HOUSING MARKET INFORMATION

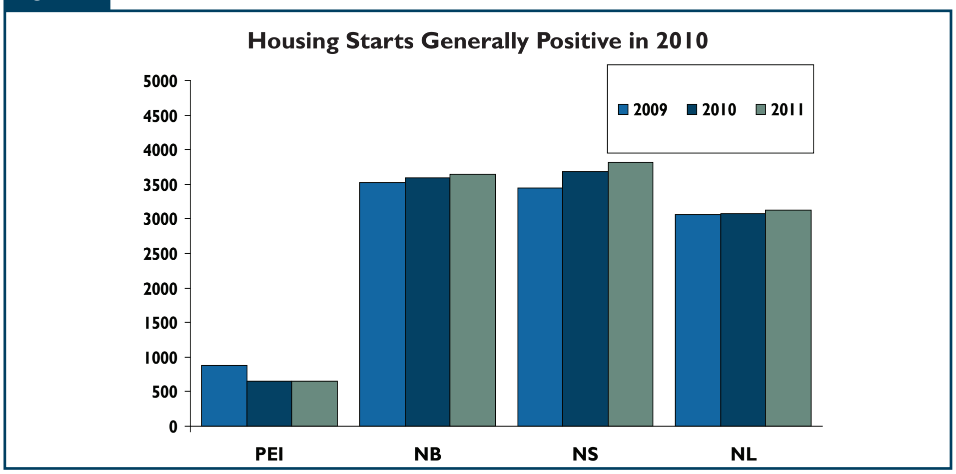
HOUSING MARKET OUTLOOK
Atlantic Region Highlights

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

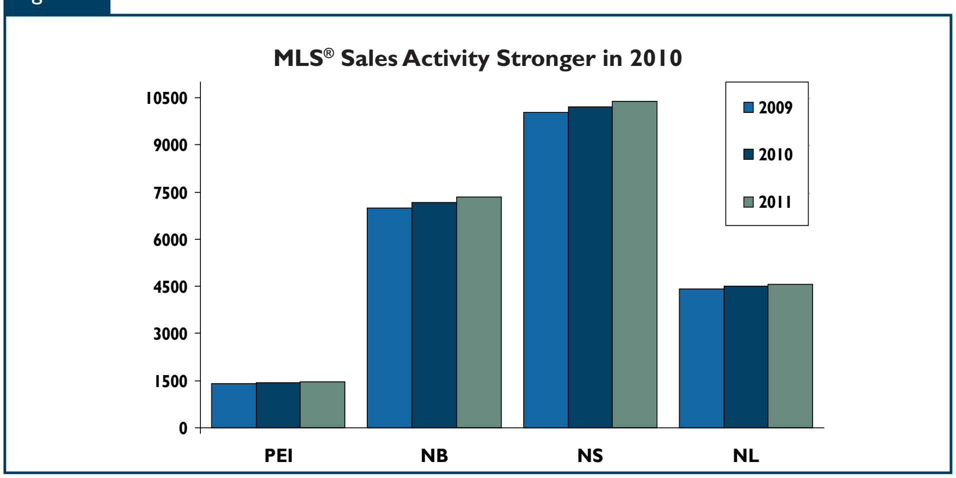
Housing Starts Turn Positive in 2010

Figure 1



Source: CMHC Forecast

Figure 2



Source: Canadian Real Estate Association, CMHC Forecast

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[1]The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document are based on information available as of February 16, 2010.

Overview[1]

Housing starts will turn positive in Atlantic Canada in 2010. Both singles and multiples will see a recovery in terms of growth, as the economy in Atlantic Canada begins to rebound.

Positive growth is expected in 2010. An improving outlook for private sector investment will provide support for better economic growth and increased housing activity in 2010.

Net-migration in the large urban centres across Atlantic Canada is also expected to remain positive, and this will contribute to single starts construction activity. A rise in employment will also support the growth in housing demand in 2010.

Low vacancy rates and demographic trends related to an aging population will also help contribute to a rebound in multiple starts in 2010. Income growth, paired with low mortgage rates, will also stimulate first-time buyer demand for new semi-detached and row units.

Prices will Continue to Rise in 2010

With inventory levels remaining low, the growth in prices in the existing home market continued in 2009, with prices up over six per cent. It is expected that the growth in prices will remain positive in 2010. The range in price growth will vary across Atlantic Canada from a high of about nine per cent in Newfoundland-Labrador (NL) to close to three per cent in Nova Scotia (NS), New Brunswick (NB) and Prince Edward Island (PE).

MLS® Sales will Increase Next Year

In 2010, existing home sales activity is expected to rise modestly across the region. Favourable market conditions, including lower inventory levels and historically low mortgage rates, will support home buying activity. As a result, momentum in the market will continue in 2010, as sales are expected to rise. Sales growth will vary moderately across Atlantic Canada from close to three per cent in NB to two per cent in PE, NS and NL.

Economic Forecast

Current economic challenges will be partially offset by additional spending over the forecast period on infrastructure projects at both the provincial and municipal levels across Atlantic Canada.

An improving global economy focused on commodities will also add to economic growth in 2010, as the mining and energy sectors continue to stabilize or increase production activity.

As a result, Newfoundland-Labrador GDP growth is forecast to rebound 2.2 per cent in 2010, with a further three per cent growth in 2011. Capital project activity and on-going infrastructure spending will see provincial employment levels improve. over the forecast period.

Consumer spending is expected to continue to improve as the labour market returns to positive growth. Energy and mining projects will continue to support the province's growth prospects in 2010. This will help offset continued softness in the fishery.

Additional growth stimulus will come from the province's significant infrastructure spending program over the course of the current forecast. There are high expectations toward the end of the forecast period, as a number of resource related projects will add to economic growth.

For New Brunswick, an expected improvement in 2010 will benefit the provincial economy, providing positive employment and 1.2 per cent economic growth for the province. Based on the latest provincial budget outlined in early December, economic growth in the province will also be supported by increased spending on infrastructure projects at both the provincial and municipal level in 2010.

Several new capital projects that have been announced this past year could provide some additional spark to the provincial economy as they move through the planning stages.

For Nova Scotia, economic growth was forecast to have moderated in 2009 although a rebound to positive economic growth of 1.5 per cent is expected in 2010. The provincial economy has recently shown signs of stabilization. This included growth in educational services, the public sector and finance and insurance.

At the same time, weaker commodity prices combined with a stronger dollar are impacting exporters and the manufacturing sector. The outlook will continue to be supported by energy related projects and other non-residential investments in 2010.

Although consumer spending was more moderate in 2009, activity is expected to pickup in 2010, within the current environment of low interest rates. Economic growth will also continue to ramp-up in 2010 and 2011, as energy related investments continue to move to the construction phase.

For Prince Edward Island, economic growth is forecast to have moderated to a decline of 0.4 per cent in 2009, with positive growth of 1.3 per cent expected in 2010. Higher labour income in 2009 should continue to support a more positive economic outlook for 2010. Overall growth could edge higher depending on global prospects and additional spending by the provincial government.

Mortgage rates		
1 Year	Q4 2009	3.67
	% pt. chg from Q4 2008	-2.43
	2010 (F)	3.90
	2011 (F)	5.06
5 Year	Q4 2009	5.64
	% pt. chg from Q4 2008	-1.41
	2010 (F)	5.82
	2011 (F)	6.48

Source: Bank of Canada, CMHC Forecast

NOTE: Mortgage rate forecast is based on Q4 2009 data

Atlantic Region Economic and Housing Indicators

		Labour Market				Housing Market				
		Emp. Growth SA[2] (%)	Unemp. Rate SA[2] (%)	Average Weekly Earnings ($)		Total Starts	Single-Detached Starts	Multiple Starts	MLS® Sales	MLS® Average Price ($)
St. John's	Q4 2009	-2.4	9.0	812.04	Q4 2009	520	388	132	1,293	$212,992
	Q4 2008	7.5	6.9	776.81	Q4 2008	575	456	119	1,203	$193,529
	Change[1]	-9.8	2.1	4.5%	% Change	-9.6	-14.9	10.9	7.5	10.1
Charlottetown[1]	Q4 2009	6.1	7.1	n/a	Q4 2009	234	79	155	108	$174,405
	Q4 2008	-3.1	8.8	n/a	Q4 2008	133	69	64	113	$183,931
	Change[1]	9.3	-1.8	-	% Change	75.9	14.5	142.2	-4.4	-5.2
Halifax[2]	Q4 2009	0.8	6.6	751.30	Q4 2009	407	250	157	1,162	$237,073
	Q4 2008	1.6	5.3	740.78	Q4 2008	405	250	155	882	$230,577
	Change[1]	-0.8	1.3	1.4%	% Change	0.5	0.0	1.3	31.7	2.8
Fredericton	Q4 2009	5.0	4.7	n/a	Q4 2009	199	119	80	370	$146,303
	Q4 2008	3.9	4.0	n/a	Q4 2008	183	111	72	330	$137,833
	Change[1]	1.0	0.7	-	% Change	8.7	7.2	11.1	12.1	6.1
Moncton	Q4 2009	-6.3	5.5	727.71	Q4 2009	312	131	181	522	$147,853
	Q4 2008	7.5	3.6	691.72	Q4 2008	350	150	200	465	$140,759
	Change[1]	-13.9	1.9	5.2%	% Change	-10.9	-12.7	-9.5	12.3	5.0
Saint John	Q4 2009	2.0	6.7	754.13	Q4 2009	133	97	36	434	$178,442
	Q4 2008	-2.5	6.2	738.06	Q4 2008	163	124	39	379	$153,257
	Change[1]	4.5	0.5	2.2%	% Change	-18.4	-21.8	-7.7	14.5	16.4
NL	December 09	0.3	15.2	783.23	Q4 2009	968	784	184	1,293	$212,992
	December 08	-0.9	13.7	751.78	Q4 2008	963	803	160	1,203	$193,529
	Change[1]	1.2	1.5	4.2%	% Change	0.5	-2.4	15.0	7.5	10.1
PEI	December 09	3.3	10.8	642.81	Q4 2009	300	133	167	385	$146,901
	December 08	-0.7	12.6	643.26	Q4 2008	185	117	68	349	$146,925
	Change[1]	4.1	-1.8	-0.1%	% Change	62.2	13.7	145.6	10.3	0.0
NS	December 09	-0.3	9.6	710.43	Q4 2009	887	648	239	2,098	$194,141
	December 08	0.4	8.3	692.35	Q4 2008	876	612	264	1,767	$179,960
	Change[1]	-0.7	1.3	2.6%	% Change	1.3	5.9	-9.5	18.7	7.9
NB	December 09	-0.7	8.9	708.93	Q4 2009	926	592	334	1,431	$152,307
	December 08	0.5	8.7	684.95	Q4 2008	1,019	620	399	1,298	$138,963
	Change[1]	-1.3	0.2	3.5%	% Change	-9.1	-4.5	-16.3	10.2	9.6
Atlantic Region	December 09	-0.1	10.6	744.43	Q4 2009	3,081	2,157	924	5,207	$183,832
	December 08	0.1	9.8	698.46	Q4 2008	3,043	2,152	891	4,617	$169,473
	Change[1]	-0.2	0.8	6.6%	% Change	1.2	0.2	3.7	12.8	8.5
Canada	December 09	-1.1	8.4	812.71	Q4 2009	46,577	24,643	21,934	106,415	$338,807
	December 08	0.4	6.8	795.92	Q4 2008	47,067	20,882	26,185	67,095	$282,667
	Change[1]	-1.5	1.6	2.1%	% Change	-1.0	18.0	-16.2	58.6	19.9

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[1]Changes to the Unemployment Rate and Employment Growth represent the ***absolute*** difference between current rates and the rates for the same period in the previous year.

[2] Seasonally adjusted Labour Force data is not available for Charlottetown, Fredericton, Moncton and, therefore, raw data was used.

Source: Statistics Canada (CANSIM), CMHC (Starts and Completions Survey), CREA, [1] PEI Real Estate Association, [2] Nova Scotia Association of REALTORS®

"SA" means Seasonally Adjusted n/a: Not Available

Newfoundland Housing Market Outlook

(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1 (F)	2010Q2 (F)	2010Q3 (F)	2010Q4 (F)
Housing Starts:											
Single	2,005	1,864	2,184	2,725	2,606	2,635	2,675	2,700	2,650	2,600	2,600
%	-10.0	-7.0	17.2	24.8	-4.4	1.1	1.5	0.0	-1.9	-1.9	0.0
Multiple	493	370	465	536	451	440	445	600	390	330	440
%	-23.1	-24.9	25.7	15.3	-15.9	-2.4	1.1	-25.0	-35.0	-15.4	33.3
Total	2,498	2,234	2,649	3,261	3,057	3,075	3,120	3,300	3,040	2,930	3,040
%	-13.0	-10.6	18.6	23.1	-6.3	0.6	1.5	-5.7	-7.9	-3.6	3.8
Existing Home Markets:											
MLS® Sales	3,211	3,537	4,471	4,695	4,416	4,500	4,550	4,650	4,500	4,400	4,450
%	-1.7	10.2	26.4	5.0	-5.9	1.9	1.1	-3.8	-3.2	-2.2	1.1
MLS® Average Price	141,167	139,542	149,258	178,477	206,374	225,000	235,000	222,700	224,200	225,600	227,600
%	7.4	-1.2	7.0	19.6	15.6	9.0	4.4	4.5	0.7	0.6	0.9

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Source: CMHC (Starts and Completions Survey), CREA

Prince Edward Island Housing Market Outlook

(units and percentage change)

	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1 (F)	2010Q2 (F)	2010Q3 (F)	2010Q4 (F)
Housing Starts:											
Single	634	512	573	521	430	435	430	500	450	400	390
%	-7.0	-19.2	11.9	-9.1	-17.5	1.2	-1.1	0.0	-10.0	-11.1	-2.5
Multiple	228	226	177	191	447	210	215	215	400	100	125
%	-3.8	-0.9	-21.7	7.9	134.0	-53.0	2.4	-69.3	86.0	-75.0	25.0
Total	862	738	750	712	877	645	645	715	850	500	515
%	-6.2	-14.4	1.6	-5.1	23.2	-26.5	0.0	-40.4	18.9	-41.2	3.0
Existing Home Markets:											
MLS® Sales	1,449	1,492	1,769	1,413	1,404	1,425	1,450	1,475	1,400	1,375	1,450
%	-3.4	3.0	18.6	-20.1	-0.6	1.5	1.8	3.6	-5.1	-1.8	5.5
MLS® Average Price	117,237	125,430	133,457	139,944	146,044	150,000	153,500	147,705	147,455	150,680	154,255
%	5.8	7.0	6.4	4.9	4.4	2.7	2.3	4.6	-0.2	2.2	2.4

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Source: CMHC (Starts and Completions Survey), CREA

Nova Scotia Housing Market Outlook (units and percentage change)											
	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1 (F)	2010Q2 (F)	2010Q3 (F)	2010Q4 (F)
Housing Starts:											
Single	3,010	2,757	2,887	2,636	2,193	2,230	2,260	2,350	2,300	2,100	2,175
%	-8.0	-8.4	4.7	-8.7	-16.8	1.7	1.3	2.2	-2.1	-8.7	3.6
Multiple	1,765	2,139	1,863	1,346	1,245	1,460	1,550	1,225	1,465	1,650	1,500
%	22.0	21.2	-12.9	-27.8	-7.5	17.3	6.2	53.1	19.6	12.6	-9.1
Total	4,775	4,896	4,750	3,982	3,438	3,690	3,810	3,575	3,765	3,750	3,675
%	1.2	2.5	-3.0	-16.2	-13.7	7.3	3.2	15.3	5.3	-0.4	-2.0
Existing Home Markets:											
MLS® Sales	10,948	10,697	11,857	10,869	10,021	10,200	10,400	10,600	10,200	9,800	10,200
%	23.2	-2.3	10.8	-8.3	-7.8	1.8	2.0	-3.2	-3.8	-3.9	4.1
MLS® Average Price	159,221	168,614	180,989	189,932	196,690	201,000	205,000	199,804	201,404	200,404	202,404
%	9.0	5.9	7.3	4.9	3.6	2.2	2.0	-2.0	0.8	-0.5	1.0

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Source: CMHC (Starts and Completions Survey), CREA

New Brunswick Housing Market Outlook (units and percentage change)											
	2005	2006	2007	2008	2009	2010(F)	2011(F)	2010Q1 (F)	2010Q2 (F)	2010Q3 (F)	2010Q4 (F)
Housing Starts:											
Single	2,665	2,445	2,733	2,519	2,154	2,200	2,225	2,425	2,300	2,025	2,050
%	-10.3	-8.3	11.8	-7.8	-14.5	2.1	1.1	10.2	-5.2	-12.0	1.2
Multiple	1,294	1,640	1,509	1,755	1,367	1,390	1,415	1,250	1,450	1,400	1,460
%	32.4	26.7	-8.0	16.3	-22.1	1.7	1.8	-10.7	16.0	-3.4	4.3
Total	3,959	4,085	4,242	4,274	3,521	3,590	3,640	3,675	3,750	3,425	3,510
%	0.3	3.2	3.8	0.8	-17.6	2.0	1.4	2.1	2.0	-8.7	2.5
Existing Home Markets:											
MLS® Sales	6,836	7,125	8,161	7,555	7,003	7,175	7,350	7,100	7,400	7,000	7,200
%	14.3	4.2	14.5	-7.4	-7.3	2.5	2.4	-3.8	4.2	-5.4	2.9
MLS® Average Price	120,641	126,864	136,603	145,762	154,906	159,000	163,000	158,516	157,216	159,416	160,916
%	6.8	5.2	7.7	6.7	6.3	2.6	2.5	-0.3	-0.8	1.4	0.9

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Source: CMHC (Starts and Completions Survey), CREA

Atlantic Region - Housing Forecast Ranges

	2010			2011		
	Point Forecast	High Forecast	Low Forecast	Point Forecast	High Forecast	Low Forecast
Newfoundland						
Housing Starts	3,075	3,275	2,900	3,120	3,375	2,725
Multiple	440	475	425	445	475	375
Single	2,635	2,800	2,475	2,675	2,900	2,350
MLS® Sales	4,500	4,750	4,000	4,550	4,750	4,000
MLS® Average Price ($)	225,000	230,000	220,000	235,000	240,000	230,000
Prince Edward Island						
Housing Starts	645	700	575	645	725	625
Multiple	210	225	175	215	250	210
Single	435	475	400	430	475	415
MLS® Sales	1,425	1,575	1,350	1,450	1,575	1,350
MLS® Average Price ($)	150,000	157,500	148,000	153,500	160,000	150,000
Nova Scotia						
Housing Starts	3,690	3,975	3,275	3,810	4,125	3,375
Multiple	1,460	1,575	1,275	1,550	1,675	1,375
Single	2,230	2,400	2,000	2,260	2,450	2,000
MLS® Sales	10,200	10,750	9,250	10,400	10,850	9,350
MLS® Average Price ($)	201,000	210,000	198,000	205,000	212,500	201,000
New Brunswick						
Housing Starts	3,590	3,850	3,250	3,640	3,975	3,275
Multiple	1,390	1,475	1,250	1,415	1,550	1,275
Single	2,200	2,375	2,000	2,225	2,425	2,000
MLS® Sales	7,175	7,600	6,500	7,350	7,650	6,500
MLS® Average Price ($)	159,000	166,000	157,500	163,000	168,000	160,000
Canada						
Housing Starts	171,250	189,300	152,000	175,150	205,600	156,400
Multiple	84,800	93,150	74,200	89,300	104,350	79,900
Single	86,450	96,150	77,800	85,850	101,250	76,500
MLS® Sales	486,700	509,900	455,350	469,950	494,600	426,300
MLS® Average Price ($)	340,700	346,300	334,600	346,700	362,500	338,700

Sources : CMHC

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Atlantic Region Housing Forecast - New Construction									
	Housing Starts	2009	2010(F)*	% chg (2009/2010)	2011(F)*	% chg (2010/2011)	YTD 2009	YTD 2008	% chg (2008/2009)
St. John's	Single-Detached	1,385	1,450	4.7	1,550	6.9	1,385	1,485	-6.7
	Multiple	318	350	10.1	400	14.3	318	378	-15.9
	Total	1,703	1,800	5.7	1,950	8.3	1,703	1,863	-8.6
Charlottetown	Single-Detached	268	275	2.6	275	0.0	268	280	-4.3
	Multiple	401	150	-62.6	175	16.7	401	146	174.7
	Total	669	425	-36.5	450	5.9	669	426	57.0
Halifax	Single-Detached	875	975	11.4	1,050	7.7	875	1,180	-25.8
	Multiple	858	1,120	30.5	1,230	9.8	858	916	-6.3
	Total	1,733	2,095	20.9	2,280	8.8	1,733	2,096	-17.3
Fredericton	Single-Detached	403	385	-4.5	415	7.8	403	475	-15.2
	Multiple	352	285	-19.0	310	8.8	352	223	57.8
	Total	755	670	-11.3	725	8.2	755	698	8.2
Moncton	Single-Detached	430	445	3.5	465	4.5	430	566	-24.0
	Multiple	543	590	8.7	660	11.9	543	793	-31.5
	Total	973	1,035	6.4	1,125	8.7	973	1,359	-28.4
Saint John	Single-Detached	369	400	8.4	435	8.8	369	488	-24.4
	Multiple	290	280	-3.4	310	10.7	290	344	-15.7
	Total	659	680	3.2	745	9.6	659	832	-20.8

Source: CMHC (Starts and Completions Survey)
(F) = CMHC Forecast

Atlantic Region Housing Forecast - Resale Market									
		2009	2010(F)*	% chg (2009/2010)	2011(F)*	% chg (2010/2011)	YTD 2009	YTD 2008	% chg (2008/2009)
St. John's	MLS® Sales(#)	3,642	3,650	0.2	3,600	-1.4	4,416	4,695	-5.9
	MLS® Avg. Price ($)	218,862	245,000	11.9	255,000	4.1	206,374	178,477	15.6
Charlottetown[1]	MLS® Sales(#)	531	550	3.6	575	4.5	531	595	-10.8
	MLS® Avg. Price ($)	177,237	181,500	2.4	185,000	1.9	177,237	175,231	1.1
Halifax[2]	MLS® Sales(#)	5,862	6,100	4.1	6,250	2.5	5,862	6,210	-5.6
	MLS® Avg. Price ($)	237,214	243,500	2.6	250,000	2.7	237,214	229,899	3.2
Fredericton	MLS® Sales(#)	2,166	2,225	2.7	2,300	3.4	2,166	2,160	0.3
	MLS® Avg. Price ($)	159,219	166,500	4.6	174,000	4.5	159,219	152,268	4.6
Moncton	MLS® Sales(#)	2,386	2,475	3.7	2,600	5.1	2,386	2,663	-10.4
	MLS® Avg. Price ($)	150,135	155,500	3.6	162,000	4.2	150,135	143,173	4.9
Saint John	MLS® Sales(#)	1,986	1,875	-5.6	1,925	2.7	1,986	2,166	-8.3
	MLS® Avg. Price ($)	171,027	174,000	1.7	177,500	2.0	171,026	158,117	8.2

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Source: CREA, [1] PEI Real Estate Association, [2] Nova Scotia Association of REALTORS®
(F) = CMHC Forecast n/a: Not Available

Atlantic Region Housing Forecast - Rental Market				
	Vacancy Rate		Average Rent 2-Bedroom Units	
	Oct 2009	Oct 2010(F)	Oct 2009	Oct 2010(F)
St. John's	0.9	1.0	677	725
Charlottetown	3.4	4.5	701	725
Halifax	2.9	2.9	877	900
Fredericton	2.3	2.7	719	740
Moncton	3.8	3.0	675	695
Saint John	3.6	3.8	644	665
Canada[1]	3.0	2.9	n/a	n/a

Source: CMHC Fall Rental Market Survey
(F) = CMHC Forecast
[1] All centres 100,000+

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
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