HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

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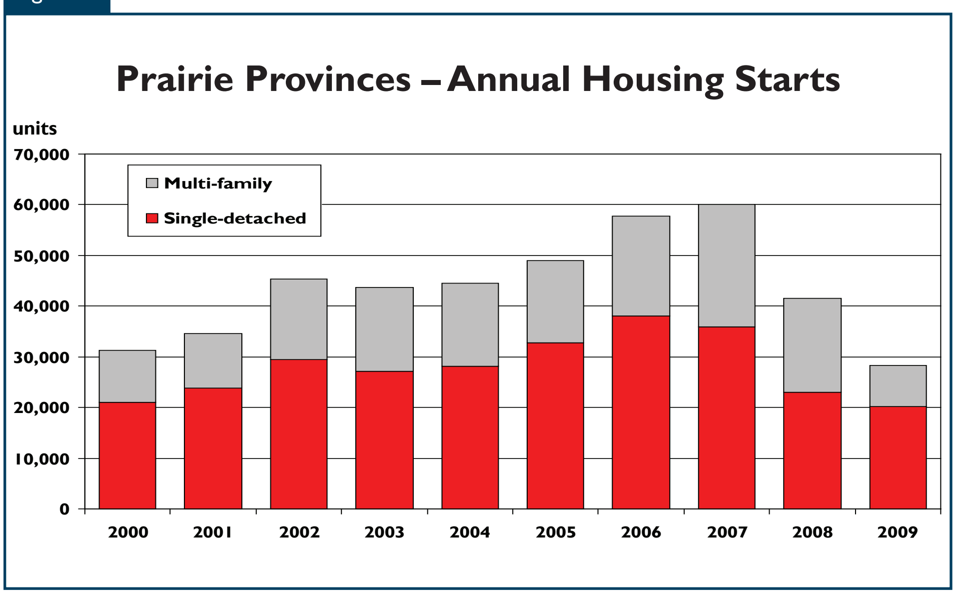
New Home Market

Prairie Housing Starts Lower in 2009

Due to weaker economic conditions in the beginning of the year, housing starts across the Prairies declined 32 per cent in 2009 to 28,338 units, representing the lowest level of production in eight years. There was pullback in both single-detached and multi-family construction. Work started on 8,123 multi-family units in 2009, a 56 per cent decline from a year earlier. Meanwhile, the 20,215 single-detached housing units started in 2009 were 12 per cent less than the 22,924 units started in 2008.

In Alberta, starts moved to a 13-year low in 2009. Housing starts in Alberta were reduced from 29,164 units in 2008 to 20,298 in 2009, a decline of

Figure 1



Source: CMHC

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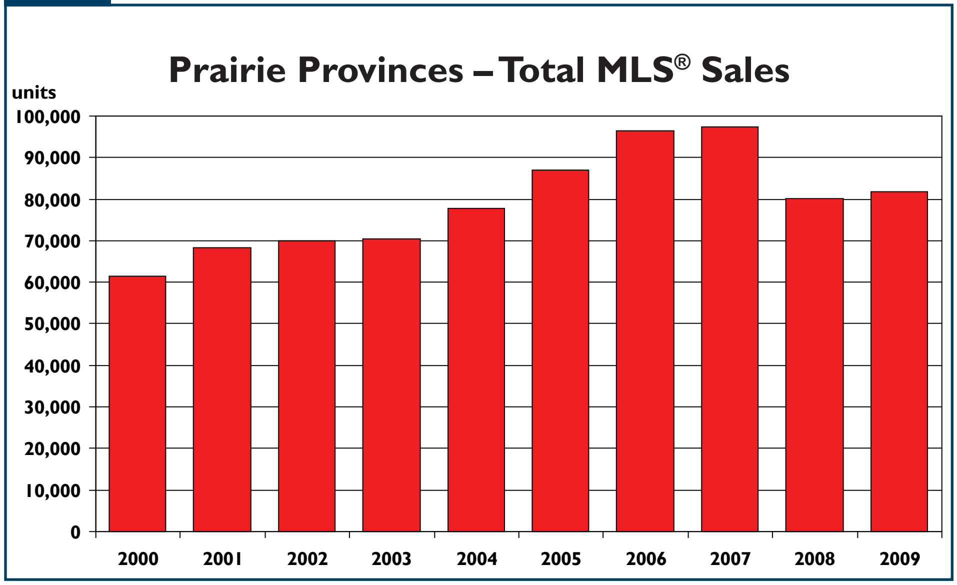
30 per cent. Provincial single-detached starts slipped three per cent from 14,716 units in 2008 to 14,344 in 2009, while multi-family starts were reduced from 14,448 units in 2008 to 5,954 in 2009, a decline of 59 per cent. Economic uncertainty, heightened competition from the resale market, and an inventory build-up caused builders to reduce production and focus on selling existing inventories, especially in the early months of the year. From the second quarter, low mortgage rates and improved affordability stimulated new homes sales and housing starts improved but not enough to offset the earlier weakness on an annual basis.

Figure 2



Source: CREA (Raw)

Among Alberta's larger urban centres, Edmonton reported a five per cent dip in total starts last year, the second smallest decline in the province. Edmonton's 40 per cent decline in multi-family starts in 2009 was offset by the 50 per cent increase in single-detached homes. In Calgary, the nine per cent increase in single-detached units failed to offset the 78 per cent decline in multi-family homes. Construction of multi-family homes in Calgary declined to its lowest level since 1996 to 1,543 starts in 2009, down from 7,051 units in 2008. At 6,318 units in 2009, total starts in Calgary were 45 per cent below 2008's level. Starts weakened across all urban centres in the province last year.

Saskatchewan home builders were also impacted by the slower economic environment. In 2009, a total of 3,866 housing units began construction, a 43 per cent decline from 2008. Single-detached starts were reduced to 2,829 units in 2009 from 4,518 in 2008, a decline of 37 per cent. Multi-family units were also negatively impacted as multi-family construction decreased 55 per cent in 2009 to 1,037 units from 2,310 starts in 2008.

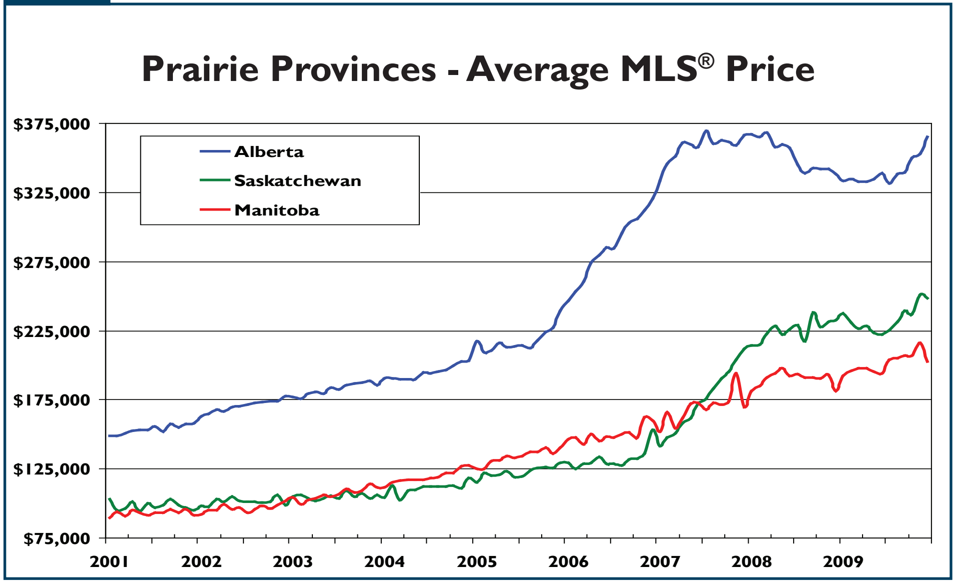
In 2009, there were 921 total starts in rural Saskatchewan, a decline of 58 per cent from the 2,175 units the year before. In the Census Metropolitan Areas (CMAs), the 1,428 housing units started in Saskatoon in 2009 were 38 per cent below the pace of 2,319 starts set in 2008. Saskatoon's reduction was impacted by a 15 per cent drop in single-detached starts, but mostly influenced by a 68 per cent cutback in multi-family construction. In Regina, a 42 per cent decrease in single-detached starts and a nine per cent decline of multi-family construction contributed in pulling total starts back to 930 units, 32 per cent lower from the year prior.

As with the rest of the Prairies, Manitoba also saw an overall reduction of starts in 2009. Provincial housing starts totalled 4,174 units, down 25 per cent from the 5,537 units started in 2008. The decrease was led by the multi-family sector. In 2009, builders started 1,132 multi-family units, off from the pace in 2008 of 1,847 units, a decline of 39 per cent. Single-detached starts in Manitoba reached 3,042 units in 2009, 18 per cent behind the 3,690 starts in 2008.

In the Winnipeg Census Metropolitan Area (CMA), 2,033 housing units were started in 2009, a 32 per cent reduction from the 3,009 starts in 2008. Single-detached starts in 2009 were 1,505 units, down 22 per cent from the 19-year high of 1,930 starts set in 2008. The multi-family sector declined to 528 starts in 2009, decreasing 51 per cent from the 1,079 units started in 2008. Builders focused on completing multiple units and selling inventory, which remained elevated in 2009.

In 2009, construction in the rural areas across Manitoba also declined. Overall, there were 1,376 units that broke ground in rural Manitoba in 2009, a 21 per cent decrease from the 1,742 units started in 2008.

Figure 3



Source: CREA (Seasonally Adjusted)

Resale Market

Existing Homes Sales Improve In 2009

In 2009, residential sales across the Prairies improved two per cent to 81,728 units, up slightly from 80,118 sales in 2008. As economic conditions began to improve through 2009, along with favourable financing costs and increased incentives to purchase a home, demand for housing began to increase in the second half of 2009. In Alberta, MLS® sales rose to 57,786 units, up three per cent from 56,399 homes sold in 2008. Edmonton's 10 per cent rise in transactions was the largest increase among urban areas. Saskatchewan led all provinces in the growth of sales for the Prairies as sales increased seven per cent in 2009 to 10,856 units, up from 10,194 sales in 2008. Despite Alberta and Saskatchewan's positive gains, Manitoban buyers demonstrated slowing demand. As a result, the resale market saw a decline of three per cent in sales in 2009 to 13,086 units, down from 13,525 sales in 2008.

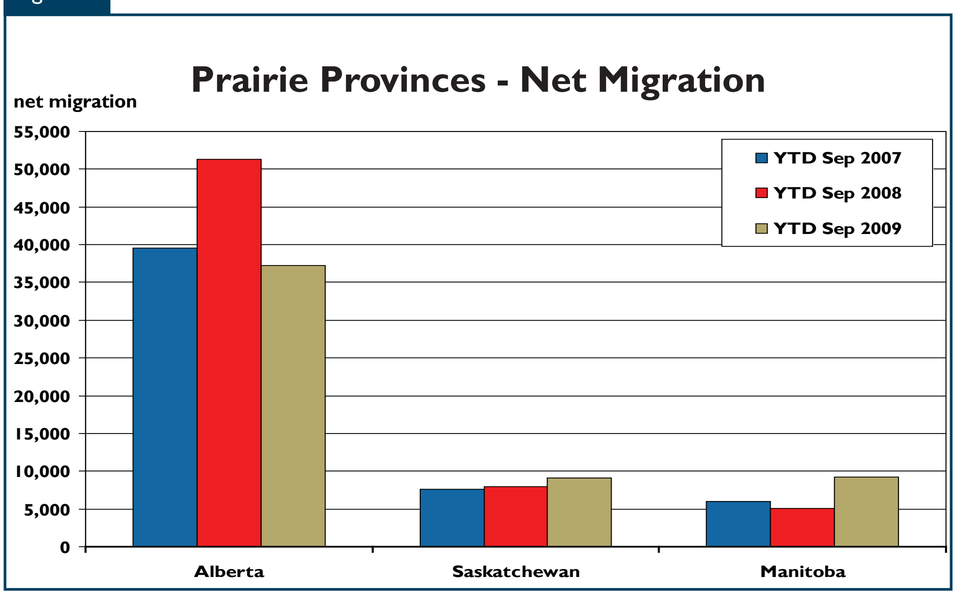
In Alberta, month-over-month price increases in 2009 were experienced from February through December. Despite this increase however, the average resale price in 2009 was still below its 2008 level. At the end of 2009, the average price reached $341,201, a decline of three per cent from $352,856 in 2008. Saskatchewan experienced a gain of four per cent, averaging $233,696 in 2009, up from $224,592 in 2008. Manitoba also experienced an increase in the average resale price. The average MLS® price in Manitoba rose six per cent to $201,343 in 2009, up from $190,296 the previous year.

Economy

Net Migration Remains Positive Across the Prairies

Both Saskatchewan and Manitoba saw net migration rise in 2009, thanks to employment opportunities in the respective provinces. In net terms, over 9,200 people moved to Manitoba during the first three quarters of 2009, an 85 per cent increase over the previous year. A rise in net international migration, along with fewer residents leaving the province, contributed to Manitoba's gains. To the end of September 2009, over 9,100 people moved to Saskatchewan on a net basis, a 14 per cent gain from the near 8,000 people during the same period in 2008. Saskatchewan

Figure 4

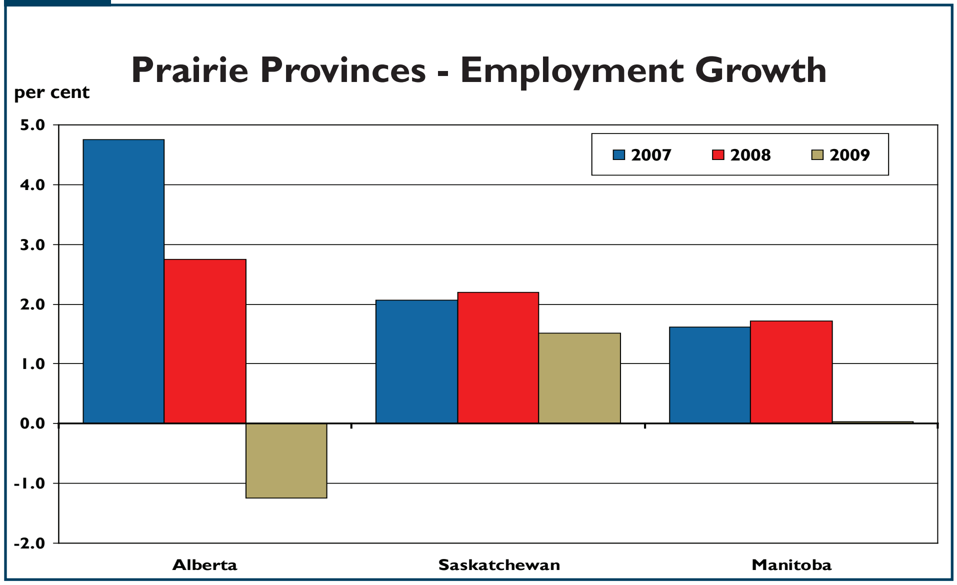


Source: Statistics Canada

witnessed a strong increase in net international migrants with over 5,200 people moving to the province, an increase of 56 per cent from the same period the year before. Alberta was the only province in the Prairies to attract fewer migrants than the previous year. To the end of September 2009, net migration totalled over 37,000 in Alberta, a decrease of 27 per cent from the approximate 51,000 migrants in 2008. Fewer non-permanent residents and interprovincial migrants were the main contributors for the decline. There were over 9,400 non-residents migrating to Alberta to the end of September 2009, a decrease of 50 per cent from the same period in 2008. In addition, there were nearly 9,400 interprovincial people moving to Alberta, a decrease of 42 per cent from the approximate 16,000 migrants during the same period in 2008.

Across the Prairies, employment growth was negatively influenced from the economic downturn in 2009. For the first time since 1993, employment growth in Alberta contracted. At the end of year, Alberta's employment growth declined 1.3 per cent. Although Saskatchewan experienced positive employment growth in 2009, the growth rate declined from 2.2 per cent in 2008 to 1.5 per cent in 2009. Manitoba's employment growth was muted for 2009 and was marginally higher than 2008.

Figure 5



Source: Statistics Canada

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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 Prairie 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	5,653	728	201	15	645	524	54	450	1,305	9,575
Q4 2008	3,805	320	61	3	432	762	103	787	1,633	7,906
% Change	48.6	127.5	**	**	49.3	-31.2	-47.6	-42.8	-20.1	21.1
Year-to-date 2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
Year-to-date 2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
UNDER CONSTRUCTION										
Q4 2009	10,439	1,458	374	34	2,099	9,970	123	1,851	1,480	27,828
Q4 2008	10,450	1,520	207	28	3,251	18,336	224	2,078	2,067	38,191
% Change	-0.1	-4.1	80.7	21.4	-35.4	-45.6	-45.1	-10.9	-28.4	-27.1
COMPLETIONS										
Q4 2009	4,191	584	58	19	474	1,445	72	306	1,585	8,749
Q4 2008	5,170	666	59	19	1,174	3,094	92	637	2,727	13,658
% Change	-18.9	-12.3	-1.7	0.0	-59.6	-53.3	-21.7	-52.0	-41.9	-35.9
Year-to-date 2009	16,053	2,102	175	53	2,602	9,024	287	1,765	5,371	37,471
Year-to-date 2008	23,754	2,836	257	127	4,232	9,609	245	2,152	8,043	51,290
% Change	-32.4	-25.9	-31.9	-58.3	-38.5	-6.1	17.1	-18.0	-33.2	-26.9
COMPLETED & NOT ABSORBED										
Q4 2009	1,418	231	24	11	354	1,645	12	402	na	4,097
Q4 2008	2,676	361	21	16	379	682	14	279	na	4,428
% Change	-47.0	-36.0	14.3	-31.3	-6.6	141.2	-14.3	44.1	n/a	-7.5
ABSORBED										
Q4 2009	3,569	558	33	16	387	1,155	15	311	na	6,053
Q4 2008	4,127	659	28	18	772	2,604	53	381	na	8,642
% Change	-13.5	-15.3	17.9	-11.1	-49.9	-55.6	-71.7	-18.4	n/a	-30.0
Year-to-date 2009	14,009	2,017	97	61	2,238	6,565	72	927	na	26,019
Year-to-date 2008	19,117	2,435	179	116	3,230	8,144	94	949	na	34,264
% Change	-26.7	-17.2	-45.8	-47.4	-30.7	-19.4	-23.4	-2.3	n/a	-24.1

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

Table 1.1a: Housing Activity Summary of Manitoba 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	545	28	0	3	39	0	20	61	351	1,047
Q4 2008	585	12	0	3	93	171	17	137	401	1,419
% Change	-6.8	133.3	n/a	0.0	-58.1	-100.0	17.6	-55.5	-12.5	-26.2
Year-to-date 2009	1,836	66	0	25	188	51	62	561	1,385	4,174
Year-to-date 2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
UNDER CONSTRUCTION										
Q4 2009	851	26	0	13	126	248	30	379	351	2,024
Q4 2008	999	22	0	6	137	740	11	374	401	2,714
% Change	-14.8	18.2	n/a	116.7	-8.0	-66.5	172.7	1.3	-12.5	-25.4
COMPLETIONS										
Q4 2009	534	24	0	10	63	228	24	182	454	1,519
Q4 2008	653	16	3	3	76	187	18	466	568	1,990
% Change	-18.2	50.0	-100.0	**	-17.1	21.9	33.3	-60.9	-20.1	-23.7
Year-to-date 2009	1,972	58	0	23	197	519	46	580	1,484	4,903
Year-to-date 2008	2,325	60	11	38	175	479	33	1,096	1,660	5,877
% Change	-15.2	-3.3	-100.0	-39.5	12.6	8.4	39.4	-47.1	-10.6	-16.6
COMPLETED & NOT ABSORBED										
Q4 2009	151	4	4	11	16	88	0	117	n/a	391
Q4 2008	271	6	0	10	12	130	0	174	n/a	603
% Change	-44.3	-33.3	n/a	10.0	33.3	-32.3	n/a	-32.8	n/a	-35.2
ABSORBED										
Q4 2009	462	9	0	7	30	201	0	160	n/a	869
Q4 2008	512	2	0	6	24	163	0	360	n/a	1 067
% Change	-9.8	**	n/a	16.7	25.0	23.3	n/a	-55.6	n/a	-18.6
Year-to-date 2009	1,704	22	0	25	114	537	0	440	n/a	2,866
Year-to-date 2008	1,812	17	0	30	71	400	0	792	n/a	3,122
% Change	-6.0	29.4	n/a	-16.7	60.6	34.3	n/a	-44.4	n/a	-8.2

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

Table 1.1b: Housing Activity Summary of Saskatchewan
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	660	32	24	0	135	106	2	70	287	1,316
Q4 2008	578	20	0	0	66	13	8	155	436	1,276
% Change	14.2	60.0	n/a	n/a	104.5	**	-75.0	-54.8	-34.2	3.1
Year-to-date 2009	2,050	92	29	5	267	355	22	116	930	3,866
Year-to-date 2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
UNDER CONSTRUCTION										
Q4 2009	1,537	66	24	6	320	895	20	149	287	3,304
Q4 2008	1,812	66	12	17	542	1,314	8	244	436	4,451
% Change	-15.2	0.0	100.0	-64.7	-41.0	-31.9	150.0	-38.9	-34.2	-25.8
COMPLETIONS										
Q4 2009	628	20	8	8	59	362	1	62	315	1,463
Q4 2008	814	48	1	8	142	126	6	24	945	2,114
% Change	-22.9	-58.3	**	0.0	-58.5	187.3	-83.3	158.3	-66.7	-30.8
Year-to-date 2009	2,306	90	12	27	476	766	17	219	1,080	4,993
Year-to-date 2008	2,839	162	12	59	674	425	32	76	2,083	6,362
% Change	-18.8	-44.4	0.0	-54.2	-29.4	80.2	-46.9	188.2	-48.2	-21.5
COMPLETED & NOT ABSORBED										
Q4 2009	150	17	0	0	32	263	0	0	n/a	462
Q4 2008	281	27	0	1	25	33	1	0	n/a	368
% Change	-46.6	-37.0	n/a	-100.0	28.0	**	-100.0	n/a	n/a	25.5
ABSORBED										
Q4 2009	520	21	0	8	72	240	0	0	n/a	861
Q4 2008	558	29	1	8	88	107	1	0	n/a	792
% Change	-6.8	-27.6	-100.0	0.0	-18.2	124.3	-100.0	n/a	n/a	8.7
Year-to-date 2009	2,017	64	0	28	373	460	12	0	n/a	2,954
Year-to-date 2008	2,004	94	1	61	452	335	1	2	n/a	2,950
% Change	0.6	-31.9	-100.0	-54.1	-17.5	37.3	**	-100.0	n/a	0.1

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

Table 1.1c: Housing Activity Summary of Alberta
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	4,448	668	177	12	471	418	32	319	667	7,212
Q4 2008	2,642	288	61	0	273	578	78	495	796	5,211
% Change	68.4	131.9	190.2	n/a	72.5	-27.7	-59.0	-35.6	-16.2	38.4
Year-to-date 2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
Year-to-date 2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
UNDER CONSTRUCTION										
Q4 2009	8,051	1,366	350	15	1,653	8,827	73	1,323	842	22,500
Q4 2008	7,639	1,432	195	5	2,572	16,282	205	1,460	1,230	31,026
% Change	5.4	-4.6	79.5	200.0	-35.7	-45.8	-64.4	-9.4	-31.5	-27.5
COMPLETIONS										
Q4 2009	3,029	540	50	1	352	855	47	62	816	5,767
Q4 2008	3,703	602	55	8	956	2,781	68	147	1,214	9,554
% Change	-18.2	-10.3	-9.1	-87.5	-63.2	-69.3	-30.9	-57.8	-32.8	-39.6
Year-to-date 2009	11,775	1,954	163	3	1,929	7,739	224	966	2,807	27,575
Year-to-date 2008	18,590	2,614	234	30	3,383	8,705	180	980	4,300	39,051
% Change	-36.7	-25.2	-30.3	-90.0	-43.0	-11.1	24.4	-1.4	-34.7	-29.4
COMPLETED & NOT ABSORBED										
Q4 2009	1,117	210	20	0	306	1,294	12	285	n/a	3,244
Q4 2008	2,124	328	21	5	342	519	13	105	n/a	3,457
% Change	-47.4	-36.0	-4.8	-100.0	-10.5	149.3	-7.7	171.4	n/a	-6.2
ABSORBED										
Q4 2009	2 587	528	33	1	285	714	15	151	n/a	4 323
Q4 2008	3 057	628	27	4	660	2 334	52	21	n/a	6 783
% Change	-15.4	-15.9	22.2	-75.0	-56.8	-69.4	-71.2	**	n/a	-36.3
Year-to-date 2009	10,288	1,931	97	8	1,751	5,568	60	487	n/a	20,199
Year-to-date 2008	15,301	2,324	178	25	2,707	7,409	93	155	n/a	28,192
% Change	-32.8	-16.9	-45.5	-68.0	-35.3	-24.8	-35.5	**	n/a	-28.4

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

Table 1.2: History of Housing Starts of Prairie 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	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692
% Change	-5.7	32.5	135.9	16.0	5.2	30.5	-21.0	-27.1	-22.1	-3.6
2002	23,117	1,060	103	94	3,451	5,733	414	3,273	8,089	45,334
% Change	27.0	49.7	30.4	-23.0	46.2	56.3	60.5	37.2	21.6	31.3
2001	18,198	708	79	122	2,360	3,667	258	2,385	6,652	34,518
% Change	16.0	1.7	-71.3	-30.7	38.6	-25.8	-20.9	122.7	3.2	10.1
2000	15,694	696	275	176	1,703	4,945	326	1,071	6,444	31,339

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba 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	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206
% Change	7.1	-33.3	-100.0	-6.7	151.6	**	-64.3	58.9	4.6	16.3
2002	1,699	6	7	30	31	81	28	285	1,450	3,617
% Change	31.4	-25.0	n/a	-38.8	-51.6	**	-36.4	**	9.0	22.1
2001	1,293	8	0	49	64	15	44	76	1,330	2,963
% Change	0.5	33.3	-100.0	-2.0	77.8	n/a	12.8	4.1	25.4	15.7
2000	1,287	6	8	50	36	0	39	73	1,061	2,560

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan
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	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315
% Change	2.9	-5.3	125.0	185.7	25.1	36.4	-7.4	3.2	11.1	11.9
2002	1,378	38	4	7	479	291	27	126	613	2,963
% Change	28.9	26.7	**	-78.8	103.0	-21.1	170.0	**	1.3	24.4
2001	1,069	30	1	33	236	369	10	28	605	2,381
% Change	-15.3	-53.1	-91.7	-37.7	5.8	48.8	-50.0	**	-2.9	-5.3
2000	1,262	64	12	53	223	248	20	6	623	2,513

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta
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	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171
% Change	-7.3	34.3	154.3	7.0	0.4	26.6	-18.7	-37.0	-31.9	-6.7
2002	20,040	1,016	92	57	2,941	5,361	359	2,862	6,026	38,754
% Change	26.5	51.6	17.9	42.5	42.8	63.3	76.0	25.5	27.8	32.8
2001	15,836	670	78	40	2,060	3,283	204	2,281	4,717	29,174
% Change	20.5	7.0	-69.4	-45.2	42.7	-30.1	-23.6	129.9	-0.9	11.1
2000	13,145	626	255	73	1,444	4,697	267	992	4,760	26,266

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba 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+											
Winnipeg	452	459	10	10	14	61	53	232	529	762	-30.6
Centres 10,000 - 49,999											
Brandon	38	34	4	2	24	28	8	60	74	124	-40.3
Hanover RM	23	12	2	0	0	0	0	0	25	12	108.3
Portage la Prairie	20	16	0	0	0	0	0	8	20	24	-16.7
St. Andrews	11	17	0	0	0	0	0	0	11	17	-35.3
Steinbach MD	11	24	16	6	10	0	0	8	37	38	-2.6
Thompson	0	33	0	4	0	4	0	0	0	41	-100.0
Total Manitoba (10,000+)	555	595	32	22	48	93	61	308	696	1,018	-31.6

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba 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+											
Winnipeg	1,505	1,930	38	34	87	113	403	932	2,033	3,009	-32.4
Centres 10,000 - 49,999											
Brandon	128	130	12	10	94	80	120	164	354	384	-7.8
Hanover RM	69	74	12	2	12	4	25	0	118	80	47.5
Portage la Prairie	59	34	0	6	12	0	3	8	74	48	54.2
St. Andrews	33	53	0	0	0	0	49	0	82	53	54.7
Steinbach MD	74	113	26	30	10	6	12	21	122	170	-28.2
Thompson	6	43	0	4	0	4	0	0	6	51	-88.2
Total Manitoba (10,000+)	1,874	2,377	88	86	215	207	612	1,125	2,789	3,795	-26.5

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan 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+											
Regina	158	238	4	0	35	4	70	39	267	281	-5.0
Saskatoon	410	212	22	12	110	0	106	0	648	224	189.3
Centres 10,000 - 49,999											
Estevan	8	9	0	4	0	0	0	0	8	13	-38.5
Lloydminster	6	8	0	0	0	26	0	94	6	128	-95.3
Moose Jaw	18	41	0	10	0	0	0	0	18	51	-64.7
North Battleford	10	11	2	0	6	0	0	0	18	11	63.6
Prince Albert	23	22	2	2	0	0	0	28	25	52	-51.9
Swift Current	9	20	0	0	8	36	0	7	17	63	-73.0
Yorkton	18	17	4	0	0	0	0	0	22	17	29.4
Total Saskatchewan (10,000+)	660	578	34	28	159	66	176	168	1,029	840	22.5

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan 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+											
Regina	569	979	12	30	91	73	258	293	930	1,375	-32.4
Saskatoon	1,101	1,288	44	90	169	242	114	699	1,428	2,319	-38.4
Centres 10,000 - 49,999											
Estevan	35	43	2	6	0	0	28	12	65	61	6.6
Lloydminster	27	60	0	0	0	64	0	94	27	218	-87.6
Moose Jaw	88	112	0	24	8	10	0	24	96	170	-43.5
North Battleford	31	80	6	4	20	23	0	0	57	107	-46.7
Prince Albert	97	112	18	6	18	0	37	56	170	174	-2.3
Swift Current	42	65	2	4	8	57	10	7	62	133	-53.4
Yorkton	67	81	10	8	0	7	24	0	101	96	5.2
Total Saskatchewan (10,000+)	2,057	2,820	94	172	314	476	471	1,185	2,936	4,653	-36.9

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta 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+											
Calgary	1,665	986	178	94	179	93	199	404	2,221	1,577	40.8
Edmonton	1,651	641	484	164	195	94	367	316	2,697	1,215	122.0
Centres 50,000 - 99,999											
Grande Prairie	168	215	10	2	8	0	0	63	186	280	-33.6
Lethbridge	203	151	26	30	25	6	0	28	254	215	18.1
Medicine Hat	50	59	2	12	54	50	0	0	106	121	-12.4
Red Deer	106	111	18	4	28	28	0	3	152	146	4.1
Centres 10,000 - 49,999											
Bonneyville MD	26	31	0	0	0	0	0	0	26	31	-16.1
Brooks	18	12	2	0	0	0	0	0	20	12	66.7
Camrose	21	17	0	0	8	0	63	12	92	29	**
Canmore	4	1	0	2	0	0	0	0	4	3	33.3
Clearwater County MD	20	21	0	0	0	0	0	0	20	21	-4.8
Cold Lake	26	18	0	0	0	0	0	0	26	18	44.4
Foothills No 31 MD	50	27	0	0	0	0	0	0	50	27	85.2
High River T	21	20	0	0	0	27	0	0	21	47	-55.3
Lacombe T	11	23	0	0	0	4	0	8	11	35	-68.6
Lacombe County CM	9	10	0	0	0	0	0	0	9	10	-10.0
Mackenzie No 23 MD	2	4	0	0	0	0	0	0	2	4	-50.0
Mountain View County MD	5	27	0	0	0	0	0	0	5	27	-81.5
Okotoks	71	16	2	0	0	3	0	0	73	19	**
Red Deer County CM	38	13	0	0	0	0	0	0	38	13	192.3
Strathmore T	9	5	0	0	0	0	0	0	9	5	80.0
Sylvan Lake	21	24	0	6	5	0	0	0	26	30	-13.3
Wetaskiwin County No 10 CM	34	11	0	0	0	0	0	0	34	11	**
Wetaskiwin	10	8	0	0	4	0	0	0	14	8	75.0
Wood Buffalo	173	127	22	28	98	53	108	152	401	360	11.4
Yellowhead County MD	25	28	0	0	0	0	0	0	25	28	-10.7
Total Alberta (10,000+)	4,460	2,642	744	342	604	358	737	1,073	6,545	4,415	48.2

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta 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+											
Calgary	4,775	4,387	748	674	407	674	388	5,703	6,318	11,438	-44.8
Edmonton	3,897	2,613	1,072	846	602	575	746	2,581	6,317	6,615	-4.5
Centres 50,000 - 99,999											
Grande Prairie	524	653	38	10	24	8	0	339	586	1,010	-42.0
Lethbridge	612	760	102	76	71	41	122	36	907	913	-0.7
Medicine Hat	156	398	6	82	66	61	59	94	287	635	-54.8
Red Deer	333	367	66	18	90	89	8	98	497	572	-13.1
Centres 10,000 - 49,999											
Bonneyville MD	101	109	0	0	0	0	0	0	101	109	-7.3
Brooks	42	76	2	4	48	3	0	0	92	83	10.8
Camrose	76	108	10	18	12	12	63	18	161	156	3.2
Canmore	11	18	0	6	6	117	0	128	17	269	-93.7
Clearwater County MD	93	85	0	0	0	0	0	0	93	85	9.4
Cold Lake	61	52	4	22	0	0	32	0	97	74	31.1
Foothills No 31 MD	135	148	0	0	0	0	0	0	135	148	-8.8
High River T	64	74	0	10	0	69	0	0	64	153	-58.2
Lacombe T	52	77	0	10	3	31	0	8	55	126	-56.3
Lacombe County CM	64	52	0	0	0	0	0	0	64	52	23.1
Mackenzie No 23 MD	47	56	0	0	0	0	0	0	47	56	-16.1
Mountain View County MD	46	117	2	0	0	0	0	0	48	117	-59.0
Okotoks	262	202	18	14	0	52	0	0	280	268	4.5
Red Deer County CM	92	76	0	4	0	0	0	0	92	80	15.0
Strathmore T	33	68	20	64	11	22	4	0	68	154	-55.8
Sylvan Lake	67	107	2	10	10	33	0	173	79	323	-75.5
Wetaskiwin County No 10 CM	52	73	0	0	0	0	0	0	52	73	-28.8
Wetaskiwin	31	35	2	8	4	12	3	36	40	91	-56.0
Wood Buffalo	474	681	32	58	108	200	474	553	1,088	1,492	-27.1
Yellowhead County MD	87	78	0	2	0	0	0	0	87	80	8.8
Total Alberta (10,000+)	12,256	11,606	2,124	1,936	1,465	1,999	1,899	9,854	17,744	25,395	-30.1

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba 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+								
Winnipeg	11	61	3	0	0	139	53	93
Centres 10,000 - 49,999								
Brandon	24	28	0	0	0	24	8	36
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	8	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	10	0	0	0	0	8
Thompson	0	0	0	4	0	0	0	0
Total Manitoba (10,000+)	35	89	13	4	0	171	61	137

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba 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+								
Winnipeg	80	113	7	0	27	586	376	322
Centres 10,000 - 49,999								
Brandon	82	80	12	0	24	68	96	96
Hanover RM	4	0	8	4	0	0	25	0
Portage la Prairie	0	0	12	0	0	8	3	0
St. Andrews	0	0	0	0	0	0	49	0
Steinbach MD	0	6	10	0	0	0	12	21
Thompson	0	0	0	4	0	0	0	0
Total Manitoba (10,000+)	166	199	49	8	51	662	561	439

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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+								
Regina	35	4	0	0	0	0	70	39
Saskatoon	110	0	0	0	106	0	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	18	0	8	0	0	0	94
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	6	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	6	0	22
Swift Current	8	36	0	0	0	7	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	159	58	0	8	106	13	70	155

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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+								
Regina	91	73	0	0	188	254	70	39
Saskatoon	169	242	0	0	114	699	0	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	24	12	4	0
Lloydminster	0	56	0	8	0	0	0	94
Moose Jaw	8	10	0	0	0	24	0	0
North Battleford	20	23	0	0	0	0	0	0
Prince Albert	0	0	18	0	29	34	8	22
Swift Current	8	57	0	0	0	7	10	0
Yorkton	0	7	0	0	0	0	24	0
Total Saskatchewan (10,000+)	296	468	18	8	355	1,030	116	155

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	179	93	0	0	199	140	0	264
Edmonton	195	94	0	0	219	307	148	9
Centres 50,000 - 99,999								
Grande Prairie	8	0	0	0	0	0	0	63
Lethbridge	25	0	0	6	0	24	0	4
Medicine Hat	54	0	0	50	0	0	0	0
Red Deer	28	28	0	0	0	0	0	3
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	0	4	0	0	12	63	0
Canmore	0	0	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	27	0	0	0	0	0	0
Lacombe T	0	4	0	0	0	8	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	3	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	0	0	0	0	0	0	0
Sylvan Lake	5	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	4	0	0	0	0	0
Wood Buffalo	78	33	20	20	0	0	108	152
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	576	282	28	76	418	578	319	495

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	407	674	0	0	383	5,335	5	368
Edmonton	602	567	0	8	453	2,507	293	74
Centres 50,000 - 99,999								
Grande Prairie	24	8	0	0	0	47	0	292
Lethbridge	65	35	6	6	122	32	0	4
Medicine Hat	54	4	12	57	55	94	4	0
Red Deer	90	82	0	7	0	95	8	3
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	3	48	0	0	0	0	0
Camrose	4	4	8	8	0	18	63	0
Canmore	6	57	0	60	0	126	0	2
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	32	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	0	69	0	0	0	0	0	0
Lacombe T	0	31	3	0	0	8	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	52	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	11	22	0	0	0	0	4	0
Sylvan Lake	10	33	0	0	0	173	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	4	12	3	0	0	36
Wood Buffalo	88	176	20	24	328	376	146	177
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,364	1,817	101	182	1,344	8,898	555	956

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	460	462	13	207	56	93	529	762
Centres 10,000 - 49,999								
Brandon	30	27	29	52	15	45	74	124
Hanover RM	25	12	0	0	0	0	25	12
Portage la Prairie	20	16	0	8	0	0	20	24
St. Andrews	11	17	0	0	0	0	11	17
Steinbach MD	27	30	0	0	10	8	37	38
Thompson	0	33	0	0	0	8	0	41
Total Manitoba (10,000+)	573	597	42	267	81	154	696	1,018

Table 2.5a: Starts by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	1,510	1,943	140	720	383	322	2,033	3,009
Centres 10,000 - 49,999								
Brandon	113	129	120	144	121	111	354	384
Hanover RM	81	76	4	0	33	4	118	80
Portage la Prairie	59	34	0	14	15	0	74	48
St. Andrews	33	53	0	0	49	0	82	53
Steinbach MD	100	143	0	6	22	21	122	170
Thompson	6	43	0	0	0	8	6	51
Total Manitoba (10,000+)	1,902	2,421	264	884	623	466	2,789	3,795

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Saskatchewan
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+								
Regina	162	238	35	4	70	39	267	281
Saskatoon	454	224	192	0	2	0	648	224
Centres 10,000 - 49,999								
Estevan	8	13	0	0	0	0	8	13
Lloydminster	6	8	0	18	0	102	6	128
Moose Jaw	18	43	0	8	0	0	18	51
North Battleford	12	11	6	0	0	0	18	11
Prince Albert	25	24	0	6	0	22	25	52
Swift Current	9	20	8	43	0	0	17	63
Yorkton	22	17	0	0	0	0	22	17
Total Saskatchewan (10,000+)	716	598	241	79	72	163	1,029	840

Table 2.5b: Starts by Submarket and by Intended Market
Saskatchewan
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+								
Regina	576	980	284	356	70	39	930	1,375
Saskatoon	1,167	1,375	259	944	2	0	1,428	2,319
Centres 10,000 - 49,999								
Estevan	35	49	24	12	6	0	65	61
Lloydminster	27	60	0	56	0	102	27	218
Moose Jaw	88	115	8	55	0	0	96	170
North Battleford	42	92	15	15	0	0	57	107
Prince Albert	115	118	29	34	26	22	170	174
Swift Current	44	73	8	60	10	0	62	133
Yorkton	77	89	0	7	24	0	101	96
Total Saskatchewan (10,000+)	2,171	2,951	627	1,539	138	163	2,936	4,653

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Alberta 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+								
Calgary	1,886	1,092	335	221	0	264	2,221	1,577
Edmonton	2,107	771	438	433	152	11	2,697	1,215
Centres 50,000 - 99,999								
Grande Prairie	186	215	0	2	0	63	186	280
Lethbridge	213	181	41	24	0	10	254	215
Medicine Hat	52	69	54	2	0	50	106	121
Red Deer	124	115	28	28	0	3	152	146
Centres 10,000 - 49,999								
Bonneyville MD	26	31	0	0	0	0	26	31
Brooks	20	12	0	0	0	0	20	12
Camrose	25	17	0	12	67	0	92	29
Canmore	4	3	0	0	0	0	4	3
Clearwater County MD	20	21	0	0	0	0	20	21
Cold Lake	26	18	0	0	0	0	26	18
Foothills No 31 MD	50	27	0	0	0	0	50	27
High River T	21	20	0	27	0	0	21	47
Lacombe T	11	23	0	12	0	0	11	35
Lacombe County CM	9	10	0	0	0	0	9	10
Mackenzie No 23 MD	2	4	0	0	0	0	2	4
Mountain View County MD	5	27	0	0	0	0	5	27
Okotoks	73	16	0	3	0	0	73	19
Red Deer County CM	38	13	0	0	0	0	38	13
Strathmore T	9	5	0	0	0	0	9	5
Sylvan Lake	21	30	5	0	0	0	26	30
Wetaskiwin County No 10 CM	34	11	0	0	0	0	34	11
Wetaskiwin	10	8	0	0	4	0	14	8
Wood Buffalo	273	188	0	0	128	172	401	360
Yellowhead County MD	25	28	0	0	0	0	25	28
Total Alberta (10,000+)	5,293	2,991	901	851	351	573	6,545	4,415

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta 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+								
Calgary	5,557	5,069	746	6,001	15	368	6,318	11,438
Edmonton	4,945	3,264	1,075	3,256	297	95	6,317	6,615
Centres 50,000 - 99,999								
Grande Prairie	586	669	0	49	0	292	586	1,010
Lethbridge	704	832	197	71	6	10	907	913
Medicine Hat	162	482	109	96	16	57	287	635
Red Deer	399	385	90	177	8	10	497	572
Centres 10,000 - 49,999								
Bonneyville MD	101	109	0	0	0	0	101	109
Brooks	44	80	0	3	48	0	92	83
Camrose	84	126	6	22	71	8	161	156
Canmore	11	24	6	183	0	62	17	269
Clearwater County MD	93	85	0	0	0	0	93	85
Cold Lake	65	68	0	6	32	0	97	74
Foothills No 31 MD	135	148	0	0	0	0	135	148
High River T	64	84	0	69	0	0	64	153
Lacombe T	52	98	0	28	3	0	55	126
Lacombe County CM	64	52	0	0	0	0	64	52
Mackenzie No 23 MD	47	56	0	0	0	0	47	56
Mountain View County MD	48	117	0	0	0	0	48	117
Okotoks	278	216	2	52	0	0	280	268
Red Deer County CM	92	80	0	0	0	0	92	80
Strathmore T	53	124	11	30	4	0	68	154
Sylvan Lake	69	120	10	203	0	0	79	323
Wetaskiwin County No 10 CM	52	73	0	0	0	0	52	73
Wetaskiwin	36	43	0	0	4	48	40	91
Wood Buffalo	584	864	338	427	166	201	1,088	1,492
Yellowhead County MD	87	80	0	0	0	0	87	80
Total Alberta (10,000+)	14,484	13,484	2,590	10,760	670	1,151	17,744	25,395

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba 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+											
Winnipeg	440	526	18	8	16	34	342	641	816	1,209	-32.5
Centres 10,000 - 49,999											
Brandon	39	43	2	6	35	35	40	4	116	88	31.8
Hanover RM	21	24	4	2	12	0	25	0	62	26	138.5
Portage la Prairie	16	12	0	0	0	0	3	0	19	12	58.3
St. Andrews	12	17	0	0	0	0	0	0	12	17	-29.4
Steinbach MD	21	27	12	6	0	6	0	0	33	39	-15.4
Thompson	3	15	0	0	4	8	0	8	7	31	-77.4
Total Manitoba (10,000+)	552	664	36	22	67	83	410	653	1,065	1,422	-25.1

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba 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+											
Winnipeg	1,620	1,927	40	22	108	75	902	1,519	2,670	3,543	-24.6
Centres 10,000 - 49,999											
Brandon	109	134	10	28	75	75	152	40	346	277	24.9
Hanover RM	65	92	8	4	12	4	25	4	110	104	5.8
Portage la Prairie	55	25	2	4	0	0	11	0	68	29	134.5
St. Andrews	38	57	0	0	0	0	0	0	38	57	-33.3
Steinbach MD	90	115	24	30	0	6	33	12	147	163	-9.8
Thompson	32	26	4	2	4	8	0	8	40	44	-9.1
Total Manitoba (10,000+)	2,009	2,376	88	90	199	168	1,123	1,583	3,419	4,217	-18.9

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	186	198	12	10	17	25	161	1	376	234	60.7
Saskatoon	335	463	12	40	23	65	192	146	562	714	-21.3
Centres 10,000 - 49,999											
Estevan	6	10	0	2	0	0	0	0	6	12	-50.0
Lloydminster	9	14	0	0	0	4	0	0	9	18	-50.0
Moose Jaw	20	33	0	12	6	0	0	0	26	45	-42.2
North Battleford	11	27	0	0	9	10	0	4	20	41	-51.2
Prince Albert	32	31	4	0	0	0	9	0	45	31	45.2
Swift Current	13	22	0	2	4	26	62	0	79	50	58.0
Yorkton	25	24	0	0	0	0	0	0	25	24	4.2
Total Saskatchewan (10,000+)	637	822	28	66	59	130	424	151	1,148	1,169	-1.8

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	859	758	44	32	65	142	256	141	1,224	1,073	14.1
Saskatoon	1,067	1,548	56	142	278	340	471	339	1,872	2,369	-21.0
Centres 10,000 - 49,999											
Estevan	36	37	6	2	0	15	16	0	58	54	7.4
Lloydminster	26	88	0	0	14	65	94	18	134	171	-21.6
Moose Jaw	100	111	6	22	10	12	0	0	116	145	-20.0
North Battleford	34	101	6	2	23	10	0	4	63	117	-46.2
Prince Albert	94	116	14	6	0	22	67	0	175	144	21.5
Swift Current	52	53	2	6	50	38	81	0	185	97	90.7
Yorkton	69	86	6	20	11	3	0	0	86	109	-21.1
Total Saskatchewan (10,000+)	2,337	2,898	140	232	451	647	985	502	3,913	4,279	-8.6

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta 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+											
Calgary	1,260	1,329	262	242	75	291	278	1,610	1,875	3,472	-46.0
Edmonton	850	1,089	304	380	160	340	535	346	1,849	2,155	-14.2
Centres 50,000 - 99,999											
Grande Prairie	96	97	16	8	0	28	0	169	112	302	-62.9
Lethbridge	180	197	22	22	14	21	48	84	264	324	-18.5
Medicine Hat	39	89	4	18	4	10	0	241	47	358	-86.9
Red Deer	64	128	12	6	39	25	8	130	123	289	-57.4
Centres 10,000 - 49,999											
Bonneyville MD	31	32	0	0	0	0	0	0	31	32	-3.1
Brooks	8	19	0	0	0	12	0	0	8	31	-74.2
Camrose	16	20	4	6	4	4	0	0	24	30	-20.0
Canmore	4	5	0	2	4	44	63	112	71	163	-56.4
Clearwater County MD	28	26	0	0	0	0	0	0	28	26	7.7
Cold Lake	14	19	0	8	0	0	0	0	14	27	-48.1
Foothills No 31 MD	37	44	0	0	0	0	0	0	37	44	-15.9
High River T	13	22	0	8	12	10	0	8	25	48	-47.9
Lacombe T	19	14	0	2	0	4	0	0	19	20	-5.0
Lacombe County CM	26	14	0	0	0	0	0	0	26	14	85.7
Mackenzie No 23 MD	16	16	0	0	0	0	0	0	16	16	0.0
Mountain View County MD	18	32	0	0	0	0	0	0	18	32	-43.8
Okotoks	83	80	8	4	0	46	0	78	91	208	-56.3
Red Deer County CM	25	19	0	2	0	0	0	0	25	21	19.0
Strathmore T	7	11	6	14	0	18	0	0	13	43	-69.8
Sylvan Lake	31	37	0	2	0	0	0	80	31	119	-73.9
Wetaskiwin County No 10 CM	10	22	0	0	0	0	0	0	10	22	-54.5
Wetaskiwin	7	12	2	2	0	0	3	0	12	14	-14.3
Wood Buffalo	92	281	20	6	0	101	0	85	112	473	-76.3
Yellowhead County MD	28	20	0	0	0	0	0	0	28	20	40.0
Total Alberta (10,000+)	3,030	3,711	660	732	324	954	937	2,943	4,951	8,340	-40.6

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type Alberta 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+											
Calgary	4,291	6,908	886	1,022	763	1,366	2,298	4,899	8,238	14,195	-42.0
Edmonton	3,107	6,224	1,060	1,468	709	1,047	4,356	2,478	9,232	11,217	-17.7
Centres 50,000 - 99,999											
Grande Prairie	622	713	38	114	20	150	251	427	931	1,404	-33.7
Lethbridge	693	811	70	52	20	53	84	116	867	1,032	-16.0
Medicine Hat	225	484	48	96	62	57	28	397	363	1,034	-64.9
Red Deer	349	701	38	84	79	51	220	130	686	966	-29.0
Centres 10,000 - 49,999											
Bonneyville MD	100	120	0	0	0	0	0	0	100	120	-16.7
Brooks	42	82	0	4	48	21	0	0	90	107	-15.9
Camrose	86	136	24	24	17	37	18	12	145	209	-30.6
Canmore	9	23	0	6	23	76	221	295	253	400	-36.8
Clearwater County MD	100	78	0	0	0	0	0	0	100	78	28.2
Cold Lake	51	62	2	22	6	0	20	0	79	84	-6.0
Foothills No 31 MD	135	325	0	0	0	0	0	0	135	325	-58.5
High River T	63	127	0	62	61	58	120	17	244	264	-7.6
Lacombe T	68	65	0	14	15	40	8	34	91	153	-40.5
Lacombe County CM	61	75	0	0	0	0	0	0	61	75	-18.7
Mackenzie No 23 MD	52	62	0	0	0	0	0	0	52	62	-16.1
Mountain View County MD	73	131	2	0	0	0	0	0	75	131	-42.7
Okotoks	220	292	16	28	3	111	207	78	446	509	-12.4
Red Deer County CM	79	109	0	4	0	0	0	0	79	113	-30.1
Strathmore T	31	182	20	80	57	41	4	0	112	303	-63.0
Sylvan Lake	79	170	4	10	5	7	93	80	181	267	-32.2
Wetaskiwin County No 10 CM	39	69	0	0	0	0	0	0	39	69	-43.5
Wetaskiwin	30	31	2	10	16	0	39	64	87	105	-17.1
Wood Buffalo	1,009	464	60	6	77	178	756	629	1,902	1,277	48.9
Yellowhead County MD	90	59	2	2	0	0	0	0	92	61	50.8
Total Alberta (10,000+)	11,778	18,627	2,272	3,108	1,993	3,297	8,725	9,719	24,768	34,751	-28.7

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba 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+								
Winnipeg	16	34	0	0	204	183	138	458
Centres 10,000 - 49,999								
Brandon	31	35	4	0	24	4	16	0
Hanover RM	4	0	8	0	0	0	25	0
Portage la Prairie	0	0	0	0	0	0	3	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	6	0	0	0	0	0	0
Thompson	0	0	4	8	0	0	0	8
Total Manitoba (10,000+)	51	75	16	8	228	187	182	466

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba 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+								
Winnipeg	104	75	4	0	495	455	383	1,064
Centres 10,000 - 49,999								
Brandon	67	71	8	4	24	32	128	8
Hanover RM	4	0	8	4	0	0	25	4
Portage la Prairie	0	0	0	0	0	0	11	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	6	0	0	0	0	33	12
Thompson	0	0	4	8	0	0	0	8
Total Manitoba (10,000+)	175	152	24	16	519	487	580	1,096

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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+								
Regina	17	25	0	0	161	1	0	0
Saskatoon	23	65	0	0	192	122	0	24
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	4	0	0	0	0
Moose Jaw	6	0	0	0	0	0	0	0
North Battleford	9	10	0	0	0	4	0	0
Prince Albert	0	0	0	0	9	0	0	0
Swift Current	4	26	0	0	0	0	62	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	59	126	0	4	362	127	62	24

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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+								
Regina	65	142	0	0	256	109	0	32
Saskatoon	275	318	3	22	434	295	37	44
Centres 10,000 - 49,999								
Estevan	0	15	0	0	12	0	4	0
Lloydminster	6	61	8	4	0	18	94	0
Moose Jaw	10	12	0	0	0	0	0	0
North Battleford	23	10	0	0	0	4	0	0
Prince Albert	0	22	0	0	45	0	22	0
Swift Current	50	34	0	4	19	0	62	0
Yorkton	11	3	0	0	0	0	0	0
Total Saskatchewan (10,000+)	440	617	11	30	766	426	219	76

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	75	291	0	0	278	1,594	0	16
Edmonton	131	340	29	0	472	342	54	4
Centres 50,000 - 99,999								
Grande Prairie	0	28	0	0	0	122	0	47
Lethbridge	14	21	0	0	48	80	0	4
Medicine Hat	0	7	4	3	0	241	0	0
Red Deer	39	10	0	15	0	130	8	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	12	0	0	0	0	0	0
Camrose	0	0	4	4	0	0	0	0
Canmore	4	39	0	0	57	97	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	12	10	0	0	0	0	0	8
Lacombe T	0	4	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	46	0	0	0	78	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	18	0	0	0	0	0	0
Sylvan Lake	0	0	0	0	0	80	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	3	0	0	0
Wood Buffalo	0	77	0	24	0	17	0	68
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	287	903	37	46	860	2,781	62	147

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta 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+								
Calgary	763	1,366	0	0	2,164	4,619	134	280
Edmonton	672	1,022	37	25	3,987	2,370	360	108
Centres 50,000 - 99,999								
Grande Prairie	20	146	0	4	62	277	189	150
Lethbridge	20	53	0	0	84	112	0	4
Medicine Hat	4	40	58	17	24	397	4	0
Red Deer	79	16	0	35	114	130	106	0
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	0	21	48	0	0	0	0	0
Camrose	9	29	8	8	18	12	0	0
Canmore	23	67	0	4	153	241	62	24
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	6	0	0	0	12	0	8	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River T	61	58	0	0	120	9	0	8
Lacombe T	8	36	7	4	8	0	0	34
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	3	111	0	0	207	78	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	57	41	0	0	0	0	4	0
Sylvan Lake	5	7	0	0	93	80	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	16	0	3	12	36	52
Wood Buffalo	53	136	24	42	693	309	63	320
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,795	3,149	198	143	7,744	8,709	966	980

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	438	531	240	220	138	458	816	1,209
Centres 10,000 - 49,999								
Brandon	31	38	57	40	28	10	116	88
Hanover RM	25	26	4	0	33	0	62	26
Portage la Prairie	16	12	0	0	3	0	19	12
St. Andrews	12	17	0	0	0	0	12	17
Steinbach MD	33	33	0	6	0	0	33	39
Thompson	3	15	0	0	4	16	7	31
Total Manitoba (10,000+)	558	672	301	266	206	484	1,065	1,422

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	1,623	1,914	636	565	387	1,064	2,670	3,543
Centres 10,000 - 49,999								
Brandon	95	134	97	116	154	27	346	277
Hanover RM	73	96	4	0	33	8	110	104
Portage la Prairie	55	25	2	4	11	0	68	29
St. Andrews	38	57	0	0	0	0	38	57
Steinbach MD	114	144	0	7	33	12	147	163
Thompson	32	26	0	0	8	18	40	44
Total Manitoba (10,000+)	2,030	2,396	739	692	626	1,129	3,419	4,217

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan 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+								
Regina	182	199	194	33	0	2	376	234
Saskatoon	347	496	215	194	0	24	562	714
Centres 10,000 - 49,999								
Estevan	5	12	0	0	1	0	6	12
Lloydminster	9	14	0	0	0	4	9	18
Moose Jaw	20	36	6	9	0	0	26	45
North Battleford	15	27	5	14	0	0	20	41
Prince Albert	36	31	9	0	0	0	45	31
Swift Current	17	24	0	26	62	0	79	50
Yorkton	25	24	0	0	0	0	25	24
Total Saskatchewan (10,000+)	656	863	429	276	63	30	1,148	1,169

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan 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+								
Regina	839	764	381	275	4	34	1,224	1,073
Saskatoon	1,112	1,622	720	681	40	66	1,872	2,369
Centres 10,000 - 49,999								
Estevan	40	39	12	15	6	0	58	54
Lloydminster	26	88	6	79	102	4	134	171
Moose Jaw	102	112	14	33	0	0	116	145
North Battleford	48	103	15	14	0	0	63	117
Prince Albert	108	122	45	22	22	0	175	144
Swift Current	58	57	65	36	62	4	185	97
Yorkton	75	106	11	3	0	0	86	109
Total Saskatchewan (10,000+)	2,408	3,013	1,269	1,158	236	108	3,913	4,279

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
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+								
Calgary	1,508	1,565	357	1,891	10	16	1,875	3,472
Edmonton	1,096	1,369	661	762	83	24	1,849	2,155
Centres 50,000 - 99,999								
Grande Prairie	112	103	0	152	0	47	112	302
Lethbridge	202	230	62	90	0	4	264	324
Medicine Hat	43	103	0	252	4	3	47	358
Red Deer	76	132	39	142	8	15	123	289
Centres 10,000 - 49,999								
Bonneyville MD	31	32	0	0	0	0	31	32
Brooks	8	31	0	0	0	0	8	31
Camrose	16	26	4	0	4	4	24	30
Canmore	4	7	61	136	0	0	71	163
Clearwater County MD	28	26	0	0	0	0	28	26
Cold Lake	14	27	0	0	0	0	14	27
Foothills No 31 MD	37	44	0	0	0	0	37	44
High River T	13	30	12	10	0	8	25	48
Lacombe T	19	16	0	4	0	0	19	20
Lacombe County CM	26	14	0	0	0	0	26	14
Mackenzie No 23 MD	16	16	0	0	0	0	16	16
Mountain View County MD	18	32	0	0	0	0	18	32
Okotoks	91	84	0	124	0	0	91	208
Red Deer County CM	25	21	0	0	0	0	25	21
Strathmore T	13	27	0	16	0	0	13	43
Sylvan Lake	31	39	0	80	0	0	31	119
Wetaskiwin County No 10 CM	10	22	0	0	0	0	10	22
Wetaskiwin	12	14	0	0	0	0	12	14
Wood Buffalo	112	293	0	86	0	94	112	473
Yellowhead County MD	28	20	0	0	0	0	28	20
Total Alberta (10,000+)	3,619	4,360	1,208	3,745	109	215	4,951	8,340

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
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+								
Calgary	5,139	7,924	2,953	5,991	146	280	8,238	14,195
Edmonton	3,996	7,349	4,816	3,702	411	166	9,232	11,217
Centres 50,000 - 99,999								
Grande Prairie	668	845	74	405	189	154	931	1,404
Lethbridge	767	874	100	154	0	4	867	1,032
Medicine Hat	275	562	26	453	62	19	363	1,034
Red Deer	387	779	193	152	106	35	686	966
Centres 10,000 - 49,999								
Bonneyville MD	100	120	0	0	0	0	100	120
Brooks	42	107	0	0	48	0	90	107
Camrose	106	160	31	41	8	8	145	209
Canmore	9	29	176	308	62	28	253	400
Clearwater County MD	100	78	0	0	0	0	100	78
Cold Lake	53	78	18	6	8	0	79	84
Foothills No 31 MD	135	325	0	0	0	0	135	325
High River T	63	189	181	67	0	8	244	264
Lacombe T	68	107	16	8	7	38	91	153
Lacombe County CM	61	75	0	0	0	0	61	75
Mackenzie No 23 MD	52	62	0	0	0	0	52	62
Mountain View County MD	75	131	0	0	0	0	75	131
Okotoks	234	318	212	191	0	0	446	509
Red Deer County CM	79	113	0	0	0	0	79	113
Strathmore T	51	260	57	43	4	0	112	303
Sylvan Lake	83	184	98	83	0	0	181	267
Wetaskiwin County No 10 CM	39	69	0	0	0	0	39	69
Wetaskiwin	35	39	0	14	52	52	87	105
Wood Buffalo	1,107	476	708	437	87	364	1,902	1,277
Yellowhead County MD	92	61	0	0	0	0	92	61
Total Alberta (10,000+)	13,892	21,438	9,671	12,118	1,190	1,160	24,768	34,751

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba Fourth Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q4 2009	1	0.2	19	4.7	23	5.6	77	18.9	288	70.6	408	350,000	378,750
Q4 2008	2	0.4	29	5.6	50	9.7	137	26.4	300	57.9	518	320,591	351,651
Year-to-date 2009	10	0.6	60	3.7	112	6.9	357	21.8	1,096	67.0	1,635	336,960	369,320
Year-to-date 2008	8	0.4	78	4.2	188	10.2	508	27.6	1,060	57.5	1,842	311,443	342,885

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan Fourth Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q4 2009	1	0.6	3	1.7	10	5.6	19	10.7	145	81.5	178	378,153	395,927
Q4 2008	1	0.5	5	2.6	16	8.2	25	12.8	148	75.9	195	369,500	392,411
Year-to-date 2009	7	0.8	11	1.3	48	5.8	103	12.4	659	79.6	828	371,438	382,043
Year-to-date 2008	6	0.8	22	3.0	72	9.7	142	19.1	501	67.4	743	333,600	359,795
Saskatoon CMA													
Q4 2009	4	1.2	7	2.1	35	10.4	39	11.6	251	74.7	336	358,000	369,559
Q4 2008	8	2.2	9	2.4	16	4.3	48	12.9	290	78.2	371	366,071	381,884
Year-to-date 2009	6	0.5	28	2.4	63	5.3	147	12.5	934	79.3	1,178	373,262	383,234
Year-to-date 2008	20	1.5	40	3.0	89	6.7	206	15.6	967	73.1	1,322	354,765	366,526
Total Urban Centres in Saskatchewan (50,000+)													
Q4 2009	5	1.0	10	1.9	45	8.8	58	11.3	396	77.0	514	361,900	378,691
Q4 2008	9	1.6	14	2.5	32	5.7	73	12.9	438	77.4	566	366,261	385,511
Year-to-date 2009	13	0.6	39	1.9	111	5.5	250	12.5	1,593	79.4	2,006	373,262	382,743
Year-to-date 2008	26	1.3	62	3.0	161	7.8	348	16.9	1,468	71.1	2,065	346,690	364,104

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Fourth Quarter 2009													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $349,999		$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q4 2009	1	1.1	9	10.3	21	24.1	29	33.3	27	31.0	87	325,000	346,421
Q4 2008	11	8.3	12	9.1	27	20.5	27	20.5	55	41.7	132	331,033	340,876
Year-to-date 2009	7	1.1	40	6.1	165	25.0	157	23.8	290	44.0	659	332,500	361,466
Year-to-date 2008	27	3.6	44	5.9	150	20.1	183	24.5	342	45.8	746	337,966	351,788
Lethbridge													
Q4 2009	4	2.1	17	8.9	61	31.9	37	19.4	72	37.7	191	322,900	330,075
Q4 2008	9	4.3	25	12.1	58	28.0	60	29.0	55	26.6	207	300,369	325,061
Year-to-date 2009	12	1.7	92	12.7	248	34.2	170	23.4	203	28.0	725	307,600	323,593
Year-to-date 2008	36	4.6	126	16.3	234	30.2	170	21.9	209	27.0	775	297,083	320,241
Medicine Hat													
Q4 2009	1	1.6	2	3.2	7	11.1	19	30.2	34	54.0	63	357,000	379,382
Q4 2008	0	0.0	14	12.1	12	10.3	44	37.9	46	39.7	116	334,000	345,118
Year-to-date 2009	5	1.9	23	8.8	47	18.0	80	30.7	106	40.6	261	339,314	347,736
Year-to-date 2008	8	1.8	38	8.7	87	19.9	156	35.7	148	33.9	437	327,000	331,895
Red Deer													
Q4 2009	1	2.0	0	0.0	5	10.2	14	28.6	29	59.2	49	376,000	404,775
Q4 2008	1	0.7	3	2.1	17	12.1	32	22.9	87	62.1	140	378,488	392,369
Year-to-date 2009	3	0.8	4	1.1	58	16.3	104	29.2	187	52.5	356	351,797	401,707
Year-to-date 2008	1	0.1	21	3.1	121	17.9	192	28.4	341	50.4	676	350,000	374,167
Calgary CMA													
Q4 2009	2	0.2	5	0.4	74	5.8	202	15.9	985	77.7	1,268	416,002	492,032
Q4 2008	0	0.0	4	0.3	13	1.0	113	8.8	1,152	89.9	1,282	491,687	597,783
Year-to-date 2009	7	0.2	21	0.5	128	2.8	451	9.8	3,976	86.8	4,583	450,302	547,795
Year-to-date 2008	3	0.0	20	0.3	47	0.7	409	6.2	6,143	92.8	6,622	487,141	581,800
Edmonton CMA													
Q4 2009	15	1.7	8	0.9	43	4.8	105	11.6	732	81.1	903	418,200	511,752
Q4 2008	3	0.3	20	1.7	31	2.6	81	6.8	1,049	88.6	1,184	495,316	541,596
Year-to-date 2009	44	1.2	51	1.4	123	3.4	325	8.9	3,089	85.0	3,632	460,000	543,243
Year-to-date 2008	53	0.9	86	1.4	177	2.9	510	8.4	5,250	86.4	6,076	471,850	511,989
Total Urban Centres in Alberta (50,000+)													
Q4 2009	24	0.9	41	1.6	211	8.2	406	15.9	1,879	73.4	2,561	404,000	477,519
Q4 2008	24	0.8	78	2.5	158	5.2	357	11.7	2,444	79.8	3,061	454,634	527,559
Year-to-date 2009	78	0.8	231	2.3	769	7.5	1,287	12.6	7,851	76.9	10,216	428,454	508,044
Year-to-date 2008	128	0.8	335	2.2	816	5.3	1,620	10.6	12,433	81.1	15,332	454,169	513,444

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
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	592	-2.3	1,132	924	1,354	83.6	169,668	16.4	181,269
	February	857	1.5	1,148	1,040	1,343	85.5	173,809	9.0	184,865
	March	1,063	-11.6	1,164	1,544	1,451	80.2	195,191	25.1	191,255
	April	1,418	8.2	1,207	1,871	1,521	79.4	203,224	18.8	194,325
	May	1,668	-4.7	1,175	2,169	1,514	77.6	203,671	12.9	197,690
	June	1,644	-0.2	1,168	2,237	1,551	75.3	200,505	11.7	192,238
	July	1,535	12.4	1,223	1,905	1,636	74.8	190,354	13.5	193,617
	August	1,271	-6.0	1,151	1,676	1,556	74.0	182,503	10.2	190,900
	September	1,177	3.6	1,111	1,883	1,641	67.7	186,181	11.7	191,231
	October	1,065	-15.1	1,075	1,653	1,726	62.3	185,558	7.3	190,483
	November	707	-24.2	982	1,020	1,650	59.5	174,235	0.5	193,012
	December	528	0.8	989	545	1,524	64.9	180,403	6.5	181,051
2009	January	578	-2.4	1,129	1,077	1,584	71.3	177,718	4.7	192,053
	February	684	-20.2	981	1,245	1,658	59.2	188,795	8.6	195,789
	March	969	-8.8	1,012	1,597	1,489	68.0	204,663	4.9	197,568
	April	1,218	-14.1	1,027	1,959	1,575	65.2	207,863	2.3	197,878
	May	1,489	-10.7	1,056	2,223	1,560	67.7	204,276	0.3	195,330
	June	1,648	0.2	1,102	2,317	1,579	69.8	204,465	2.0	193,883
	July	1,479	-3.6	1,122	1,870	1,549	72.4	200,111	5.1	203,700
	August	1,253	-1.4	1,103	1,722	1,541	71.6	202,204	10.8	205,282
	September	1,193	1.4	1,108	1,704	1,518	73.0	202,898	9.0	207,221
	October	1,064	-0.1	1,112	1,274	1,405	79.1	204,606	10.3	206,915
	November	872	23.3	1,120	1,042	1,526	73.4	197,611	13.4	216,263
	December	639	21.0	1,214	566	1,612	75.3	201,722	11.8	202,563
	Q4 2008	2,300	-15.2		3,218			180,894	4.9	
	Q4 2009	2,575	12.0		2,882			201,521	11.4	
	YTD 2008	13,525	-2.9		18,467			190,296	12.5	
	YTD 2009	13,086	-3.2		18,596			201,343	5.8	

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 Saskatchewan 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	780	37.6	1,151	1,013	1,348	85.4	202,507	49.4	214,265
	February	925	14.9	1,051	1,197	1,489	70.6	209,702	43.1	214,790
	March	1,050	-5.1	1,012	1,641	1,659	61.0	219,988	45.2	222,571
	April	1,197	-2.5	978	2,230	1,691	57.8	238,254	45.4	228,110
	May	1,099	-27.9	816	2,545	1,835	44.5	233,340	34.9	222,241
	June	978	-29.6	770	2,183	1,746	44.1	234,076	29.4	225,663
	July	908	-24.9	740	2,115	1,783	41.5	237,604	29.9	229,152
	August	768	-32.9	698	2,048	1,847	37.8	216,701	17.5	217,297
	September	821	-4.9	800	2,106	1,941	41.2	229,381	23.2	238,057
	October	675	-19.4	729	1,693	1,842	39.6	219,325	14.8	227,498
	November	521	-36.6	687	1,143	1,768	38.9	217,801	12.5	231,259
	December	472	-15.6	762	775	1,740	43.8	220,351	10.0	232,641
2009	January	506	-35.1	762	1,368	1,826	41.7	224,873	11.0	237,308
	February	628	-32.1	744	1,506	1,953	38.1	227,382	8.4	230,930
	March	782	-25.5	715	1,919	1,702	42.0	228,978	4.1	226,568
	April	956	-20.1	800	2,172	1,717	46.6	239,438	0.5	228,485
	May	1,116	1.5	872	2,145	1,574	55.4	237,458	1.8	223,475
	June	1,224	25.2	947	2,100	1,572	60.2	234,665	0.3	222,377
	July	1,284	41.4	1,063	1,809	1,492	71.2	233,655	-1.7	225,164
	August	1,111	44.7	1,017	1,630	1,437	70.8	233,361	7.7	231,181
	September	1,019	24.1	1,014	1,534	1,393	72.8	232,876	1.5	239,433
	October	898	33.0	1,008	1,282	1,399	72.1	231,211	5.4	237,042
	November	754	44.7	958	1,069	1,563	61.3	234,932	7.9	250,964
	December	578	22.5	956	756	1,662	57.5	240,271	9.0	248,433
	Q4 2008	1,668	-24.8		3,611			219,139	12.8	
	Q4 2009	2,230	33.7		3,107			234,817	7.2	
	YTD 2008	10,194	-15.4		20,689			224,592	28.8	
	YTD 2009	10,856	6.5		19,290			233,695	4.1	

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 Alberta 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	4,021	-24.8	5,608	11,567	12,362	45.4	357,574	9.2	367,218
	February	4,601	-30.3	4,984	11,302	11,861	42.0	359,953	4.8	365,370
	March	5,360	-34.3	5,069	13,668	13,004	39.0	365,888	3.7	368,214
	April	5,996	-23.2	4,869	14,017	11,741	41.5	353,515	-1.7	358,059
	May	5,958	-30.8	4,609	13,931	11,217	41.1	360,284	-0.9	359,518
	June	6,030	-17.7	4,773	12,336	10,849	44.0	363,638	-0.1	357,187
	July	5,754	-3.1	4,960	11,748	10,455	47.4	352,421	-5.2	345,011
	August	5,031	-8.4	4,966	9,891	9,855	50.4	343,148	-5.2	338,987
	September	5,182	18.6	5,370	10,590	9,758	55.0	342,052	-5.0	342,454
	October	3,840	-15.5	4,252	10,083	10,245	41.5	342,199	-3.7	341,841
	November	2,744	-34.6	3,774	6,665	9,483	39.8	338,354	-4.2	341,803
	December	1,882	-38.3	3,165	4,111	9,079	34.9	328,082	-7.4	338,562
2009	January	2,195	-45.4	3,208	8,388	9,149	35.1	321,655	-10.0	333,439
	February	3,231	-29.8	3,675	8,624	9,327	39.4	326,785	-9.2	334,907
	March	4,115	-23.2	3,658	9,528	8,394	43.6	327,919	-10.4	332,922
	April	5,251	-12.4	4,320	9,689	8,333	51.8	329,328	-6.8	332,867
	May	6,235	4.6	4,910	10,382	8,489	57.8	339,296	-5.8	334,677
	June	7,368	22.2	5,418	10,211	8,402	64.5	346,955	-4.6	338,921
	July	6,552	13.9	5,624	9,924	8,665	64.9	344,024	-2.4	331,542
	August	5,407	7.5	5,317	8,678	8,417	63.2	343,727	0.2	338,184
	September	5,258	1.5	5,438	8,482	7,682	70.8	346,560	1.3	339,350
	October	4,978	29.6	5,653	7,643	7,758	72.9	351,091	2.6	350,062
	November	4,154	51.4	5,491	6,207	8,455	64.9	350,081	3.5	353,287
	December	3,042	61.6	5,074	3,975	8,660	58.6	350,896	7.0	365,373
	Q4 2008	8,466	-28.2		20,859			337,815	-4.7	
	Q4 2009	12,174	43.8		17,825			350,697	3.8	
	YTD 2008	56,399	-21.0		129,909			352,857	-0.9	
	YTD 2009	57,786	2.5		101,731			341,201	-3.3	

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

Table 6a: Level of Economic Indicators for Manitoba
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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2008	January - March	718	7.3	7.3	602.8	4.1	1,126	107.1	697	3,847,110	99.51
	April - June	696	6.7	6.9	608.0	4.1	2,681	91.1	699	4,214,857	99.34
	July - September	697	6.8	7.0	607.3	4.1	1,213	91.8	713	4,246,168	95.23
	October - December	704	6.1	7.1	608.4	4.3	2,442	66.7	709	4,069,493	81.98
2009	January - March	623	4.8	5.7	606.3	4.8	2,544	65.2	721	3,665,602	79.79
	April - June	607	3.9	5.5	606.2	4.9	4,327	78.9	724	3,917,512	87.01
	July - September	624	3.7	5.7	609.4	5.4	2,401	89.0	722	3,536,888	92.50
	October - December	619	3.7	5.6	606.0	5.6		91.6	732		94.09

Table 6.1a: Growth[1] of Economic Indicators for Manitoba
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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2008	January - March	6.3	0.8	0.7	1.7	-0.3	-43.1	-2.3	5.8	-3.8	16.1
	April - June	-0.7	-0.1	-0.1	2.3	-0.7	8.7	-11.0	4.7	-1.1	7.5
	July - September	-2.4	-0.3	-0.3	1.7	-0.1	-19.1	-17.1	4.3	5.9	-1.0
	October - December	-3.5	-1.2	-0.4	1.1	0.1	54.4	-37.2	3.2	4.5	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.6	0.7	125.9	-39.1	3.4	-4.7	-19.8
	April - June	-12.7	-2.8	-1.5	-0.3	0.8	61.4	-13.3	3.6	-7.1	-12.4
	July - September	-10.5	-3.0	-1.2	0.3	1.3	97.9	-3.1	1.2	-16.7	-2.9
	October - December	-12.1	-2.4	-1.4	-0.4	1.3		37.4	3.3		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), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Saskatchewan 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	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	508.0	4.1	1,946	107.1	744	2,991,733	99.51
	April - June	696	6.7	6.9	509.9	4.1	2,193	91.1	748	3,178,242	99.34
	July - September	697	6.8	7.0	512.9	4.3	3,835	91.8	776	3,324,903	95.23
	October - December	704	6.1	7.1	520.1	4.0	2,506	66.7	782	2,753,618	81.98
2009	January - March	623	4.8	5.7	521.4	4.5	2,558	65.2	782	2,849,493	79.79
	April - June	607	3.9	5.5	522.7	4.8	3,214	78.9	784	2,879,291	87.01
	July - September	624	3.7	5.7	518.7	4.8	3,350	89.0	806	2,736,808	92.50
	October - December	619	3.7	5.6	519.7	5.1		91.6	827		94.09

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan 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	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	1.0	0.0	59.2	-2.3	7.7	12.4	16.1
	April - June	-0.7	-0.1	-0.1	1.9	-0.2	-23.5	-11.0	8.6	21.7	7.5
	July - September	-2.4	-0.3	-0.3	2.7	-0.1	7.2	-17.1	8.1	33.5	-1.0
	October - December	-3.5	-1.2	-0.4	3.1	-0.2	54.4	-37.2	6.2	8.4	-19.8
2009	January - March	-13.3	-2.4	-1.6	2.6	0.4	31.4	-39.1	5.2	-4.8	-19.8
	April - June	-12.7	-2.8	-1.5	2.5	0.7	46.6	-13.3	4.8	-9.4	-12.4
	July - September	-10.5	-3.0	-1.2	1.1	0.5	-12.6	-3.1	3.8	-17.7	-2.9
	October - December	-12.1	-2.4	-1.4	-0.1	1.1		37.4	5.7		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), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Alberta 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2008	January - March	718	7.3	7.3	1,998.4	3.5	12,337	107.1	697	16,079,327	99.51
	April - June	696	6.7	6.9	2,010.3	3.4	20,821	91.1	699	18,388,808	99.34
	July - September	697	6.8	7.0	2,013.5	3.7	18,118	91.8	713	19,524,204	95.23
	October - December	704	6.1	7.1	2,029.8	3.8	14,660	66.7	709	16,419,099	81.98
2009	January - March	623	4.8	5.7	2,005.0	5.2	15,940	65.2	721	13,751,163	79.79
	April - June	607	3.9	5.5	1,992.0	6.5	13,420	78.9	724	13,549,531	87.01
	July - September	624	3.7	5.7	1,982.3	7.2	7,880	89.0	722	13,791,724	92.50
	October - December	619	3.7	5.6	1,980.4	7.2		91.6	732		94.09

Table 6.1c: Growth[1] of Economic Indicators for Alberta 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2008	January - March	6.3	0.8	0.7	3.3	-0.1	3.1	-2.3	5.8	0.3	16.1
	April - June	-0.7	-0.1	-0.1	3.1	-0.3	36.6	-11.0	4.7	11.2	7.5
	July - September	-2.4	-0.3	-0.3	2.1	0.2	46.9	-17.1	4.3	17.5	-1.0
	October - December	-3.5	-1.2	-0.4	2.5	0.4	74.5	-37.2	3.2	-1.4	-19.8
2009	January - March	-13.3	-2.4	-1.6	0.3	1.8	29.2	-39.1	3.4	-14.5	-19.8
	April - June	-12.7	-2.8	-1.5	-0.9	3.0	-35.5	-13.3	3.6	-26.3	-12.4
	July - September	-10.5	-3.0	-1.2	-1.5	3.6	-56.5	-3.1	1.2	-29.4	-2.9
	October - December	-12.1	-2.4	-1.4	-2.4	3.5		37.4	3.3		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), CREA (MLS®), 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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