HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

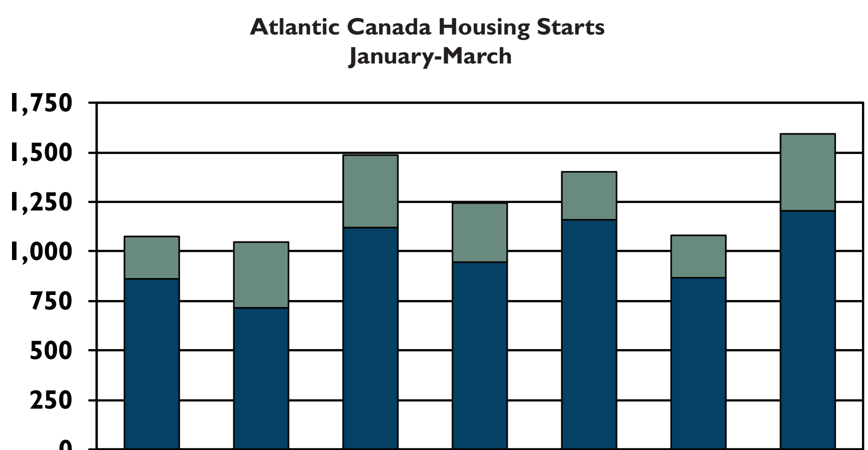
First Quarter Activity was Strong Across the Region

Total housing starts in the first quarter increased close to 47 per cent when compared to the same period in 2009. The rise in starts for the first quarter was due to growth in both single and multiple starts activity across three of the four Atlantic Provinces, including Nova Scotia (NS), New Brunswick (NB) and Newfoundland and Labrador (NL).

Overall the growth in the first quarter was driven by an increase of close to 62 per cent in single starts.

Activity in NS was higher by nearly 55 per cent, due to an 85.8 per cent increase in single starts in the first quarter, whereas multiple activity increased close to 27 per cent in the quarter.

Figure 1



	2004	2005	2006	2007	2008	2009	2010
Rural	216	329	361	301	243	214	388
Urban	863	719	1125	948	1163	871	1205

Source: CMHC

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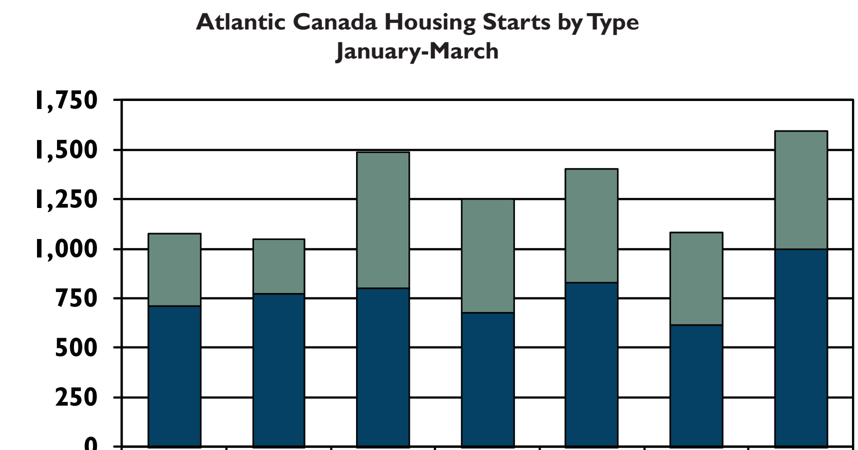
Figure 2



	2004	2005	2006	2007	2008	2009	2010
Multiples	369	273	683	573	579	469	597
Singles	710	775	803	676	827	616	996

Source: CMHC

For NL, activity grew by 59.1 per cent, due to a 65.6 per cent increase in single starts and a 34 per cent rise in multiple activity.

For NB, starts were up 31.8 per cent due to a 34.2 per cent increase in single starts and 29.5 per cent rise in multiple starts.

PE starts activity declined 2.3 per cent in the quarter but traditionally very little activity occurs in the first quarter. The decrease represented a decline of just one start compared to 2009.

Multiple Starts Activity Increased in the First Quarter

Multiple starts were up close to 28 per cent in the first quarter, as a result of growth in NS, NB and NL, contributing positively to the results in the quarter.

Higher multiple starts activity in 2010 reflects a 27.8 per cent rise in apartment construction in the first quarter. Semi-detached starts activity was up 45 per cent but this was offset by a moderate increase of 11.2 per cent in row starts.

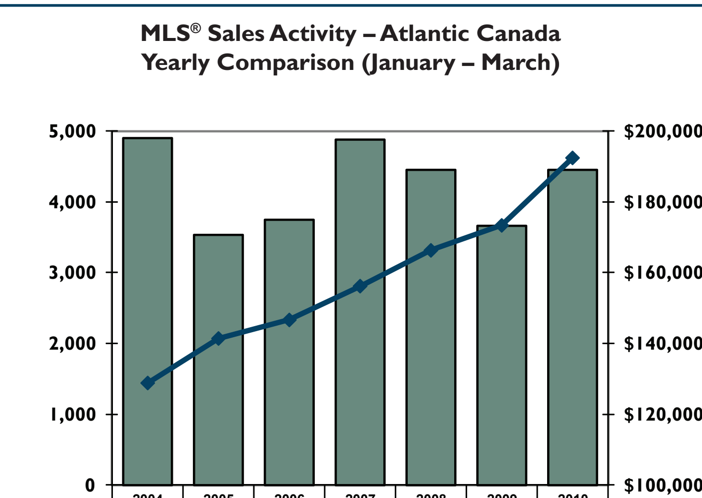
Urban and Rural Starts Activity was Also Stronger in the First Quarter

Of the six large urban centres in Atlantic Canada, five reported positive growth in starts activity for the quarter, including Fredericton, where starts advanced over 100 per cent. As well, there was positive growth of close to 93 per cent in Moncton and nearly 70 per cent in Halifax.

St. John's reported growth of 15 per cent and Charlottetown showed positive activity of ten per cent. This was in contrast to a 34.4 per cent decline in Saint John in the first quarter.

Eight of the smaller centres in Atlantic Canada reported a rise in starts in the first quarter, including Summerside, PE, as well as several centres in NS including Chester, Lunenburg, and New Glasgow. Completions in Atlantic Canada were up 2.5 per cent in the first quarter of 2010. Units under

Figure 3



	2004	2005	2006	2007	2008	2009	2010
MLS Sales	4,897	3,528	3,747	4,881	4,450	3,665	4449
Avg. Price	$128,840	$141,423	$146,666	$156,226	$166,341	$173,403	$192,486

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

construction in the first quarter also increased 2.5 per cent.

MLS® Sales Activity Continued to Grow in Atlantic Canada

MLS® sales in Atlantic Canada were up 21.4 per cent in the first quarter (unadjusted) compared to a year ago. The rise in the first quarter occurred in all markets in Atlantic Canada - PE with a 7.9 per cent increase, NB, where activity was up 19 per cent compared to a year ago and NS where activity increased close to 23 per cent. Sales activity in NL grew the most in the first quarter, with sales rising close to 26 per cent.

MLS® Prices Up in the First Quarter

The average MLS® sale price in Atlantic Canada was up 11 per cent (unadjusted) in the first quarter to $192,486.

Provincially, unadjusted prices in the first quarter of 2010 increased 17.8 per cent in NL, 12.3 per cent in NS and 4.5 per cent in NB. Only in PE did prices drop 2.9 per cent in the quarter.

The number of listings reported to the end of March 2010 was up 9.2 per cent (unadjusted) compared to last year. The increase in the level of listings did not dampen the pace of price growth in Atlantic Canada in the first quarter.

Economic Factors

The labour force grew by 0.3 per cent in the first quarter in Atlantic Canada (seasonally adjusted) and total employment also climbed by 0.3 per cent. As a result the unemployment rate remained unchanged at 10.4 per cent in the first quarter compared to the same period in 2009.

The expectation for 2010 is that consumers will be more willing to spend, as a result of near historic low interest rates, rising income levels and moderate employment growth.

Single starts will see a moderate recovery in 2010 and 2011 as the economy in Atlantic Canada continues to rebound. Low vacancy rates and demographic trends related to an aging population will contribute to stability for multiple starts which will remain flat in 2010 and rise moderately in 2011.

It is expected that the growth in prices will remain positive in 2010. The range in price growth will vary across Atlantic Canada from a high of approximately 13 per cent in Newfoundland-Labrador to nearly three per cent in New Brunswick and Prince Edward Island.

In 2010, existing home sales are expected to rise modestly across the region. Sales growth will also vary across Atlantic Canada at nearly three per cent in Nova Scotia and New Brunswick, two per cent for Newfoundland-Labrador and no significant change in Prince Edward Island.

HOUSING NOW REPORT TABLES

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1	Housing Activity Summary of Region
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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
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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
First Quarter 2010

	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										
Q1 2010	651	98	112	2	7	4	35	296	388	1,593
Q1 2009	452	76	83	0	7	23	19	211	214	1,085
% Change	44.0	28.9	34.9	n/a	0.0	-82.6	84.2	40.3	81.3	46.8
Year-to-date 2010	651	98	112	2	7	4	35	296	388	1,593
Year-to-date 2009	452	76	83	0	7	23	19	211	214	1,085
% Change	44.0	28.9	34.9	n/a	0.0	-82.6	84.2	40.3	81.3	46.8
UNDER CONSTRUCTION										
Q1 2010	2,275	352	498	8	71	579	52	1,345	584	5,764
Q1 2009	2,247	346	433	0	79	565	63	1,289	602	5,624
% Change	1.2	1.7	15.0	n/a	-10.1	2.5	-17.5	4.3	-3.0	2.5
COMPLETIONS										
Q1 2010	1,228	174	83	3	47	65	62	163	921	2,746
Q1 2009	1,181	248	127	0	32	0	51	281	758	2,678
% Change	4.0	-29.8	-34.6	n/a	46.9	n/a	21.6	-42.0	21.5	2.5
Year-to-date 2010	1,228	174	83	3	47	65	62	163	921	2,746
Year-to-date 2009	1,181	248	127	0	32	0	51	281	758	2,678
% Change	4.0	-29.8	-34.6	n/a	46.9	n/a	21.6	-42.0	21.5	2.5
COMPLETED & NOT ABSORBED										
Q1 2010	149	89	15	0	30	125	2	74	na	484
Q1 2009	153	112	51	0	47	80	32	201	na	676
% Change	-2.6	-20.5	-70.6	n/a	-36.2	56.3	-93.8	-63.2	n/a	-28.4
ABSORBED										
Q1 2010	973	149	90	3	48	69	52	61	na	1 445
Q1 2009	881	219	106	0	16	84	35	118	na	1 459
% Change	10.4	-32.0	-15.1	n/a	200.0	-17.9	48.6	-48.3	n/a	-1.0
Year-to-date 2010	973	149	90	3	48	69	52	61	na	1,445
Year-to-date 2009	881	219	106	0	16	84	35	118	na	1,459
% Change	10.4	-32.0	-15.1	n/a	200.0	-17.9	48.6	-48.3	n/a	-1.0

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador First Quarter 2010										
	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										
Q1 2010	201	0	36	2	7	4	12	0	174	436
Q1 2009	174	8	26	0	0	0	0	16	50	274
% Change	15.5	-100.0	38.5	n/a	n/a	n/a	n/a	-100.0	**	59.1
Year-to-date 2010	201	0	36	2	7	4	12	0	174	436
Year-to-date 2009	174	8	26	0	0	0	0	16	50	274
% Change	15.5	-100.0	38.5	n/a	n/a	n/a	n/a	-100.0	**	59.1
UNDER CONSTRUCTION										
Q1 2010	1,003	12	156	8	28	66	20	0	207	1,500
Q1 2009	1,016	64	136	0	33	43	5	12	153	1,462
% Change	-1.3	-81.3	14.7	n/a	-15.2	53.5	**	-100.0	35.3	2.6
COMPLETIONS										
Q1 2010	452	10	50	3	12	26	0	0	362	915
Q1 2009	338	22	75	0	0	0	12	10	301	758
% Change	33.7	-54.5	-33.3	n/a	n/a	n/a	-100.0	-100.0	20.3	20.7
Year-to-date 2010	452	10	50	3	12	26	0	0	362	915
Year-to-date 2009	338	22	75	0	0	0	12	10	301	758
% Change	33.7	-54.5	-33.3	n/a	n/a	n/a	-100.0	-100.0	20.3	20.7
COMPLETED & NOT ABSORBED										
Q1 2010	10	5	0	0	0	7	0	0	n/a	22
Q1 2009	1	1	2	0	0	13	0	0	n/a	17
% Change	**	**	-100.0	n/a	n/a	-46.2	n/a	n/a	n/a	29.4
ABSORBED										
Q1 2010	383	4	48	3	12	28	0	0	n/a	478
Q1 2009	271	21	61	0	0	2	0	10	n/a	365
% Change	41.3	-81.0	-21.3	n/a	n/a	**	n/a	-100.0	n/a	31.0
Year-to-date 2010	383	4	48	3	12	28	0	0	n/a	478
Year-to-date 2009	271	21	61	0	0	2	0	10	n/a	365
% Change	41.3	-81.0	-21.3	n/a	n/a	**	n/a	-100.0	n/a	31.0

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

Table 1.1b: Housing Activity Summary of Prince Edward Island
First Quarter 2010

	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										
Q1 2010	21	4	4	0	0	0	0	0	14	43
Q1 2009	20	0	0	0	0	0	0	3	21	44
% Change	5.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	-33.3	-2.3
Year-to-date 2010	21	4	4	0	0	0	0	0	14	43
Year-to-date 2009	20	0	0	0	0	0	0	3	21	44
% Change	5.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	-33.3	-2.3
UNDER CONSTRUCTION										
Q1 2010	35	18	22	0	5	46	0	171	20	317
Q1 2009	46	2	8	0	4	0	20	33	13	126
% Change	-23.9	**	175.0	n/a	25.0	n/a	-100.0	**	53.8	151.6
COMPLETIONS										
Q1 2010	85	2	6	0	8	0	5	44	49	199
Q1 2009	53	4	4	0	0	0	0	0	35	96
% Change	60.4	-50.0	50.0	n/a	n/a	n/a	n/a	n/a	40.0	107.3
Year-to-date 2010	85	2	6	0	8	0	5	44	49	199
Year-to-date 2009	53	4	4	0	0	0	0	0	35	96
% Change	60.4	-50.0	50.0	n/a	n/a	n/a	n/a	n/a	40.0	107.3
COMPLETED & NOT ABSORBED										
Q1 2010	2	0	2	0	0	8	0	0	n/a	12
Q1 2009	1	0	0	0	0	2	4	17	n/a	24
% Change	100.0	n/a	n/a	n/a	n/a	**	-100.0	-100.0	n/a	-50.0
ABSORBED										
Q1 2010	81	2	4	0	8	9	1	24	n/a	129
Q1 2009	48	4	0	0	0	2	0	14	n/a	68
% Change	68.8	-50.0	n/a	n/a	n/a	**	n/a	71.4	n/a	89.7
Year-to-date 2010	81	2	4	0	8	9	1	24	n/a	129
Year-to-date 2009	48	4	0	0	0	2	0	14	n/a	68
% Change	68.8	-50.0	n/a	n/a	n/a	**	n/a	71.4	n/a	89.7

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

Table 1.1c: Housing Activity Summary of Nova Scotia
First Quarter 2010

	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										
Q1 2010	328	50	43	0	0	0	1	192	77	691
Q1 2009	165	34	51	0	7	0	10	98	81	446
% Change	98.8	47.1	-15.7	n/a	-100.0	n/a	-90.0	95.9	-4.9	54.9
Year-to-date 2010	328	50	43	0	0	0	1	192	77	691
Year-to-date 2009	165	34	51	0	7	0	10	98	81	446
% Change	98.8	47.1	-15.7	n/a	-100.0	n/a	-90.0	95.9	-4.9	54.9
UNDER CONSTRUCTION										
Q1 2010	831	130	162	0	15	353	3	743	209	2,446
Q1 2009	694	118	180	0	21	435	22	749	278	2,497
% Change	19.7	10.2	-10.0	n/a	-28.6	-18.9	-86.4	-0.8	-24.8	-2.0
COMPLETIONS										
Q1 2010	413	66	25	0	0	27	14	28	243	816
Q1 2009	448	54	17	0	18	0	20	141	170	868
% Change	-7.8	22.2	47.1	n/a	-100.0	n/a	-30.0	-80.1	42.9	-6.0
Year-to-date 2010	413	66	25	0	0	27	14	28	243	816
Year-to-date 2009	448	54	17	0	18	0	20	141	170	868
% Change	-7.8	22.2	47.1	n/a	-100.0	n/a	-30.0	-80.1	42.9	-6.0
COMPLETED & NOT ABSORBED										
Q1 2010	36	11	0	0	18	40	0	0	n/a	105
Q1 2009	42	2	4	0	29	40	6	112	n/a	235
% Change	-14.3	**	-100.0	n/a	-37.9	0.0	-100.0	-100.0	n/a	-55.3
ABSORBED										
Q1 2010	242	44	25	0	3	27	8	0	n/a	349
Q1 2009	270	37	17	0	10	72	13	11	n/a	430
% Change	-10.4	18.9	47.1	n/a	-70.0	-62.5	-38.5	-100.0	n/a	-18.8
Year-to-date 2010	242	44	25	0	3	27	8	0	n/a	349
Year-to-date 2009	270	37	17	0	10	72	13	11	n/a	430
% Change	-10.4	18.9	47.1	n/a	-70.0	-62.5	-38.5	-100.0	n/a	-18.8

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

Table 1.1d: Housing Activity Summary of New Brunswick First Quarter 2010										
	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										
Q1 2010	101	44	29	0	0	0	22	104	123	423
Q1 2009	93	34	6	0	0	23	9	94	62	321
% Change	8.6	29.4	**	n/a	n/a	-100.0	144.4	10.6	98.4	31.8
Year-to-date 2010	101	44	29	0	0	0	22	104	123	423
Year-to-date 2009	93	34	6	0	0	23	9	94	62	321
% Change	8.6	29.4	**	n/a	n/a	-100.0	144.4	10.6	98.4	31.8
UNDER CONSTRUCTION										
Q1 2010	406	192	158	0	23	114	29	431	148	1,501
Q1 2009	491	162	109	0	21	87	16	495	158	1,539
% Change	-17.3	18.5	45.0	n/a	9.5	31.0	81.3	-12.9	-6.3	-2.5
COMPLETIONS										
Q1 2010	278	96	2	0	27	12	43	91	267	816
Q1 2009	342	168	31	0	14	0	19	130	252	956
% Change	-18.7	-42.9	-93.5	n/a	92.9	n/a	126.3	-30.0	6.0	-14.6
Year-to-date 2010	278	96	2	0	27	12	43	91	267	816
Year-to-date 2009	342	168	31	0	14	0	19	130	252	956
% Change	-18.7	-42.9	-93.5	n/a	92.9	n/a	126.3	-30.0	6.0	-14.6
COMPLETED & NOT ABSORBED										
Q1 2010	101	73	13	0	12	70	2	74	n/a	345
Q1 2009	109	109	45	0	18	25	22	72	n/a	400
% Change	-7.3	-33.0	-71.1	n/a	-33.3	180.0	-90.9	2.8	n/a	-13.8
ABSORBED										
Q1 2010	267	99	13	0	25	5	43	37	n/a	489
Q1 2009	292	157	28	0	6	8	22	83	n/a	596
% Change	-8.6	-36.9	-53.6	n/a	**	-37.5	95.5	-55.4	n/a	-18.0
Year-to-date 2010	267	99	13	0	25	5	43	37	n/a	489
Year-to-date 2009	292	157	28	0	6	8	22	83	n/a	596
% Change	-8.6	-36.9	-53.6	n/a	**	-37.5	95.5	-55.4	n/a	-18.0

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 First Quarter 2010											
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
Centres 100,000+											
St. John's	199	166	0	6	7	0	40	42	246	214	15.0
Centres 10,000 - 49,999											
Bay Roberts	0	4	0	0	0	0	0	0	0	4	-100.0
Corner Brook	2	2	0	2	0	0	0	0	2	4	-50.0
Gander	1	0	0	0	0	0	0	0	1	0	n/a
Grand Falls-Windsor	1	2	0	0	12	0	0	0	13	2	**
Total Newfoundland & Labrador (10,000+)	203	174	0	8	19	0	40	42	262	224	17.0

Table 2.1a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador 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
Centres 100,000+											
St. John's	199	166	0	6	7	0	40	42	246	214	15.0
Centres 10,000 - 49,999											
Bay Roberts	0	4	0	0	0	0	0	0	0	4	-100.0
Corner Brook	2	2	0	2	0	0	0	0	2	4	-50.0
Gander	1	0	0	0	0	0	0	0	1	0	n/a
Grand Falls-Windsor	1	2	0	0	12	0	0	0	13	2	**
Total Newfoundland & Labrador (10,000+)	203	174	0	8	19	0	40	42	262	224	17.0

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island First Quarter 2010												
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
Centres 50,000 - 99,999											
Charlottetown	18	17	4	0	0	0	0	3	22	20	10.0
Centres 10,000 - 49,999											
Summerside	3	3	0	0	4	0	0	0	7	3	133.3
Total Prince Edward Island (10,000+)	21	20	4	0	4	0	0	3	29	23	26.1

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island 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
Centres 50,000 - 99,999											
Charlottetown	18	17	4	0	0	0	0	3	22	20	10.0
Centres 10,000 - 49,999											
Summerside	3	3	0	0	4	0	0	0	7	3	133.3
Total Prince Edward Island (10,000+)	21	20	4	0	4	0	0	3	29	23	26.1

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia First Quarter 2010											
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
Centres 100,000+											
Halifax	216	104	26	22	30	58	194	90	466	274	70.1
Centres 50,000 - 99,999											
Cape Breton	12	14	10	6	0	4	0	0	22	24	-8.3
Centres 10,000 - 49,999											
Chester MD	4	3	0	0	0	0	0	0	4	3	33.3
East Hants MD	10	12	2	2	0	0	4	0	16	14	14.3
Kentville C.A.	11	4	6	2	7	0	0	0	24	6	**
Kings Subd A SC	19	2	2	0	0	0	0	8	21	10	110.0
Lunenburg MD	10	3	0	0	0	0	0	0	10	3	**
New Glasgow	18	5	2	2	0	0	0	0	20	7	185.7
Queens RGM	2	1	0	0	0	6	0	0	2	7	-71.4
Truro	22	5	2	0	0	0	0	0	24	5	**
West Hants MD	2	12	0	0	0	0	0	0	2	12	-83.3
Yarmouth MD	3	0	0	0	0	0	0	0	3	0	n/a
Total Nova Scotia (10,000+)	329	165	50	34	37	68	198	98	614	365	68.2

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia 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
Centres 100,000+											
Halifax	216	104	26	22	30	58	194	90	466	274	70.1
Centres 50,000 - 99,999											
Cape Breton	12	14	10	6	0	4	0	0	22	24	-8.3
Centres 10,000 - 49,999											
Chester MD	4	3	0	0	0	0	0	0	4	3	33.3
East Hants MD	10	12	2	2	0	0	4	0	16	14	14.3
Kentville C.A.	11	4	6	2	7	0	0	0	24	6	**
Kings Subd A SC	19	2	2	0	0	0	0	8	21	10	110.0
Lunenburg MD	10	3	0	0	0	0	0	0	10	3	**
New Glasgow	18	5	2	2	0	0	0	0	20	7	185.7
Queens RGM	2	1	0	0	0	6	0	0	2	7	-71.4
Truro	22	5	2	0	0	0	0	0	24	5	**
West Hants MD	2	12	0	0	0	0	0	0	2	12	-83.3
Yarmouth MD	3	0	0	0	0	0	0	0	3	0	n/a
Total Nova Scotia (10,000+)	329	165	50	34	37	68	198	98	614	365	68.2

Source: CMHC (Starts and Completions Survey)

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

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
Centres 100,000+											
Saint John	35	40	4	8	17	6	51	109	107	163	-34.4
Moncton	37	22	36	24	16	0	15	8	104	54	92.6
Centres 50,000 - 99,999											
Fredericton	35	30	2	2	6	0	40	0	83	32	159.4
Centres 10,000 - 49,999											
Bathurst	1	3	2	0	0	0	0	0	3	3	0.0
Campbellton	0	1	0	0	0	0	0	0	0	1	-100.0
Edmundston	2	1	0	0	0	0	0	0	2	1	100.0
Miramichi	1	5	0	0	0	0	0	0	1	5	-80.0
Total New Brunswick (10,000+)	111	102	44	34	39	6	106	117	300	259	15.8

Table 2.1d: Starts by Submarket and by Dwelling Type
New Brunswick
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
Centres 100,000+											
Saint John	35	40	4	8	17	6	51	109	107	163	-34.4
Moncton	37	22	36	24	16	0	15	8	104	54	92.6
Centres 50,000 - 99,999											
Fredericton	35	30	2	2	6	0	40	0	83	32	159.4
Centres 10,000 - 49,999											
Bathurst	1	3	2	0	0	0	0	0	3	3	0.0
Campbellton	0	1	0	0	0	0	0	0	0	1	-100.0
Edmundston	2	1	0	0	0	0	0	0	2	1	100.0
Miramichi	1	5	0	0	0	0	0	0	1	5	-80.0
Total New Brunswick (10,000+)	111	102	44	34	39	6	106	117	300	259	15.8

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
St. John's	7	0	0	0	40	26	0	16
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	12	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	7	0	12	0	40	26	0	16

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
St. John's	7	0	0	0	40	26	0	16
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	12	0	0	0	0	0
Total Newfoundland & Labrador (10,000+)	7	0	12	0	40	26	0	16

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 50,000 - 99,999								
Charlottetown	0	0	0	0	0	0	0	3
Centres 10,000 - 49,999								
Summerside	4	0	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	4	0	0	0	0	0	0	3

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 50,000 - 99,999								
Charlottetown	0	0	0	0	0	0	0	3
Centres 10,000 - 49,999								
Summerside	4	0	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	4	0	0	0	0	0	0	3

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Halifax	30	58	0	0	2	0	192	90
Centres 50,000 - 99,999								
Cape Breton	0	0	0	4	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	4	0	0	0
Kentville C.A.	7	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	8
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	0
Queens RGM	0	0	0	6	0	0	0	0
Truro	0	0	0	0	0	0	0	0
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+)	37	58	0	10	6	0	192	98

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Halifax	30	58	0	0	2	0	192	90
Centres 50,000 - 99,999								
Cape Breton	0	0	0	4	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	4	0	0	0
Kentville C.A.	7	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	8
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	0
Queens RGM	0	0	0	6	0	0	0	0
Truro	0	0	0	0	0	0	0	0
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+)	37	58	0	10	6	0	192	98

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Saint John	17	6	0	0	0	15	51	94
Moncton	4	0	12	0	0	8	15	0
Centres 50,000 - 99,999								
Fredericton	6	0	0	0	2	0	38	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	27	6	12	0	2	23	104	94

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Saint John	17	6	0	0	0	15	51	94
Moncton	4	0	12	0	0	8	15	0
Centres 50,000 - 99,999								
Fredericton	6	0	0	0	2	0	38	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	27	6	12	0	2	23	104	94

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
St. John's	233	198	13	0	0	16	246	214
Centres 10,000 - 49,999								
Bay Roberts	0	4	0	0	0	0	0	4
Corner Brook	2	4	0	0	0	0	2	4
Gander	1	0	0	0	0	0	1	0
Grand Falls-Windsor	1	2	0	0	12	0	13	2
Total Newfoundland & Labrador (10,000+)	237	208	13	0	12	16	262	224

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
St. John's	233	198	13	0	0	16	246	214
Centres 10,000 - 49,999								
Bay Roberts	0	4	0	0	0	0	0	4
Corner Brook	2	4	0	0	0	0	2	4
Gander	1	0	0	0	0	0	1	0
Grand Falls-Windsor	1	2	0	0	12	0	13	2
Total Newfoundland & Labrador (10,000+)	237	208	13	0	12	16	262	224

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Prince Edward Island First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 50,000 - 99,999								
Charlottetown	22	17	0	0	0	3	22	20
Centres 10,000 - 49,999								
Summerside	7	3	0	0	0	0	7	3
Total Prince Edward Island (10,000+)	29	20	0	0	0	3	29	23

Table 2.5b: Starts by Submarket and by Intended Market Prince Edward Island January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 50,000 - 99,999								
Charlottetown	22	17	0	0	0	3	22	20
Centres 10,000 - 49,999								
Summerside	7	3	0	0	0	0	7	3
Total Prince Edward Island (10,000+)	29	20	0	0	0	3	29	23

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Halifax	274	177	0	7	192	90	466	274
Centres 50,000 - 99,999								
Cape Breton	21	20	0	0	1	4	22	24
Centres 10,000 - 49,999								
Chester MD	4	3	0	0	0	0	4	3
East Hants MD	16	14	0	0	0	0	16	14
Kentville C.A.	24	6	0	0	0	0	24	6
Kings Subd A SC	21	2	0	0	0	8	21	10
Lunenburg MD	10	3	0	0	0	0	10	3
New Glasgow	20	7	0	0	0	0	20	7
Queens RGM	2	1	0	0	0	6	2	7
Truro	24	5	0	0	0	0	24	5
West Hants MD	2	12	0	0	0	0	2	12
Yarmouth MD	3	0	0	0	0	0	3	0
Total Nova Scotia (10,000+)	421	250	0	7	193	108	614	365

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Halifax	274	177	0	7	192	90	466	274
Centres 50,000 - 99,999								
Cape Breton	21	20	0	0	1	4	22	24
Centres 10,000 - 49,999								
Chester MD	4	3	0	0	0	0	4	3
East Hants MD	16	14	0	0	0	0	16	14
Kentville C.A.	24	6	0	0	0	0	24	6
Kings Subd A SC	21	2	0	0	0	8	21	10
Lunenburg MD	10	3	0	0	0	0	10	3
New Glasgow	20	7	0	0	0	0	20	7
Queens RGM	2	1	0	0	0	6	2	7
Truro	24	5	0	0	0	0	24	5
West Hants MD	2	12	0	0	0	0	2	12
Yarmouth MD	3	0	0	0	0	0	3	0
Total Nova Scotia (10,000+)	421	250	0	7	193	108	614	365

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market
New Brunswick
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Saint John	56	54	0	15	51	94	107	163
Moncton	75	43	0	8	29	3	104	54
Centres 50,000 - 99,999								
Fredericton	37	26	0	0	46	6	83	32
Centres 10,000 - 49,999								
Bathurst	3	3	0	0	0	0	3	3
Campbellton	0	1	0	0	0	0	0	1
Edmundston	2	1	0	0	0	0	2	1
Miramichi	1	5	0	0	0	0	1	5
Total New Brunswick (10,000+)	174	133	0	23	126	103	300	259

Table 2.5d: Starts by Submarket and by Intended Market
New Brunswick
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Saint John	56	54	0	15	51	94	107	163
Moncton	75	43	0	8	29	3	104	54
Centres 50,000 - 99,999								
Fredericton	37	26	0	0	46	6	83	32
Centres 10,000 - 49,999								
Bathurst	3	3	0	0	0	0	3	3
Campbellton	0	1	0	0	0	0	0	1
Edmundston	2	1	0	0	0	0	2	1
Miramichi	1	5	0	0	0	0	1	5
Total New Brunswick (10,000+)	174	133	0	23	126	103	300	259

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador First Quarter 2010											
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
Centres 100,000+											
St. John's	389	272	4	22	12	5	74	66	479	365	31.2
Centres 10,000 - 49,999											
Bay Roberts	16	19	2	0	0	0	0	0	18	19	-5.3
Corner Brook	18	22	4	0	0	0	0	0	22	22	0.0
Gander	20	15	0	0	0	0	2	0	22	15	46.7
Grand Falls-Windsor	12	10	0	0	0	16	0	10	12	36	-66.7
Total Newfoundland & Labrador (10,000+)	455	338	10	22	12	21	76	76	553	457	21.0

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador 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
Centres 100,000+											
St. John's	389	272	4	22	12	5	74	66	479	365	31.2
Centres 10,000 - 49,999											
Bay Roberts	16	19	2	0	0	0	0	0	18	19	-5.3
Corner Brook	18	22	4	0	0	0	0	0	22	22	0.0
Gander	20	15	0	0	0	0	2	0	22	15	46.7
Grand Falls-Windsor	12	10	0	0	0	16	0	10	12	36	-66.7
Total Newfoundland & Labrador (10,000+)	455	338	10	22	12	21	76	76	553	457	21.0

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
First Quarter 2010

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
Centres 50,000 - 99,999											
Charlottetown	80	48	2	4	18	0	44	0	144	52	176.9
Centres 10,000 - 49,999											
Summerside	6	5	0	0	0	4	0	0	6	9	-33.3
Total Prince Edward Island (10,000+)	86	53	2	4	18	4	44	0	150	61	145.9

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
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
Centres 50,000 - 99,999											
Charlottetown	80	48	2	4	18	0	44	0	144	52	176.9
Centres 10,000 - 49,999											
Summerside	6	5	0	0	0	4	0	0	6	9	-33.3
Total Prince Edward Island (10,000+)	86	53	2	4	18	4	44	0	150	61	145.9

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia First Quarter 2010											
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
Centres 100,000+											
Halifax	210	266	40	34	25	32	27	84	302	416	-27.4
Centres 50,000 - 99,999											
Cape Breton	36	14	10	10	4	4	0	2	50	30	66.7
Centres 10,000 - 49,999											
Chester MD	6	8	0	0	0	0	0	0	6	8	-25.0
East Hants MD	22	26	4	4	0	0	0	0	26	30	-13.3
Kentville C.A.	11	17	4	6	0	0	0	53	15	76	-80.3
Kings Subd A SC	16	15	2	4	0	0	16	0	34	19	78.9
Lunenburg MD	24	18	0	0	0	0	0	0	24	18	33.3
New Glasgow	29	24	2	4	0	7	0	6	31	41	-24.4
Queens RGM	7	3	0	0	0	0	12	0	19	3	**
Truro	37	28	4	0	6	0	0	0	47	28	67.9
West Hants MD	11	12	0	0	0	0	0	0	11	12	-8.3
Yarmouth MD	8	17	0	0	0	0	0	0	8	17	-52.9
Total Nova Scotia (10,000+)	417	448	66	62	35	43	55	145	573	698	-17.9

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia 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
Centres 100,000+											
Halifax	210	266	40	34	25	32	27	84	302	416	-27.4
Centres 50,000 - 99,999											
Cape Breton	36	14	10	10	4	4	0	2	50	30	66.7
Centres 10,000 - 49,999											
Chester MD	6	8	0	0	0	0	0	0	6	8	-25.0
East Hants MD	22	26	4	4	0	0	0	0	26	30	-13.3
Kentville C.A.	11	17	4	6	0	0	0	53	15	76	-80.3
Kings Subd A SC	16	15	2	4	0	0	16	0	34	19	78.9
Lunenburg MD	24	18	0	0	0	0	0	0	24	18	33.3
New Glasgow	29	24	2	4	0	7	0	6	31	41	-24.4
Queens RGM	7	3	0	0	0	0	12	0	19	3	**
Truro	37	28	4	0	6	0	0	0	47	28	67.9
West Hants MD	11	12	0	0	0	0	0	0	11	12	-8.3
Yarmouth MD	8	17	0	0	0	0	0	0	8	17	-52.9
Total Nova Scotia (10,000+)	417	448	66	62	35	43	55	145	573	698	-17.9

Source: CMHC (Starts and Completions Survey)

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

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
Centres 100,000+											
Saint John	90	102	8	8	3	9	12	48	113	167	-32.3
Moncton	103	153	86	154	12	24	14	64	215	395	-45.6
Centres 50,000 - 99,999											
Fredericton	71	73	0	4	34	4	16	0	121	81	49.4
Centres 10,000 - 49,999											
Bathurst	14	10	2	6	0	0	43	0	59	16	**
Campbellton	2	6	0	0	0	0	8	0	10	6	66.7
Edmundston	6	7	0	0	4	0	12	26	22	33	-33.3
Miramichi	9	6	0	0	0	0	0	0	9	6	50.0
Total New Brunswick (10,000+)	295	357	96	172	53	37	105	138	549	704	-22.0

Table 3.1d: Completions by Submarket and by Dwelling Type
New Brunswick
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
Centres 100,000+											
Saint John	90	102	8	8	3	9	12	48	113	167	-32.3
Moncton	103	153	86	154	12	24	14	64	215	395	-45.6
Centres 50,000 - 99,999											
Fredericton	71	73	0	4	34	4	16	0	121	81	49.4
Centres 10,000 - 49,999											
Bathurst	14	10	2	6	0	0	43	0	59	16	**
Campbellton	2	6	0	0	0	0	8	0	10	6	66.7
Edmundston	6	7	0	0	4	0	12	26	22	33	-33.3
Miramichi	9	6	0	0	0	0	0	0	9	6	50.0
Total New Brunswick (10,000+)	295	357	96	172	53	37	105	138	549	704	-22.0

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
St. John's	12	5	0	0	74	56	0	10
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	2	0	0	0
Grand Falls-Windsor	0	4	0	12	0	10	0	0
Total Newfoundland and Labrador (10,000+)	12	9	0	12	76	66	0	10

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
St. John's	12	5	0	0	74	56	0	10
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	2	0	0	0
Grand Falls-Windsor	0	4	0	12	0	10	0	0
Total Newfoundland and Labrador (10,000+)	12	9	0	12	76	66	0	10

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 50,000 - 99,999								
Charlottetown	14	0	4	0	0	0	44	0
Centres 10,000 - 49,999								
Summerside	0	4	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	14	4	4	0	0	0	44	0

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 50,000 - 99,999								
Charlottetown	14	0	4	0	0	0	44	0
Centres 10,000 - 49,999								
Summerside	0	4	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	14	4	4	0	0	0	44	0

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Halifax	25	27	0	5	27	0	0	84
Centres 50,000 - 99,999								
Cape Breton	0	0	4	4	0	2	0	0
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	0	53
Kings Subd A SC	0	0	0	0	0	0	16	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	4	0	3	0	2	0	4
Queens RGM	0	0	0	0	0	0	12	0
Truro	0	0	6	0	0	0	0	0
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+)	25	31	10	12	27	4	28	141

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - March 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Halifax	25	27	0	5	27	0	0	84
Centres 50,000 - 99,999								
Cape Breton	0	0	4	4	0	2	0	0
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	0	53
Kings Subd A SC	0	0	0	0	0	0	16	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	4	0	3	0	2	0	4
Queens RGM	0	0	0	0	0	0	12	0
Truro	0	0	6	0	0	0	0	0
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+)	25	31	10	12	27	4	28	141

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Saint John	3	9	0	0	0	0	12	48
Moncton	12	24	0	0	14	8	0	56
Centres 50,000 - 99,999								
Fredericton	8	4	26	0	0	0	16	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	43	0
Campbellton	0	0	0	0	0	0	8	0
Edmundston	4	0	0	0	0	0	12	26
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	27	37	26	0	14	8	91	130

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - March 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Saint John	3	9	0	0	0	0	12	48
Moncton	12	24	0	0	14	8	0	56
Centres 50,000 - 99,999								
Fredericton	8	4	26	0	0	0	16	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	43	0
Campbellton	0	0	0	0	0	0	8	0
Edmundston	4	0	0	0	0	0	12	26
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	27	37	26	0	14	8	91	130

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Newfoundland and Labrador First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
St. John's	438	355	41	0	0	10	479	365
Centres 10,000 - 49,999								
Bay Roberts	18	19	0	0	0	0	18	19
Corner Brook	22	22	0	0	0	0	22	22
Gander	22	15	0	0	0	0	22	15
Grand Falls-Windsor	12	24	0	0	0	12	12	36
Total Newfoundland & Labrador (10,000+)	512	435	41	0	0	22	553	457

Table 3.5a: Completions by Submarket and by Intended Market Newfoundland and Labrador January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
St. John's	438	355	41	0	0	10	479	365
Centres 10,000 - 49,999								
Bay Roberts	18	19	0	0	0	0	18	19
Corner Brook	22	22	0	0	0	0	22	22
Gander	22	15	0	0	0	0	22	15
Grand Falls-Windsor	12	24	0	0	0	12	12	36
Total Newfoundland & Labrador (10,000+)	512	435	41	0	0	22	553	457

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Prince Edward Island First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	QI 2010	QI 2009	QI 2010	QI 2009	QI 2010	QI 2009	QI 2010	QI 2009
Centres 50,000 - 99,999								
Charlottetown	87	52	8	0	49	0	144	52
Centres 10,000 - 49,999								
Summerside	6	9	0	0	0	0	6	9
Total Prince Edward Island (10,000+)	93	61	8	0	49	0	150	61

Table 3.5b: Completions by Submarket and by Intended Market Prince Edward Island January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 50,000 - 99,999								
Charlottetown	87	52	8	0	49	0	144	52
Centres 10,000 - 49,999								
Summerside	6	9	0	0	0	0	6	9
Total Prince Edward Island (10,000+)	93	61	8	0	49	0	150	61

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Halifax	275	313	27	14	0	89	302	416
Centres 50,000 - 99,999								
Cape Breton	44	18	0	0	6	12	50	30
Centres 10,000 - 49,999								
Chester MD	6	8	0	0	0	0	6	8
East Hants MD	26	30	0	0	0	0	26	30
Kentville C.A.	15	23	0	0	0	53	15	76
Kings Subd A SC	18	19	0	0	16	0	34	19
Lunenburg MD	24	18	0	0	0	0	24	18
New Glasgow	31	30	0	4	0	7	31	41
Queens RGM	7	3	0	0	12	0	19	3
Truro	41	28	0	0	6	0	47	28
West Hants MD	9	12	0	0	2	0	11	12
Yarmouth MD	8	17	0	0	0	0	8	17
Total Nova Scotia (10,000+)	504	519	27	18	42	161	573	698

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - March 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Halifax	275	313	27	14	0	89	302	416
Centres 50,000 - 99,999								
Cape Breton	44	18	0	0	6	12	50	30
Centres 10,000 - 49,999								
Chester MD	6	8	0	0	0	0	6	8
East Hants MD	26	30	0	0	0	0	26	30
Kentville C.A.	15	23	0	0	0	53	15	76
Kings Subd A SC	18	19	0	0	16	0	34	19
Lunenburg MD	24	18	0	0	0	0	24	18
New Glasgow	31	30	0	4	0	7	31	41
Queens RGM	7	3	0	0	12	0	19	3
Truro	41	28	0	0	6	0	47	28
West Hants MD	9	12	0	0	2	0	11	12
Yarmouth MD	8	17	0	0	0	0	8	17
Total Nova Scotia (10,000+)	504	519	27	18	42	161	573	698

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Saint John	98	119	3	0	12	48	113	167
Moncton	182	314	24	14	9	67	215	395
Centres 50,000 - 99,999								
Fredericton	63	74	8	0	50	7	121	81
Centres 10,000 - 49,999								
Bathurst	16	15	0	0	43	1	59	16
Campbellton	2	6	0	0	8	0	10	6
Edmundston	6	7	4	0	12	26	22	33
Miramichi	9	6	0	0	0	0	9	6
Total New Brunswick (10,000+)	376	541	39	14	134	149	549	704

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Centres 100,000+								
Saint John	98	119	3	0	12	48	113	167
Moncton	182	314	24	14	9	67	215	395
Centres 50,000 - 99,999								
Fredericton	63	74	8	0	50	7	121	81
Centres 10,000 - 49,999								
Bathurst	16	15	0	0	43	1	59	16
Campbellton	2	6	0	0	8	0	10	6
Edmundston	6	7	4	0	12	26	22	33
Miramichi	9	6	0	0	0	0	9	6
Total New Brunswick (10,000+)	376	541	39	14	134	149	549	704

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
First Quarter 2010

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+)													
Q1 2010	97	25.1	108	28.0	87	22.5	47	12.2	47	12.2	386	290,500	311,638
Q1 2009	127	46.9	82	30.3	35	12.9	18	6.6	9	3.3	271	250,000	259,990
Year-to-date 2010	97	25.1	108	28.0	87	22.5	47	12.2	47	12.2	386	290,500	311,638
Year-to-date 2009	127	46.9	82	30.3	35	12.9	18	6.6	9	3.3	271	250,000	259,990

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
First Quarter 2010

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+)													
Q1 2010	0	0.0	1	1.2	21	25.9	35	43.2	24	29.6	81	215,000	235,852
Q1 2009	0	0.0	2	4.2	10	20.8	24	50.0	12	25.0	48	197,500	231,719
Year-to-date 2010	0	0.0	1	1.2	21	25.9	35	43.2	24	29.6	81	215,000	235,852
Year-to-date 2009	0	0.0	2	4.2	10	20.8	24	50.0	12	25.0	48	197,500	231,719

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
First Quarter 2010

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													
Q1 2010	3	8.8	11	32.4	10	29.4	7	20.6	3	8.8	34	230,000	245,129
Q1 2009	9	64.3	2	14.3	3	21.4	0	0.0	0	0.0	14	135,000	147,382
Year-to-date 2010	3	8.8	11	32.4	10	29.4	7	20.6	3	8.8	34	230,000	245,129
Year-to-date 2009	9	64.3	2	14.3	3	21.4	0	0.0	0	0.0	14	135,000	147,382
Halifax CMA													
Q1 2010	0	0.0	21	10.1	69	33.2	68	32.7	50	24.0	208	319,750	340,602
Q1 2009	23	9.0	30	11.7	84	32.8	43	16.8	76	29.7	256	289,900	328,524
Year-to-date 2010	0	0.0	21	10.1	69	33.2	68	32.7	50	24.0	208	319,750	340,602
Year-to-date 2009	23	9.0	30	11.7	84	32.8	43	16.8	76	29.7	256	289,900	328,524
Total Urban Centres in Nova Scotia (50,000+)													
Q1 2010	3	1.2	32	13.2	79	32.6	75	31.0	53	21.9	242	309,000	327,188
Q1 2009	32	11.9	32	11.9	87	32.2	43	15.9	76	28.1	270	289,750	319,132
Year-to-date 2010	3	1.2	32	13.2	79	32.6	75	31.0	53	21.9	242	309,000	327,188
Year-to-date 2009	32	11.9	32	11.9	87	32.2	43	15.9	76	28.1	270	289,750	319,132

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
First Quarter 2010

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													
Q1 2010	0	0.0	1	1.6	11	17.2	30	46.9	22	34.4	64	239,000	237,180
Q1 2009	0	0.0	2	3.3	5	8.3	27	45.0	26	43.3	60	244,000	253,148
Year-to-date 2010	0	0.0	1	1.6	11	17.2	30	46.9	22	34.4	64	239,000	237,180
Year-to-date 2009	0	0.0	2	3.3	5	8.3	27	45.0	26	43.3	60	244,000	253,148
Moncton CMA													
Q1 2010	0	0.0	5	4.9	11	10.8	34	33.3	52	51.0	102	250,417	265,826
Q1 2009	0	0.0	5	3.4	30	20.5	91	62.3	20	13.7	146	199,900	214,296
Year-to-date 2010	0	0.0	5	4.9	11	10.8	34	33.3	52	51.0	102	250,417	265,826
Year-to-date 2009	0	0.0	5	3.4	30	20.5	91	62.3	20	13.7	146	199,900	214,296
Saint John CMA													
Q1 2010	0	0.0	2	2.0	15	15.0	38	38.0	45	45.0	100	243,500	255,183
Q1 2009	0	0.0	4	4.7	11	12.8	27	31.4	44	51.2	86	250,000	257,150
Year-to-date 2010	0	0.0	2	2.0	15	15.0	38	38.0	45	45.0	100	243,500	255,183
Year-to-date 2009	0	0.0	4	4.7	11	12.8	27	31.4	44	51.2	86	250,000	257,150
Total Urban Centres in New Brunswick (50,000+)													
Q1 2010	0	0.0	8	3.0	37	13.9	102	38.3	119	44.7	266	242,500	254,933
Q1 2009	0	0.0	11	3.8	46	15.8	145	49.7	90	30.8	292	229,900	234,901
Year-to-date 2010	0	0.0	8	3.0	37	13.9	102	38.3	119	44.7	266	242,500	254,933
Year-to-date 2009	0	0.0	11	3.8	46	15.8	145	49.7	90	30.8	292	229,900	234,901

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador
First Quarter 2010

		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
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
2010	January	240	36.4	443	600	706	62.7	235,741	22.5	231,079
	February	234	18.8	417	579	768	54.3	219,195	12.4	226,475
	March	309	23.6	440	734	718	61.3	234,403	18.4	232,202
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	623	-12.6	1,039	1,519	1,833	56.7	195,517	24.6	197,305
	Q1 2010	783	25.7	1,300	1,913	2,192	59.3	230,268	17.8	229,982
	YTD 2009	623	-12.6		1,519			195,517	24.6	
	YTD 2010	783	25.7		1,913			230,268	17.8	

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 First Quarter 2010										
		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
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
2010	January	54	3.8	122	209	240	50.8	159,319	-3.6	154,644
	February	65	-15.6	120	189	243	49.4	130,469	-1.1	150,124
	March	99	35.6	137	248	247	55.5	139,938	-5.2	147,314
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	202	-6.5	372	520	613	60.7	146,177	8.5	148,003
	Q1 2010	218	7.9	379	646	730	51.9	141,916	-2.9	150,563
	YTD 2009	202	-6.5		520			146,177	8.5	
	YTD 2010	218	7.9		646			141,916	-2.9	

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

Table 5c: MLS® Residential Activity for Nova Scotia
First Quarter 2010

		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
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
2010	January	502	27.7	880	1,345	1,558	56.5	194,301	8.3	213,370
	February	644	10.8	860	1,333	1,549	55.5	217,413	15.8	219,886
	March	905	30.8	941	2,052	1,684	55.9	211,172	11.9	208,636
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,666	-22.4	2,229	4,631	4,789	46.5	186,119	-0.8	189,807
	Q1 2010	2,051	23.1	2,681	4,730	4,791	56.0	209,002	12.3	213,799
	YTD 2009	1,666	-22.4		4,631			186,119	-0.8	
	YTD 2010	2,051	23.1		4,730			209,002	12.3	

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

Table 5d: MLS® Residential Activity for New Brunswick First Quarter 2010										
		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
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
2010	January	350	24.6	678	940	1,153	58.8	155,783	9.7	152,759
	February	431	9.9	596	1,038	1,274	46.8	154,051	4.4	158,088
	March	616	23.0	650	1,504	1,288	50.5	155,110	1.8	156,552
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,174	-14.6	1,598	3,194	3,438	46.5	148,308	3.7	149,430
	Q1 2010	1,397	19.0	1,924	3,482	3,715	51.8	154,952	4.5	155,691
	YTD 2009	1,174	-14.6		3,194			148,308	3.7	
	YTD 2010	1,397	19.0		3,482			154,952	4.5	

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

Table 6a: Level of Economic Indicators for Newfoundland and Labrador First Quarter 2010

		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							
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	686	89.4	783	1,094,612	94.09
2010	January - March	615	3.6	5.6	219.0	15.0		91.3	781		95.61
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador First Quarter 2010

		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							
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	-8.1	14.8
2010	January - March	-1.3	-1.2	-0.1	1.8	0.2		24.5	5.2		19.8
	April - June										
	July - September										
	October - December										

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

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

Table 6b: Level of Economic Indicators for Prince Edward Island First Quarter 2010

		Interest Rates: P & I Per $100,000	Mortage Rates (%): 1 Yr. Term	Mortage Rates (%): 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[(2)] (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
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	-183	89.4	643	318,313	94.09
2010	January - March	615	3.6	5.6	72.0	10.2		91.3	663		95.61
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth [(1)] of Economic Indicators for Prince Edward Island First Quarter 2010

		Interest Rates: P & I Per $100,000	Mortage Rates: 1 Yr. Term	Mortage Rates: 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
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	-54.0	59.1	-0.1	-2.9	14.8
2010	January - March	-1.3	-1.2	-0.1	5.0	-1.8		24.5	-1.2		19.8
	April - June										
	July - September										
	October - December										

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

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

Table 6c: Level of Economic Indicators for Nova Scotia
First Quarter 2010

		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							
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	367	89.4	710	2,239,670	94.09
2010	January - March	615	3.6	5.6	450.3	9.2		91.3	727		95.61
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia
First Quarter 2010

		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							
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	-4.2	59.1	2.6	-9.1	14.8
2010	January - March	-1.3	-1.2	-0.1	-0.8	0.3		24.5	3.0		19.8
	April - June										
	July - September										
	October - December										

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

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

Table 6d: Level of Economic Indicators for New Brunswick
First Quarter 2010

		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							
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	141	89.4	709	3,607,310	94.09
2010	January - March	615	3.6	5.6	365.6	9.0		91.3	712		95.61
	April - June										
	July - September										
	October - December										

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick
First Quarter 2010

		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							
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	-73.4	59.1	3.5	2.8	14.8
2010	January - March	-1.3	-1.2	-0.1	-0.1	-0.1		24.5	3.2		19.8
	April - June										
	July - September										
	October - December										

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

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