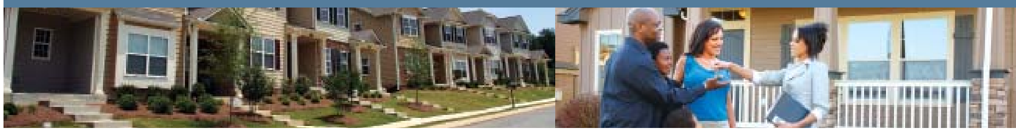
HOUSING MARKET INFORMATION

HOUSING NOW
Greater Sudbury CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2010

New Home Market

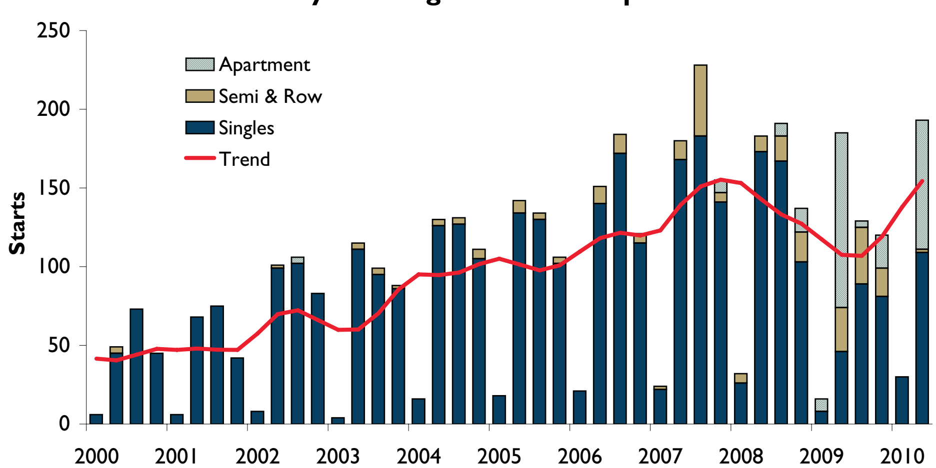
Elevated Starts in Greater Sudbury in 2010

Housing starts in the Greater Sudbury Census Metropolitan Area (CMA) rose in Q2 of 2010 from the level recorded in 2009, albeit lower than the five-year average for housing construction in previous second quarters. After a slow 2009, starts for most housing types in Greater Sudbury are recovering. Nevertheless, housing starts remain at low ebb in historical terms due partly to a less-than-robust economy.

After a rapid start in the first quarter, new home construction in the Greater Sudbury CMA continued the increased pace in the second quarter. The stronger activity came despite a prolonged work stoppage at Sudbury's largest mining operation, Vale Inco. The company's 3,000 members of the

Figure 1

Sudbury Housing Starts Pick Up in 2010



Source: CMHC

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United Steelworkers remained on strike throughout the second quarter but housing activity was not impacted. With continued uncertainty in the economy, consumers were hesitant about making large purchases in early 2009, but tighter resale market conditions after the first quarter of 2010 and low mortgage rates translated into increased demand for new homes.

Additionally, the lower seasonally adjusted inventories of new units available for sale at the end of 2009 triggered new construction activity this year. Slower starts at the beginning of 2009 reduced the supply of completed new homes but given demand improving during the second half of the year, builders responded. On a comparative basis, new home completions in the last two quarters have shown improved activity over comparable time periods from a year ago and are 14 per cent higher year to date from last year.

High Density Construction Increasing in Popularity

Along with some pent-up demand for new single-detached homes and the early onset of the spring building season due to mild weather, higher density construction rose in the first part of 2010. While overall construction of semis, rows and apartments fell in the first half of 2010, the 82 apartment units started to June 30th is still well above the ten-year average for this type of dwellings. As popularity for higher density dwellings awakens in the region, expect this trend to continue.

The average price of newly completed single-detached homes decreased this quarter when compared with Q2 2009. This was reflected in the very modest increase of the New Housing Price Index for Greater Sudbury in Q2, mainly driven by its land component.

Resale Market

Significant Sales Increase Witnessed in Greater Sudbury Resale Market

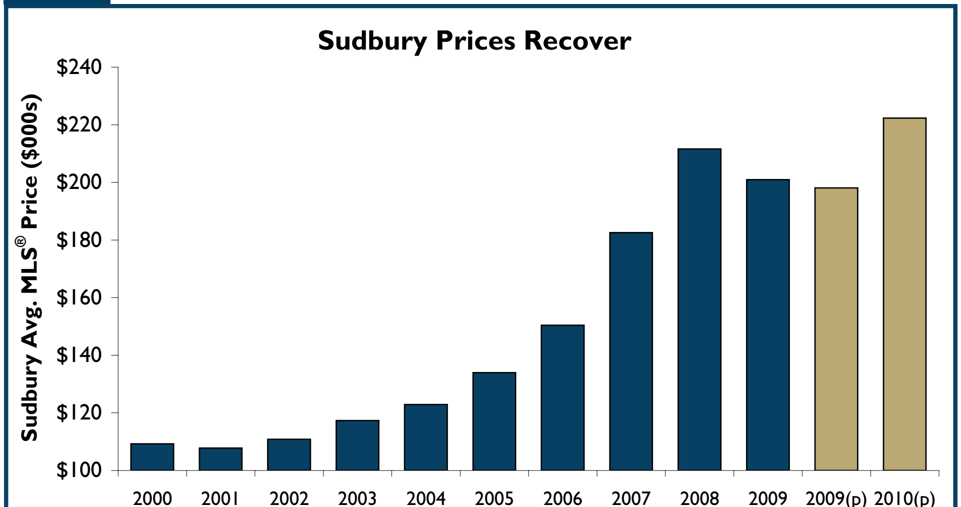
After a weak 2009, sales of existing homes in the Greater Sudbury area have raced ahead thus far in 2010. Historically low mortgage rates, pent-up demand from homebuyers who had remained on the sidelines throughout 2009, an early spring and a slight correction in resale home prices in 2009 have boosted this year's sales.

Many first-time buyers rushed to get into the market in early 2010 taking advantage of prices that had moderated. Sales numbers in Q2 jumped by over 20 per cent from the same quarter in 2009, albeit sales were slow. Seasonally adjusted sales this quarter have increased over the first quarter; nevertheless sales are still down from higher levels recorded from a few years ago.

New listings continue to trend higher in 2010 but, with sales increasing at a higher pace, demand outstripped supply which has allowed prices to recover all of the losses witnessed in 2009. With higher demand and supply not keeping pace, the sales-to-new listings ratio indicated that the market was in strong balanced territory. As a result of tighter resale conditions in the last six months, the average price for resale homes have risen by over ten per cent, compared to the same period last year.

Although many consumers that resisted making large purchases last year, they decided it was a good time to buy a home and rushed into the market in the first half of 2010. As mortgage rates declined in line with the bank rate, mortgage carrying costs declined. Homes became more affordable and consumers, despite the economic uncertainty, jumped into the housing market. The increase in demand was noticeable particularly in the first two months of the year.

Figure 2



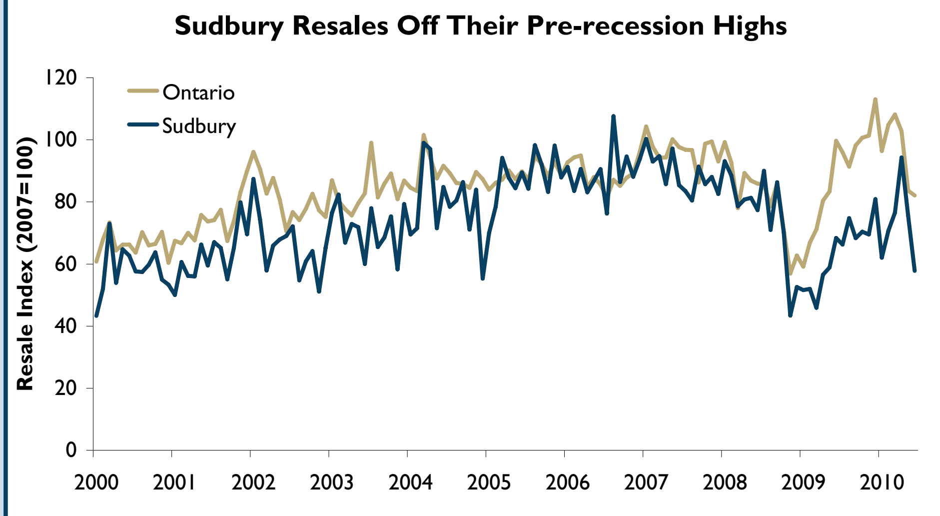
(p) – Price data Jan. 1 - June 30
Source: Sudbury Real Estate Board

Global Economic Uncertainty Affects Recovery in Sudbury

Greater Sudbury existing home sales and prices have been on a path to recovery but the speed of recovery has been muted relative to the rest of the province. Sudbury existing home sales are off their pre-recession highs. Meanwhile Ontario home sales have easily surpassed pre-recession peak levels.

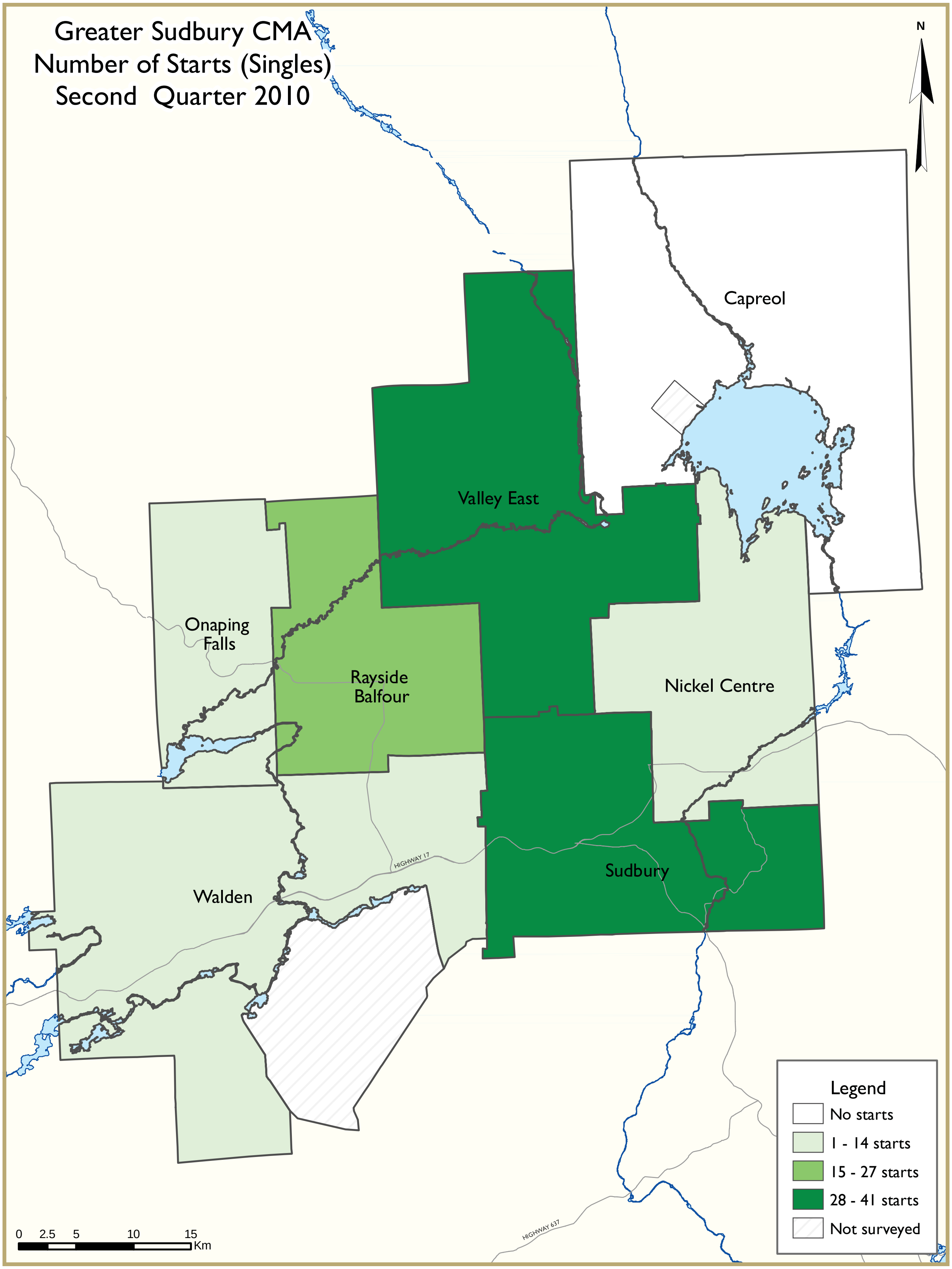
Why has Sudbury lagged activity in the rest of the province? For starters, employment conditions in the Greater Sudbury area, while recovering, remain below the levels registered prior to the latest economic downturn. Lingering global economic uncertainty and its impacts on commodity prices combined with labour unrest in Sudbury`s mining industry has created uncertainty and has likely prompted some households to delay the consumption of "big ticket" items.

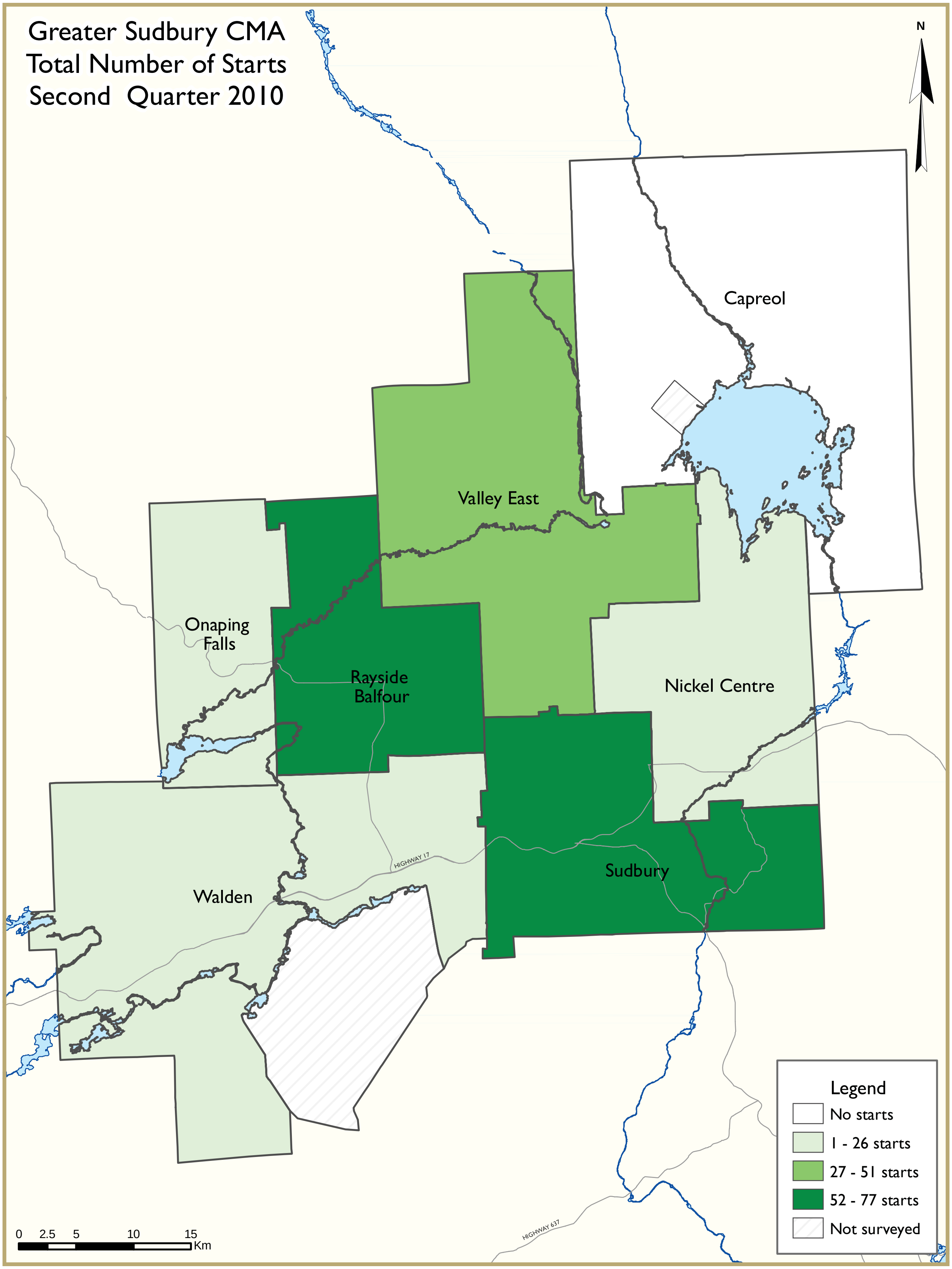
Figure 3



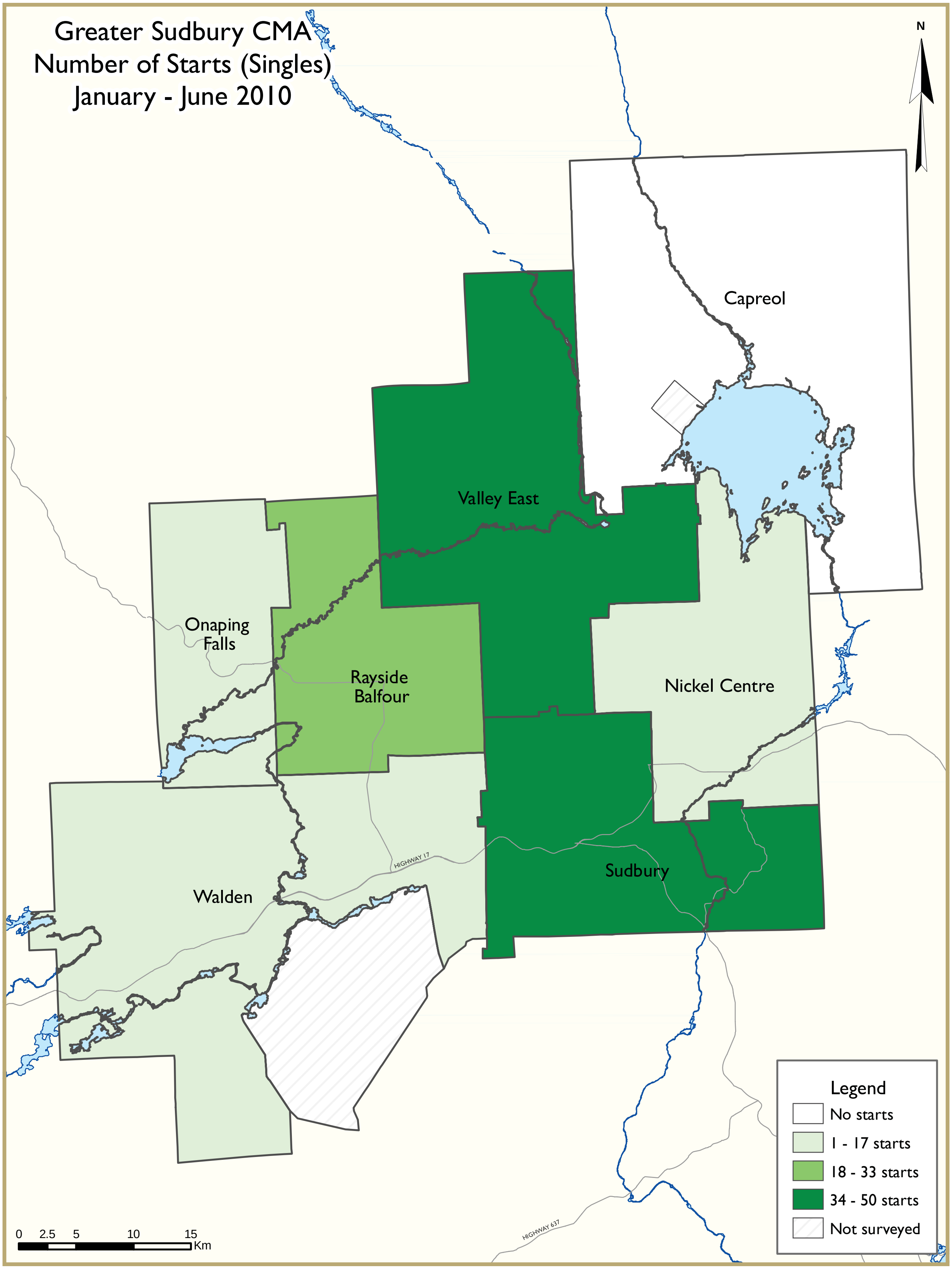
Source: CREA, Index created by CMHC

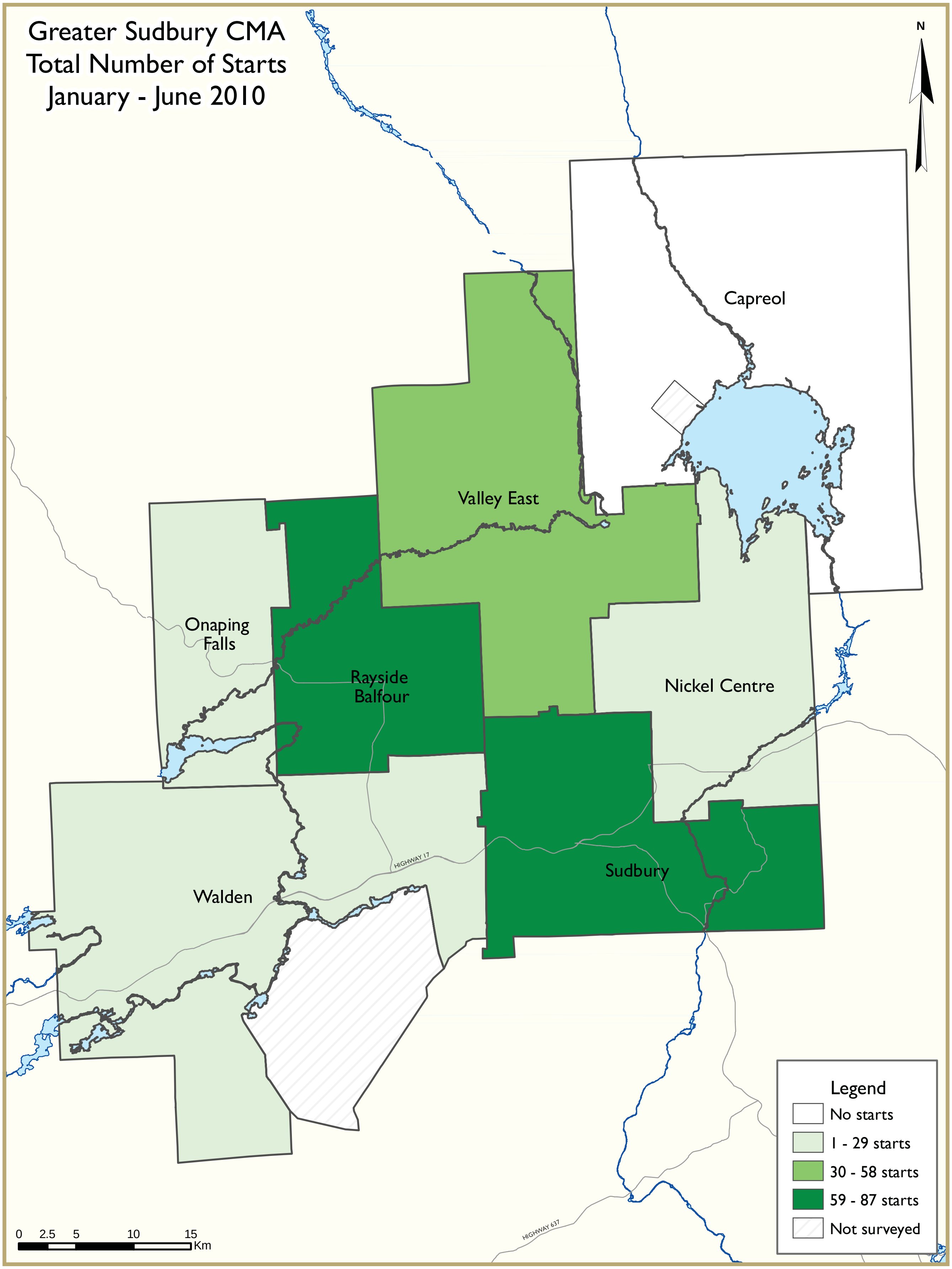

Greater Sudbury CMA
Number of Starts (Multiples)
Second Quarter 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
No starts
26 - 42 starts
43 - 58 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
Second Quarter 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
No starts
1 - 14 starts
15 - 27 starts
28 - 41 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Total Number of Starts
Second Quarter 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
No starts
1 - 26 starts
27 - 51 starts
52 - 77 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - June 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
No starts
26 - 42 starts
43 - 58 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - June 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Walden
Sudbury
HIGHWAY 17
HIGHWAY 637
Legend
No starts
1 - 17 starts
18 - 33 starts
34 - 50 starts
Not surveyed
0 2.5 5 10 15
Km



Greater Sudbury CMA
Total Number of Starts
January - June 2010
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
No starts
1 - 29 starts
30 - 58 starts
59 - 87 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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5	MLS® Residential Activity
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2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

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 Greater Sudbury CMA Second Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2010	109	2	0	0	0	0	0	82	193
Q2 2009	46	4	0	0	0	15	24	96	185
% Change	137.0	-50.0	n/a	n/a	n/a	-100.0	-100.0	-14.6	4.3
Year-to-date 2010	139	2	0	0	0	0	0	82	223
Year-to-date 2009	54	4	0	0	0	15	24	104	201
% Change	157.4	-50.0	n/a	n/a	n/a	-100.0	-100.0	-21.2	10.9
UNDER CONSTRUCTION									
Q2 2010	173	6	7	0	0	12	38	110	346
Q2 2009	123	14	7	0	0	15	28	103	290
% Change	40.7	-57.1	0.0	n/a	n/a	-20.0	35.7	6.8	19.3
COMPLETIONS									
Q2 2010	56	2	0	0	0	0	32	0	90
Q2 2009	48	4	0	0	0	0	4	16	72
% Change	16.7	-50.0	n/a	n/a	n/a	n/a	**	-100.0	25.0
Year-to-date 2010	114	8	0	0	0	15	36	4	177
Year-to-date 2009	121	10	0	0	0	0	4	20	155
% Change	-5.8	-20.0	n/a	n/a	n/a	n/a	**	-80.0	14.2
COMPLETED & NOT ABSORBED									
Q2 2010	13	0	0	0	0	3	0	0	16
Q2 2009	23	2	0	0	0	7	0	3	35
% Change	-43.5	-100.0	n/a	n/a	n/a	-57.1	n/a	-100.0	-54.3
ABSORBED									
Q2 2010	50	4	0	0	0	3	12	0	69
Q2 2009	49	3	0	0	0	1	4	13	70
% Change	2.0	33.3	n/a	n/a	n/a	200.0	200.0	-100.0	-1.4
Year-to-date 2010	111	9	0	0	0	15	16	4	155
Year-to-date 2009	117	9	0	0	0	2	4	17	149
% Change	-5.1	0.0	n/a	n/a	n/a	**	**	-76.5	4.0

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q2 2010	109	2	0	0	0	0	0	82	193
Q2 2009	46	4	0	0	0	15	24	96	185
North Bay									
Q2 2010	51	8	0	0	0	0	0	0	59
Q2 2009	19	0	0	0	0	0	10	0	29
Sault Ste. Marie									
Q2 2010	35	0	0	0	0	0	0	0	35
Q2 2009	18	0	0	0	0	0	0	0	18
Timmins									
Q2 2010	12	0	14	0	0	0	0	0	26
Q2 2009	10	0	0	0	0	0	0	0	10
Elliot Lake									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	0	0	0	0	0	0	0	0	0
Temiskaming Shores									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	0	0	0	0	0	0	0	0	0
West Nipissing									
Q2 2010	12	0	0	0	0	0	0	4	16
Q2 2009	11	0	0	0	0	0	0	0	11
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q2 2010	173	6	7	0	0	12	38	110	346
Q2 2009	123	14	7	0	0	15	28	103	290
North Bay									
Q2 2010	100	12	0	0	0	0	0	55	167
Q2 2009	59	6	0	0	0	0	10	6	81
Sault Ste. Marie									
Q2 2010	73	2	0	0	0	0	5	59	139
Q2 2009	51	0	0	0	0	0	0	59	110
Timmins									
Q2 2010	11	0	14	0	0	0	0	0	25
Q2 2009	13	0	0	0	0	0	0	0	13
Elliot Lake									
Q2 2010	2	0	0	0	0	0	0	0	2
Q2 2009	4	0	0	0	0	0	0	0	4
Temiskaming Shores									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	1	0	0	0	0	0	0	0	1
West Nipissing									
Q2 2010	8	0	0	0	0	0	0	49	57
Q2 2009	16	0	0	0	0	0	0	0	16

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2010	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q2 2010	56	2	0	0	0	0	32	0	90
Q2 2009	48	4	0	0	0	0	4	16	72
North Bay									
Q2 2010	23	0	0	0	0	0	0	12	35
Q2 2009	18	0	0	0	0	0	0	0	18
Sault Ste. Marie									
Q2 2010	21	0	0	0	0	0	0	0	21
Q2 2009	29	0	0	0	0	0	0	0	29
Timmins									
Q2 2010	5	0	0	0	0	0	0	0	5
Q2 2009	4	0	0	0	0	0	0	0	4
Elliot Lake									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	2	0	0	0	0	0	0	0	2
Temiskaming Shores									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	3	0	0	0	0	0	0	0	3
West Nipissing									
Q2 2010	8	0	0	0	0	0	0	4	12
Q2 2009	13	0	0	0	0	0	0	0	13
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q2 2010	13	0	0	0	0	3	0	0	16
Q2 2009	23	2	0	0	0	7	0	3	35
North Bay									
Q2 2010	8	0	0	0	0	0	0	12	20
Q2 2009	13	0	0	0	0	0	0	1	14
Sault Ste. Marie									
Q2 2010	2	0	0	0	0	0	0	0	2
Q2 2009	10	0	0	0	0	0	0	0	10
Timmins									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q2 2010	50	4	0	0	0	3	12	0	69
Q2 2009	49	3	0	0	0	1	4	13	70
North Bay									
Q2 2010	23	4	0	0	0	0	0	0	27
Q2 2009	18	0	0	0	0	0	0	0	18
Sault Ste. Marie									
Q2 2010	21	0	0	0	0	0	0	0	21
Q2 2009	33	0	0	0	0	0	0	0	33
Timmins									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.2: History of Housing Starts
Greater Sudbury CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	224	8	0	0	0	27	74	117	450
% Change	-52.2	-75.0	-100.0	n/a	n/a	n/a	**	**	-17.1
2008	469	32	11	0	0	0	8	23	543
% Change	-8.8	23.1	n/a	n/a	-100.0	n/a	33.3	187.5	-7.5
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477
% Change	16.7	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	19.3
2005	384	12	4	0	0	0	0	0	400
% Change	2.7	20.0	n/a	n/a	n/a	n/a	-100.0	n/a	3.1
2004	374	10	0	0	0	0	4	0	388
% Change	26.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	26.8
2003	296	10	0	0	0	0	0	0	306
% Change	1.4	**	-100.0	n/a	n/a	n/a	n/a	n/a	2.7
2002	292	2	4	0	0	0	0	0	298
% Change	52.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	56.0
2001	191	0	0	0	0	0	0	0	191
% Change	13.0	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	10.4
2000	169	4	0	0	0	0	0	0	173

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
Greater Sudbury CMA	109	46	2	4	0	24	82	111	193	185	4.3
Capreol Town	0	2	0	0	0	20	0	0	0	22	-100.0
Nickel Centre Town	10	3	0	0	0	0	0	0	10	3	**
Onaping Falls Town	1	1	0	0	0	0	0	0	1	1	0.0
Rayside-Balfour Town	12	11	0	0	0	4	58	0	70	15	**
Sudbury City	41	14	2	4	0	0	24	111	67	129	-48.1
Valley East Town	37	12	0	0	0	0	0	0	37	12	**
Walden Town	8	3	0	0	0	0	0	0	8	3	166.7
North Bay	51	19	8	0	0	10	0	0	59	29	103.4
Sault Ste. Marie	35	18	0	0	0	0	0	0	35	18	94.4
Timmins	12	10	0	0	0	0	14	0	26	10	160.0
Elliot Lake	3	0	0	0	0	0	0	0	3	0	n/a
Temiskaming Shores	3	0	0	0	0	0	0	0	3	0	n/a
West Nipissing	12	11	0	0	0	0	4	0	16	11	45.5

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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
Greater Sudbury CMA	139	54	2	4	0	24	82	119	223	201	10.9
Capreol Town	0	2	0	0	0	20	0	0	0	22	-100.0
Nickel Centre Town	11	4	0	0	0	0	0	0	11	4	175.0
Onaping Falls Town	1	1	0	0	0	0	0	0	1	1	0.0
Rayside-Balfour Town	21	13	0	0	0	4	58	4	79	21	**
Sudbury City	50	16	2	4	0	0	24	115	76	135	-43.7
Valley East Town	47	14	0	0	0	0	0	0	47	14	**
Walden Town	9	4	0	0	0	0	0	0	9	4	125.0
North Bay	68	20	10	0	0	10	0	0	78	30	160.0
Sault Ste. Marie	51	27	0	0	0	0	0	0	51	27	88.9
Timmins	12	10	0	0	0	0	14	0	26	10	160.0
Elliot Lake	3	0	0	0	0	0	0	0	3	0	n/a
Temiskaming Shores	4	0	0	0	0	0	0	0	4	0	n/a
West Nipissing	12	17	0	0	0	0	4	0	16	17	-5.9

Source: CMHC (Starts and Completions Survey)

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Greater Sudbury CMA	0	0	0	24	0	15	82	96
Capreol Town	0	0	0	20	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	58	0
Sudbury City	0	0	0	0	0	15	24	96
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	10	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	14	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 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
Greater Sudbury CMA	0	0	0	24	0	15	82	104
Capreol Town	0	0	0	20	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	58	4
Sudbury City	0	0	0	0	0	15	24	100
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	10	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	14	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Greater Sudbury CMA	111	50	0	15	82	120	193	185
Capreol Town	0	2	0	0	0	20	0	22
Nickel Centre Town	10	3	0	0	0	0	10	3
Onaping Falls Town	1	1	0	0	0	0	1	1
Rayside-Balfour Town	12	11	0	0	58	4	70	15
Sudbury City	43	18	0	15	24	96	67	129
Valley East Town	37	12	0	0	0	0	37	12
Walden Town	8	3	0	0	0	0	8	3
North Bay	59	19	0	0	0	10	59	29
Sault Ste. Marie	35	18	0	0	0	0	35	18
Timmins	26	10	0	0	0	0	26	10
Elliot Lake	3	0	0	0	0	0	3	0
Temiskaming Shores	3	0	0	0	0	0	3	0
West Nipissing	12	11	0	0	4	0	16	11

Table 2.5: Starts by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Greater Sudbury CMA	141	58	0	15	82	128	223	201
Capreol Town	0	2	0	0	0	20	0	22
Nickel Centre Town	11	4	0	0	0	0	11	4
Onaping Falls Town	1	1	0	0	0	0	1	1
Rayside-Balfour Town	21	13	0	0	58	8	79	21
Sudbury City	52	20	0	15	24	100	76	135
Valley East Town	47	14	0	0	0	0	47	14
Walden Town	9	4	0	0	0	0	9	4
North Bay	78	20	0	0	0	10	78	30
Sault Ste. Marie	51	27	0	0	0	0	51	27
Timmins	26	10	0	0	0	0	26	10
Elliot Lake	3	0	0	0	0	0	3	0
Temiskaming Shores	4	0	0	0	0	0	4	0
West Nipissing	12	17	0	0	4	0	16	17

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
Greater Sudbury CMA	56	48	2	4	32	4	0	16	90	72	25.0
Capreol Town	0	0	0	0	20	0	0	0	20	0	n/a
Nickel Centre Town	3	7	0	0	0	0	0	0	3	7	-57.1
Onaping Falls Town	0	1	0	0	0	0	0	12	0	13	-100.0
Rayside-Balfour Town	5	5	0	2	12	4	0	4	17	15	13.3
Sudbury City	30	21	2	2	0	0	0	0	32	23	39.1
Valley East Town	12	10	0	0	0	0	0	0	12	10	20.0
Walden Town	6	4	0	0	0	0	0	0	6	4	50.0
North Bay	23	18	0	0	0	0	12	0	35	18	94.4
Sault Ste. Marie	21	29	0	0	0	0	0	0	21	29	-27.6
Timmins	5	4	0	0	0	0	0	0	5	4	25.0
Elliot Lake	3	2	0	0	0	0	0	0	3	2	50.0
Temiskaming Shores	3	3	0	0	0	0	0	0	3	3	0.0
West Nipissing	8	13	0	0	0	0	4	0	12	13	-7.7

Table 3.1: Completions by Submarket and by Dwelling Type January - June 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
Greater Sudbury CMA	114	121	8	10	36	4	19	20	177	155	14.2
Capreol Town	0	0	0	0	20	0	0	0	20	0	n/a
Nickel Centre Town	7	13	0	0	0	0	0	0	7	13	-46.2
Onaping Falls Town	0	3	0	0	0	0	0	12	0	15	-100.0
Rayside-Balfour Town	13	15	0	2	12	4	0	4	25	25	0.0
Sudbury City	54	50	8	8	4	0	15	4	81	62	30.6
Valley East Town	30	25	0	0	0	0	4	0	34	25	36.0
Walden Town	10	15	0	0	0	0	0	0	10	15	-33.3
North Bay	45	51	4	0	10	0	12	0	71	51	39.2
Sault Ste. Marie	36	61	0	0	0	0	0	0	36	61	-41.0
Timmins	14	14	0	0	0	0	0	0	14	14	0.0
Elliot Lake	11	2	0	0	0	0	0	0	11	2	**
Temiskaming Shores	6	7	0	0	0	0	0	0	6	7	-14.3
West Nipissing	26	33	0	0	0	0	4	0	30	33	-9.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Greater Sudbury CMA	0	0	32	4	0	0	0	16
Capreol Town	0	0	20	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	12
Rayside-Balfour Town	0	0	12	4	0	0	0	4
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	12	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2010								
Submarket	Row				Apt. & Other			
	Freehold and		Rental		Freehold and		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Greater Sudbury CMA	0	0	36	4	15	0	4	20
Capreol Town	0	0	20	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	12
Rayside-Balfour Town	0	0	12	4	0	0	0	4
Sudbury City	0	0	4	0	15	0	0	4
Valley East Town	0	0	0	0	0	0	4	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	10	0	0	0	12	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Greater Sudbury CMA	58	52	0	0	32	20	90	72
Capreol Town	0	0	0	0	20	0	20	0
Nickel Centre Town	3	7	0	0	0	0	3	7
Onaping Falls Town	0	1	0	0	0	12	0	13
Rayside-Balfour Town	5	7	0	0	12	8	17	15
Sudbury City	32	23	0	0	0	0	32	23
Valley East Town	12	10	0	0	0	0	12	10
Walden Town	6	4	0	0	0	0	6	4
North Bay	23	18	0	0	12	0	35	18
Sault Ste. Marie	21	29	0	0	0	0	21	29
Timmins	5	4	0	0	0	0	5	4
Elliot Lake	3	2	0	0	0	0	3	2
Temiskaming Shores	3	3	0	0	0	0	3	3
West Nipissing	8	13	0	0	4	0	12	13

Table 3.5: Completions by Submarket and by Intended Market January - June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Greater Sudbury CMA	122	131	15	0	40	24	177	155
Capreol Town	0	0	0	0	20	0	20	0
Nickel Centre Town	7	13	0	0	0	0	7	13
Onaping Falls Town	0	3	0	0	0	12	0	15
Rayside-Balfour Town	13	17	0	0	12	8	25	25
Sudbury City	62	58	15	0	4	4	81	62
Valley East Town	30	25	0	0	4	0	34	25
Walden Town	10	15	0	0	0	0	10	15
North Bay	49	51	0	0	22	0	71	51
Sault Ste. Marie	36	61	0	0	0	0	36	61
Timmins	14	14	0	0	0	0	14	14
Elliot Lake	11	2	0	0	0	0	11	2
Temiskaming Shores	6	7	0	0	0	0	6	7
West Nipissing	26	33	0	0	4	0	30	33

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second 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 (%)			
Greater Sudbury CMA													
Q2 2010	0	0.0	1	3.4	6	20.7	6	20.7	16	55.2	29	359,900	360,886
Q2 2009	1	2.0	4	8.2	4	8.2	18	36.7	22	44.9	49	340,718	362,437
Year-to-date 2010	0	0.0	1	1.5	17	26.2	19	29.2	28	43.1	65	334,900	350,689
Year-to-date 2009	2	1.7	7	6.0	16	13.7	38	32.5	54	46.2	117	349,500	377,056
North Bay													
Q2 2010	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
Q2 2009	5	27.8	2	11.1	2	11.1	3	16.7	6	33.3	18	302,500	304,094
Year-to-date 2010	0	0.0	1	7.7	4	30.8	4	30.8	4	30.8	13	335,000	332,631
Year-to-date 2009	12	21.8	5	9.1	10	18.2	7	12.7	21	38.2	55	305,900	309,135
Sault Ste. Marie													
Q2 2010	0	0.0	2	20.0	5	50.0	0	0.0	3	30.0	10	289,900	309,630
Q2 2009	9	27.3	8	24.2	9	27.3	5	15.2	2	6.1	33	244,900	254,530
Year-to-date 2010	0	0.0	6	35.3	7	41.2	0	0.0	4	23.5	17	260,000	287,288
Year-to-date 2009	15	22.4	18	26.9	19	28.4	9	13.4	6	9.0	67	258,900	268,004

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2010						
Submarket	Q2 2010	Q2 2009	% Change	YTD 2010	YTD 2009	% Change
Greater Sudbury CMA	360,886	362,437	-0.4	350,689	377,056	-7.0
North Bay	--	304,094	n/a	332,631	309,135	7.6
Sault Ste. Marie	309,630	254,530	21.6	287,288	268,004	7.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury
Second Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	89	-44.0	139	366	423	32.9	197,327	-6.0	194,240
	February	97	-42.3	129	299	383	33.7	197,006	-7.4	201,900
	March	110	-42.7	111	329	324	34.3	189,397	-8.2	197,550
	April	168	-31.1	140	373	329	42.6	205,716	-3.1	209,603
	May	202	-27.1	168	463	358	46.9	199,606	-4.3	190,351
	June	243	-10.7	175	460	353	49.6	196,203	-12.1	186,488
	July	205	-26.5	166	429	348	47.7	200,792	-8.2	195,823
	August	224	6.2	222	392	361	61.5	201,854	-2.0	197,959
	September	201	-20.6	171	375	334	51.2	202,652	-5.1	200,018
	October	176	1.1	188	320	337	55.8	208,893	0.7	217,236
	November	153	59.4	186	322	387	48.1	200,380	-1.1	200,134
	December	109	53.5	182	179	371	49.1	208,024	5.8	217,686
2010	January	108	21.3	171	330	395	43.3	198,871	0.8	201,480
	February	131	35.1	173	321	416	41.6	218,665	11.0	224,066
	March	180	63.6	180	499	458	39.3	214,017	13.0	223,649
	April	278	65.5	214	566	506	42.3	231,093	12.3	243,725
	May	261	29.2	218	498	394	55.3	232,328	16.4	212,566
	June	206	-15.2	153	511	395	38.7	219,575	11.9	212,821
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	613	-22.7		1,296			199,932	-6.9	
	Q2 2010	745	21.5		1,575			228,341	14.2	
	YTD 2009	909	-30.7		2,290			198,090	-6.9	
	YTD 2010	1,164	28.1		2,725			222,303	12.2	

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Source: CREA (MLS®)

Table 5b: MLS® Residential Activity for Sault Ste. Marie
Second Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	64	-28.9	100	104	138	72.5	120,402	9.7	123,672
	February	66	-22.4	97	117	167	58.1	118,235	12.6	124,528
	March	82	-23.4	90	152	166	54.2	125,738	2.2	127,314
	April	114	-24.0	96	217	185	51.9	123,651	5.8	124,985
	May	110	-35.7	91	238	184	49.5	129,121	2.0	128,045
	June	144	-2.7	97	257	177	54.8	137,507	1.0	124,860
	July	142	-12.9	102	248	181	56.4	131,535	-5.6	126,708
	August	132	-2.2	104	193	163	63.8	120,002	-7.6	117,678
	September	125	-21.4	102	197	169	60.4	137,154	9.7	133,094
	October	121	19.8	117	173	187	62.6	130,854	5.5	127,828
	November	121	124.1	158	143	203	77.8	136,820	32.8	144,346
	December	68	54.5	134	70	191	70.2	138,170	16.5	143,279
2010	January	70	9.4	117	139	194	60.3	135,632	12.6	144,045
	February	63	-4.5	94	148	209	45.0	132,724	12.3	141,403
	March	118	43.9	125	233	228	54.8	124,394	-1.1	129,440
	April	141	23.7	119	255	214	55.6	132,943	7.5	133,342
	May	131	19.1	110	261	193	57.0	150,331	16.4	144,187
	June	136	-5.6	105	227	160	65.6	135,073	-1.8	131,521
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	368	-21.5		712			130,708	3.3	
	Q2 2010	408	10.9		743			139,236	6.5	
	YTD 2009	580	-22.8		1,085			127,449	4.8	
	YTD 2010	659	13.6		1,263			135,573	6.4	

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Source: CREA (MLS®)

Table 5c: MLS® Residential Activity for North Bay Second Quarter 2010										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	37	-42.2	67	99	132	50.8	205,947	18.4	220,845
	February	82	6.5	114	115	147	77.6	182,213	-0.9	184,512
	March	80	-29.8	81	177	150	54.0	185,646	2.1	188,828
	April	141	-3.4	101	218	159	63.5	201,077	4.5	185,155
	May	130	-27.4	92	223	155	59.4	189,654	0.3	183,456
	June	140	-5.4	101	207	161	62.7	208,180	3.6	195,609
	July	161	6.6	110	229	168	65.5	187,802	-4.7	187,597
	August	105	-11.0	94	151	144	65.3	176,773	-2.0	176,012
	September	122	13.0	113	173	174	64.9	192,417	-1.0	194,180
	October	92	22.7	115	116	137	83.9	196,537	7.9	200,653
	November	75	36.4	110	114	179	61.5	213,726	19.8	209,424
	December	55	37.5	121	63	179	67.6	197,875	22.2	207,731
2010	January	72	94.6	132	153	203	65.0	199,434	-3.2	217,143
	February	80	-2.4	115	141	181	63.5	208,298	14.3	210,926
	March	142	77.5	132	244	211	62.6	227,376	22.5	223,552
	April	177	25.5	124	242	165	75.2	228,400	13.6	217,464
	May	134	3.1	101	238	170	59.4	209,220	10.3	199,628
	June	139	-0.7	100	246	188	53.2	212,787	2.2	202,234
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	411	-13.1		648			199,883	3.1	
	Q2 2010	450	9.5		726			217,866	9.0	
	YTD 2009	610	-16.2		1,039			196,009	3.6	
	YTD 2010	744	22.0		1,264			216,869	10.6	

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Source: CREA (MLS®)

Table 5d: MLS® Residential Activity for Timmins
Second Quarter 2010

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2009	January	47	-35.6	71	101	122	58.2	101,437	7.0	116,705
	February	50	-24.2	68	98	122	55.7	115,994	-1.2	126,016
	March	71	-14.5	74	135	138	53.6	100,541	-11.7	110,951
	April	88	-24.8	78	138	118	66.1	113,364	-11.4	106,571
	May	94	-29.9	83	173	134	61.9	121,627	1.8	115,369
	June	100	3.1	74	200	151	49.0	116,165	-8.3	123,325
	July	117	-8.6	89	196	152	58.6	127,159	-0.6	121,197
	August	98	-3.0	85	149	139	61.2	128,783	16.3	120,825
	September	111	11.0	96	150	139	69.1	126,659	5.8	135,268
	October	79	-9.2	87	125	136	64.0	123,460	0.5	120,209
	November	76	111.1	91	81	110	82.7	120,595	3.3	111,045
	December	35	9.4	70	74	161	43.5	127,883	-1.0	128,537
2010	January	43	-8.5	68	103	133	51.1	114,428	12.8	131,305
	February	43	-14.0	61	125	153	39.9	114,009	-1.7	140,392
	March	94	32.4	95	181	162	58.6	115,072	14.5	117,835
	April	101	14.8	81	187	157	51.6	131,500	16.0	133,484
	May	99	5.3	88	195	152	57.9	123,959	1.9	118,903
	June	131	31.0	97	209	154	63.0	138,793	19.5	161,640
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	282	-19.0		511			117,112	-5.8	
	Q2 2010	331	17.4		591			132,131	12.8	
	YTD 2009	450	-21.1		845			112,736	-4.6	
	YTD 2010	511	13.6		1,000			125,978	11.7	

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Source: CREA (MLS®)

Table 6: Economic Indicators
Second Quarter 2010

		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 1997=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	112.70	112.40	82.3	5.9	65.2	830
	February	627	5.00	5.79	112.70	113.10	81.6	6.6	65.2	827
	March	613	4.50	5.55	112.70	113.70	81.1	7.5	65.4	820
	April	596	3.90	5.25	112.70	113.20	80.1	8.5	65.2	814
	May	596	3.90	5.25	112.70	114.00	80.7	8.3	65.6	808
	June	631	3.75	5.85	112.70	114.20	80.1	8.8	65.4	804
	July	631	3.75	5.85	112.70	113.70	79.4	9.5	65.3	803
	August	631	3.75	5.85	112.70	113.70	78.0	10.1	64.5	806
	September	610	3.70	5.49	112.10	113.80	77.4	10.1	64.0	809
	October	630	3.80	5.84	112.70	113.90	77.0	10.2	63.7	821
	November	616	3.60	5.59	112.60	114.60	76.5	10.0	63.1	819
	December	610	3.60	5.49	112.60	114.10	76.2	10.4	63.1	816
2010	January	610	3.60	5.49	113.00	114.50	75.7	10.4	62.8	805
	February	604	3.60	5.39	113.30	115.10	75.4	10.8	62.7	813
	March	631	3.60	5.85	113.30	115.30	75.7	10.6	62.7	829
	April	655	3.80	6.25	113.00	115.70	77.5	9.7	63.6	844
	May	639	3.70	5.99	113.00	116.20	79.6	8.9	64.7	850
	June	633	3.60	5.89		116.00	81.5	8.0	65.5	855
	July									
	August									
	September									
	October									
	November									
	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

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

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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