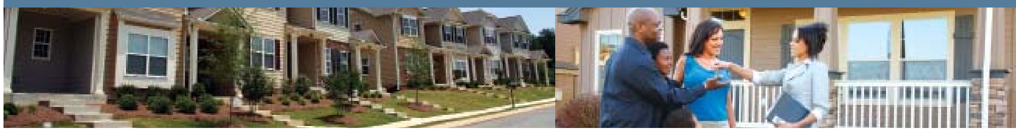
# HOUSING NOW
## Thunder Bay CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

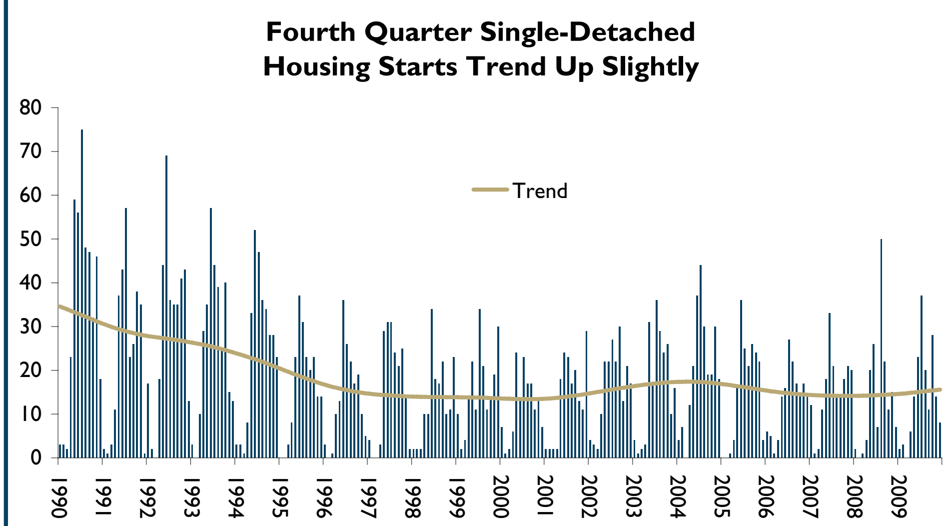
## New Home Market

### New Starts Trend Up in Fourth Quarter

Housing starts trended up in Q4 which caused year-end single-detached construction to just surpass previous year's numbers. With virtually no higher density starts in 2008, multiples unsurprisingly topped last year's levels. Additionally, two new subdivisions came on stream which sparked more consumer interest in new construction. Rising demand for single family homes was partly due to a relatively tight resale market where listings in move-up price ranges were especially thin.

Within Thunder Bay CMA, Red River ward had the distinction for having the highest number of single-detached starts. It is the second consecutive year that this ward has held down top spot in the CMA. Only 41 units were started in Neebing ward in 2009. Watch

Figure 1




Source: CMHC

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for these areas to have the most single family home starts in 2010 with the onset of the aforementioned two new subdivisions in late 2009. Outside the city limits, starts nearly doubled last year's count but accounted only for 24 per cent of the CMA activity.

The clustering of new homes in the $200,000 to $299,999 continued in 2009; however, absorptions were six per cent lower than in 2008. On the other hand, the increasing trend of absorptions of new homes with value over $300,000 will continue well into 2010, as the annual percentage change of the new house price index is expected to more than double this year.

## Resale Market

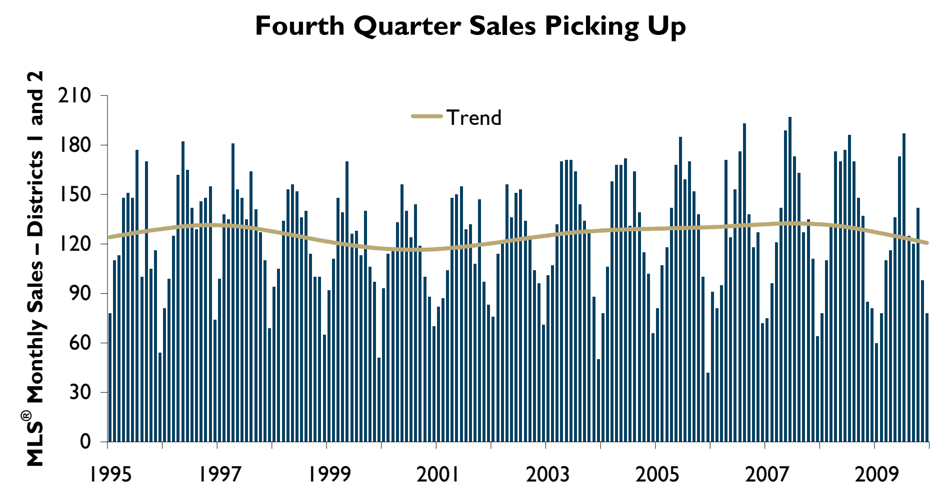
### Fourth Quarter Sales Bounce Back

Similar to other Ontario centres, Thunder Bay's resale market posted sales gains in Q4, when compared to the previous year. In fact sales went beyond any fourth quarter since 2001. The market was driven by affordability gains due to low borrowing costs.

Thunder Bay's active listings ended the year with the lowest monthly active listings figure in four years. As a result, the sales to active listings ratio closed the year only slightly behind 2008, a record year for the Thunder Bay resale market. The fact that listings have been so low partially explains why prices have still been growing four to five per cent annually, although the resale market remained in a balanced position all year.

Multiple offer situations were not entirely unheard of in Thunder Bay despite the balanced market, as a fairly significant number of homes sold over list price. Even with a percentage of homes selling over list, average MLS®[1] prices rose only by 4.2 per cent this year. Consequently, affordability still remains at a good position, aided by mortgage rates that closed the year near historic lows.

Figure 2




Source: Thunder Bay Real Estate Board

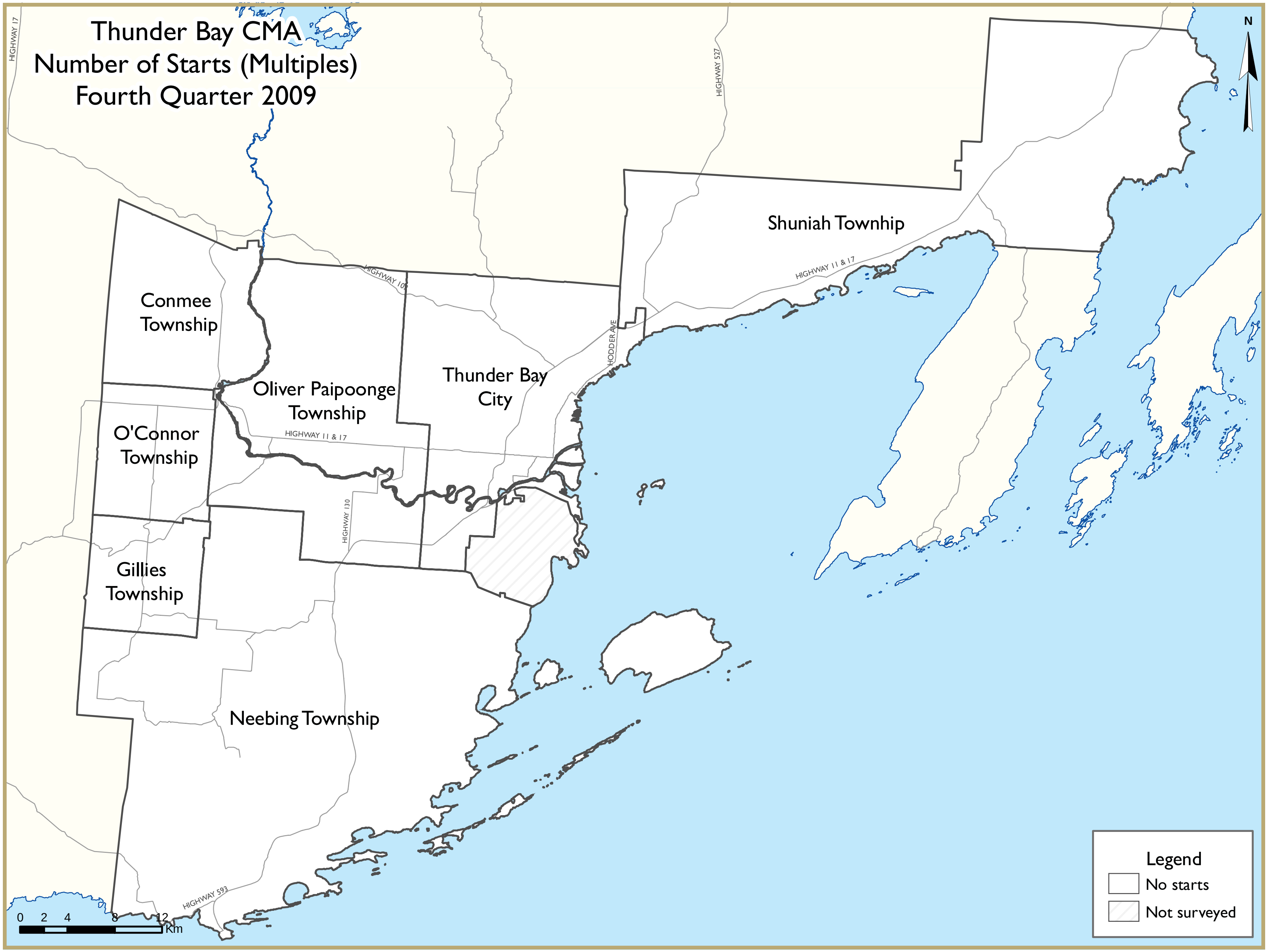
## Forestry Operations Produce Little in 2009

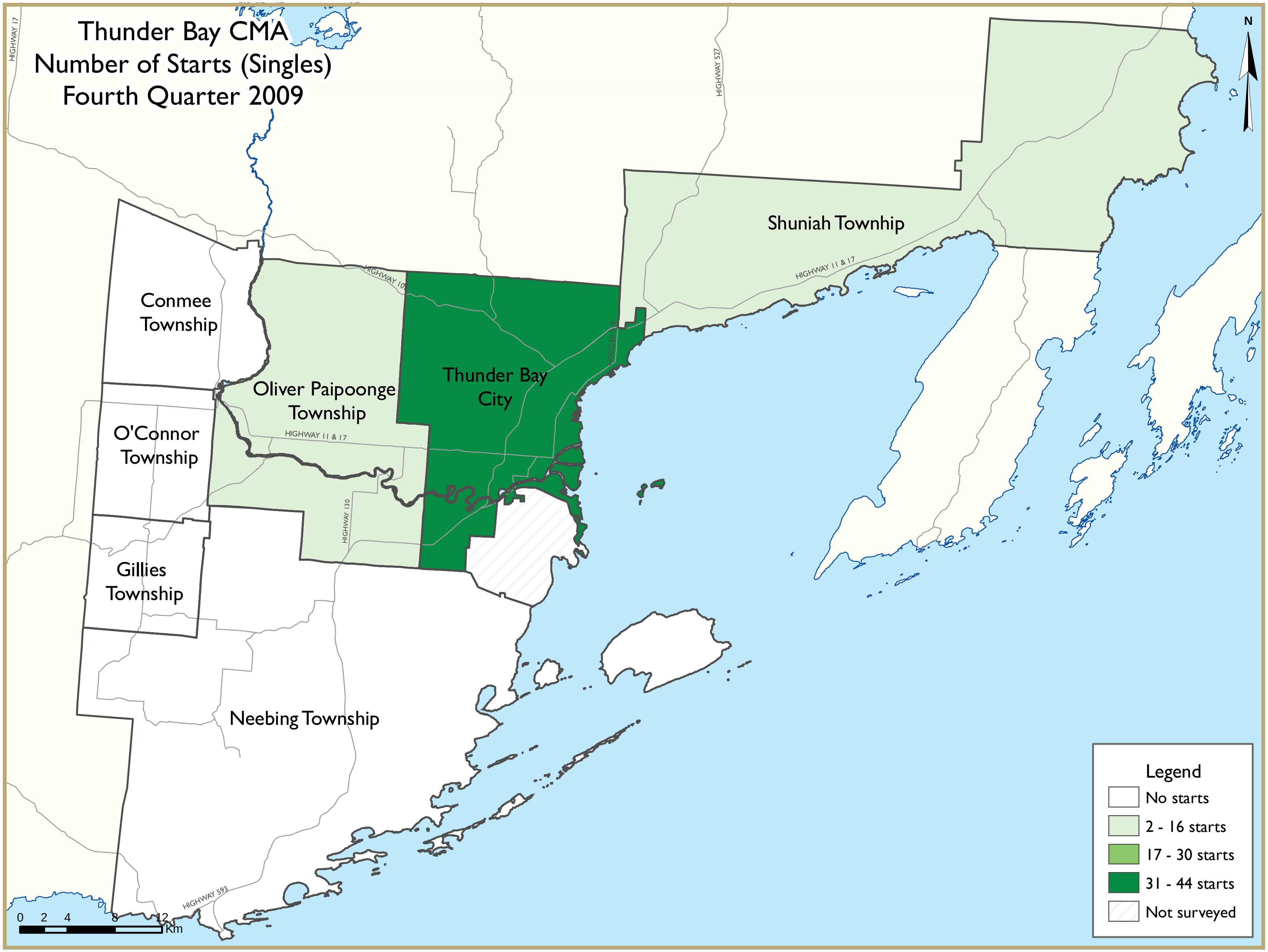
Due to the global economic downturn the vast majority of mill operations in Northwestern Ontario were idle during 2009.

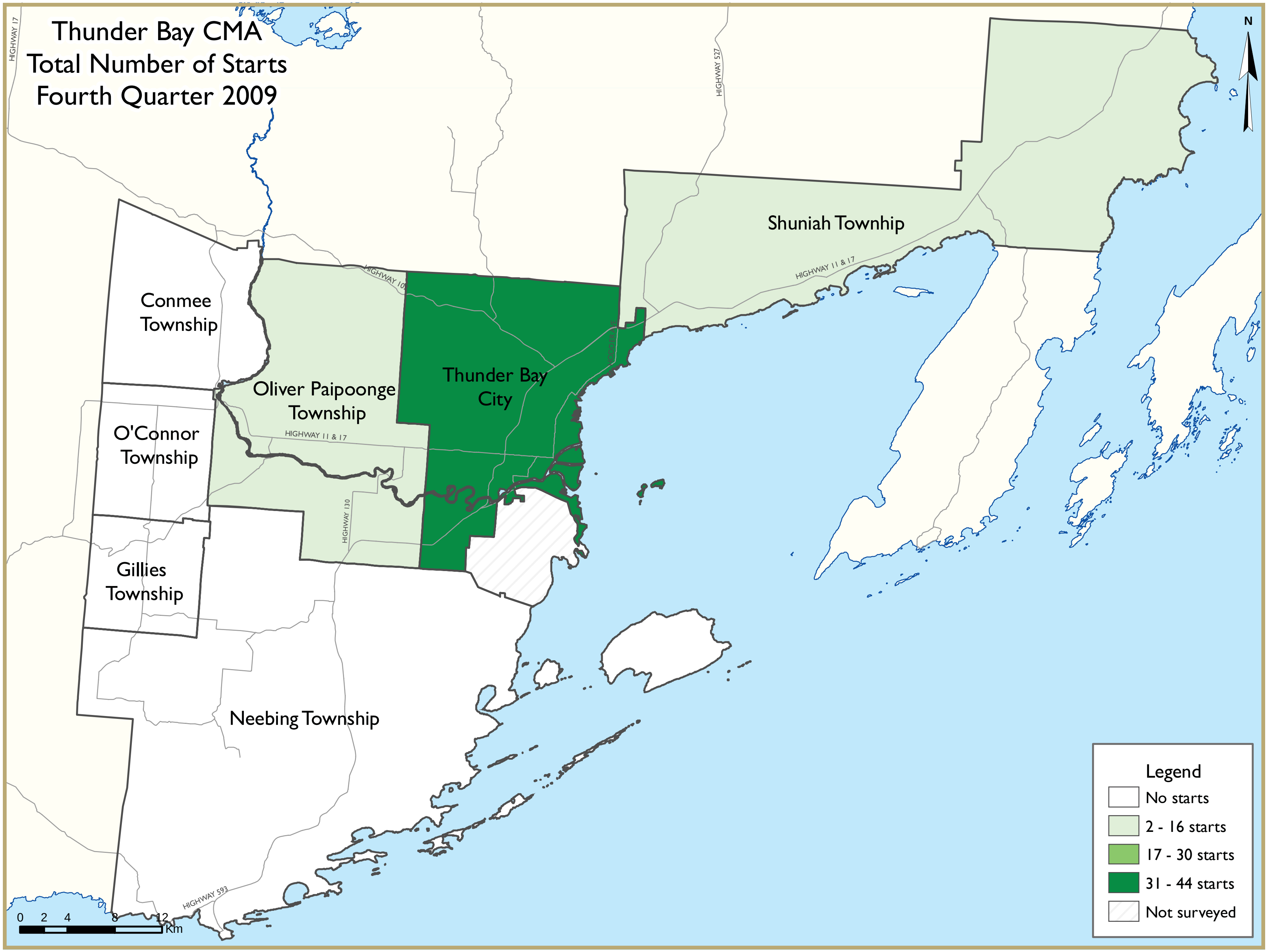
With the forestry weakness in 2009, employment in Thunder Bay averaged roughly 60,000, down five per cent from the previous year. As a result, the unemployment rate finished the year on average almost three percentage points higher than 2008. Surprisingly, average weekly earnings rose four per cent over the course of the year despite the goods-producing sector weakness. The increasing importance of the knowledge-based economy may be contributing to the better-than-expected performance of earnings.

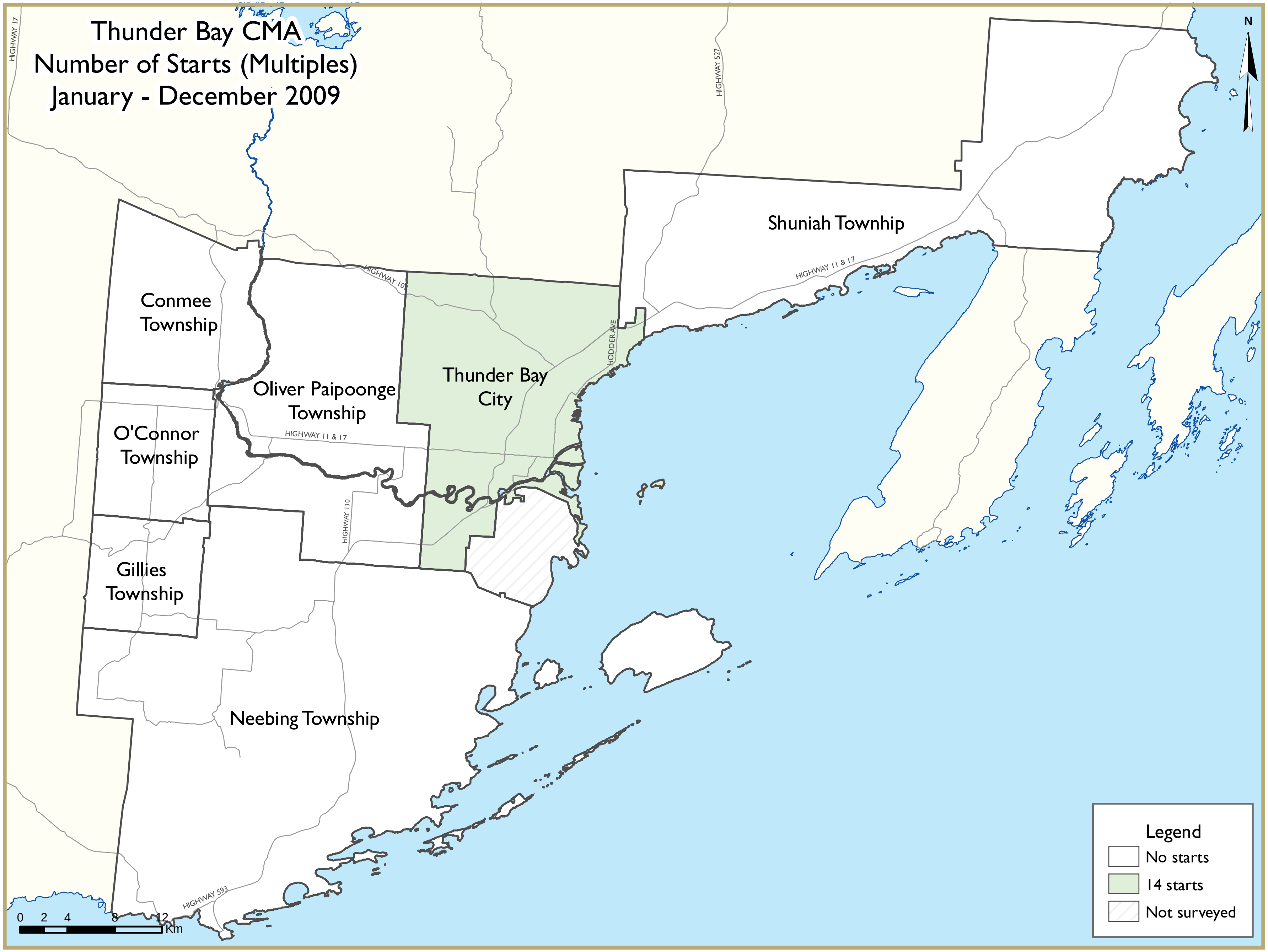
Nevertheless, positive news regarding some mills reopening in the first quarter of this year provided Northwestern Ontario forests producers with a light at the end of the tunnel. As well, in view of a sluggish US economy, Canadian forest companies are looking into diversifying exports to other countries, particularly China. As global conditions keep improving, expect demand for forest products to increase.

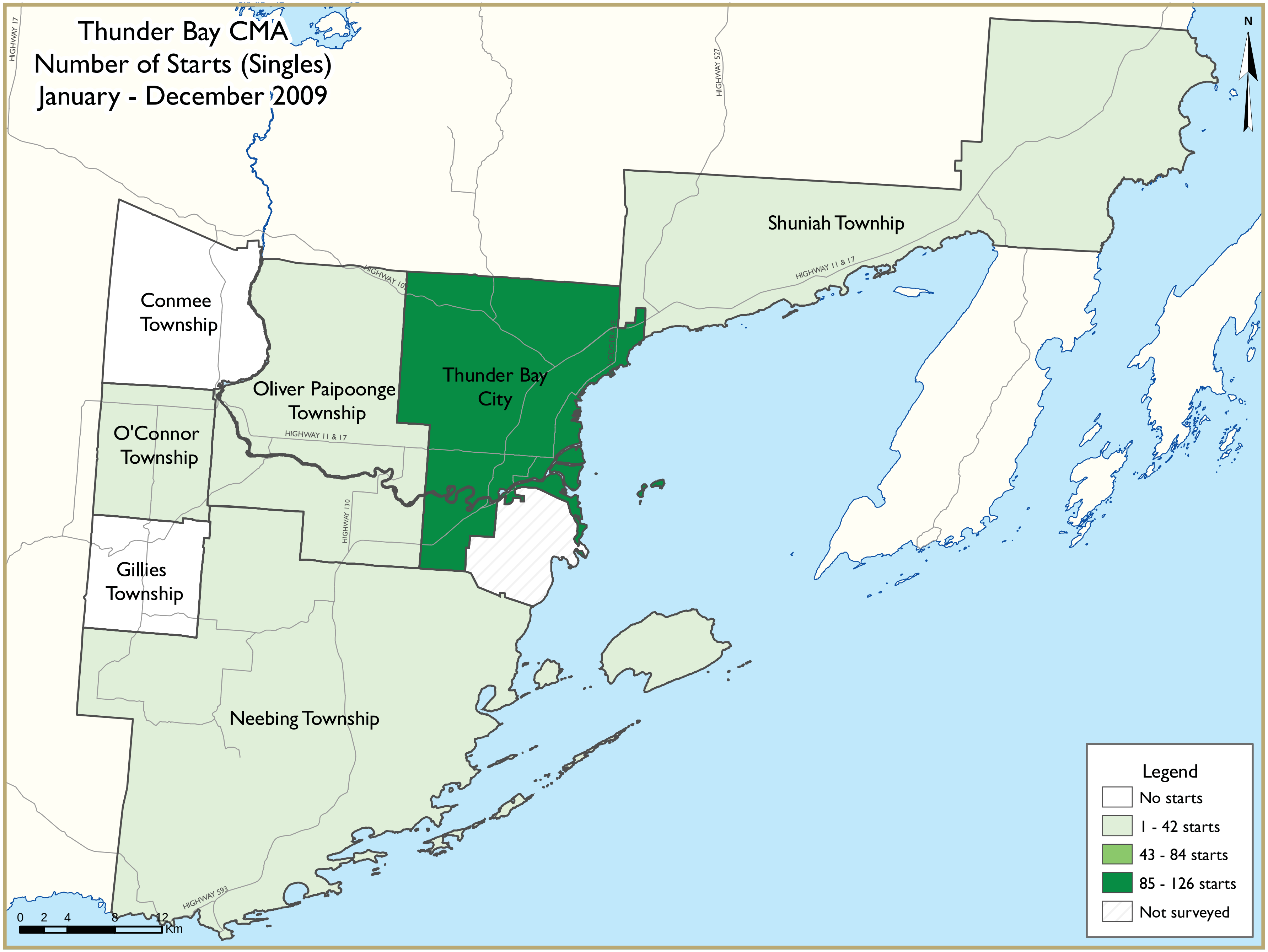
[1] MLS® is a registered trademark of the Canadian Real Estate Association.

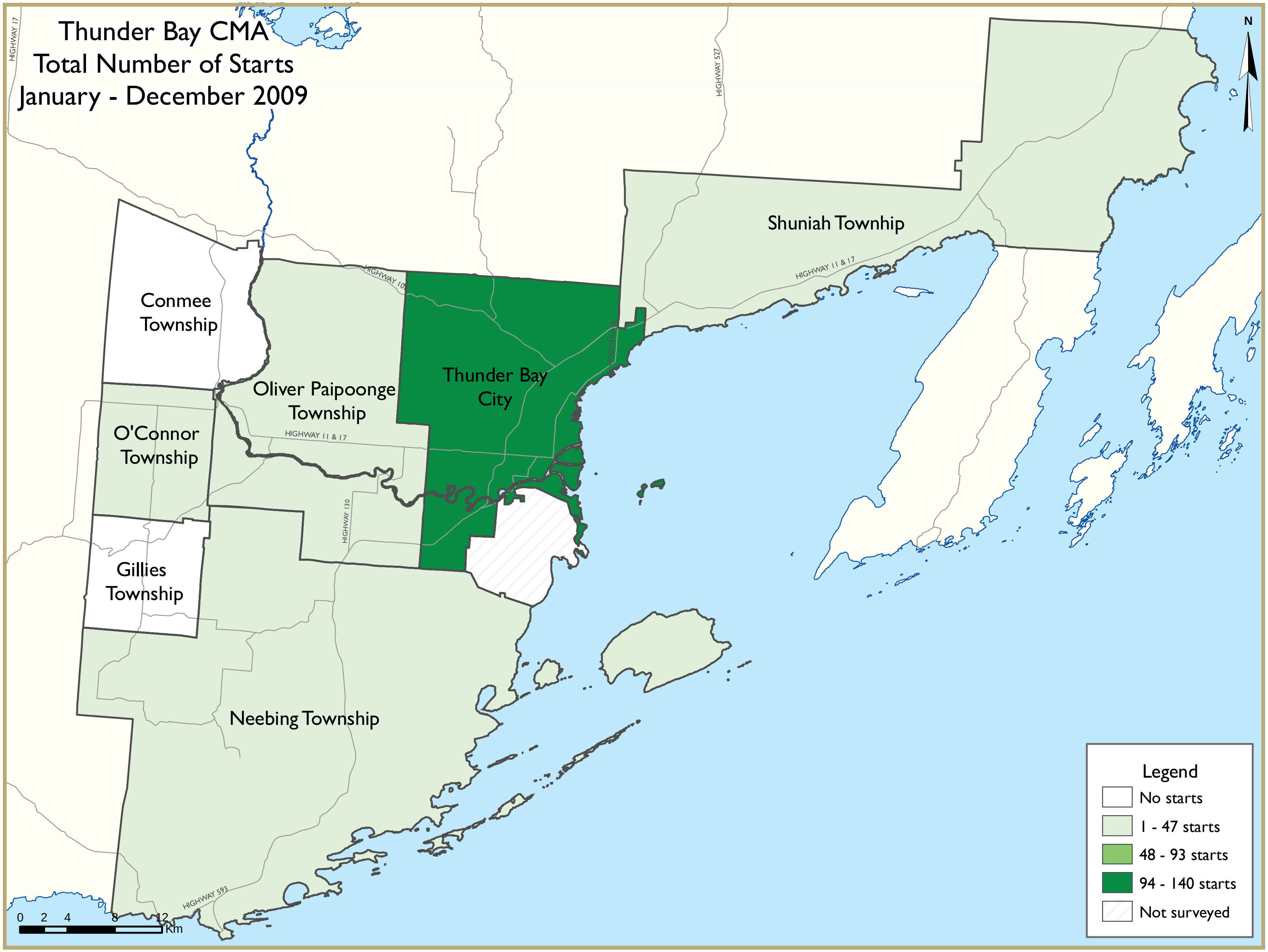

Thunder Bay CMA
Number of Starts (Multiples)
Fourth Quarter 2009
Shuniah Townhip
Conmee Township
Oliver Paipoonge Township
Thunder Bay City
O'Connor Township
Gillies Township
Neebing Township
HIGHWAY 17
HIGHWAY 527
HIGHWAY 102
HIGHWAY 11 & 17
HODDER AVE
HIGHWAY 130
HIGHWAY 593
N
0 2 4 8 12 Km
Legend
No starts
Not surveyed


Thunder Bay CMA
Number of Starts (Singles)
Fourth Quarter 2009
Conmee Township
Oliver Paipoonge Township
Thunder Bay City
Shuniah Townhip
O'Connor Township
Gillies Township
Neebing Township
HIGHWAY 17
HIGHWAY 527
HIGHWAY 102
HIGHWAY 11 & 17
HIGHWAY 130
HIGHWAY 593
N
0 2 4 8 12 Km
Legend
No starts
2 - 16 starts
17 - 30 starts
31 - 44 starts
Not surveyed


Thunder Bay CMA
Total Number of Starts
Fourth Quarter 2009
Conmee Township
Oliver Paipoonge Township
Thunder Bay City
Shuniah Townhip
O'Connor Township
Gillies Township
Neebing Township
HIGHWAY 17
HIGHWAY 527
HIGHWAY 102
HIGHWAY 11 & 17
HIGHWAY 130
HIGHWAY 593
N
0 2 4 8 12 Km
Legend
No starts
2 - 16 starts
17 - 30 starts
31 - 44 starts
Not surveyed


Thunder Bay CMA
Number of Starts (Multiples)
January - December 2009
Shuniah Townhip
Conmee Township
Oliver Paipoonge Township
Thunder Bay City
O'Connor Township
Gillies Township
Neebing Township
HIGHWAY 17
HIGHWAY 527
HIGHWAY 11 & 17
HIGHWAY 130
HIGHWAY 593
HODDER AVE
N
0 2 4 8 12 Km
Legend
No starts
14 starts
Not surveyed


Thunder Bay CMA
Number of Starts (Singles)
January - December 2009
Conmee Township
Oliver Paipoonge Township
O'Connor Township
Gillies Township
Thunder Bay City
Shuniah Townhip
Neebing Township
HIGHWAY 11 & 17
HIGHWAY 130
HIGHWAY 527
HIGHWAY 593
HIGHWAY 17
N
0 2 4 8 12 Km
Legend
No starts
1 - 42 starts
43 - 84 starts
85 - 126 starts
Not surveyed


Thunder Bay CMA
Total Number of Starts
January - December 2009
Conmee Township
Oliver Paipoonge Township
Thunder Bay City
Shuniah Townhip
O'Connor Township
Gillies Township
Neebing Township
HIGHWAY 17
HIGHWAY 527
HIGHWAY 11 & 17
HIGHWAY 11 & 17
HIGHWAY 130
HIGHWAY 593
N
0 2 4 8 12
Km
Legend
No starts
1 - 47 starts
48 - 93 starts
94 - 140 starts
Not surveyed

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

1 Housing Activity Summary of CMA

2 Starts by Submarket and by Dwelling Type – Current Month or Quarter

2.1 Starts by Submarket and by Dwelling Type – Year-to-Date

3 Completions by Submarket and by Dwelling Type – Current Month or 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

**Available in SELECTED Reports:**

1.1 Housing Activity Summary by Submarket

1.2 History of Housing Activity (once a year)

2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter

2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date

2.4 Starts by Submarket and by Intended Market – Current Month or Quarter

2.5 Starts by Submarket and by Intended Market – Year-to-Date

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 Thunder Bay CMA**
**Fourth Quarter 2009**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q4 2009 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Q4 2008 | 33 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| % Change | 51.5 | -100.0 | n/a | n/a | n/a | n/a | n/a | n/a | 42.9 |
| Year-to-date 2009 | 165 | 6 | 0 | 1 | 0 | 0 | 4 | 4 | 180 |
| Year-to-date 2008 | 165 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 167 |
| % Change | 0.0 | 200.0 | n/a | n/a | n/a | n/a | n/a | n/a | 7.8 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q4 2009 | 76 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 81 |
| Q4 2008 | 88 | 2 | 0 | 0 | 4 | 0 | 2 | 0 | 96 |
| % Change | -13.6 | 100.0 | n/a | n/a | -100.0 | n/a | -100.0 | n/a | -15.6 |
| **COMPLETIONS** | | | | | | | | | |
| Q4 2009 | 73 | 4 | 0 | 0 | 0 | 0 | 0 | 8 | 85 |
| Q4 2008 | 65 | 0 | 0 | 0 | 0 | 32 | 0 | 0 | 97 |
| % Change | 12.3 | n/a | n/a | n/a | n/a | -100.0 | n/a | n/a | -12.4 |
| Year-to-date 2009 | 177 | 6 | 0 | 0 | 4 | 0 | 0 | 8 | 195 |
| Year-to-date 2008 | 184 | 6 | 0 | 0 | 0 | 32 | 12 | 0 | 234 |
| % Change | -3.8 | 0.0 | n/a | n/a | n/a | -100.0 | -100.0 | n/a | -16.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q4 2009 | 9 | 1 | 0 | 0 | 2 | 0 | 2 | 0 | 14 |
| Q4 2008 | 2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 5 |
| % Change | ** | n/a | n/a | n/a | n/a | -100.0 | 0.0 | n/a | 180.0 |
| **ABSORBED** | | | | | | | | | |
| Q4 2009 | 66 | 3 | 0 | 0 | 0 | 0 | 0 | 8 | 77 |
| Q4 2008 | 65 | 0 | 0 | 0 | 0 | 31 | 6 | 0 | 102 |
| % Change | 1.5 | n/a | n/a | n/a | n/a | -100.0 | -100.0 | n/a | -24.5 |
| Year-to-date 2009 | 170 | 5 | 0 | 0 | 2 | 1 | 0 | 8 | 186 |
| Year-to-date 2008 | 186 | 6 | 0 | 0 | 2 | 31 | 10 | 0 | 235 |
| % Change | -8.6 | -16.7 | n/a | n/a | 0.0 | -96.8 | -100.0 | n/a | -20.9 |

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

| Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2009 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2009 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Q4 2008 | 33 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Kenora** | | | | | | | | | |
| Q4 2009 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Q4 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2009 | 76 | 4 | 0 | 1 | 0 | 0 | 0 | 0 | 81 |
| Q4 2008 | 88 | 2 | 0 | 0 | 4 | 0 | 2 | 0 | 96 |
| **Kenora** | | | | | | | | | |
| Q4 2009 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Q4 2008 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **COMPLETIONS** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2009 | 73 | 4 | 0 | 0 | 0 | 0 | 0 | 8 | 85 |
| Q4 2008 | 65 | 0 | 0 | 0 | 0 | 32 | 0 | 0 | 97 |
| **Kenora** | | | | | | | | | |
| Q4 2009 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Q4 2008 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2009 | 9 | 1 | 0 | 0 | 2 | 0 | 2 | 0 | 14 |
| Q4 2008 | 2 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 5 |
| **Kenora** | | | | | | | | | |
| Q4 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q4 2008 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **ABSORBED** | | | | | | | | | |
| **Thunder Bay CMA** | | | | | | | | | |
| Q4 2009 | 66 | 3 | 0 | 0 | 0 | 0 | 0 | 8 | 77 |
| Q4 2008 | 65 | 0 | 0 | 0 | 0 | 31 | 6 | 0 | 102 |
| **Kenora** | | | | | | | | | |
| Q4 2009 | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Q4 2008 | 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<br>Thunder Bay CMA<br>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 | 165 | 6 | 0 | 1 | 0 | 0 | 4 | 4 | 180 |
| % Change | 0.0 | 200.0 | n/a | n/a | n/a | n/a | n/a | n/a | 7.8 |
| 2008 | 165 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 167 |
| % Change | -10.8 | -75.0 | n/a | n/a | -100.0 | -100.0 | -100.0 | -100.0 | -32.9 |
| 2007 | 185 | 8 | 0 | 0 | 20 | 22 | 4 | 10 | 249 |
| % Change | 19.4 | 100.0 | n/a | -100.0 | ** | n/a | n/a | n/a | 50.9 |
| 2006 | 155 | 4 | 0 | 2 | 4 | 0 | 0 | 0 | 165 |
| % Change | -13.4 | 0.0 | n/a | n/a | n/a | -100.0 | n/a | n/a | -27.3 |
| 2005 | 179 | 4 | 0 | 0 | 0 | 44 | 0 | 0 | 227 |
| % Change | -25.7 | -60.0 | -100.0 | n/a | n/a | 41.9 | n/a | n/a | -20.9 |
| 2004 | 241 | 10 | 5 | 0 | 0 | 31 | 0 | 0 | 287 |
| % Change | 21.7 | -16.7 | n/a | n/a | n/a | n/a | n/a | n/a | 36.0 |
| 2003 | 198 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 211 |
| % Change | 2.6 | 200.0 | n/a | n/a | n/a | n/a | n/a | n/a | 7.1 |
| 2002 | 193 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 197 |
| % Change | 18.4 | -33.3 | n/a | n/a | n/a | -100.0 | -100.0 | n/a | -6.6 |
| 2001 | 163 | 6 | 0 | 0 | 0 | 38 | 4 | 0 | 211 |
| % Change | 15.6 | -25.0 | -100.0 | n/a | n/a | n/a | n/a | n/a | 37.0 |
| 2000 | 141 | 8 | 5 | 0 | 0 | 0 | 0 | 0 | 154 |

Source: CMHC (Starts and Completions Survey)

| Table 2: Starts by Submarket and by Dwelling Type<br>Fourth Quarter 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | % Change |
| **Thunder Bay CMA** | 50 | 33 | 0 | 2 | 0 | 0 | 0 | 0 | 50 | 35 | 42.9 |
| Thunder Bay City | 44 | 29 | 0 | 2 | 0 | 0 | 0 | 0 | 44 | 31 | 41.9 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Neebing Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Oliver Paipoonge Township | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 3 | 33.3 |
| Shuniah Township | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Kenora | 10 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 3 | ** |

| Table 2.1: Starts by Submarket and by Dwelling Type<br>January - December 2009 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Thunder Bay CMA** | 166 | 165 | 6 | 2 | 4 | 0 | 4 | 0 | 180 | 167 | 7.8 |
| Thunder Bay City | 126 | 142 | 6 | 2 | 4 | 0 | 4 | 0 | 140 | 144 | -2.8 |
| Conmee Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Gillies Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Neebing Township | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| O'Connor Township | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Oliver Paipoonge Township | 24 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 12 | 100.0 |
| Shuniah Township | 11 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 6 | 83.3 |
| Kenora | 16 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 16 | 10 | 60.0 |

Source: CMHC (Starts and Completions Survey)

| Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market<br>Fourth Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 |
| **Thunder Bay CMA** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thunder Bay City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market<br>January - December 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Thunder Bay CMA** | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 |
| Thunder Bay City | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 |
| **Thunder Bay CMA** | 50 | 35 | 0 | 0 | 0 | 0 | 50 | 35 |
| Thunder Bay City | 44 | 31 | 0 | 0 | 0 | 0 | 44 | 31 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 4 | 3 | 0 | 0 | 0 | 0 | 4 | 3 |
| Shuniah Township | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Kenora | 10 | 3 | 0 | 0 | 0 | 0 | 10 | 3 |

| Table 2.5: Starts by Submarket and by Intended Market January - December 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Thunder Bay CMA** | 171 | 167 | 1 | 0 | 8 | 0 | 180 | 167 |
| Thunder Bay City | 131 | 144 | 1 | 0 | 8 | 0 | 140 | 144 |
| Conmee Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Gillies Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Neebing Township | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| O'Connor Township | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Oliver Paipoonge Township | 24 | 12 | 0 | 0 | 0 | 0 | 24 | 12 |
| Shuniah Township | 11 | 6 | 0 | 0 | 0 | 0 | 11 | 6 |
| Kenora | 16 | 10 | 0 | 0 | 0 | 0 | 16 | 10 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**Fourth Quarter 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | % Change |
| **Thunder Bay CMA** | 73 | 65 | 4 | 0 | 0 | 0 | 8 | 32 | 85 | 97 | -12.4 |
| Thunder Bay City | 55 | 56 | 4 | 0 | 0 | 0 | 8 | 32 | 67 | 88 | -23.9 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gillies Township | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Neebing Township | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Oliver Paipoonge Township | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 1 | ** |
| Shuniah Township | 9 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 6 | 50.0 |
| Kenora | 5 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 5 | 6 | -16.7 |

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - December 2009**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | % Change |
| **Thunder Bay CMA** | 177 | 184 | 6 | 6 | 4 | 12 | 8 | 32 | 195 | 234 | -16.7 |
| Thunder Bay City | 138 | 149 | 6 | 6 | 0 | 12 | 8 | 32 | 152 | 199 | -23.6 |
| Conmee Township | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Gillies Township | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Neebing Township | 5 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 3 | 66.7 |
| O'Connor Township | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Oliver Paipoonge Township | 21 | 14 | 0 | 0 | 4 | 0 | 0 | 0 | 25 | 14 | 78.6 |
| Shuniah Township | 11 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 15 | -26.7 |
| Kenora | 11 | 10 | 0 | 2 | 0 | 0 | 0 | 0 | 11 | 12 | -8.3 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 |
| **Thunder Bay CMA** | 0 | 0 | 0 | 0 | 0 | 32 | 8 | 0 |
| Thunder Bay City | 0 | 0 | 0 | 0 | 0 | 32 | 8 | 0 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

| Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Thunder Bay CMA** | 4 | 0 | 0 | 12 | 0 | 32 | 8 | 0 |
| Thunder Bay City | 0 | 0 | 0 | 12 | 0 | 32 | 8 | 0 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Neebing Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Shuniah Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>Fourth Quarter 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 | Q4 2009 | Q4 2008 |
| **Thunder Bay CMA** | 77 | 65 | 0 | 32 | 8 | 0 | 85 | 97 |
| Thunder Bay City | 59 | 56 | 0 | 32 | 8 | 0 | 67 | 88 |
| Conmee Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gillies Township | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Neebing Township | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| O'Connor Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oliver Paipoonge Township | 6 | 1 | 0 | 0 | 0 | 0 | 6 | 1 |
| Shuniah Township | 9 | 6 | 0 | 0 | 0 | 0 | 9 | 6 |
| Kenora | 5 | 6 | 0 | 0 | 0 | 0 | 5 | 6 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - December 2009 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 | YTD 2009 | YTD 2008 |
| **Thunder Bay CMA** | 183 | 190 | 4 | 32 | 8 | 12 | 195 | 234 |
| Thunder Bay City | 144 | 155 | 0 | 32 | 8 | 12 | 152 | 199 |
| Conmee Township | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Gillies Township | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Neebing Township | 5 | 3 | 0 | 0 | 0 | 0 | 5 | 3 |
| O'Connor Township | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Oliver Paipoonge Township | 21 | 14 | 4 | 0 | 0 | 0 | 25 | 14 |
| Shuniah Township | 11 | 15 | 0 | 0 | 0 | 0 | 11 | 15 |
| Kenora | 11 | 12 | 0 | 0 | 0 | 0 | 11 | 12 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range<br>Fourth Quarter 2009 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | **Price Ranges** | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
| | < $200,000 | | $200,000 - $249,999 | | $250,000 - $299,999 | | $300,000 - $349,999 | | $350,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Thunder Bay CMA** | | | | | | | | | | | | | |
| Q4 2009 | 1 | 5.0 | 4 | 20.0 | 5 | 25.0 | 8 | 40.0 | 2 | 10.0 | 20 | 302,450 | 291,365 |
| Q4 2008 | 10 | 15.4 | 24 | 36.9 | 21 | 32.3 | 9 | 13.8 | 1 | 1.5 | 65 | 245,000 | 247,645 |
| Year-to-date 2009 | 9 | 9.1 | 29 | 29.3 | 36 | 36.4 | 17 | 17.2 | 8 | 8.1 | 99 | 274,900 | 270,513 |
| Year-to-date 2008 | 32 | 17.2 | 67 | 36.0 | 66 | 35.5 | 16 | 8.6 | 5 | 2.7 | 186 | 245,000 | 244,158 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Thunder Bay
## Fourth Quarter 2009

| | | 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 2008 | January | 78 | 4.0 | 144 | 200 | 242 | 59.4 | 129,967 | 8.3 | 138,771 |
| | February | 110 | 14.6 | 153 | 197 | 225 | 68.2 | 125,717 | -3.7 | 129,810 |
| | March | 131 | 8.3 | 149 | 231 | 232 | 64.1 | 128,665 | -8.1 | 135,887 |
| | April | 176 | 23.9 | 164 | 283 | 230 | 71.6 | 137,139 | 10.4 | 137,239 |
| | May | 170 | -10.1 | 140 | 306 | 234 | 59.9 | 142,713 | 4.2 | 134,180 |
| | June | 177 | -10.2 | 129 | 286 | 219 | 59.1 | 150,378 | 19.1 | 142,219 |
| | July | 186 | 7.5 | 136 | 307 | 249 | 54.5 | 151,151 | 21.7 | 146,729 |
| | August | 170 | 4.3 | 128 | 253 | 238 | 53.8 | 146,690 | 16.3 | 146,211 |
| | September | 148 | 16.5 | 139 | 228 | 228 | 60.8 | 138,570 | 1.1 | 135,399 |
| | October | 137 | 1.5 | 125 | 226 | 238 | 52.6 | 130,357 | -3.4 | 130,166 |
| | November | 85 | -23.4 | 103 | 189 | 261 | 39.3 | 132,451 | 10.2 | 135,328 |
| | December | 81 | 26.6 | 154 | 133 | 273 | 56.6 | 138,210 | 1.1 | 139,786 |
| 2009 | January | 60 | -23.1 | 111 | 192 | 232 | 47.6 | 133,880 | 3.0 | 143,003 |
| | February | 78 | -29.1 | 109 | 237 | 269 | 40.4 | 124,681 | -0.8 | 128,339 |
| | March | 110 | -16.0 | 125 | 252 | 253 | 49.4 | 140,017 | 8.8 | 147,941 |
| | April | 116 | -34.1 | 108 | 318 | 257 | 42.1 | 155,944 | 13.7 | 155,322 |
| | May | 136 | -20.0 | 112 | 325 | 250 | 44.9 | 160,495 | 12.5 | 151,000 |
| | June | 173 | -2.3 | 127 | 343 | 263 | 48.2 | 155,157 | 3.2 | 146,815 |
| | July | 187 | 0.5 | 137 | 327 | 264 | 51.7 | 143,319 | -5.2 | 139,421 |
| | August | 125 | -26.5 | 94 | 348 | 328 | 28.7 | 142,401 | -2.9 | 142,187 |
| | September | 120 | -18.9 | 112 | 287 | 287 | 39.1 | 147,421 | 6.4 | 143,594 |
| | October | 142 | 3.6 | 130 | 238 | 252 | 51.5 | 140,038 | 7.4 | 140,288 |
| | November | 98 | 15.3 | 119 | 197 | 272 | 43.6 | 134,457 | 1.5 | 137,860 |
| | December | 78 | -3.7 | 149 | 129 | 263 | 56.4 | 143,660 | 3.9 | 144,926 |
| | | | | | | | | | | |
| | Q4 2008 | 303 | -2.3 | | 548 | | | 133,044 | 2.3 | |
| | Q4 2009 | 318 | 5.0 | | 564 | | | 139,206 | 4.6 | |
| | | | | | | | | | | |
| | YTD 2008 | 1,649 | 3.5 | | 2,839 | | | 139,301 | 7.4 | |
| | YTD 2009 | 1,423 | -13.7 | | 3,193 | | | 145,100 | 4.2 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Thunder Bay Sales are taken from Districts 1 and 2 of the Thunder Bay Real Estate Board, while New Listings are for the whole Board territory

| Table 6: Economic Indicators Fourth Quarter 2009 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Interest Rates | | | NHPI Total % chg Thunder Bay/Greater Sudbury 1997=100 | CPI, 2002 =100 | Thunder Bay 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 | 725 | 7.35 | 7.39 | 109.20 | 107.90 | 65 | 6.3 | 66.1 | 733 |
| | February | 718 | 7.25 | 7.29 | 110.50 | 108.40 | 64 | 5.3 | 65.3 | 726 |
| | March | 712 | 7.15 | 7.19 | 110.80 | 108.70 | 64 | 5.3 | 65.4 | 724 |
| | April | 700 | 6.95 | 6.99 | 110.80 | 109.70 | 64 | 5.2 | 65.2 | 730 |
| | May | 679 | 6.15 | 6.65 | 112.90 | 110.70 | 64 | 6.2 | 65.4 | 731 |
| | June | 710 | 6.95 | 7.15 | 112.70 | 111.20 | 63 | 6.6 | 64.6 | 734 |
| | July | 710 | 6.95 | 7.15 | 112.60 | 112.10 | 62 | 6.4 | 63.6 | 738 |
| | August | 691 | 6.65 | 6.85 | 112.60 | 111.90 | 62 | 6.1 | 63.2 | 748 |
| | September | 691 | 6.65 | 6.85 | 112.60 | 112.20 | 62 | 5.3 | 63.5 | 751 |
| | October | 713 | 6.35 | 7.20 | 112.50 | 110.90 | 63 | 5.6 | 64.1 | 760 |
| | November | 713 | 6.35 | 7.20 | 112.70 | 110.80 | 62 | 5.9 | 63.7 | 754 |
| | December | 685 | 5.60 | 6.75 | 112.70 | 110.10 | 61 | 6.6 | 63.1 | 756 |
| 2010 | January | 627 | 5.00 | 5.79 | 112.70 | 109.50 | 61 | 6.9 | 62.7 | 765 |
| | February | 627 | 5.00 | 5.79 | 112.70 | 110.30 | 60 | 7.6 | 62.4 | 771 |
| | March | 613 | 4.50 | 5.55 | 112.70 | 110.80 | 59 | 7.9 | 62.3 | 780 |
| | April | 596 | 3.90 | 5.25 | 112.70 | 110.40 | 59 | 8.7 | 62.4 | 773 |
| | May | 596 | 3.90 | 5.25 | 112.70 | 111.00 | 59 | 8.8 | 63.0 | 771 |
| | June | 631 | 3.75 | 5.85 | 112.70 | 111.20 | 60 | 8.8 | 63.7 | 757 |
| | July | 631 | 3.75 | 5.85 | 112.70 | 110.30 | 60 | 8.5 | 63.8 | 753 |
| | August | 631 | 3.75 | 5.85 | 112.70 | 110.20 | 60 | 8.7 | 63.6 | 765 |
| | September | 610 | 3.70 | 5.49 | 112.10 | 110.40 | 60 | 8.5 | 63.5 | 782 |
| | October | 630 | 3.80 | 5.84 | 112.70 | 110.20 | 60 | 8.8 | 63.6 | 789 |
| | November | 616 | 3.60 | 5.59 | 112.60 | 110.90 | 60 | 8.5 | 63.6 | 784 |
| | December | 610 | 3.60 | 5.49 | | 110.40 | 60 | 8.2 | 63.7 | 784 |

"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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