	1,298	-20.0		2,451			138,963	4.6	
	Q4 2009	1,431	10.2		2,359			152,307	9.6	
	YTD 2008	7,555	-7.4		14,393			145,762	6.7	
	YTD 2009	7,003	-7.3		14,229			154,906	6.3	

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

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

Table 6a: Level of Economic Indicators for Newfoundland and Labrador Fourth Quarter 2009

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	221.7	12.8	-222	98.5	716	1,393,713	99.51
	April - June	696	6.7	6.9	222.2	13.1	-305	75.2	728	2,054,280	99.34
	July - September	697	6.8	7.0	218.2	13.6	1,119	71.9	743	1,940,262	95.23
	October - December	704	6.1	7.1	217.9	13.7	199	56.2	752	1,191,711	81.98
2009	January - March	623	4.8	5.7	215.2	14.8	13	73.3	743	911,223	79.79
	April - June	607	3.9	5.5	213.8	15.3	1,431	77.0	741	984,565	87.01
	July - September	624	3.7	5.7	214.9	16.1	1,326	83.2	754	1,420,719	92.50
	October - December	619	3.7	5.6	215.3	16.0		89.4	783	1,084,573	94.09

Table 6.1a: Growth (1) of Economic Indicators for Newfoundland and Labrador Fourth Quarter 2009

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	2.6	-1.8	-86.2	1.0	11.4	23.0	16.1
	April - June	-0.7	-0.1	-0.1	2.2	0.0	-53.4	-27.4	9.7	30.9	7.5
	July - September	-2.4	-0.3	-0.3	0.6	0.1	145.4	-36.0	9.4	43.3	-1.0
	October - December	-3.5	-1.2	-0.4	0.3	0.6	70.1	-45.9	5.5	11.5	-19.8
2009	January - March	-13.3	-2.4	-1.6	-2.9	2.0	-105.9	-25.6	3.8	-34.6	-19.8
	April - June	-12.7	-2.8	-1.5	-3.8	2.1	-569.2	2.5	1.8	-52.1	-12.4
	July - September	-10.5	-3.0	-1.2	-1.5	2.5	18.5	15.7	1.5	-26.8	-2.9
	October - December	-12.1	-2.4	-1.4	-1.2	2.3		59.1	4.2	-9.0	14.8

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

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

Table 6b: Level of Economic Indicators for Prince Edward Island
Fourth Quarter 2009

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	70.7	10.4	216	98.5	613	286,424	99.51
	April - June	696	6.7	6.9	70.8	10.2	582	75.2	637	394,584	99.34
	July - September	697	6.8	7.0	70.2	10.8	803	71.9	632	367,237	95.23
	October - December	704	6.1	7.1	69.3	11.6	-398	56.2	643	327,850	81.98
2009	January - March	623	4.8	5.7	68.5	12.0	250	73.3	671	294,233	79.79
	April - June	607	3.9	5.5	69.0	12.4	727	77.0	659	377,435	87.01
	July - September	624	3.7	5.7	69.2	12.5	321	83.2	638	341,169	92.50
	October - December	619	3.7	5.6	71.1	11.1		89.4	643	323,975	94.09

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island
Fourth Quarter 2009

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	1.2	-0.1	**	1.0	3.0	-1.6	16.1
	April - June	-0.7	-0.1	-0.1	2.3	0.2	**	-27.4	6.4	-3.8	7.5
	July - September	-2.4	-0.3	-0.3	1.6	0.2	137.6	-36.0	8.7	-2.9	-1.0
	October - December	-3.5	-1.2	-0.4	0.0	1.3	-2441.2	-45.9	5.5	-7.5	-19.8
2009	January - March	-13.3	-2.4	-1.6	-3.0	1.6	15.7	-25.6	9.4	2.7	-19.8
	April - June	-12.7	-2.8	-1.5	-2.4	2.3	24.9	2.5	3.4	-4.3	-12.4
	July - September	-10.5	-3.0	-1.2	-1.4	1.8	-60.0	15.7	1.0	-7.1	-2.9
	October - December	-12.1	-2.4	-1.4	2.6	-0.5		59.1	-0.1	-1.2	14.8

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

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

Table 6c: Level of Economic Indicators for Nova Scotia Fourth Quarter 2009

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2008	January - March	718	7.3	7.3	449.8	7.7	220	98.5	661	2,441,472	99.51
	April - June	696	6.7	6.9	453.2	7.7	104	75.2	666	2,778,728	99.34
	July - September	697	6.8	7.0	454.6	7.6	514	71.9	679	2,953,420	95.23
	October - December	704	6.1	7.1	455.0	7.9	383	56.2	692	2,464,382	81.98
2009	January - March	623	4.8	5.7	454.0	9.0	113	73.3	706	2,097,269	79.79
	April - June	607	3.9	5.5	452.2	9.1	340	77.0	705	2,315,107	87.01
	July - September	624	3.7	5.7	451.8	9.3	1,934	83.2	708	2,363,834	92.50
	October - December	619	3.7	5.6	453.7	9.4		89.4	710	2,254,208	94.09

Table 6.1c: Growth (1) of Economic Indicators for Nova Scotia Fourth Quarter 2009

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2008	January - March	6.3	0.8	0.7	0.3	-0.2	-130.8	1.0	2.9	7.8	16.1
	April - June	-0.7	-0.1	-0.1	1.3	-0.3	-331.1	-27.4	1.9	13.5	7.5
	July - September	-2.4	-0.3	-0.3	2.3	-1.0	-419.3	-36.0	3.7	15.4	-1.0
	October - December	-3.5	-1.2	-0.4	1.2	0.2	**	-45.9	4.2	-4.0	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.9	1.3	-48.6	-25.6	6.9	-14.1	-19.8
	April - June	-12.7	-2.8	-1.5	-0.2	1.4	**	2.5	5.9	-16.7	-12.4
	July - September	-10.5	-3.0	-1.2	-0.6	1.7	**	15.7	4.3	-20.0	-2.9
	October - December	-12.1	-2.4	-1.4	-0.3	1.5		59.1	2.6	-8.5	14.8

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

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

Table 6d: Level of Economic Indicators for New Brunswick Fourth Quarter 2009											
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	366.2	8.4	232	98.5	660	4,030,420	99.51
	April - June	696	6.7	6.9	364.1	8.6	147	75.2	669	5,574,797	99.34
	July - September	697	6.8	7.0	366.5	8.4	121	71.9	675	4,652,167	95.23
	October - December	704	6.1	7.1	367.9	8.8	531	56.2	685	3,508,668	81.98
2009	January - March	623	4.8	5.7	366.1	9.1	703	73.3	690	3,105,788	79.79
	April - June	607	3.9	5.5	365.8	8.7	333	77.0	698	3,713,352	87.01
	July - September	624	3.7	5.7	366.4	8.8	638	83.2	713	3,686,981	92.50
	October - December	619	3.7	5.6	367.9	8.7		89.4	709	3,607,832	94.09

Table 6.1d: Growth (1) of Economic Indicators for New Brunswick Fourth Quarter 2009											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	2.2	1.0	62.2	1.0	5.0	24.8	16.1
	April - June	-0.7	-0.1	-0.1	0.6	1.2	-21.0	-27.4	4.3	46.4	7.5
	July - September	-2.4	-0.3	-0.3	0.8	0.7	-62.9	-36.0	5.7	7.9	-1.0
	October - December	-3.5	-1.2	-0.4	0.7	0.9	**	-45.9	5.8	-16.9	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.0	0.7	**	-25.6	4.6	-22.9	-19.8
	April - June	-12.7	-2.8	-1.5	0.4	0.1	126.5	2.5	4.3	-33.4	-12.4
	July - September	-10.5	-3.0	-1.2	0.0	0.3	**	15.7	5.6	-20.7	-2.9
	October - December	-12.1	-2.4	-1.4	0.0	-0.1		59.1	3.5	2.8	14.8

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

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

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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