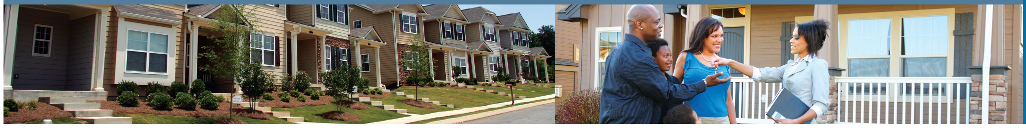
HOUSING MARKET INFORMATION

HOUSING NOW

Prairie Region



CANADA MORTGAGE AND HOUSING CORPORATION

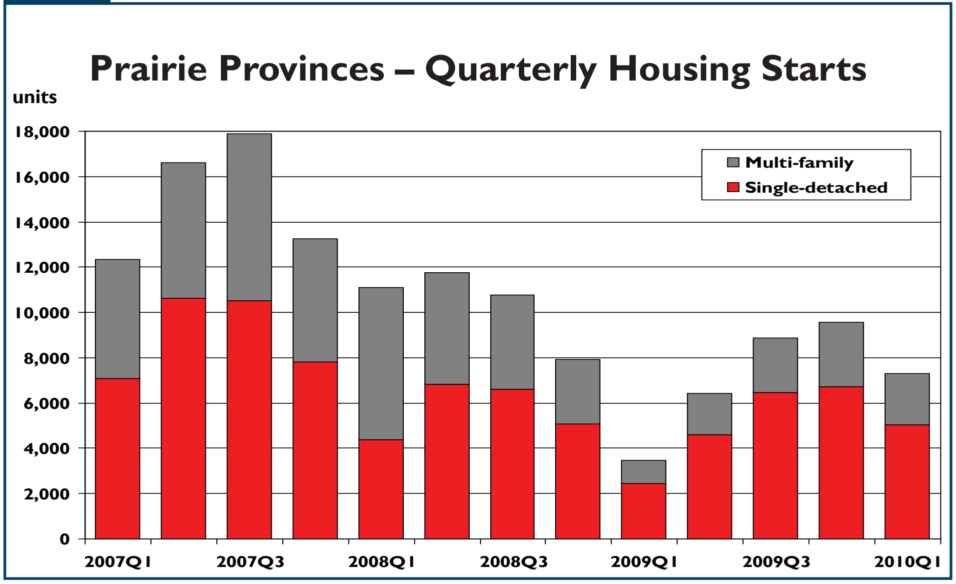
Date Released: Second Quarter 2010

New Home Market

Prairie housing starts up strongly through the first quarter

Total housing starts across the Prairie Provinces more than doubled last year's production during the first three months of the year. Starts of both single-detached and multi-family units totalled 7,297 units during the first quarter, compared to 3,456 units in 2009. Single-detached starts rose to 5,042 units from 2,454 units last year, as builders worked to replenish the supply of available homes on the market that had been moving lower on increased demand. Multi-family activity, which includes semi-detached, row, and apartment construction, also recorded an improvement over last year as 2,255 foundations were

Figure 1



Source: CMHC

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CMHC SCHL
HOME TO CANADIANS

poured compared to 1,002 units. It should be noted that starts for this segment were unusually low in 2009 as activity was held back by rising inventory levels in many markets. Inventory levels in early 2010 remain elevated, but have been on the decline across the Prairies.

The Saskatchewan housing market recorded the highest year-over-year increase amongst all three Prairie Provinces. First quarter housing starts of 786 units were up significantly from the 306 starts recorded a year ago, which coincided with the lowest level since 1995. Single-detached starts of 543 units in the first three months of this year outpaced the 250 units started in 2009. Multi-family starts also improved to 243 units, up from only 56 units last year. The most notable increase came from apartments, as 190 apartment starts were recorded this year compared to only 15 units last year. Starts were held low in 2009 on rising inventory concerns.

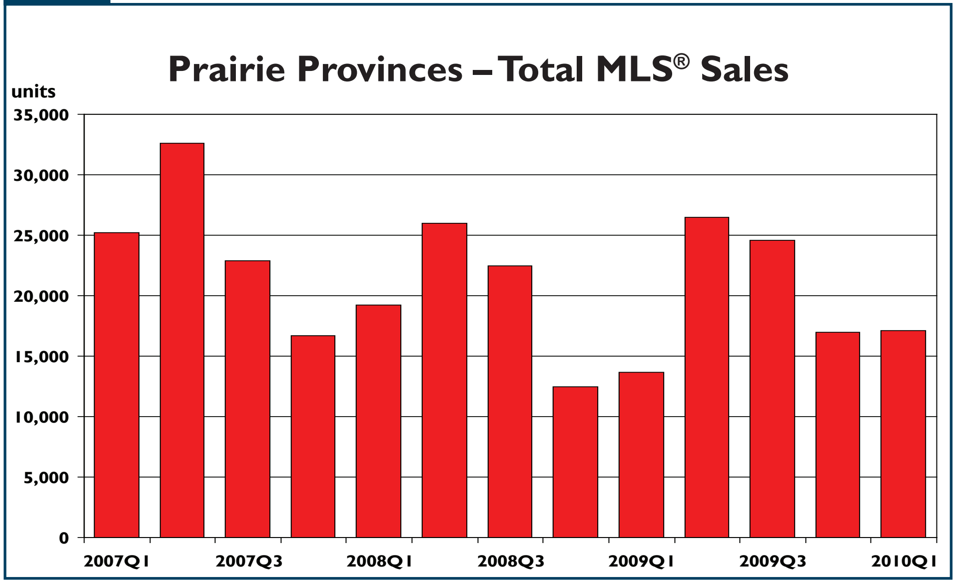
Total rural housing starts in Saskatchewan rose to 77 units so far this year, an increase of nearly 60 per cent over last year. Despite this, the pace of yearly increase in rural starts fell behind that of urban areas with 10,000 plus population. In Saskatoon, housing starts to the end of March reached 365 units, a sizeable gain over the 89 starts recorded in 2009. Single-detached starts of 280 units are just four units shy of 2008's record-setting level, while the 85 multi-family starts are aligned with average levels recorded in the first half of the decade. In Regina, total starts of 238 units fell slightly short of doubling last year's count of 124 units. Single-detached starts of 140 units were up nearly 20 per cent over last year, and multi-family starts increased to 98 units from just seven units a year earlier. Moose Jaw was the only Census Agglomeration (CA) to record a decline in total housing starts through the first three months of this year.

Higher building activity in Alberta during the first quarter brought total starts to 5,651 units, compared to 2,614 starts in 2009. Both single-detached and multi-family starts more than doubled last year's production. There were 3,976 single-detached starts in the first quarter, compared to 1,816 starts last year. Multi-family builders recorded 1,675 starts in the first three months on higher row and semi-detached activity. Row starts increased to 436 units from 105 units in 2009, while semi-detached starts rose to 749 units from 224 units last year.

Urban starts in Alberta of 5,197 units in the first quarter were up from 2,292 units last year. Total housing starts in Calgary nearly tripled to 2,161 units from 746 units a year ago. Single-detached starts recorded consecutive year-over-year increases during the quarter, bringing starts to 1,528 units by the end of March. Multi-family builders in Calgary started 633 units from January to March, compared to the 187 starts recorded a year ago. Despite the year-over-year increase, multi-family production remained below the 10-year average for this time of the year. Edmonton had a similar trend as Calgary, with total starts rising to 2,032 units from 761 units in 2009. Single-detached starts posted a significant increase over last year in the first quarter, up from 401 to 1,394 units. Multi-family starts also followed suit, rising by 77 per cent to 638 units.

In Manitoba, total starts to the end of March reached 860 units, a 60 per cent improvement from the previous year. The 265 apartment units started during the first quarter brought total multi-family starts to 337 units, the third highest first-quarter production in the past ten years. Of the all apartment units started so far this year, 155 have been rental units. Single-detached starts saw an increase of 35 per cent over last year to 523 units and exceeded the 10-year average of 465 units for first-quarter

Figure 2



Source: CREA (Raw)

activity. Rural starts of 137 units accounted for 16 per cent of all starts across the province, down slightly from 16.4 per cent last year.

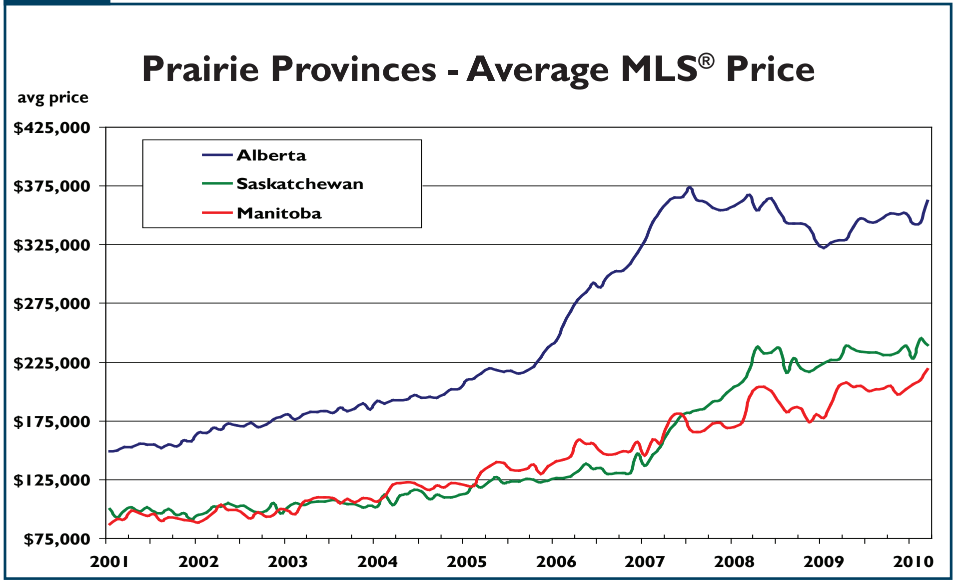
In Winnipeg, lower levels of inventory on both the new and resale markets contributed to consecutive year-over-year increases in total housing starts during the first quarter. Total starts of 663 units to the end of March were up 72 per cent from the 386 units recorded last year. Single-detached starts of 147 units in March, the strongest since 1990, brought starts to 364 units for the quarter. Multi-family starts during the quarter totalled 299 units, on pace for a significant increase over last year. Apartments have started off strong with 265 starts recorded so far in 2010, compared to 66 units in 2009.

Resale Market

Existing home sales higher in 2010

MLS® sales activity improved during the second half of 2009 and this trend has persisted in the first three months of 2010. A combination of a brighter economic outlook and anticipated higher financing costs associated with purchasing a home has continued to attract buyers to the market. A total of 17,136 resale transactions were recorded across the Prairies in the first quarter of 2010, representing an increase of 25 per cent over the 13,688 sales in 2009. Alberta posted the largest year-over-year gain as a total of 12,362 sales between January and March were up nearly one-third from the same period in 2009. Saskatchewan also saw sales advance over a year ago by a margin of 19 per cent to 2,325 transactions. In Manitoba, a total of 2,449 resale homes changed hands in the first three months of this year, 9.8 per cent higher than last year.

Figure 3

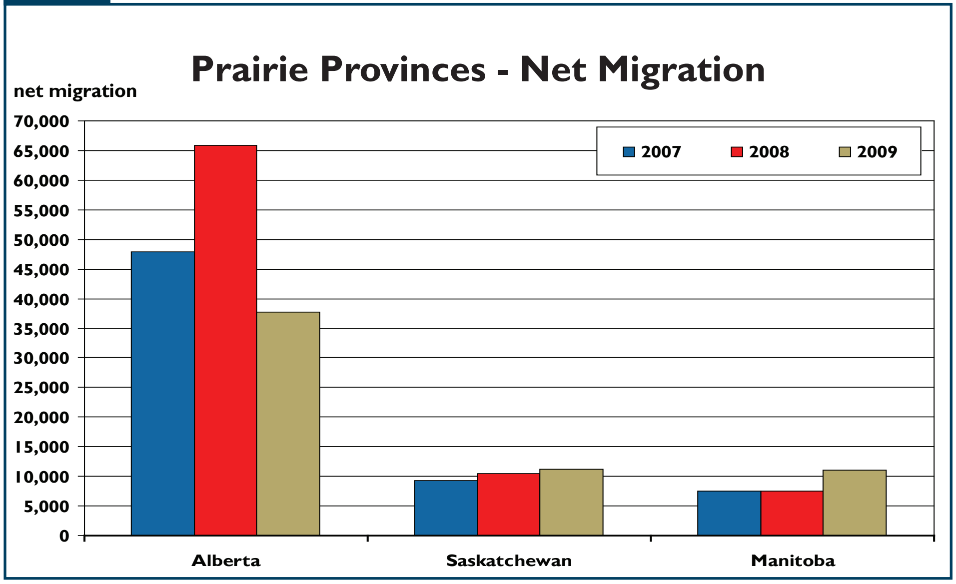


Source: CREA (Seasonally Adjusted)

All three Prairie Provinces recorded year-over-year gains in the MLS® average price in the first quarter. In Manitoba, average price of $219,046 in March marked a record high, bringing the year-to-date average price at the end of the quarter to $213,612, up almost 11 per cent over last year.

Consecutive monthly increases in average price were recorded in Alberta during the first three months. Average price to the end of March rose by nearly eight per cent to $351,634 over last year. In Saskatchewan, the MLS® average price gained 5.4 per cent year-over-year, reaching $238,599 to the end of March.

Figure 4



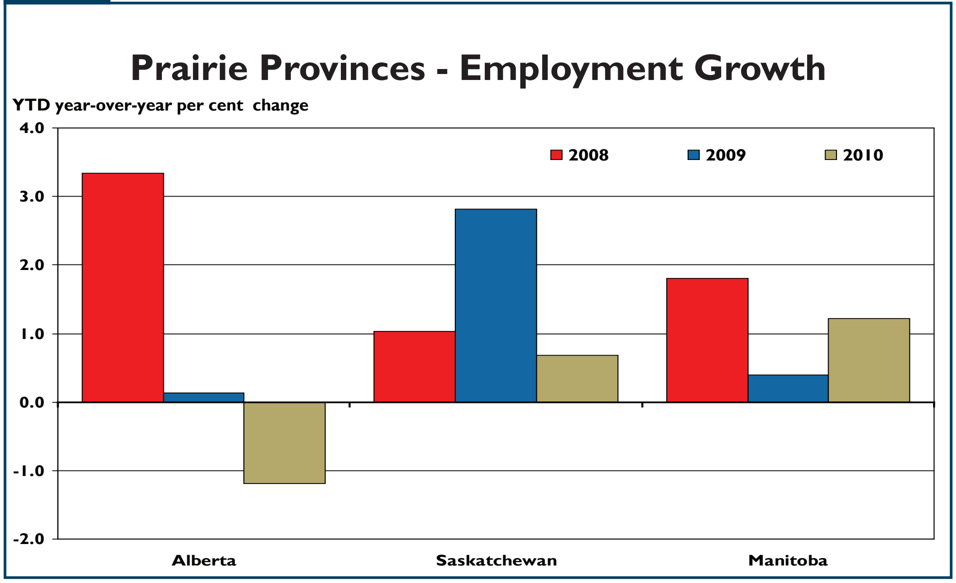
Source: Statistics Canada

Economy

Weakening employment growth contributes to slower migration in Alberta

On a year-over-year basis, Alberta reported 23,500 job losses through the first quarter of 2010. In contrast, Saskatchewan recorded a gain of 3,500 positions during the first quarter. Manitoba recorded the strongest employment gains in absolute terms of all three Prairie Provinces during this period. The economy added 7,300 jobs during this time, translating into an average job growth of 1.2 per cent.

Figure 5



Source: Statistics Canada

Weakening employment growth in Alberta contributed to a slowdown of migrants moving into the province in 2009. During the year, net migration totalled nearly 38,000 persons, down over 40 per cent from 2008. While inter-provincial and international and non-permanent residents recorded declines, the magnitude of the year-over-year decrease was more pronounced for inter-provincial migration. Meanwhile, net migration in Saskatchewan recorded the third consecutive yearly increase in 2009 as nearly 12,000 people moved into the province. More than 8,500 arrivals were from international destinations, enough to offset a decline of one-third in inter-provincial migration. Manitoba continued to see positive net migration, thanks largely to its successful Provincial Nominee program, which helped to bring in nearly 13,000 net international migrants. Overall net migration of 11,029 people to Manitoba exceeded the 2008 level by 48 per cent.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
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1.2	History of Housing Activity (once a year)
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3.4	Completions by Submarket and by Intended Market – Current Quarter
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SYMBOLS

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

Table 1: Housing Activity Summary of Prairie 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	4,517	664	40	4	496	509	41	358	668	7,297
Q1 2009	2,066	228	18	6	102	332	16	229	459	3,456
% Change	118.6	191.2	122.2	-33.3	**	53.3	156.3	56.3	45.5	111.1
Year-to-date 2010	4,517	664	40	4	496	509	41	358	668	7,297
Year-to-date 2009	2,066	228	18	6	102	332	16	229	459	3,456
% Change	118.6	191.2	122.2	-33.3	**	53.3	156.3	56.3	45.5	111.1
UNDER CONSTRUCTION										
Q1 2010	11,088	1,646	414	32	2,190	8,560	105	1,883	1,122	27,040
Q1 2009	8,839	1,194	207	27	2,593	16,026	198	2,088	1,135	32,337
% Change	25.4	37.9	100.0	18.5	-15.5	-46.6	-47.0	-9.8	-1.1	-16.4
COMPLETIONS										
Q1 2010	3,864	476	28	6	444	1,773	63	376	1,596	8,626
Q1 2009	3,676	552	19	9	746	2,418	57	315	1,336	9,128
% Change	5.1	-13.8	47.4	-33.3	-40.5	-26.7	10.5	19.4	19.5	-5.5
Year-to-date 2010	3,864	476	28	6	444	1,773	63	376	1,596	8,626
Year-to-date 2009	3,676	552	19	9	746	2,418	57	315	1,336	9,128
% Change	5.1	-13.8	47.4	-33.3	-40.5	-26.7	10.5	19.4	19.5	-5.5
COMPLETED & NOT ABSORBED										
Q1 2010	1,353	178	24	9	277	1,669	4	322	na	3,836
Q1 2009	2,597	413	30	13	430	812	4	405	na	4,704
% Change	-47.9	-56.9	-20.0	-30.8	-35.6	105.5	0.0	-20.5	n/a	-18.5
ABSORBED										
Q1 2010	3,368	486	22	8	490	1,624	13	201	na	6,212
Q1 2009	2,998	447	10	12	586	1,471	23	123	na	5,670
% Change	12.3	8.7	120.0	-33.3	-16.4	10.4	-43.5	63.4	n/a	9.6
Year-to-date 2010	3,368	486	22	8	490	1,624	13	201	na	6,212
Year-to-date 2009	2,998	447	10	12	586	1,471	23	123	na	5,670
% Change	12.3	8.7	120.0	-33.3	-16.4	10.4	-43.5	63.4	n/a	9.6

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

Table 1.1a: Housing Activity Summary of Manitoba
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	407	6	0	2	42	110	1	155	137	860
Q1 2009	313	8	0	1	26	18	5	77	88	536
% Change	30.0	-25.0	n/a	100.0	61.5	**	-80.0	101.3	55.7	60.4
Year-to-date 2010	407	6	0	2	42	110	1	155	137	860
Year-to-date 2009	313	8	0	1	26	18	5	77	88	536
% Change	30.0	-25.0	n/a	100.0	61.5	**	-80.0	101.3	55.7	60.4
UNDER CONSTRUCTION										
Q1 2010	1,001	20	0	14	154	205	16	419	149	1,978
Q1 2009	1,031	20	0	5	99	720	10	326	153	2,388
% Change	-2.9	0.0	n/a	180.0	55.6	-71.5	60.0	28.5	-2.6	-17.2
COMPLETIONS										
Q1 2010	256	10	0	1	14	159	16	109	598	1,163
Q1 2009	276	10	0	4	60	30	7	133	386	906
% Change	-7.2	0.0	n/a	-75.0	-76.7	**	128.6	-18.0	54.9	28.4
Year-to-date 2010	256	10	0	1	14	159	16	109	598	1,163
Year-to-date 2009	276	10	0	4	60	30	7	133	386	906
% Change	-7.2	0.0	n/a	-75.0	-76.7	**	128.6	-18.0	54.9	28.4
COMPLETED & NOT ABSORBED										
Q1 2010	124	5	0	9	7	119	0	99	n/a	363
Q1 2009	210	5	0	10	17	131	0	240	n/a	613
% Change	-41.0	0.0	n/a	-10.0	-58.8	-9.2	n/a	-58.8	n/a	-40.8
ABSORBED										
Q1 2010	226	1	4	3	19	128	0	113	n/a	494
Q1 2009	246	3	0	4	33	29	0	38	n/a	353
% Change	-8.1	-66.7	n/a	-25.0	-42.4	**	n/a	197.4	n/a	39.9
Year-to-date 2010	226	1	4	3	19	128	0	113	n/a	494
Year-to-date 2009	246	3	0	4	33	29	0	38	n/a	353
% Change	-8.1	-66.7	n/a	-25.0	-42.4	**	n/a	197.4	n/a	39.9

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

Table 1.1b: Housing Activity Summary of Saskatchewan
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	465	4	0	0	39	174	11	16	77	786
Q1 2009	214	8	0	5	15	5	0	10	49	306
% Change	117.3	-50.0	n/a	-100.0	160.0	**	n/a	60.0	57.1	156.9
Year-to-date 2010	465	4	0	0	39	174	11	16	77	786
Year-to-date 2009	214	8	0	5	15	5	0	10	49	306
% Change	117.3	-50.0	n/a	-100.0	160.0	**	n/a	60.0	57.1	156.9
UNDER CONSTRUCTION										
Q1 2010	1,438	44	24	3	294	921	13	141	250	3,128
Q1 2009	1,538	54	12	18	474	1,212	8	217	167	3,700
% Change	-6.5	-18.5	100.0	-83.3	-38.0	-24.0	62.5	-35.0	49.7	-15.5
COMPLETIONS										
Q1 2010	561	24	0	3	27	148	23	24	268	1,078
Q1 2009	488	20	0	4	83	107	0	37	318	1,057
% Change	15.0	20.0	n/a	-25.0	-67.5	38.3	n/a	-35.1	-15.7	2.0
Year-to-date 2010	561	24	0	3	27	148	23	24	268	1,078
Year-to-date 2009	488	20	0	4	83	107	0	37	318	1,057
% Change	15.0	20.0	n/a	-25.0	-67.5	38.3	n/a	-35.1	-15.7	2.0
COMPLETED & NOT ABSORBED										
Q1 2010	141	15	0	0	20	175	0	0	n/a	351
Q1 2009	236	16	0	1	22	66	1	0	n/a	342
% Change	-40.3	-6.3	n/a	-100.0	-9.1	165.2	-100.0	n/a	n/a	2.6
ABSORBED										
Q1 2010	470	14	0	3	22	194	5	0	n/a	708
Q1 2009	424	19	0	4	73	62	0	0	n/a	582
% Change	10.8	-26.3	n/a	-25.0	-69.9	**	n/a	n/a	n/a	21.6
Year-to-date 2010	470	14	0	3	22	194	5	0	n/a	708
Year-to-date 2009	424	19	0	4	73	62	0	0	n/a	582
% Change	10.8	-26.3	n/a	-25.0	-69.9	**	n/a	n/a	n/a	21.6

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

Table 1.1c: Housing Activity Summary of Alberta
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	3,645	654	40	2	415	225	29	187	454	5,651
Q1 2009	1,539	212	18	0	61	309	11	142	322	2,614
% Change	136.8	**	122.2	n/a	**	-27.2	163.6	31.7	41.0	116.2
Year-to-date 2010	3,645	654	40	2	415	225	29	187	454	5,651
Year-to-date 2009	1,539	212	18	0	61	309	11	142	322	2,614
% Change	136.8	**	122.2	n/a	**	-27.2	163.6	31.7	41.0	116.2
UNDER CONSTRUCTION										
Q1 2010	8,649	1,582	390	15	1,742	7,434	76	1,323	723	21,934
Q1 2009	6,270	1,120	195	4	2,020	14,094	180	1,545	815	26,249
% Change	37.9	41.3	100.0	**	-13.8	-47.3	-57.8	-14.4	-11.3	-16.4
COMPLETIONS										
Q1 2010	3,047	442	28	2	403	1,466	24	243	730	6,385
Q1 2009	2,912	522	19	1	603	2,281	50	145	632	7,165
% Change	4.6	-15.3	47.4	100.0	-33.2	-35.7	-52.0	67.6	15.5	-10.9
Year-to-date 2010	3,047	442	28	2	403	1,466	24	243	730	6,385
Year-to-date 2009	2,912	522	19	1	603	2,281	50	145	632	7,165
% Change	4.6	-15.3	47.4	100.0	-33.2	-35.7	-52.0	67.6	15.5	-10.9
COMPLETED & NOT ABSORBED										
Q1 2010	1,088	158	24	0	250	1,375	4	223	n/a	3,122
Q1 2009	2,151	392	30	2	391	615	3	165	n/a	3,749
% Change	-49.4	-59.7	-20.0	-100.0	-36.1	123.6	33.3	35.2	n/a	-16.7
ABSORBED										
Q1 2010	2 672	471	18	2	449	1 302	8	88	n/a	5 010
Q1 2009	2 328	425	10	4	480	1 380	23	85	n/a	4 735
% Change	14.8	10.8	80.0	-50.0	-6.5	-5.7	-65.2	3.5	n/a	5.8
Year-to-date 2010	2,672	471	18	2	449	1,302	8	88	n/a	5,010
Year-to-date 2009	2,328	425	10	4	480	1,380	23	85	n/a	4,735
% Change	14.8	10.8	80.0	-50.0	-6.5	-5.7	-65.2	3.5	n/a	5.8

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
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+											
Winnipeg	364	288	10	6	24	26	265	66	663	386	71.8
Centres 10,000 - 49,999											
Brandon	20	15	0	0	12	4	0	16	32	35	-8.6
Hanover RM	10	4	0	0	0	0	0	13	10	17	-41.2
Portage la Prairie	1	3	0	0	0	0	0	0	1	3	-66.7
St. Andrews	7	0	0	0	0	0	0	0	7	0	n/a
Steinbach MD	8	5	2	2	0	0	0	0	10	7	42.9
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	410	315	12	8	36	30	265	95	723	448	61.4

Table 2.1a: Starts by Submarket and by Dwelling Type
Manitoba
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+											
Winnipeg	364	288	10	6	24	26	265	66	663	386	71.8
Centres 10,000 - 49,999											
Brandon	20	15	0	0	12	4	0	16	32	35	-8.6
Hanover RM	10	4	0	0	0	0	0	13	10	17	-41.2
Portage la Prairie	1	3	0	0	0	0	0	0	1	3	-66.7
St. Andrews	7	0	0	0	0	0	0	0	7	0	n/a
Steinbach MD	8	5	2	2	0	0	0	0	10	7	42.9
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Total Manitoba (10,000+)	410	315	12	8	36	30	265	95	723	448	61.4

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	140	117	12	2	25	5	61	0	238	124	91.9
Saskatoon	280	77	4	2	0	10	81	0	365	89	**
Centres 10,000 - 49,999											
Estevan	2	3	0	2	8	0	36	0	46	5	**
Lloydminster	7	2	0	0	0	0	0	0	7	2	**
Moose Jaw	7	10	0	0	0	0	0	0	7	10	-30.0
North Battleford	4	1	0	0	0	0	0	0	4	1	**
Prince Albert	8	3	0	2	0	0	12	5	20	10	100.0
Swift Current	15	4	0	0	4	0	0	10	19	14	35.7
Yorkton	3	2	0	0	0	0	0	0	3	2	50.0
Total Saskatchewan (10,000+)	466	219	16	8	37	15	190	15	709	257	175.9

Table 2.1b: Starts by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	140	117	12	2	25	5	61	0	238	124	91.9
Saskatoon	280	77	4	2	0	10	81	0	365	89	**
Centres 10,000 - 49,999											
Estevan	2	3	0	2	8	0	36	0	46	5	**
Lloydminster	7	2	0	0	0	0	0	0	7	2	**
Moose Jaw	7	10	0	0	0	0	0	0	7	10	-30.0
North Battleford	4	1	0	0	0	0	0	0	4	1	**
Prince Albert	8	3	0	2	0	0	12	5	20	10	100.0
Swift Current	15	4	0	0	4	0	0	10	19	14	35.7
Yorkton	3	2	0	0	0	0	0	0	3	2	50.0
Total Saskatchewan (10,000+)	466	219	16	8	37	15	190	15	709	257	175.9

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Alberta
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+											
Calgary	1,528	559	204	88	224	15	205	84	2,161	746	189.7
Edmonton	1,394	401	398	94	154	26	86	240	2,032	761	167.0
Centres 50,000 - 99,999											
Grande Prairie	51	74	2	8	0	8	0	0	53	90	-41.1
Lethbridge	129	93	14	10	16	6	0	0	159	109	45.9
Medicine Hat	48	29	4	2	4	8	0	51	56	90	-37.8
Red Deer	78	50	6	8	27	0	97	0	208	58	**
Centres 10,000 - 49,999											
Bonneyville MD	11	13	2	0	0	0	0	0	13	13	0.0
Brooks	5	5	0	0	0	0	0	0	5	5	0.0
Camrose	20	20	8	4	4	0	0	0	32	24	33.3
Canmore	1	1	2	0	0	6	0	0	3	7	-57.1
Clearwater County MD	6	15	0	0	0	0	0	0	6	15	-60.0
Cold Lake	11	14	2	0	0	0	0	0	13	14	-7.1
Foothills No 31 MD	26	25	0	0	0	0	0	0	26	25	4.0
High River T	22	11	8	0	0	0	0	0	30	11	172.7
Lacombe T	46	11	4	0	0	3	0	0	50	14	**
Lacombe County CM	5	3	0	0	0	0	0	0	5	3	66.7
Mackenzie No 23 MD	7	2	0	0	0	0	0	0	7	2	**
Mountain View County MD	12	9	0	2	0	0	0	0	12	11	9.1
Okotoks	87	40	4	2	0	0	0	0	91	42	116.7
Red Deer County CM	6	20	0	0	0	0	0	0	6	20	-70.0
Strathmore T	2	8	4	2	4	0	0	4	10	14	-28.6
Sylvan Lake	34	10	0	0	0	0	0	0	34	10	**
Wetaskiwin County No 10 CM	5	12	0	0	0	0	0	0	5	12	-58.3
Wetaskiwin	0	8	0	0	0	0	0	0	0	8	-100.0
Wood Buffalo	0	79	0	0	0	10	0	72	0	161	-100.0
Yellowhead County MD	12	23	0	0	0	0	0	0	12	23	-47.8
Total Alberta (10,000+)	3,647	1,539	702	220	436	82	412	451	5,197	2,292	126.7

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
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+											
Calgary	1,528	559	204	88	224	15	205	84	2,161	746	189.7
Edmonton	1,394	401	398	94	154	26	86	240	2,032	761	167.0
Centres 50,000 - 99,999											
Grande Prairie	51	74	2	8	0	8	0	0	53	90	-41.1
Lethbridge	129	93	14	10	16	6	0	0	159	109	45.9
Medicine Hat	48	29	4	2	4	8	0	51	56	90	-37.8
Red Deer	78	50	6	8	27	0	97	0	208	58	**
Centres 10,000 - 49,999											
Bonneyville MD	11	13	2	0	0	0	0	0	13	13	0.0
Brooks	5	5	0	0	0	0	0	0	5	5	0.0
Camrose	20	20	8	4	4	0	0	0	32	24	33.3
Canmore	1	1	2	0	0	6	0	0	3	7	-57.1
Clearwater County MD	6	15	0	0	0	0	0	0	6	15	-60.0
Cold Lake	11	14	2	0	0	0	0	0	13	14	-7.1
Foothills No 31 MD	26	25	0	0	0	0	0	0	26	25	4.0
High River T	22	11	8	0	0	0	0	0	30	11	172.7
Lacombe T	46	11	4	0	0	3	0	0	50	14	**
Lacombe County CM	5	3	0	0	0	0	0	0	5	3	66.7
Mackenzie No 23 MD	7	2	0	0	0	0	0	0	7	2	**
Mountain View County MD	12	9	0	2	0	0	0	0	12	11	9.1
Okotoks	87	40	4	2	0	0	0	0	91	42	116.7
Red Deer County CM	6	20	0	0	0	0	0	0	6	20	-70.0
Strathmore T	2	8	4	2	4	0	0	4	10	14	-28.6
Sylvan Lake	34	10	0	0	0	0	0	0	34	10	**
Wetaskiwin County No 10 CM	5	12	0	0	0	0	0	0	5	12	-58.3
Wetaskiwin	0	8	0	0	0	0	0	0	0	8	-100.0
Wood Buffalo	0	79	0	0	0	10	0	72	0	161	-100.0
Yellowhead County MD	12	23	0	0	0	0	0	0	12	23	-47.8
Total Alberta (10,000+)	3,647	1,539	702	220	436	82	412	451	5,197	2,292	126.7

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
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+								
Winnipeg	24	22	0	4	110	18	155	48
Centres 10,000 - 49,999								
Brandon	12	4	0	0	0	0	0	16
Hanover RM	0	0	0	0	0	0	0	13
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	36	26	0	4	110	18	155	77

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Manitoba
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+								
Winnipeg	24	22	0	4	110	18	155	48
Centres 10,000 - 49,999								
Brandon	12	4	0	0	0	0	0	16
Hanover RM	0	0	0	0	0	0	0	13
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	36	26	0	4	110	18	155	77

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	25	5	0	0	61	0	0	0
Saskatoon	0	10	0	0	73	0	8	0
Centres 10,000 - 49,999								
Estevan	4	0	4	0	36	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	4	5	8	0
Swift Current	4	0	0	0	0	0	0	10
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	33	15	4	0	174	5	16	10

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	25	5	0	0	61	0	0	0
Saskatoon	0	10	0	0	73	0	8	0
Centres 10,000 - 49,999								
Estevan	4	0	4	0	36	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	4	5	8	0
Swift Current	4	0	0	0	0	0	0	10
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	33	15	4	0	174	5	16	10

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	224	15	0	0	75	84	130	0
Edmonton	132	26	22	0	74	144	12	96
Centres 50,000 - 99,999								
Grande Prairie	0	8	0	0	0	0	0	0
Lethbridge	16	6	0	0	0	0	0	0
Medicine Hat	0	0	4	8	0	47	0	4
Red Deer	27	0	0	0	52	0	45	0
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	0	0	0	0	0	0
Canmore	0	6	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	0	0	0	0	0	0	0
Lacombe T	0	0	0	3	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	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	4	0	0	0	0	0	0	4
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	0	10	0	0	0	34	0	38
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	407	71	29	11	225	309	187	142

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	224	15	0	0	75	84	130	0
Edmonton	132	26	22	0	74	144	12	96
Centres 50,000 - 99,999								
Grande Prairie	0	8	0	0	0	0	0	0
Lethbridge	16	6	0	0	0	0	0	0
Medicine Hat	0	0	4	8	0	47	0	4
Red Deer	27	0	0	0	52	0	45	0
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	0	0	0	0	0	0
Canmore	0	6	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	0	0	0	0	0	0	0
Lacombe T	0	0	0	3	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	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	4	0	0	0	0	0	0	4
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Wood Buffalo	0	10	0	0	0	34	0	38
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	407	71	29	11	225	309	187	142

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	366	293	142	41	155	52	663	386
Centres 10,000 - 49,999								
Brandon	19	14	12	4	1	17	32	35
Hanover RM	10	4	0	0	0	13	10	17
Portage la Prairie	1	3	0	0	0	0	1	3
St. Andrews	7	0	0	0	0	0	7	0
Steinbach MD	10	7	0	0	0	0	10	7
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	413	321	154	45	156	82	723	448

Table 2.5a: Starts by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	366	293	142	41	155	52	663	386
Centres 10,000 - 49,999								
Brandon	19	14	12	4	1	17	32	35
Hanover RM	10	4	0	0	0	13	10	17
Portage la Prairie	1	3	0	0	0	0	1	3
St. Andrews	7	0	0	0	0	0	7	0
Steinbach MD	10	7	0	0	0	0	10	7
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	413	321	154	45	156	82	723	448

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Saskatchewan
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+								
Regina	139	114	92	10	7	0	238	124
Saskatoon	284	79	73	10	8	0	365	89
Centres 10,000 - 49,999								
Estevan	2	5	40	0	4	0	46	5
Lloydminster	7	2	0	0	0	0	7	2
Moose Jaw	7	10	0	0	0	0	7	10
North Battleford	4	1	0	0	0	0	4	1
Prince Albert	8	5	4	5	8	0	20	10
Swift Current	15	4	4	0	0	10	19	14
Yorkton	3	2	0	0	0	0	3	2
Total Saskatchewan (10,000+)	469	222	213	25	27	10	709	257

Table 2.5b: Starts by Submarket and by Intended Market
Saskatchewan
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+								
Regina	139	114	92	10	7	0	238	124
Saskatoon	284	79	73	10	8	0	365	89
Centres 10,000 - 49,999								
Estevan	2	5	40	0	4	0	46	5
Lloydminster	7	2	0	0	0	0	7	2
Moose Jaw	7	10	0	0	0	0	7	10
North Battleford	4	1	0	0	0	0	4	1
Prince Albert	8	5	4	5	8	0	20	10
Swift Current	15	4	4	0	0	10	19	14
Yorkton	3	2	0	0	0	0	3	2
Total Saskatchewan (10,000+)	469	222	213	25	27	10	709	257

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
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+								
Calgary	1,735	645	296	101	130	0	2,161	746
Edmonton	1,775	495	223	170	34	96	2,032	761
Centres 50,000 - 99,999								
Grande Prairie	53	90	0	0	0	0	53	90
Lethbridge	143	109	16	0	0	0	159	109
Medicine Hat	52	31	0	47	4	12	56	90
Red Deer	84	58	79	0	45	0	208	58
Centres 10,000 - 49,999								
Bonneyville MD	13	13	0	0	0	0	13	13
Brooks	5	5	0	0	0	0	5	5
Camrose	32	24	0	0	0	0	32	24
Canmore	3	1	0	6	0	0	3	7
Clearwater County MD	6	15	0	0	0	0	6	15
Cold Lake	13	14	0	0	0	0	13	14
Foothills No 31 MD	26	25	0	0	0	0	26	25
High River T	30	11	0	0	0	0	30	11
Lacombe T	50	11	0	0	0	3	50	14
Lacombe County CM	5	3	0	0	0	0	5	3
Mackenzie No 23 MD	7	2	0	0	0	0	7	2
Mountain View County MD	12	11	0	0	0	0	12	11
Okotoks	91	40	0	2	0	0	91	42
Red Deer County CM	6	20	0	0	0	0	6	20
Strathmore T	6	10	4	0	0	4	10	14
Sylvan Lake	34	10	0	0	0	0	34	10
Wetaskiwin County No 10 CM	5	12	0	0	0	0	5	12
Wetaskiwin	0	8	0	0	0	0	0	8
Wood Buffalo	0	79	0	44	0	38	0	161
Yellowhead County MD	12	23	0	0	0	0	12	23
Total Alberta (10,000+)	4,339	1,769	642	370	216	153	5,197	2,292

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
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+								
Calgary	1,735	645	296	101	130	0	2,161	746
Edmonton	1,775	495	223	170	34	96	2,032	761
Centres 50,000 - 99,999								
Grande Prairie	53	90	0	0	0	0	53	90
Lethbridge	143	109	16	0	0	0	159	109
Medicine Hat	52	31	0	47	4	12	56	90
Red Deer	84	58	79	0	45	0	208	58
Centres 10,000 - 49,999								
Bonneyville MD	13	13	0	0	0	0	13	13
Brooks	5	5	0	0	0	0	5	5
Camrose	32	24	0	0	0	0	32	24
Canmore	3	1	0	6	0	0	3	7
Clearwater County MD	6	15	0	0	0	0	6	15
Cold Lake	13	14	0	0	0	0	13	14
Foothills No 31 MD	26	25	0	0	0	0	26	25
High River T	30	11	0	0	0	0	30	11
Lacombe T	50	11	0	0	0	3	50	14
Lacombe County CM	5	3	0	0	0	0	5	3
Mackenzie No 23 MD	7	2	0	0	0	0	7	2
Mountain View County MD	12	11	0	0	0	0	12	11
Okotoks	91	40	0	2	0	0	91	42
Red Deer County CM	6	20	0	0	0	0	6	20
Strathmore T	6	10	4	0	0	4	10	14
Sylvan Lake	34	10	0	0	0	0	34	10
Wetaskiwin County No 10 CM	5	12	0	0	0	0	5	12
Wetaskiwin	0	8	0	0	0	0	0	8
Wood Buffalo	0	79	0	44	0	38	0	161
Yellowhead County MD	12	23	0	0	0	0	12	23
Total Alberta (10,000+)	4,339	1,769	642	370	216	153	5,197	2,292

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Manitoba
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+											
Winnipeg	201	189	6	8	6	36	254	134	467	367	27.2
Centres 10,000 - 49,999											
Brandon	6	17	0	4	8	16	14	8	28	45	-37.8
Hanover RM	16	12	2	0	0	0	0	0	18	12	50.0
Portage la Prairie	18	13	0	2	12	0	0	0	30	15	100.0
St. Andrews	6	7	0	0	0	0	0	0	6	7	-14.3
Steinbach MD	10	27	6	4	0	0	0	21	16	52	-69.2
Thompson	0	18	0	4	0	0	0	0	0	22	-100.0
Total Manitoba (10,000+)	257	283	14	22	26	52	268	163	565	520	8.7

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
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+											
Winnipeg	201	189	6	8	6	36	254	134	467	367	27.2
Centres 10,000 - 49,999											
Brandon	6	17	0	4	8	16	14	8	28	45	-37.8
Hanover RM	16	12	2	0	0	0	0	0	18	12	50.0
Portage la Prairie	18	13	0	2	12	0	0	0	30	15	100.0
St. Andrews	6	7	0	0	0	0	0	0	6	7	-14.3
Steinbach MD	10	27	6	4	0	0	0	21	16	52	-69.2
Thompson	0	18	0	4	0	0	0	0	0	22	-100.0
Total Manitoba (10,000+)	257	283	14	22	26	52	268	163	565	520	8.7

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	180	159	2	12	10	13	0	95	192	279	-31.2
Saskatoon	288	226	12	14	0	39	106	37	406	316	28.5
Centres 10,000 - 49,999											
Estevan	10	10	0	4	0	0	24	12	34	26	30.8
Lloydminster	7	7	0	0	0	0	0	0	7	7	0.0
Moose Jaw	20	27	0	4	4	0	0	0	24	31	-22.6
North Battleford	10	9	2	2	13	0	0	0	25	11	127.3
Prince Albert	26	21	6	4	18	0	26	0	76	25	**
Swift Current	11	20	0	0	0	0	0	0	11	20	-45.0
Yorkton	15	13	4	0	0	11	16	0	35	24	45.8
Total Saskatchewan (10,000+)	567	492	26	40	45	63	172	144	810	739	9.6

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	180	159	2	12	10	13	0	95	192	279	-31.2
Saskatoon	288	226	12	14	0	39	106	37	406	316	28.5
Centres 10,000 - 49,999											
Estevan	10	10	0	4	0	0	24	12	34	26	30.8
Lloydminster	7	7	0	0	0	0	0	0	7	7	0.0
Moose Jaw	20	27	0	4	4	0	0	0	24	31	-22.6
North Battleford	10	9	2	2	13	0	0	0	25	11	127.3
Prince Albert	26	21	6	4	18	0	26	0	76	25	**
Swift Current	11	20	0	0	0	0	0	0	11	20	-45.0
Yorkton	15	13	4	0	0	11	16	0	35	24	45.8
Total Saskatchewan (10,000+)	567	492	26	40	45	63	172	144	810	739	9.6

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Alberta
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+											
Calgary	1,107	1,015	152	170	132	256	824	577	2,215	2,018	9.8
Edmonton	1,064	830	254	326	128	218	490	911	1,936	2,285	-15.3
Centres 50,000 - 99,999											
Grande Prairie	149	191	4	8	4	0	0	0	157	199	-21.1
Lethbridge	95	195	34	12	18	6	0	24	147	237	-38.0
Medicine Hat	36	57	0	26	0	4	0	8	36	95	-62.1
Red Deer	61	68	14	4	24	20	0	101	99	193	-48.7
Centres 10,000 - 49,999											
Bonneyville MD	25	22	2	0	0	0	0	0	27	22	22.7
Brooks	15	13	2	0	3	0	0	0	20	13	53.8
Camrose	21	30	0	18	4	8	63	6	88	62	41.9
Canmore	2	1	0	0	0	19	98	96	100	116	-13.8
Clearwater County MD	21	28	0	0	0	0	0	0	21	28	-25.0
Cold Lake	24	12	0	0	0	0	0	0	24	12	100.0
Foothills No 31 MD	33	47	0	0	0	0	0	0	33	47	-29.8
High River T	18	19	2	0	0	27	0	0	20	46	-56.5
Lacombe T	20	21	2	0	0	4	0	0	22	25	-12.0
Lacombe County CM	17	14	0	0	0	0	0	0	17	14	21.4
Mackenzie No 23 MD	5	10	0	0	0	0	0	0	5	10	-50.0
Mountain View County MD	6	21	0	0	0	0	0	0	6	21	-71.4
Okotoks	71	42	6	4	0	3	0	60	77	109	-29.4
Red Deer County CM	24	23	0	0	0	0	0	0	24	23	4.3
Strathmore T	8	10	4	4	0	16	48	0	60	30	100.0
Sylvan Lake	22	28	2	2	9	0	0	55	33	85	-61.2
Wetaskiwin County No 10 CM	17	10	0	0	0	0	0	0	17	10	70.0
Wetaskiwin	10	8	0	0	4	8	0	0	14	16	-12.5
Wood Buffalo	0	151	0	8	0	23	0	588	0	770	-100.0
Yellowhead County MD	19	23	0	0	0	0	0	0	19	23	-17.4
Total Alberta (10,000+)	3,049	2,913	482	582	415	612	1,709	2,426	5,655	6,533	-13.4

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
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+											
Calgary	1,107	1,015	152	170	132	256	824	577	2,215	2,018	9.8
Edmonton	1,064	830	254	326	128	218	490	911	1,936	2,285	-15.3
Centres 50,000 - 99,999											
Grande Prairie	149	191	4	8	4	0	0	0	157	199	-21.1
Lethbridge	95	195	34	12	18	6	0	24	147	237	-38.0
Medicine Hat	36	57	0	26	0	4	0	8	36	95	-62.1
Red Deer	61	68	14	4	24	20	0	101	99	193	-48.7
Centres 10,000 - 49,999											
Bonneyville MD	25	22	2	0	0	0	0	0	27	22	22.7
Brooks	15	13	2	0	3	0	0	0	20	13	53.8
Camrose	21	30	0	18	4	8	63	6	88	62	41.9
Canmore	2	1	0	0	0	19	98	96	100	116	-13.8
Clearwater County MD	21	28	0	0	0	0	0	0	21	28	-25.0
Cold Lake	24	12	0	0	0	0	0	0	24	12	100.0
Foothills No 31 MD	33	47	0	0	0	0	0	0	33	47	-29.8
High River T	18	19	2	0	0	27	0	0	20	46	-56.5
Lacombe T	20	21	2	0	0	4	0	0	22	25	-12.0
Lacombe County CM	17	14	0	0	0	0	0	0	17	14	21.4
Mackenzie No 23 MD	5	10	0	0	0	0	0	0	5	10	-50.0
Mountain View County MD	6	21	0	0	0	0	0	0	6	21	-71.4
Okotoks	71	42	6	4	0	3	0	60	77	109	-29.4
Red Deer County CM	24	23	0	0	0	0	0	0	24	23	4.3
Strathmore T	8	10	4	4	0	16	48	0	60	30	100.0
Sylvan Lake	22	28	2	2	9	0	0	55	33	85	-61.2
Wetaskiwin County No 10 CM	17	10	0	0	0	0	0	0	17	10	70.0
Wetaskiwin	10	8	0	0	4	8	0	0	14	16	-12.5
Wood Buffalo	0	151	0	8	0	23	0	588	0	770	-100.0
Yellowhead County MD	19	23	0	0	0	0	0	0	19	23	-17.4
Total Alberta (10,000+)	3,049	2,913	482	582	415	612	1,709	2,426	5,655	6,533	-13.4

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
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+								
Winnipeg	6	36	0	0	159	30	95	104
Centres 10,000 - 49,999								
Brandon	4	16	4	0	0	0	14	8
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	12	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	21
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	10	52	16	0	159	30	109	133

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
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+								
Winnipeg	6	36	0	0	159	30	95	104
Centres 10,000 - 49,999								
Brandon	4	16	4	0	0	0	14	8
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	12	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach MD	0	0	0	0	0	0	0	21
Thompson	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	10	52	16	0	159	30	109	133

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	10	13	0	0	0	95	0	0
Saskatoon	0	39	0	0	106	0	0	37
Centres 10,000 - 49,999								
Estevan	0	0	0	0	24	12	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	4	0	0	0	0	0	0	0
North Battleford	13	0	0	0	0	0	0	0
Prince Albert	0	0	18	0	18	0	8	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	0	11	0	0	0	0	16	0
Total Saskatchewan (10,000+)	27	63	18	0	148	107	24	37

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	10	13	0	0	0	95	0	0
Saskatoon	0	39	0	0	106	0	0	37
Centres 10,000 - 49,999								
Estevan	0	0	0	0	24	12	0	0
Lloydminster	0	0	0	0	0	0	0	0
Moose Jaw	4	0	0	0	0	0	0	0
North Battleford	13	0	0	0	0	0	0	0
Prince Albert	0	0	18	0	18	0	8	0
Swift Current	0	0	0	0	0	0	0	0
Yorkton	0	11	0	0	0	0	16	0
Total Saskatchewan (10,000+)	27	63	18	0	148	107	24	37

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	132	256	0	0	824	557	0	20
Edmonton	128	218	0	0	462	789	28	122
Centres 50,000 - 99,999								
Grande Prairie	4	0	0	0	0	0	0	0
Lethbridge	18	6	0	0	0	24	0	0
Medicine Hat	0	4	0	0	0	8	0	0
Red Deer	24	20	0	0	0	98	0	3
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	3	0	0	0	0	0	0	0
Camrose	4	4	0	4	0	6	63	0
Canmore	0	19	0	0	98	96	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	0	0	4	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	3	0	0	0	60	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	16	0	0	48	0	0	0
Sylvan Lake	9	0	0	0	0	55	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	4	8	0	0	0	0
Wood Buffalo	0	3	0	20	0	588	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	391	576	24	36	1,466	2,281	243	145

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	132	256	0	0	824	557	0	20
Edmonton	128	218	0	0	462	789	28	122
Centres 50,000 - 99,999								
Grande Prairie	4	0	0	0	0	0	0	0
Lethbridge	18	6	0	0	0	24	0	0
Medicine Hat	0	4	0	0	0	8	0	0
Red Deer	24	20	0	0	0	98	0	3
Centres 10,000 - 49,999								
Bonneyville MD	0	0	0	0	0	0	0	0
Brooks	3	0	0	0	0	0	0	0
Camrose	4	4	0	4	0	6	63	0
Canmore	0	19	0	0	98	96	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	0	0	4	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	3	0	0	0	60	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore T	0	16	0	0	48	0	0	0
Sylvan Lake	9	0	0	0	0	55	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	4	8	0	0	0	0
Wood Buffalo	0	3	0	20	0	588	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	391	576	24	36	1,466	2,281	243	145

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	202	191	170	72	95	104	467	367
Centres 10,000 - 49,999								
Brandon	6	14	4	20	18	11	28	45
Hanover RM	18	12	0	0	0	0	18	12
Portage la Prairie	18	13	0	2	12	0	30	15
St. Andrews	6	7	0	0	0	0	6	7
Steinbach MD	16	31	0	0	0	21	16	52
Thompson	0	18	0	0	0	4	0	22
Total Manitoba (10,000+)	266	286	174	94	125	140	565	520

Table 3.5a: Completions by Submarket and by Intended Market
Manitoba
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+								
Winnipeg	202	191	170	72	95	104	467	367
Centres 10,000 - 49,999								
Brandon	6	14	4	20	18	11	28	45
Hanover RM	18	12	0	0	0	0	18	12
Portage la Prairie	18	13	0	2	12	0	30	15
St. Andrews	6	7	0	0	0	0	6	7
Steinbach MD	16	31	0	0	0	21	16	52
Thompson	0	18	0	0	0	4	0	22
Total Manitoba (10,000+)	266	286	174	94	125	140	565	520

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Saskatchewan
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+								
Regina	176	158	13	121	3	0	192	279
Saskatoon	298	231	106	48	2	37	406	316
Centres 10,000 - 49,999								
Estevan	10	14	24	12	0	0	34	26
Lloydminster	7	7	0	0	0	0	7	7
Moose Jaw	20	29	4	2	0	0	24	31
North Battleford	12	11	13	0	0	0	25	11
Prince Albert	32	25	18	0	26	0	76	25
Swift Current	11	20	0	0	0	0	11	20
Yorkton	19	13	0	11	16	0	35	24
Total Saskatchewan (10,000+)	585	508	178	194	47	37	810	739

Table 3.5b: Completions by Submarket and by Intended Market
Saskatchewan
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+								
Regina	176	158	13	121	3	0	192	279
Saskatoon	298	231	106	48	2	37	406	316
Centres 10,000 - 49,999								
Estevan	10	14	24	12	0	0	34	26
Lloydminster	7	7	0	0	0	0	7	7
Moose Jaw	20	29	4	2	0	0	24	31
North Battleford	12	11	13	0	0	0	25	11
Prince Albert	32	25	18	0	26	0	76	25
Swift Current	11	20	0	0	0	0	11	20
Yorkton	19	13	0	11	16	0	35	24
Total Saskatchewan (10,000+)	585	508	178	194	47	37	810	739

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
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+								
Calgary	1,254	1,185	961	813	0	20	2,215	2,018
Edmonton	1,287	1,106	621	1,043	28	136	1,936	2,285
Centres 50,000 - 99,999								
Grande Prairie	157	199	0	0	0	0	157	199
Lethbridge	129	213	18	24	0	0	147	237
Medicine Hat	36	87	0	8	0	0	36	95
Red Deer	75	72	24	118	0	3	99	193
Centres 10,000 - 49,999								
Bonneyville MD	27	22	0	0	0	0	27	22
Brooks	17	13	3	0	0	0	20	13
Camrose	21	48	4	10	63	4	88	62
Canmore	2	1	98	115	0	0	100	116
Clearwater County MD	21	28	0	0	0	0	21	28
Cold Lake	24	12	0	0	0	0	24	12
Foothills No 31 MD	33	47	0	0	0	0	33	47
High River T	20	19	0	27	0	0	20	46
Lacombe T	22	21	0	0	0	4	22	25
Lacombe County CM	17	14	0	0	0	0	17	14
Mackenzie No 23 MD	5	10	0	0	0	0	5	10
Mountain View County MD	6	21	0	0	0	0	6	21
Okotoks	77	44	0	65	0	0	77	109
Red Deer County CM	24	23	0	0	0	0	24	23
Strathmore T	12	14	48	16	0	0	60	30
Sylvan Lake	27	30	6	55	0	0	33	85
Wetaskiwin County No 10 CM	17	10	0	0	0	0	17	10
Wetaskiwin	10	8	0	0	4	8	14	16
Wood Buffalo	0	159	0	591	0	20	0	770
Yellowhead County MD	19	23	0	0	0	0	19	23
Total Alberta (10,000+)	3,517	3,453	1,871	2,885	267	195	5,655	6,533

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
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+								
Calgary	1,254	1,185	961	813	0	20	2,215	2,018
Edmonton	1,287	1,106	621	1,043	28	136	1,936	2,285
Centres 50,000 - 99,999								
Grande Prairie	157	199	0	0	0	0	157	199
Lethbridge	129	213	18	24	0	0	147	237
Medicine Hat	36	87	0	8	0	0	36	95
Red Deer	75	72	24	118	0	3	99	193
Centres 10,000 - 49,999								
Bonneyville MD	27	22	0	0	0	0	27	22
Brooks	17	13	3	0	0	0	20	13
Camrose	21	48	4	10	63	4	88	62
Canmore	2	1	98	115	0	0	100	116
Clearwater County MD	21	28	0	0	0	0	21	28
Cold Lake	24	12	0	0	0	0	24	12
Foothills No 31 MD	33	47	0	0	0	0	33	47
High River T	20	19	0	27	0	0	20	46
Lacombe T	22	21	0	0	0	4	22	25
Lacombe County CM	17	14	0	0	0	0	17	14
Mackenzie No 23 MD	5	10	0	0	0	0	5	10
Mountain View County MD	6	21	0	0	0	0	6	21
Okotoks	77	44	0	65	0	0	77	109
Red Deer County CM	24	23	0	0	0	0	24	23
Strathmore T	12	14	48	16	0	0	60	30
Sylvan Lake	27	30	6	55	0	0	33	85
Wetaskiwin County No 10 CM	17	10	0	0	0	0	17	10
Wetaskiwin	10	8	0	0	4	8	14	16
Wood Buffalo	0	159	0	591	0	20	0	770
Yellowhead County MD	19	23	0	0	0	0	19	23
Total Alberta (10,000+)	3,517	3,453	1,871	2,885	267	195	5,655	6,533

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q1 2010	16	8.4	32	16.8	46	24.1	34	17.8	63	33.0	191	350,000	385,996
Q1 2009	35	14.0	61	24.4	46	18.4	44	17.6	64	25.6	250	332,691	361,353
Year-to-date 2010	16	8.4	32	16.8	46	24.1	34	17.8	63	33.0	191	350,000	385,996
Year-to-date 2009	35	14.0	61	24.4	46	18.4	44	17.6	64	25.6	250	332,691	361,353

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q1 2010	4	2.6	11	7.3	20	13.2	37	24.5	79	52.3	151	400,000	428,794
Q1 2009	13	8.5	30	19.6	26	17.0	38	24.8	46	30.1	153	360,440	367,773
Year-to-date 2010	4	2.6	11	7.3	20	13.2	37	24.5	79	52.3	151	400,000	428,794
Year-to-date 2009	13	8.5	30	19.6	26	17.0	38	24.8	46	30.1	153	360,440	367,773
Saskatoon CMA													
Q1 2010	11	3.9	40	14.1	82	28.9	67	23.6	84	29.6	284	350,361	378,709
Q1 2009	18	6.5	37	13.5	54	19.6	74	26.9	92	33.5	275	373,262	377,825
Year-to-date 2010	11	3.9	40	14.1	82	28.9	67	23.6	84	29.6	284	350,361	378,709
Year-to-date 2009	18	6.5	37	13.5	54	19.6	74	26.9	92	33.5	275	373,262	377,825
Total Urban Centres in Saskatchewan (50,000+)													
Q1 2010	15	3.4	51	11.7	102	23.4	104	23.9	163	37.5	435	370,523	396,095
Q1 2009	31	7.2	67	15.7	80	18.7	112	26.2	138	32.2	428	368,400	374,231
Year-to-date 2010	15	3.4	51	11.7	102	23.4	104	23.9	163	37.5	435	370,523	396,095
Year-to-date 2009	31	7.2	67	15.7	80	18.7	112	26.2	138	32.2	428	368,400	374,231

Source: CMHC (Market Absorption Survey)

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

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													
Q1 2010	52	34.7	36	24.0	25	16.7	13	8.7	24	16.0	150	326,598	358,159
Q1 2009	41	30.1	26	19.1	27	19.9	13	9.6	29	21.3	136	350,000	373,112
Year-to-date 2010	52	34.7	36	24.0	25	16.7	13	8.7	24	16.0	150	326,598	358,159
Year-to-date 2009	41	30.1	26	19.1	27	19.9	13	9.6	29	21.3	136	350,000	373,112
Lethbridge													
Q1 2010	56	54.9	23	22.5	15	14.7	2	2.0	6	5.9	102	284,850	305,196
Q1 2009	91	49.5	39	21.2	18	9.8	14	7.6	22	12.0	184	300,000	335,635
Year-to-date 2010	56	54.9	23	22.5	15	14.7	2	2.0	6	5.9	102	284,850	305,196
Year-to-date 2009	91	49.5	39	21.2	18	9.8	14	7.6	22	12.0	184	300,000	335,635
Medicine Hat													
Q1 2010	22	42.3	13	25.0	10	19.2	5	9.6	2	3.8	52	326,500	329,252
Q1 2009	24	38.1	19	30.2	15	23.8	3	4.8	2	3.2	63	318,000	319,574
Year-to-date 2010	22	42.3	13	25.0	10	19.2	5	9.6	2	3.8	52	326,500	329,252
Year-to-date 2009	24	38.1	19	30.2	15	23.8	3	4.8	2	3.2	63	318,000	319,574
Red Deer													
Q1 2010	13	18.6	18	25.7	8	11.4	18	25.7	13	18.6	70	384,950	405,705
Q1 2009	12	18.2	22	33.3	7	10.6	10	15.2	15	22.7	66	344,950	394,018
Year-to-date 2010	13	18.6	18	25.7	8	11.4	18	25.7	13	18.6	70	384,950	405,705
Year-to-date 2009	12	18.2	22	33.3	7	10.6	10	15.2	15	22.7	66	344,950	394,018
Calgary CMA													
Q1 2010	65	5.9	216	19.5	215	19.5	226	20.5	383	34.7	1,105	410,800	528,414
Q1 2009	10	1.0	58	5.9	151	15.2	202	20.4	570	57.5	991	468,382	569,353
Year-to-date 2010	65	5.9	216	19.5	215	19.5	226	20.5	383	34.7	1,105	410,800	528,414
Year-to-date 2009	10	1.0	58	5.9	151	15.2	202	20.4	570	57.5	991	468,382	569,353
Edmonton CMA													
Q1 2010	88	8.5	153	14.8	223	21.6	186	18.0	383	37.1	1,033	414,300	468,348
Q1 2009	34	3.8	53	5.9	117	13.1	119	13.3	569	63.8	892	500,000	590,276
Year-to-date 2010	88	8.5	153	14.8	223	21.6	186	18.0	383	37.1	1,033	414,300	468,348
Year-to-date 2009	34	3.8	53	5.9	117	13.1	119	13.3	569	63.8	892	500,000	590,276
Total Urban Centres in Alberta (50,000+)													
Q1 2010	296	11.2	459	17.4	496	18.8	450	17.0	941	35.6	2,642	408,519	487,638
Q1 2009	212	9.1	217	9.3	335	14.4	361	15.5	1,207	51.8	2,332	455,211	535,761
Year-to-date 2010	296	11.2	459	17.4	496	18.8	450	17.0	941	35.6	2,642	408,519	487,638
Year-to-date 2009	212	9.1	217	9.3	335	14.4	361	15.5	1,207	51.8	2,332	455,211	535,761

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
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	578	-2.4	1,162	1,077	1,612	72.1	177,718	4.7	191,637
	February	684	-20.2	975	1,245	1,666	58.5	188,795	8.6	194,833
	March	969	-8.8	988	1,597	1,499	65.9	204,663	4.9	203,592
	April	1,218	-14.1	1,023	1,959	1,568	65.2	207,863	2.3	196,267
	May	1,489	-10.7	1,082	2,223	1,566	69.1	204,276	0.3	193,935
	June	1,648	0.2	1,089	2,317	1,571	69.3	204,465	2.0	195,106
	July	1,479	-3.6	1,106	1,870	1,530	72.3	200,111	5.1	204,784
	August	1,253	-1.4	1,120	1,722	1,546	72.4	202,204	10.8	203,730
	September	1,193	1.4	1,094	1,704	1,508	72.5	202,898	9.0	209,931
	October	1,064	-0.1	1,101	1,274	1,426	77.2	204,606	10.3	207,484
	November	872	23.3	1,146	1,042	1,528	75.0	197,611	13.4	209,035
	December	639	21.0	1,199	566	1,579	75.9	201,722	11.8	204,811
2010	January	518	-10.4	1,094	998	1,538	71.1	206,454	16.2	221,254
	February	755	10.4	1,097	1,213	1,592	68.9	210,059	11.3	216,832
	March	1,176	21.4	1,114	1,813	1,595	69.8	219,046	7.0	218,011
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,231	-11.2		3,919			192,817	6.0	
	Q1 2010	2,449	9.8		4,024			213,612	10.8	
	YTD 2009	2,231	-11.2		3,919			192,817	6.0	
	YTD 2010	518	-76.8		998			206,454	7.1	

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 5b: MLS® Residential Activity for Saskatchewan
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	520	-35.4	843	1,396	1,891	44.6	224,052	9.7	232,454
	February	633	-35.1	780	1,552	2,002	39.0	227,078	9.1	223,227
	March	796	-26.7	760	1,982	1,760	43.2	227,526	3.8	225,100
	April	975	-21.4	786	2,230	1,762	44.6	239,244	0.9	232,034
	May	1,148	2.0	902	2,210	1,652	54.6	235,916	1.5	228,823
	June	1,245	24.0	908	2,160	1,605	56.6	234,212	0.5	227,408
	July	1,304	40.5	1,036	1,889	1,549	66.9	233,530	-1.4	225,519
	August	1,128	40.8	1,050	1,710	1,532	68.5	233,106	7.9	233,906
	September	1,057	23.8	1,019	1,604	1,422	71.7	230,776	1.1	231,703
	October	924	32.0	1,026	1,322	1,473	69.7	230,958	5.2	239,141
	November	771	42.8	1,009	1,109	1,605	62.9	233,506	7.6	247,176
	December	594	24.3	978	784	1,692	57.8	238,968	8.3	242,647
2010	January	531	2.1	926	1,092	1,530	60.5	228,430	2.0	237,910
	February	727	14.8	915	1,407	1,773	51.6	244,386	7.6	239,781
	March	1,067	34.0	962	2,232	1,884	51.1	239,716	5.4	236,328
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,949	-32.0		4,930			226,454	7.2	
	Q1 2010	2,325	19.3		4,731			238,599	5.4	
	YTD 2009	1,949	-32.0		4,930			226,454	7.2	
	YTD 2010	531	-72.8		1,092			228,430	0.9	

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[1] Source: CREA

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

Table 5c: MLS® Residential Activity for Alberta
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	2,180	-45.4	3,330	8,360	8,934	37.3	322,580	-10.0	326,611
	February	3,227	-29.1	3,771	8,578	9,228	40.9	326,963	-9.7	328,225
	March	4,101	-23.0	3,651	9,466	8,069	45.2	328,538	-10.5	326,016
	April	5,233	-12.1	4,414	9,631	8,029	55.0	329,672	-7.0	329,193
	May	6,203	4.6	5,112	10,315	8,508	60.1	340,107	-5.8	330,754
	June	7,345	22.3	5,603	10,148	8,232	68.1	347,388	-4.7	331,377
	July	6,529	13.9	5,559	9,842	8,632	64.4	344,469	-2.4	345,993
	August	5,390	7.8	5,343	8,598	8,522	62.7	344,128	0.0	343,135
	September	5,220	1.4	5,242	8,412	7,845	66.8	347,812	1.4	353,460
	October	4,952	29.8	5,389	7,603	8,002	67.3	351,768	2.6	359,572
	November	4,137	51.8	5,261	6,167	8,454	62.2	350,820	3.4	356,421
	December	3,026	61.4	4,868	3,947	8,619	56.5	351,737	7.5	355,494
2010	January	2,934	34.6	4,649	8,162	9,039	51.4	343,264	6.4	344,304
	February	4,077	26.3	4,717	8,891	9,342	50.5	343,748	5.1	348,159
	March	5,351	30.5	4,650	12,379	9,814	47.4	362,231	10.3	357,234
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	9,508	-31.4		26,404			326,637	-10.0	
	Q1 2010	12,362	30.0		29,432			351,634	7.7	
	YTD 2009	9,508	-31.4		26,404			326,637	-10.0	
	YTD 2010	2,934	-69.1		8,162			343,264	5.1	

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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
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 & 1 Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2009	January - March	623	4.8	5.7	605.1	4.9	2,544	65.2	721	3,665,602	79.79
	April - June	607	3.9	5.5	606.4	4.9	4,327	78.9	724	3,917,512	87.01
	July - September	624	3.7	5.7	609.6	5.5	2,401	89.0	722	3,533,257	92.50
	October - December	619	3.7	5.6	606.6	5.6	1,757	91.6	732	3,454,525	94.09
2010	January - March	615	3.6	5.6	612.0	5.3		111.2	729		95.61
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth(1) of Economic Indicators for Manitoba
First Quarter 2010

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & 1 Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2009	January - March	-13.3	-2.4	-1.6	0.4	0.8	125.9	-39.1	3.4	-4.7	-19.8
	April - June	-12.7	-2.8	-1.5	-0.4	0.9	61.4	-13.3	3.6	-7.1	-12.4
	July - September	-10.5	-3.0	-1.2	0.4	1.3	97.9	-3.1	1.2	-16.8	-2.9
	October - December	-12.1	-2.4	-1.4	-0.4	1.3	-28.1	37.4	3.3	-15.1	14.8
2010	January - March	-1.3	-1.2	-0.1	1.1	0.4		70.6	1.1		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), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Saskatchewan
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	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2009	January - March	623	4.8	5.7	520.6	4.5	2,558	65.2	782	2,849,493	79.79
	April - June	607	3.9	5.5	521.9	4.9	3,214	78.9	784	2,879,291	87.01
	July - September	624	3.7	5.7	519.1	4.8	3,350	89.0	806	2,734,911	92.50
	October - December	619	3.7	5.6	520.9	5.0	2,129	91.6	827	2,487,205	94.09
2010	January - March	615	3.6	5.6	523.6	4.7		111.2	832		95.61
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth(1) of Economic Indicators for Saskatchewan
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	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2009	January - March	-13.3	-2.4	-1.6	2.7	0.3	31.4	-39.1	5.2	-4.8	-19.8
	April - June	-12.7	-2.8	-1.5	2.4	0.8	46.6	-13.3	4.8	-9.4	-12.4
	July - September	-10.5	-3.0	-1.2	0.9	0.5	-12.6	-3.1	3.8	-17.7	-2.9
	October - December	-12.1	-2.4	-1.4	0.1	1.0	-15.0	37.4	5.7	-9.7	14.8
2010	January - March	-1.3	-1.2	-0.1	0.6	0.2		70.6	6.4		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), CREA (MLS®), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Alberta
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	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2009	January - March	623	4.8	5.7	1,999.2	5.6	15,940	65.2	721	13,751,163	79.79
	April - June	607	3.9	5.5	1,986.8	6.6	13,420	78.9	724	13,549,531	87.01
	July - September	624	3.7	5.7	1,981.5	7.1	7,880	89.0	722	13,784,791	92.50
	October - December	619	3.7	5.6	1,986.1	7.0	515	91.6	732	14,145,136	94.09
2010	January - March	615	3.6	5.6	1,976.6	7.0		111.2	729		95.61
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth(1) of Economic Indicators for Alberta
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	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2009	January - March	-13.3	-2.4	-1.6	0.2	2.0	29.2	-39.1	3.4	-14.5	-19.8
	April - June	-12.7	-2.8	-1.5	-1.1	3.2	-35.5	-13.3	3.6	-26.3	-12.4
	July - September	-10.5	-3.0	-1.2	-1.6	3.5	-56.5	-3.1	1.2	-29.4	-2.9
	October - December	-12.1	-2.4	-1.4	-2.2	3.2	-96.5	37.4	3.3	-13.8	14.8
2010	January - March	-1.3	-1.2	-0.1	-1.1	1.4		70.6	1.1		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), 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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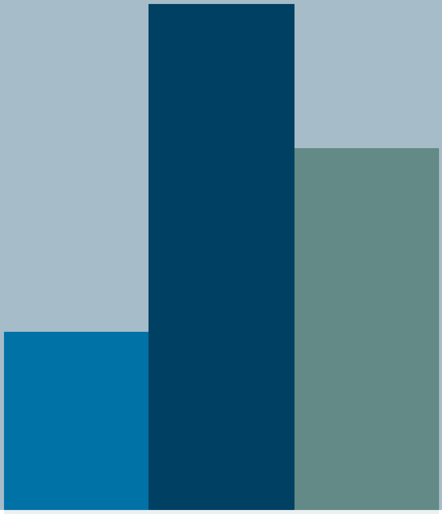

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- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
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- Housing Now, Canada
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