HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2011

Decline in Second Quarter Housing Activity

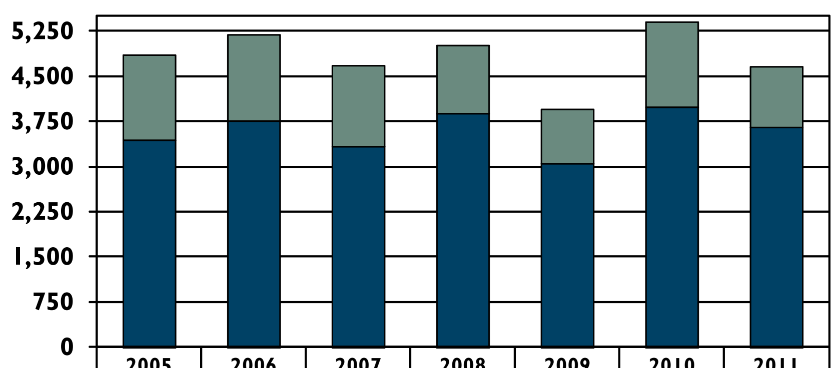
Total housing starts in the second quarter decreased close to 13 per cent when compared to the same period in 2010. The decline in starts for the quarter was evident in all four provinces, including Prince Edward Island (PE), New Brunswick (NB), Newfoundland and Labrador (NL), and Nova Scotia (NS).

Prince Edward Island (NS) saw a drop of close to 27 per cent in starts in the quarter due to a decline of nearly 45 per cent in single starts. Multiple starts partially offset this decline, as starts in this category decreased less than one per cent for the quarter.

In NB, total starts were down more than 18 per cent due to a significant drop in both single and multiple starts. There was close to a 22 per cent decline in single starts in the quarter compared to the same quarter of 2010. Multiple starts also declined close to 15 per cent.

Figure 1

Atlantic Canada Housing Starts
January-June



	2005	2006	2007	2008	2009	2010	2011
Rural	1409	1434	1351	1129	909	1417	1009
Urban	3447	3754	3328	3881	3051	3994	3649

Source: CMHC

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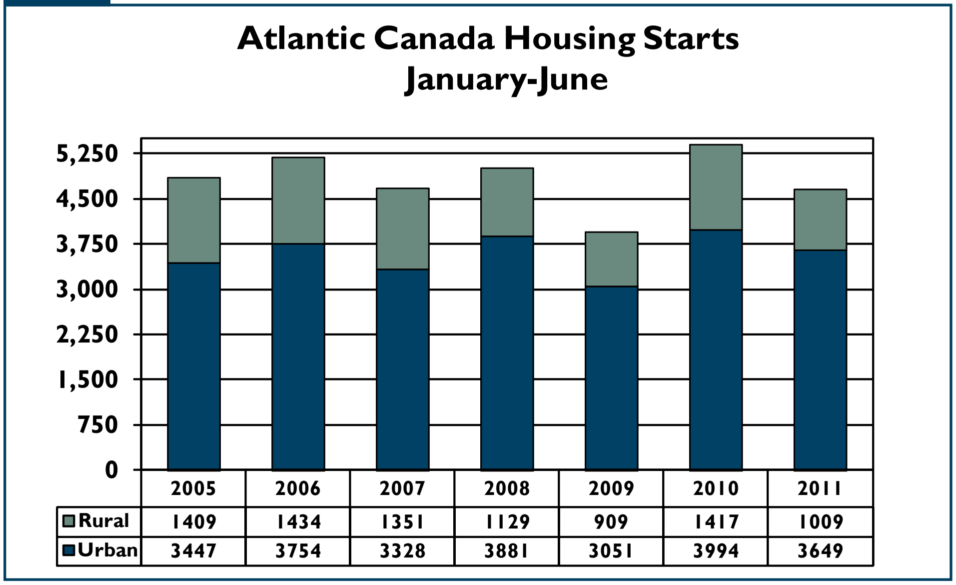
Figure 2



	2005	2006	2007	2008	2009	2010	2011
Rural	1409	1434	1351	1129	909	1417	1009
Urban	3447	3754	3328	3881	3051	3994	3649

Source: CMHC

Activity in Newfoundland and Labrador (NL) was down by more than 12 per cent due to a decrease in single starts of close to 21 per cent. This was partially offset by a 24 per cent rise in multiple starts activity.

Nova Scotia (NS) saw a moderate decline of close to five per cent in starts in the quarter due to a drop of nearly 17 per cent in singles being offset by a rise of close to ten per cent in multiple starts for the quarter.

Decline in Single Starts Partially Offset by Rise in Multiples

Multiple starts were up 1.9 per cent in the second quarter due to a rise of close to 21 per cent in apartment starts. The growth in apartment construction was offset by weaker row and semi-detached starts, which recorded declines of close to 57 per cent and four per cent, respectively.

Weak Urban Starts Activity

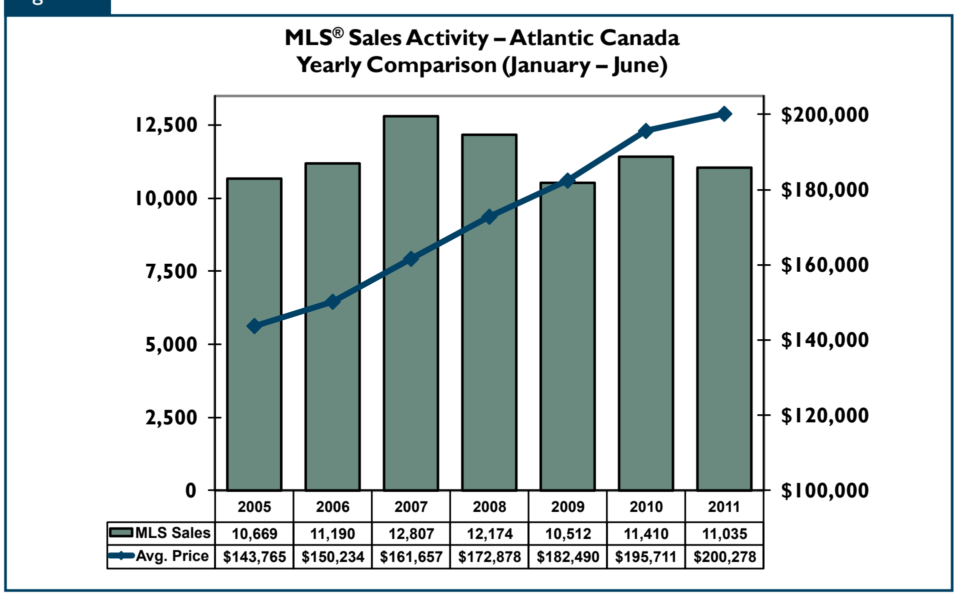
Of the six large urban centres in Atlantic Canada, only one reported positive growth in starts activity for the second quarter. Five centres reported decreases in the quarter, including Charlottetown at – 33 per cent, Saint John at – 25 per cent, Moncton at – 23 per cent, Fredericton at – 10 per cent and St. John's with a decline of less than one per cent.

The strongest performance in the quarter came from Halifax, which saw moderate growth of 4.3 per cent due to a rise in apartment starts.

Of the smaller centres in the Atlantic region, five, including Gander NL, Chester and Truro NS, and Bathurst and Campbellton NB reported higher starts in the second quarter.

There were 2,242 completions in Atlantic Canada in the second quarter compared to 2,412 completions in 2010. Units under construction for the same period increased 11.6 per cent.

Figure 3



	2005	2006	2007	2008	2009	2010	2011
MLS Sales	10,669	11,190	12,807	12,174	10,512	11,410	11,035
Avg. Price	$143,765	$150,234	$161,657	$172,878	$182,490	$195,711	$200,278

Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association MLS® Average Price: Annual Data, Price for each year unadjusted

MLS® Sales Lower in Second Quarter

MLS® sales in Atlantic Canada were down 1.7 per cent in the second quarter (unadjusted) compared to a year ago. Strength in the quarter was limited to NB, where sales increased over five per cent compared to a year ago (unadjusted).

Overall, year to date sales to the end of June, are down just over three per cent (unadjusted). Sales are down less than one per cent in NB, four per cent in NS, six per cent in PE and just under nine per cent in NL, after the first six months of 2011.

MLS® Price Growth Remains Positive

The average MLS® price in Atlantic Canada was up 2.5 per cent (unadjusted) in the second quarter to $202,644. To the end of June 2011, the average price is up 2.3 per cent in Atlantic Canada, to $200,278.

The number of listings reported to the end of June 2011, on an unadjusted basis, is up five per cent compared to 2010.

Economic Factors

The labour force decreased by 0.4 per cent in the second quarter in Atlantic Canada (seasonally adjusted). There was also a decline of 0.2 per cent in total employment during the quarter.

Overall, the unemployment rate in Atlantic Canada declined to 10.6 per cent in the second quarter, compared to 10.8 per cent a year ago.

The economic forecast remains positive in 2011, but factors such as the dollar, oil prices and small gains in employment will prevent economic growth from rising above levels achieved in 2010.

In NL, energy and mining projects, as well as current production and mining activity, will remain the main drivers of growth. Capital investment will provide a significant level of stimulus for the provincial economy with NL having the best outlook in Atlantic Canada. For the province, expect 3.5 per cent GDP growth in 2011 and 2.5 per cent in 2012.

For PE, economic growth is expected to remain above the five year average over the current forecast period. Increased demand for the province's agricultural and seafood products will support the outlook. Tourism is also on track for better performance in 2011. Growth will be weaker than 2010 as a result of a slowdown in capital spending by the province and softness in private sector investment. Economic growth is forecast at 1.5 per cent in 2011 and 1.6 per cent in 2012.

For NS, economic growth will continue to remain near the current ten year average of 1.6 per cent. There is the potential for a further improvement in economic activity as a result of several large projects that could begin later this year or in 2012. As a result, positive economic growth of 1.4 and 1.6 per cent is expected in 2011 and 2012, respectively.

Economic growth in NB will remain below two per cent over the forecast period. Even with the benefit of higher prices in the energy sector, as well as some improvement in potash prices contributing to an improvement in exports, the economic outlook will be affected by a reduction in capital investment. As a result, moderate GDP growth of 1.3 per cent is forecast for the province in 2011 and 1.5 per cent in 2012.

HOUSING NOW REPORT TABLES

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SYMBOLS

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

**Table 1: Housing Activity Summary of Atlantic Region
Second Quarter 2011**

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	1,279	314	238	1	8	90	44	626	725	3,325
Q2 2010	1,631	276	201	2	11	144	62	462	1,029	3,818
% Change	-21.6	13.8	18.4	-50.0	-27.3	-37.5	-29.0	35.5	-29.5	-12.9
Year-to-date 2011	1,784	372	324	1	23	142	49	954	1,009	4,658
Year-to-date 2010	2,282	374	313	4	18	148	97	758	1,417	5,411
% Change	-21.8	-0.5	3.5	-75.0	27.8	-4.1	-49.5	25.9	-28.8	-13.9
UNDER CONSTRUCTION										
Q2 2011	2,592	528	614	11	57	446	51	2,622	1,088	8,009
Q2 2010	2,750	436	570	10	70	624	67	1,566	1,082	7,175
% Change	-5.7	21.1	7.7	10.0	-18.6	-28.5	-23.9	67.4	0.6	11.6
COMPLETIONS										
Q2 2011	1,012	176	171	2	27	109	36	127	582	2,242
Q2 2010	1,149	194	127	3	16	99	48	241	535	2,412
% Change	-11.9	-9.3	34.6	-33.3	68.8	10.1	-25.0	-47.3	8.8	-7.0
Year-to-date 2011	2,057	332	345	8	51	203	95	298	1,550	4,939
Year-to-date 2010	2,377	368	210	6	63	164	110	404	1,456	5,158
% Change	-13.5	-9.8	64.3	33.3	-19.0	23.8	-13.6	-26.2	6.5	-4.2
COMPLETED & NOT ABSORBED										
Q2 2011	132	59	41	0	17	56	3	141	na	449
Q2 2010	149	70	16	0	19	82	5	142	na	483
% Change	-11.4	-15.7	156.3	n/a	-10.5	-31.7	-40.0	-0.7	n/a	-7.0
ABSORBED										
Q2 2011	842	165	171	3	29	131	24	83	na	1 448
Q2 2010	928	189	114	3	27	142	28	109	na	1 540
% Change	-9.3	-12.7	50.0	0.0	7.4	-7.7	-14.3	-23.9	n/a	-6.0
Year-to-date 2011	1,637	292	319	8	51	267	41	139	na	2,754
Year-to-date 2010	1,901	338	204	6	75	211	80	170	na	2,985
% Change	-13.9	-13.6	56.4	33.3	-32.0	26.5	-48.8	-18.2	n/a	-7.7

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Second Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	467	4	195	1	2	0	24	0	295	988
Q2 2010	590	6	75	2	6	0	18	0	430	1,127
% Change	-20.8	-33.3	160.0	-50.0	-66.7	n/a	33.3	n/a	-31.4	-12.3
Year-to-date 2011	649	4	229	1	14	24	24	0	408	1,353
Year-to-date 2010	791	6	111	4	13	4	30	0	604	1,563
% Change	-18.0	-33.3	106.3	-75.0	7.7	**	-20.0	n/a	-32.5	-13.4
UNDER CONSTRUCTION										
Q2 2011	1,118	10	288	11	15	69	24	12	294	1,841
Q2 2010	1,188	6	195	10	31	66	22	0	418	1,936
% Change	-5.9	66.7	47.7	10.0	-51.6	4.5	9.1	n/a	-29.7	-4.9
COMPLETIONS										
Q2 2011	406	8	90	2	14	21	22	0	230	793
Q2 2010	401	12	36	3	3	0	16	0	220	691
% Change	1.2	-33.3	150.0	-33.3	**	n/a	37.5	n/a	4.5	14.8
Year-to-date 2011	786	12	196	8	14	21	30	0	663	1,730
Year-to-date 2010	853	22	86	6	15	26	16	0	582	1,606
% Change	-7.9	-45.5	127.9	33.3	-6.7	-19.2	87.5	n/a	13.9	7.7
COMPLETED & NOT ABSORBED										
Q2 2011	18	0	0	0	0	0	0	0	n/a	18
Q2 2010	5	0	2	0	0	2	0	0	n/a	9
% Change	**	n/a	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	100.0
ABSORBED										
Q2 2011	358	2	86	3	12	21	10	0	n/a	492
Q2 2010	356	15	34	3	3	5	0	0	n/a	416
% Change	0.6	-86.7	152.9	0.0	**	**	n/a	n/a	n/a	18.3
Year-to-date 2011	670	4	182	8	12	21	10	0	n/a	907
Year-to-date 2010	739	19	82	6	15	33	0	0	n/a	894
% Change	-9.3	-78.9	122.0	33.3	-20.0	-36.4	n/a	n/a	n/a	1.5

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

Table 1.1b: Housing Activity Summary of Prince Edward Island Second Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	60	6	0	0	0	0	0	95	51	212
Q2 2010	123	10	27	0	0	0	0	74	55	289
% Change	-51.2	-40.0	-100.0	n/a	n/a	n/a	n/a	28.4	-7.3	-26.6
Year-to-date 2011	83	14	11	0	0	0	0	116	89	313
Year-to-date 2010	144	14	31	0	0	0	0	74	69	332
% Change	-42.4	0.0	-64.5	n/a	n/a	n/a	n/a	56.8	29.0	-5.7
UNDER CONSTRUCTION										
Q2 2011	80	8	8	0	5	0	0	211	50	362
Q2 2010	127	18	45	0	0	46	0	202	49	487
% Change	-37.0	-55.6	-82.2	n/a	n/a	-100.0	n/a	4.5	2.0	-25.7
COMPLETIONS										
Q2 2011	34	16	10	0	0	0	0	12	44	116
Q2 2010	31	10	4	0	5	0	0	43	27	120
% Change	9.7	60.0	150.0	n/a	-100.0	n/a	n/a	-72.1	63.0	-3.3
Year-to-date 2011	69	24	13	0	10	0	0	58	117	291
Year-to-date 2010	116	12	10	0	13	0	5	87	76	319
% Change	-40.5	100.0	30.0	n/a	-23.1	n/a	-100.0	-33.3	53.9	-8.8
COMPLETED & NOT ABSORBED										
Q2 2011	13	16	12	0	0	8	0	30	n/a	79
Q2 2010	0	0	0	0	0	8	0	23	n/a	31
% Change	n/a	n/a	n/a	n/a	n/a	0.0	n/a	30.4	n/a	154.8
ABSORBED										
Q2 2011	38	7	6	0	0	0	0	7	n/a	58
Q2 2010	30	10	2	0	5	0	0	12	n/a	59
% Change	26.7	-30.0	200.0	n/a	-100.0	n/a	n/a	-41.7	n/a	-1.7
Year-to-date 2011	75	11	7	0	10	40	0	54	n/a	197
Year-to-date 2010	111	12	6	0	13	9	1	36	n/a	188
% Change	-32.4	-8.3	16.7	n/a	-23.1	**	-100.0	50.0	n/a	4.8

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

Table 1.1c: Housing Activity Summary of Nova Scotia Second Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	427	96	9	0	6	50	15	404	156	1,163
Q2 2010	491	90	43	0	0	98	33	201	266	1,222
% Change	-13.0	6.7	-79.1	n/a	n/a	-49.0	-54.5	101.0	-41.4	-4.8
Year-to-date 2011	655	144	46	0	6	78	19	699	241	1,888
Year-to-date 2010	819	140	86	0	0	98	34	393	343	1,913
% Change	-20.0	2.9	-46.5	n/a	n/a	-20.4	-44.1	77.9	-29.7	-1.3
UNDER CONSTRUCTION										
Q2 2011	835	166	121	0	6	256	15	1,708	310	3,417
Q2 2010	861	170	140	0	15	413	33	856	327	2,815
% Change	-3.0	-2.4	-13.6	n/a	-60.0	-38.0	-54.5	99.5	-5.2	21.4
COMPLETIONS										
Q2 2011	358	80	39	0	0	56	10	42	177	762
Q2 2010	458	52	67	0	0	38	4	88	147	854
% Change	-21.8	53.8	-41.8	n/a	n/a	47.4	150.0	-52.3	20.4	-10.8
Year-to-date 2011	739	138	59	0	0	66	50	46	384	1,482
Year-to-date 2010	871	118	92	0	0	65	18	116	390	1,670
% Change	-15.2	16.9	-35.9	n/a	n/a	1.5	177.8	-60.3	-1.5	-11.3
COMPLETED & NOT ABSORBED										
Q2 2011	38	14	7	0	8	6	2	0	n/a	75
Q2 2010	50	4	0	0	9	40	1	78	n/a	182
% Change	-24.0	**	n/a	n/a	-11.1	-85.0	100.0	-100.0	n/a	-58.8
ABSORBED										
Q2 2011	251	72	41	0	3	58	9	14	n/a	448
Q2 2010	302	37	59	0	9	38	2	4	n/a	451
% Change	-16.9	94.6	-30.5	n/a	-66.7	52.6	**	**	n/a	-0.7
Year-to-date 2011	472	108	63	0	9	109	13	14	n/a	788
Year-to-date 2010	544	81	84	0	12	65	10	4	n/a	800
% Change	-13.2	33.3	-25.0	n/a	-25.0	67.7	30.0	**	n/a	-1.5

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

Table 1.1d: Housing Activity Summary of New Brunswick Second Quarter 2011										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2011	325	208	34	0	0	40	5	127	223	962
Q2 2010	427	170	56	0	5	46	11	187	278	1,180
% Change	-23.9	22.4	-39.3	n/a	-100.0	-13.0	-54.5	-32.1	-19.8	-18.5
Year-to-date 2011	397	210	38	0	3	40	6	139	271	1,104
Year-to-date 2010	528	214	85	0	5	46	33	291	401	1,603
% Change	-24.8	-1.9	-55.3	n/a	-40.0	-13.0	-81.8	-52.2	-32.4	-31.1
UNDER CONSTRUCTION										
Q2 2011	559	344	197	0	31	121	12	691	434	2,389
Q2 2010	574	242	190	0	24	99	12	508	288	1,937
% Change	-2.6	42.1	3.7	n/a	29.2	22.2	0.0	36.0	50.7	23.3
COMPLETIONS										
Q2 2011	214	72	32	0	13	32	4	73	131	571
Q2 2010	259	120	20	0	8	61	28	110	141	747
% Change	-17.4	-40.0	60.0	n/a	62.5	-47.5	-85.7	-33.6	-7.1	-23.6
Year-to-date 2011	463	158	77	0	27	116	15	194	386	1,436
Year-to-date 2010	537	216	22	0	35	73	71	201	408	1,563
% Change	-13.8	-26.9	**	n/a	-22.9	58.9	-78.9	-3.5	-5.4	-8.1
COMPLETED & NOT ABSORBED										
Q2 2011	63	29	22	0	9	42	1	111	n/a	277
Q2 2010	94	66	14	0	10	32	4	41	n/a	261
% Change	-33.0	-56.1	57.1	n/a	-10.0	31.3	-75.0	170.7	n/a	6.1
ABSORBED										
Q2 2011	195	84	38	0	14	52	5	62	n/a	450
Q2 2010	240	127	19	0	10	99	26	93	n/a	614
% Change	-18.8	-33.9	100.0	n/a	40.0	-47.5	-80.8	-33.3	n/a	-26.7
Year-to-date 2011	420	169	67	0	20	97	18	71	n/a	862
Year-to-date 2010	507	226	32	0	35	104	69	130	n/a	1,103
% Change	-17.2	-25.2	109.4	n/a	-42.9	-6.7	-73.9	-45.4	n/a	-21.8

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

Table 1.2: History of Housing Starts of Atlantic Region 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	5.6	9.8	42.2	**	-54.8	-16.1	13.4	48.2	25.6	17.2
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091
% Change	1.1	49.2	66.5	-100.0	11.8	41.2	-11.4	-3.6	13.7	8.9
2002	5,208	419	331	1	51	376	343	1,676	3,588	12,026
% Change	23.9	55.2	113.5	n/a	82.1	-2.1	33.5	37.4	2.7	20.1
2001	4,202	270	155	0	28	384	257	1,220	3,495	10,017

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	5.2	-18.8	58.0	**	-36.8	-81.0	**	-61.3	34.6	18.0
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692
% Change	12.6	**	56.5	-100.0	-73.1	**	n/a	-80.0	-4.4	11.3
2002	1,272	16	186	1	26	7	0	40	867	2,419
% Change	26.4	100.0	69.1	n/a	30.0	-65.0	-100.0	n/a	42.6	35.3
2001	1,006	8	110	0	20	20	14	0	608	1,788

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 2001 - 2010

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	272	58	50	0	0	0	1	211	164	756
% Change	-6.8	26.1	42.9	n/a	-100.0	-100.0	-91.7	-13.2	-10.9	-13.8
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814
% Change	11.5	100.0	n/a	n/a	n/a	n/a	-56.5	20.3	1.6	5.0
2002	321	30	0	0	0	0	92	74	257	775
% Change	8.1	0.0	n/a	n/a	n/a	n/a	**	164.3	-14.3	14.8
2001	297	30	0	0	0	0	20	28	300	675

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	12.7	17.9	21.9	n/a	-100.0	22.5	100.0	69.5	18.4	25.3
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096
% Change	-16.4	30.1	17.5	n/a	100.0	36.0	15.0	-2.5	20.5	2.5
2002	2,174	216	103	0	25	353	40	807	1,249	4,970
% Change	34.4	64.9	**	n/a	**	40.1	**	8.9	-5.7	21.5
2001	1,618	131	16	0	4	252	5	741	1,325	4,092

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 2001 - 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-0.2	5.3	39.8	n/a	-38.9	0.8	-42.7	64.9	27.7	16.5
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489
% Change	15.2	41.4	**	n/a	n/a	-100.0	-2.4	-3.2	22.2	16.2
2002	1,441	157	42	0	0	16	211	755	1,215	3,862
% Change	12.5	55.4	44.8	n/a	-100.0	-85.7	-3.2	67.4	-3.7	11.6
2001	1,281	101	29	0	4	112	218	451	1,262	3,462

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Second Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
St. John's	387	499	0	8	11	19	174	50	572	576	-0.7
Centres 10,000 - 49,999											
Bay Roberts	23	32	0	0	0	0	0	0	23	32	-28.1
Corner Brook	12	18	2	0	0	0	2	0	16	18	-11.1
Gander	33	20	6	4	16	0	4	8	59	32	84.4
Grand Falls-Windsor	14	23	2	2	3	10	4	4	23	39	-41.0
Total Newfoundland & Labrador (10,000+)	469	592	10	14	30	29	184	62	693	697	-0.6

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
St. John's	560	698	0	8	27	26	226	90	813	822	-1.1
Centres 10,000 - 49,999											
Bay Roberts	29	32	0	0	0	0	0	0	29	32	-9.4
Corner Brook	14	20	2	0	0	0	2	0	18	20	-10.0
Gander	33	21	6	4	16	0	4	8	59	33	78.8
Grand Falls-Windsor	15	24	2	2	3	22	6	4	26	52	-50.0
Total Newfoundland & Labrador (10,000+)	651	795	10	14	46	48	238	102	945	959	-1.5

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island Second Quarter 2011												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	51	110	4	6	0	16	79	68	134	200	-33.0
Centres 10,000 - 49,999											
Summerside	9	13	2	4	0	11	16	6	27	34	-20.6
Total Prince Edward Island (10,000+)	60	123	6	10	0	27	95	74	161	234	-31.2

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	71	128	8	10	3	16	100	68	182	222	-18.0
Centres 10,000 - 49,999											
Summerside	12	16	6	4	8	15	16	6	42	41	2.4
Total Prince Edward Island (10,000+)	83	144	14	14	11	31	116	74	224	263	-14.8

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Halifax	241	251	46	60	14	41	378	299	679	651	4.3
Centres 50,000 - 99,999											
Cape Breton	37	39	28	28	0	0	0	2	65	69	-5.8
Centres 10,000 - 49,999											
Chester MD	15	10	0	0	0	0	0	0	15	10	50.0
East Hants MD	19	19	6	4	10	0	0	2	35	25	40.0
Kentville C.A.	18	22	8	10	0	6	0	0	26	38	-31.6
Kings Subd A SC	10	23	0	4	0	0	10	0	20	27	-25.9
Lunenburg MD	24	32	0	0	0	0	0	0	24	32	-25.0
New Glasgow	18	17	0	0	0	0	20	2	38	19	100.0
Queens RGM	1	6	0	0	0	0	0	0	1	6	-83.3
Truro	25	48	8	2	0	3	48	0	81	53	52.8
West Hants MD	19	17	0	0	0	0	0	0	19	17	11.8
Yarmouth MD	4	9	0	0	0	0	0	0	4	9	-55.6
Total Nova Scotia (10,000+)	431	493	96	108	24	50	456	305	1,007	956	5.3

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Halifax	388	467	70	86	35	71	703	493	1,196	1,117	7.1
Centres 50,000 - 99,999											
Cape Breton	48	51	40	38	0	0	0	2	88	91	-3.3
Centres 10,000 - 49,999											
Chester MD	17	14	0	0	0	0	0	0	17	14	21.4
East Hants MD	36	29	12	6	10	0	0	6	58	41	41.5
Kentville C.A.	25	33	14	16	10	13	0	0	49	62	-21.0
Kings Subd A SC	14	42	0	6	0	0	10	0	24	48	-50.0
Lunenburg MD	32	42	0	0	0	0	0	0	32	42	-23.8
New Glasgow	28	35	0	2	4	0	20	2	52	39	33.3
Queens RGM	3	8	0	0	0	0	0	0	3	8	-62.5
Truro	41	70	10	4	0	3	48	0	99	77	28.6
West Hants MD	23	19	0	0	0	0	0	0	23	19	21.1
Yarmouth MD	6	12	0	0	0	0	0	0	6	12	-50.0
Total Nova Scotia (10,000+)	661	822	146	158	59	87	781	503	1,647	1,570	4.9

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick Second Quarter 2011												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Saint John	73	127	18	6	0	8	27	16	118	157	-24.8
Moncton	133	144	184	154	24	25	26	153	367	476	-22.9
Centres 50,000 - 99,999											
Fredericton	86	114	6	8	8	24	92	68	192	214	-10.3
Centres 10,000 - 49,999											
Bathurst	19	27	0	2	0	0	24	0	43	29	48.3
Campbellton	3	2	0	0	0	0	0	0	3	2	50.0
Edmundston	5	8	0	0	0	0	0	0	5	8	-37.5
Miramichi	11	16	0	0	0	0	0	0	11	16	-31.3
Total New Brunswick (10,000+)	330	438	208	170	32	57	169	237	739	902	-18.1

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Saint John	96	162	18	10	3	25	39	67	156	264	-40.9
Moncton	144	181	186	190	24	41	26	168	380	580	-34.5
Centres 50,000 - 99,999											
Fredericton	123	149	6	10	8	30	96	108	233	297	-21.5
Centres 10,000 - 49,999											
Bathurst	20	28	0	4	0	0	24	0	44	32	37.5
Campbellton	3	2	0	0	0	0	0	0	3	2	50.0
Edmundston	6	10	0	0	0	0	0	0	6	10	-40.0
Miramichi	11	17	0	0	0	0	0	0	11	17	-35.3
Total New Brunswick (10,000+)	403	549	210	214	35	96	185	343	833	1,202	-30.7

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
St. John's	11	19	0	0	174	50	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	0
Gander	0	0	16	0	4	8	0	0
Grand Falls-Windsor	0	0	3	10	4	4	0	0
Total Newfoundland & Labrador (10,000+)	11	19	19	10	184	62	0	0

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	27	26	0	0	226	90	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	2	0	0	0
Gander	0	0	16	0	4	8	0	0
Grand Falls-Windsor	0	0	3	22	6	4	0	0
Total Newfoundland & Labrador (10,000+)	27	26	19	22	238	102	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 50,000 - 99,999								
Charlottetown	0	16	0	0	0	0	79	68
Centres 10,000 - 49,999								
Summerside	0	11	0	0	0	0	16	6
Total Prince Edward Island (10,000+)	0	27	0	0	0	0	95	74

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	3	16	0	0	0	0	100	68
Centres 10,000 - 49,999								
Summerside	8	15	0	0	0	0	16	6
Total Prince Edward Island (10,000+)	11	31	0	0	0	0	116	74

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Halifax	10	37	4	4	50	98	328	201
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	2	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	3	0	7	0	0	2	0	0
Kentville C.A.	0	0	0	6	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	10	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	2	2	18	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	3	0	0	48	0
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	13	37	11	13	52	104	404	201

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	31	67	4	4	80	100	623	393
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	2	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	3	0	7	0	0	6	0	0
Kentville C.A.	10	7	0	6	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	10	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	0	0	2	2	18	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	3	0	0	48	0
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	48	74	11	13	82	110	699	393

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Second Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Saint John	0	8	0	0	0	2	27	14
Moncton	24	25	0	0	2	2	24	151
Centres 50,000 - 99,999								
Fredericton	8	24	0	0	40	46	52	22
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	24	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	32	57	0	0	42	50	127	187

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	3	25	0	0	0	2	39	65
Moncton	24	29	0	12	2	2	24	166
Centres 50,000 - 99,999								
Fredericton	8	30	0	0	44	48	52	60
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	24	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	35	84	0	12	46	52	139	291

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Second Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
St. John's	571	562	1	8	0	6	572	576
Centres 10,000 - 49,999								
Bay Roberts	23	32	0	0	0	0	23	32
Corner Brook	13	18	2	0	1	0	16	18
Gander	41	32	0	0	18	0	59	32
Grand Falls-Windsor	18	27	0	0	5	12	23	39
Total Newfoundland & Labrador (10,000+)	666	671	3	8	24	18	693	697

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	776	795	37	21	0	6	813	822
Centres 10,000 - 49,999								
Bay Roberts	29	32	0	0	0	0	29	32
Corner Brook	15	20	2	0	1	0	18	20
Gander	41	33	0	0	18	0	59	33
Grand Falls-Windsor	21	28	0	0	5	24	26	52
Total Newfoundland & Labrador (10,000+)	882	908	39	21	24	30	945	959

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Prince Edward Island Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 50,000 - 99,999								
Charlottetown	55	132	0	0	79	68	134	200
Centres 10,000 - 49,999								
Summerside	11	28	0	0	16	6	27	34
Total Prince Edward Island (10,000+)	66	160	0	0	95	74	161	234

Table 2.5b: Starts by Submarket and by Intended Market Prince Edward Island January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	82	154	0	0	100	68	182	222
Centres 10,000 - 49,999								
Summerside	26	35	0	0	16	6	42	41
Total Prince Edward Island (10,000+)	108	189	0	0	116	74	224	263

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Second Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Halifax	288	348	56	98	335	205	679	651
Centres 50,000 - 99,999								
Cape Breton	65	50	0	0	0	19	65	69
Centres 10,000 - 49,999								
Chester MD	15	10	0	0	0	0	15	10
East Hants MD	28	25	0	0	7	0	35	25
Kentville C.A.	26	32	0	0	0	6	26	38
Kings Subd A SC	10	27	0	0	10	0	20	27
Lunenburg MD	24	32	0	0	0	0	24	32
New Glasgow	19	18	0	0	19	1	38	19
Queens RGM	1	6	0	0	0	0	1	6
Truro	33	50	0	0	48	3	81	53
West Hants MD	19	17	0	0	0	0	19	17
Yarmouth MD	4	9	0	0	0	0	4	9
Total Nova Scotia (10,000+)	532	624	56	98	419	234	1,007	956

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - June 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	482	622	84	98	630	397	1,196	1,117
Centres 50,000 - 99,999								
Cape Breton	88	71	0	0	0	20	88	91
Centres 10,000 - 49,999								
Chester MD	17	14	0	0	0	0	17	14
East Hants MD	49	41	0	0	9	0	58	41
Kentville C.A.	49	56	0	0	0	6	49	62
Kings Subd A SC	14	48	0	0	10	0	24	48
Lunenburg MD	30	42	0	0	2	0	32	42
New Glasgow	33	38	0	0	19	1	52	39
Queens RGM	3	8	0	0	0	0	3	8
Truro	51	74	0	0	48	3	99	77
West Hants MD	23	19	0	0	0	0	23	19
Yarmouth MD	6	12	0	0	0	0	6	12
Total Nova Scotia (10,000+)	845	1,045	84	98	718	427	1,647	1,570

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Saint John	91	143	0	0	27	14	118	157
Moncton	339	325	0	0	28	151	367	476
Centres 50,000 - 99,999								
Fredericton	99	130	40	51	53	33	192	214
Centres 10,000 - 49,999								
Bathurst	19	29	0	0	24	0	43	29
Campbellton	3	2	0	0	0	0	3	2
Edmundston	5	8	0	0	0	0	5	8
Miramichi	11	16	0	0	0	0	11	16
Total New Brunswick (10,000+)	567	653	40	51	132	198	739	902

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	113	199	3	0	40	65	156	264
Moncton	352	400	0	0	28	180	380	580
Centres 50,000 - 99,999								
Fredericton	140	167	40	51	53	79	233	297
Centres 10,000 - 49,999								
Bathurst	20	32	0	0	24	0	44	32
Campbellton	3	2	0	0	0	0	3	2
Edmundston	6	10	0	0	0	0	6	10
Miramichi	11	17	0	0	0	0	11	17
Total New Brunswick (10,000+)	645	827	43	51	145	324	833	1,202

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
St. John's	358	355	2	12	30	3	99	36	489	406	20.4
Centres 10,000 - 49,999											
Bay Roberts	17	17	0	0	0	0	0	0	17	17	0.0
Corner Brook	11	11	8	0	0	0	0	0	19	11	72.7
Gander	16	17	0	2	12	0	2	0	30	19	57.9
Grand Falls-Windsor	6	4	0	2	0	12	2	0	8	18	-55.6
Total Newfoundland & Labrador (10,000+)	408	404	10	16	42	15	103	36	563	471	19.5

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
St. John's	679	744	4	16	30	15	195	110	908	885	2.6
Centres 10,000 - 49,999											
Bay Roberts	37	33	0	2	0	0	0	0	37	35	5.7
Corner Brook	24	29	10	4	0	0	0	0	34	33	3.0
Gander	34	37	0	2	18	0	10	2	62	41	51.2
Grand Falls-Windsor	20	16	2	2	0	12	4	0	26	30	-13.3
Total Newfoundland & Labrador (10,000+)	794	859	16	26	48	27	209	112	1,067	1,024	4.2

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
Second Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	30	28	10	10	10	5	4	43	54	86	-37.2
Centres 10,000 - 49,999											
Summerside	4	3	6	0	0	4	8	0	18	7	157.1
Total Prince Edward Island (10,000+)	34	31	16	10	10	9	12	43	72	93	-22.6

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
January - June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	63	108	18	12	23	23	44	87	148	230	-35.7
Centres 10,000 - 49,999											
Summerside	6	9	6	0	0	4	14	0	26	13	100.0
Total Prince Edward Island (10,000+)	69	117	24	12	23	27	58	87	174	243	-28.4

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Halifax	200	273	58	14	36	59	70	116	364	462	-21.2
Centres 50,000 - 99,999											
Cape Breton	31	46	14	16	4	0	0	7	49	69	-29.0
Centres 10,000 - 49,999											
Chester MD	6	11	0	0	0	0	0	2	6	13	-53.8
East Hants MD	21	16	4	2	0	0	0	4	25	22	13.6
Kentville C.A.	18	14	8	8	3	0	24	0	53	22	140.9
Kings Subd A SC	9	13	0	4	0	0	0	0	9	17	-47.1
Lunenburg MD	23	19	0	2	0	0	0	0	23	21	9.5
New Glasgow	15	20	0	4	0	0	0	0	15	24	-37.5
Queens RGM	3	8	0	0	0	0	0	0	3	8	-62.5
Truro	23	24	0	2	0	0	4	5	27	31	-12.9
West Hants MD	10	12	0	0	0	0	0	0	10	12	-16.7
Yarmouth MD	1	6	0	0	0	0	0	0	1	6	-83.3
Total Nova Scotia (10,000+)	360	462	84	52	43	59	98	134	585	707	-17.3

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Halifax	394	483	92	54	52	84	82	143	620	764	-18.8
Centres 50,000 - 99,999											
Cape Breton	64	82	54	26	4	4	0	7	122	119	2.5
Centres 10,000 - 49,999											
Chester MD	14	17	0	0	0	0	0	2	14	19	-26.3
East Hants MD	47	38	6	6	0	0	0	4	53	48	10.4
Kentville C.A.	24	25	12	12	13	0	24	0	73	37	97.3
Kings Subd A SC	27	29	4	6	0	0	0	16	31	51	-39.2
Lunenburg MD	47	43	0	2	0	0	0	0	47	45	4.4
New Glasgow	41	49	0	6	0	0	6	0	47	55	-14.5
Queens RGM	7	15	0	0	0	0	0	12	7	27	-74.1
Truro	47	61	2	6	0	6	4	5	53	78	-32.1
West Hants MD	22	23	0	0	0	0	0	0	22	23	-4.3
Yarmouth MD	9	14	0	0	0	0	0	0	9	14	-35.7
Total Nova Scotia (10,000+)	743	879	170	118	69	94	116	189	1,098	1,280	-14.2

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type New Brunswick Second Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	% Change
Centres 100,000+											
Saint John	46	55	4	10	10	4	7	0	67	69	-2.9
Moncton	77	136	64	108	14	8	69	52	224	304	-26.3
Centres 50,000 - 99,999											
Fredericton	71	63	6	6	11	13	34	125	122	207	-41.1
Centres 10,000 - 49,999											
Bathurst	8	10	0	0	0	0	0	0	8	10	-20.0
Campbellton	3	1	0	0	0	0	0	0	3	1	200.0
Edmundston	4	3	0	0	0	0	3	0	7	3	133.3
Miramichi	9	12	0	0	0	0	0	0	9	12	-25.0
Total New Brunswick (10,000+)	218	280	74	124	35	25	113	177	440	606	-27.4

Table 3.1d: Completions by Submarket and by Dwelling Type New Brunswick January - June 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Centres 100,000+											
Saint John	109	145	6	18	14	7	72	12	201	182	10.4
Moncton	183	239	150	194	44	20	95	66	472	519	-9.1
Centres 50,000 - 99,999											
Fredericton	131	134	6	6	28	47	118	141	283	328	-13.7
Centres 10,000 - 49,999											
Bathurst	19	24	0	2	0	0	4	43	23	69	-66.7
Campbellton	3	3	0	0	0	0	28	8	31	11	181.8
Edmundston	11	9	0	0	4	4	3	12	18	25	-28.0
Miramichi	22	21	0	0	0	0	0	0	22	21	4.8
Total New Brunswick (10,000+)	478	575	162	220	90	78	320	282	1,050	1,155	-9.1

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
St. John's	20	3	10	0	99	36	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	12	0	2	0	0	0
Grand Falls-Windsor	0	0	0	12	2	0	0	0
Total Newfoundland and Labrador (10,000+)	20	3	22	12	103	36	0	0

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	20	15	10	0	195	110	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	18	0	10	2	0	0
Grand Falls-Windsor	0	0	0	12	4	0	0	0
Total Newfoundland and Labrador (10,000+)	20	15	28	12	209	112	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Second Quarter 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 50,000 - 99,999								
Charlottetown	10	5	0	0	0	0	4	43
Centres 10,000 - 49,999								
Summerside	0	4	0	0	0	0	8	0
Total Prince Edward Island (10,000+)	10	9	0	0	0	0	12	43

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - June 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	23	19	0	4	0	0	44	87
Centres 10,000 - 49,999								
Summerside	0	4	0	0	0	0	14	0
Total Prince Edward Island (10,000+)	23	23	0	4	0	0	58	87

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Halifax	36	59	0	0	56	38	14	78
Centres 50,000 - 99,999								
Cape Breton	0	0	4	0	0	0	0	7
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	2	0	0
East Hants MD	0	0	0	0	0	4	0	0
Kentville C.A.	3	0	0	0	0	0	24	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	2	4	3
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	39	59	4	0	56	46	42	88

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	52	84	0	0	68	65	14	78
Centres 50,000 - 99,999								
Cape Breton	0	0	4	4	0	0	0	7
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	2	0	0
East Hants MD	0	0	0	0	0	4	0	0
Kentville C.A.	3	0	10	0	0	0	24	0
Kings Subd A SC	0	0	0	0	0	0	0	16
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	2	0	4	0
Queens RGM	0	0	0	0	0	0	0	12
Truro	0	0	0	6	0	2	4	3
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	55	84	14	10	70	73	46	116

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick Second Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Saint John	10	4	0	0	3	0	4	0
Moncton	14	8	0	0	0	2	69	50
Centres 50,000 - 99,999								
Fredericton	11	6	0	7	34	65	0	60
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	3	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	35	18	0	7	40	67	73	110

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	14	7	0	0	3	0	69	12
Moncton	44	20	0	0	2	16	93	50
Centres 50,000 - 99,999								
Fredericton	28	14	0	33	118	65	0	76
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	4	43
Campbellton	0	0	0	0	0	0	28	8
Edmundston	4	4	0	0	3	0	0	12
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	90	45	0	33	126	81	194	201

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Newfoundland and Labrador Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
St. John's	444	398	35	6	10	2	489	406
Centres 10,000 - 49,999								
Bay Roberts	17	17	0	0	0	0	17	17
Corner Brook	17	11	2	0	0	0	19	11
Gander	18	19	0	0	12	0	30	19
Grand Falls-Windsor	8	4	0	0	0	14	8	18
Total Newfoundland & Labrador (10,000+)	504	449	37	6	22	16	563	471

Table 3.5a: Completions by Submarket and by Intended Market Newfoundland and Labrador January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
St. John's	857	836	41	47	10	2	908	885
Centres 10,000 - 49,999								
Bay Roberts	37	35	0	0	0	0	37	35
Corner Brook	32	33	2	0	0	0	34	33
Gander	44	41	0	0	18	0	62	41
Grand Falls-Windsor	24	16	0	0	2	14	26	30
Total Newfoundland & Labrador (10,000+)	994	961	43	47	30	16	1,067	1,024

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Prince Edward Island Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 50,000 - 99,999								
Charlottetown	50	38	0	5	4	43	54	86
Centres 10,000 - 49,999								
Summerside	10	7	0	0	8	0	18	7
Total Prince Edward Island (10,000+)	60	45	0	5	12	43	72	93

Table 3.5b: Completions by Submarket and by Intended Market Prince Edward Island January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 50,000 - 99,999								
Charlottetown	94	125	10	13	44	92	148	230
Centres 10,000 - 49,999								
Summerside	12	13	0	0	14	0	26	13
Total Prince Edward Island (10,000+)	106	138	10	13	58	92	174	243

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Nova Scotia Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Halifax	292	345	56	38	16	79	364	462
Centres 50,000 - 99,999								
Cape Breton	41	60	0	0	8	9	49	69
Centres 10,000 - 49,999								
Chester MD	6	13	0	0	0	0	6	13
East Hants MD	25	22	0	0	0	0	25	22
Kentville C.A.	29	22	0	0	24	0	53	22
Kings Subd A SC	9	17	0	0	0	0	9	17
Lunenburg MD	23	21	0	0	0	0	23	21
New Glasgow	15	24	0	0	0	0	15	24
Queens RGM	3	8	0	0	0	0	3	8
Truro	23	28	0	0	4	3	27	31
West Hants MD	10	11	0	0	0	1	10	12
Yarmouth MD	1	6	0	0	0	0	1	6
Total Nova Scotia (10,000+)	477	577	56	38	52	92	585	707

Table 3.5c: Completions by Submarket and by Intended Market Nova Scotia January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Halifax	538	620	66	65	16	79	620	764
Centres 50,000 - 99,999								
Cape Breton	86	104	0	0	36	15	122	119
Centres 10,000 - 49,999								
Chester MD	14	19	0	0	0	0	14	19
East Hants MD	53	48	0	0	0	0	53	48
Kentville C.A.	39	37	0	0	34	0	73	37
Kings Subd A SC	31	35	0	0	0	16	31	51
Lunenburg MD	45	45	0	0	2	0	47	45
New Glasgow	43	55	0	0	4	0	47	55
Queens RGM	7	15	0	0	0	12	7	27
Truro	49	69	0	0	4	9	53	78
West Hants MD	22	20	0	0	0	3	22	23
Yarmouth MD	9	14	0	0	0	0	9	14
Total Nova Scotia (10,000+)	936	1,081	66	65	96	134	1,098	1,280

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Second Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010	Q2 2011	Q2 2010
Centres 100,000+								
Saint John	62	65	0	4	5	0	67	69
Moncton	150	241	2	4	72	59	224	304
Centres 50,000 - 99,999								
Fredericton	79	67	43	61	0	79	122	207
Centres 10,000 - 49,999								
Bathurst	8	10	0	0	0	0	8	10
Campbellton	3	1	0	0	0	0	3	1
Edmundston	7	3	0	0	0	0	7	3
Miramichi	9	12	0	0	0	0	9	12
Total New Brunswick (10,000+)	318	399	45	69	77	138	440	606

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Centres 100,000+								
Saint John	130	163	0	7	71	12	201	182
Moncton	354	423	12	28	106	68	472	519
Centres 50,000 - 99,999								
Fredericton	156	130	127	69	0	129	283	328
Centres 10,000 - 49,999								
Bathurst	19	26	0	0	4	43	23	69
Campbellton	3	3	0	0	28	8	31	11
Edmundston	14	9	4	4	0	12	18	25
Miramichi	22	21	0	0	0	0	22	21
Total New Brunswick (10,000+)	698	775	143	108	209	272	1,050	1,155

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador Second Quarter 2011													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q2 2011	44	12.2	94	26.0	103	28.5	44	12.2	76	21.1	361	318,000	346,476
Q2 2010	64	17.8	126	35.1	74	20.6	47	13.1	48	13.4	359	290,000	323,602
Year-to-date 2011	83	12.2	181	26.7	194	28.6	81	11.9	139	20.5	678	318,500	344,436
Year-to-date 2010	161	21.6	234	31.4	161	21.6	94	12.6	95	12.8	745	290,000	317,403

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island Second Quarter 2011													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q2 2011	0	0.0	1	2.6	8	21.1	18	47.4	11	28.9	38	225,000	227,974
Q2 2010	0	0.0	1	3.3	6	20.0	9	30.0	14	46.7	30	227,500	246,500
Year-to-date 2011	0	0.0	1	1.3	12	16.0	41	54.7	21	28.0	75	220,000	230,333
Year-to-date 2010	0	0.0	2	1.8	27	24.3	44	39.6	38	34.2	111	220,000	238,730

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Second Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q2 2011	5	20.8	7	29.2	9	37.5	3	12.5	0	0.0	24	222,500	210,976
Q2 2010	2	4.9	16	39.0	16	39.0	6	14.6	1	2.4	41	231,400	236,066
Year-to-date 2011	10	17.9	20	35.7	13	23.2	12	21.4	1	1.8	56	207,500	225,448
Year-to-date 2010	5	6.7	27	36.0	26	34.7	13	17.3	4	5.3	75	230,000	240,174
Halifax CMA													
Q2 2011	4	1.8	10	4.4	41	18.1	78	34.4	94	41.4	227	359,900	415,669
Q2 2010	2	0.8	34	13.0	88	33.7	67	25.7	70	26.8	261	309,000	354,818
Year-to-date 2011	6	1.4	19	4.6	81	19.5	141	33.9	169	40.6	416	350,000	397,348
Year-to-date 2010	2	0.4	55	11.7	157	33.5	135	28.8	120	25.6	469	315,800	348,513
Total Urban Centres in Nova Scotia (50,000+)													
Q2 2011	9	3.6	17	6.8	50	19.9	81	32.3	94	37.5	251	349,900	396,097
Q2 2010	4	1.3	50	16.6	104	34.4	73	24.2	71	23.5	302	299,800	338,696
Year-to-date 2011	16	3.4	39	8.3	94	19.9	153	32.4	170	36.0	472	344,000	376,953
Year-to-date 2010	7	1.3	82	15.1	183	33.6	148	27.2	124	22.8	544	299,975	333,577

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Second Quarter 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q2 2011	1	1.6	1	1.6	5	7.9	21	33.3	35	55.6	63	269,000	275,241
Q2 2010	0	0.0	0	0.0	8	16.0	19	38.0	23	46.0	50	242,950	256,682
Year-to-date 2011	1	0.8	2	1.6	16	12.4	40	31.0	70	54.3	129	265,900	266,443
Year-to-date 2010	0	0.0	1	0.9	19	16.7	49	43.0	45	39.5	114	239,500	245,733
Moncton CMA													
Q2 2011	0	0.0	0	0.0	18	21.7	27	32.5	38	45.8	83	239,900	265,634
Q2 2010	0	0.0	3	2.4	11	8.9	65	52.4	45	36.3	124	229,000	252,504
Year-to-date 2011	0	0.0	0	0.0	44	25.0	57	32.4	75	42.6	176	229,900	258,102
Year-to-date 2010	0	0.0	8	3.5	22	9.7	99	43.8	97	42.9	226	231,023	258,517
Saint John CMA													
Q2 2011	0	0.0	0	0.0	6	13.6	14	31.8	24	54.5	44	264,500	290,713
Q2 2010	0	0.0	0	0.0	7	10.9	16	25.0	41	64.1	64	278,500	294,491
Year-to-date 2011	0	0.0	0	0.0	10	9.5	33	31.4	62	59.0	105	269,900	283,053
Year-to-date 2010	0	0.0	2	1.2	22	13.4	54	32.9	86	52.4	164	250,000	270,523
Total Urban Centres in New Brunswick (50,000+)													
Q2 2011	1	0.5	1	0.5	29	15.3	62	32.6	97	51.1	190	250,450	274,627
Q2 2010	0	0.0	3	1.3	26	10.9	100	42.0	109	45.8	238	239,500	264,672
Year-to-date 2011	1	0.2	2	0.5	70	17.1	130	31.7	207	50.5	410	250,450	267,116
Year-to-date 2010	0	0.0	11	2.2	63	12.5	202	40.1	228	45.2	504	241,000	259,532

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Second Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	240	36.4	425	600	694	61.2	235,741	22.5	229,422
	February	234	18.8	394	579	793	49.7	219,195	12.4	222,972
	March	309	23.6	410	734	728	56.3	234,403	18.4	232,848
	April	320	23.6	389	809	683	57.0	221,109	13.5	233,476
	May	338	7.0	373	796	656	56.9	235,986	17.6	237,300
	June	436	3.6	357	948	672	53.1	237,489	12.1	233,635
	July	469	-12.5	324	844	646	50.2	238,729	16.2	236,287
	August	430	-8.9	306	785	690	44.3	245,782	16.2	234,416
	September	424	-14.5	323	725	689	46.9	230,190	12.9	239,468
	October	410	-13.3	325	685	715	45.5	231,039	17.4	242,217
	November	328	-22.1	302	595	701	43.1	232,985	8.9	240,446
	December	298	-25.3	306	351	784	39.0	255,517	10.6	249,563
2011	January	207	-13.8	368	653	754	48.8	235,361	-0.2	238,131
	February	227	-3.0	372	578	759	49.0	240,403	9.7	249,043
	March	305	-1.3	388	710	706	55.0	250,836	7.0	252,656
	April	303	-5.3	374	814	735	50.9	242,971	9.9	251,986
	May	327	-3.3	337	1,027	789	42.7	246,092	4.3	249,427
	June	340	-22.0	299	994	762	39.2	255,815	7.7	251,308
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	1,094	9.8	1,119	2,553	2,011	55.6	232,233	13.9	234,801
	Q2 2011	970	-11.3	1,010	2,835	2,286	44.2	248,525	7.0	250,931
	YTD 2010	1,877	15.9		4,466			231,414	15.3	
	YTD 2011	1,709	-9.0		4,776			246,264	6.4	

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

[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Prince Edward Island
Second Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	54	3.8	121	209	231	52.4	159,319	-3.6	147,220
	February	65	-15.6	124	189	235	52.8	130,469	-1.1	143,608
	March	99	35.6	137	248	238	57.6	139,938	-5.2	151,659
	April	118	45.7	137	306	260	52.7	156,763	22.5	155,703
	May	132	15.8	130	352	253	51.4	145,113	-2.9	142,731
	June	184	20.3	141	336	244	57.8	137,355	-7.7	128,548
	July	148	-15.4	113	329	252	44.8	144,770	-3.9	140,019
	August	135	0.0	87	286	264	33.0	156,261	6.8	178,143
	September	143	-10.1	109	246	268	40.7	146,537	2.8	150,759
	October	156	4.0	128	176	233	54.9	150,091	-3.2	144,240
	November	126	3.3	124	173	257	48.2	157,116	3.8	149,990
	December	127	12.4	136	88	201	67.7	144,327	10.0	144,525
2011	January	64	18.5	131	211	260	50.4	149,670	-6.1	150,501
	February	59	-9.2	121	171	220	55.0	134,135	2.8	143,671
	March	98	-1.0	130	243	240	54.2	142,407	1.8	143,359
	April	93	-21.2	115	336	271	42.4	156,503	-0.2	157,330
	May	116	-12.1	116	406	261	44.4	125,078	-13.8	125,009
	June	184	0.0	132	437	341	38.7	151,859	10.6	150,377
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	434	24.7	408	994	757	53.9	144,991	0.5	142,186
	Q2 2011	393	-9.4	363	1,179	873	41.6	145,053	0.0	144,473
	YTD 2010	652	18.5		1,640			143,963	-0.7	
	YTD 2011	614	-5.8		1,804			144,063	0.1	

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

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

Table 5c: MLS® Residential Activity for Nova Scotia Second Quarter 2011										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	502	27.7	875	1,345	1,550	56.5	194,301	8.3	205,253
	February	644	10.8	852	1,333	1,538	55.4	217,413	15.8	213,496
	March	905	30.8	911	2,052	1,662	54.8	211,172	11.9	204,733
	April	1,081	26.1	895	2,199	1,666	53.7	211,970	2.6	202,860
	May	1,084	-0.9	818	2,153	1,623	50.4	218,129	5.3	201,838
	June	1,154	-7.8	837	1,978	1,538	54.4	212,814	4.5	201,809
	July	912	-19.3	737	1,847	1,605	45.9	198,652	-2.2	204,742
	August	906	-11.9	776	1,574	1,482	52.4	202,573	8.3	206,323
	September	767	-14.4	751	1,440	1,486	50.5	191,388	-1.0	198,382
	October	825	-7.3	886	1,292	1,514	58.5	194,578	2.6	201,504
	November	741	7.4	848	1,120	1,564	54.2	200,072	2.3	210,931
	December	515	-0.6	848	755	1,859	45.6	211,971	5.9	222,064
2011	January	464	-7.6	795	1,383	1,643	48.4	207,798	6.9	217,527
	February	610	-5.3	806	1,302	1,537	52.4	207,051	-4.8	203,729
	March	850	-6.1	859	2,050	1,658	51.8	220,157	4.3	219,005
	April	932	-13.8	813	2,180	1,696	47.9	216,106	2.0	204,119
	May	1,106	2.0	824	2,322	1,671	49.3	222,667	2.1	203,832
	June	1,261	9.3	898	2,252	1,775	50.6	216,391	1.7	209,963
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	3,319	3.6	2,550	6,330	4,827	52.8	214,275	4.2	202,187
	Q2 2011	3,299	-0.6	2,535	6,754	5,142	49.3	218,415	1.9	206,096
	YTD 2010	5,370	10.3		11,060			212,261	6.7	
	YTD 2011	5,223	-2.7		11,489			216,428	2.0	

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

[1]Source: CREA

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

Table 5d: MLS® Residential Activity for New Brunswick
Second Quarter 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	350	24.6	639	940	1,133	56.4	155,783	9.7	153,945
	February	431	9.9	570	1,038	1,252	45.5	154,051	4.4	159,383
	March	616	23.0	631	1,504	1,265	49.9	155,110	1.8	152,770
	April	671	6.8	576	1,540	1,179	48.9	161,407	4.0	158,855
	May	656	-19.6	489	1,484	1,136	43.0	166,057	-0.4	158,772
	June	787	-8.1	542	1,368	1,080	50.2	166,820	4.0	158,528
	July	649	-21.9	525	1,330	1,138	46.1	159,513	4.9	162,582
	August	628	-7.4	516	1,168	1,070	48.2	154,373	-1.4	156,768
	September	594	0.8	566	1,182	1,127	50.2	151,660	0.0	157,481
	October	523	-3.9	573	959	1,154	49.7	152,087	0.6	158,156
	November	478	-4.0	565	868	1,199	47.1	153,079	-2.1	158,024
	December	319	-18.0	507	552	1,202	42.2	142,813	-3.9	153,555
2011	January	346	-1.1	628	1,000	1,217	51.6	151,260	-2.9	151,215
	February	433	0.5	578	922	1,106	52.3	151,063	-1.9	157,012
	March	526	-14.6	530	1,444	1,185	44.7	159,533	2.9	167,284
	April	688	2.5	627	1,542	1,231	50.9	171,130	6.0	165,553
	May	762	16.2	541	1,698	1,242	43.6	174,632	5.2	164,135
	June	734	-6.7	527	1,630	1,288	40.9	160,587	-3.7	153,589
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	2,114	-8.1	1,607	4,392	3,395	47.3	164,865	2.3	158,719
	Q2 2011	2,184	3.3	1,695	4,870	3,761	45.1	168,809	2.4	161,381
	YTD 2010	3,511	1.1		7,874			160,921	2.6	
	YTD 2011	3,489	-0.6		8,236			163,468	1.6	

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

Table 6a: Level of Economic Indicators for Newfoundland and Labrador Second Quarter 2011											
		Interest Rates									
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2010	January - March	615	3.6	5.6	216.3	15.0	241	91.3	781	674,476	95.61
	April - June	642	3.7	6.0	219.2	14.4	-233	90.8	783	1,558,872	96.03
	July - September	612	3.4	5.5	220.7	14.2	-571	88.2	792	1,427,631	96.04
	October - December	599	3.3	5.3	221.9	13.7	-38	83.1	810	1,506,323	98.64
2011	January - March	600	3.5	5.3	228.0	12.5	-408	84.4	807	1,302,558	101.95
	April - June	614	3.6	5.6	227.4	11.8		71.0	808		104.18
	July - September										
	October - December										

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador Second Quarter 2011											
		Interest Rates									
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
2010	January - March	-1.3	-1.2	-0.1	1.8	0.0	-317.1	24.5	5.0	-25.3	19.8
	April - June	5.7	-0.2	0.6	3.9	-1.1	-118.2	17.9	5.5	60.0	10.4
	July - September	-1.9	-0.4	-0.2	4.2	-1.9	-146.0	6.0	5.0	1.2	3.8
	October - December	-3.1	-0.4	-0.3	4.1	-2.2	-106.0	-7.1	3.8	38.5	4.8
2011	January - March	-2.4	-0.2	-0.3	5.4	-2.6	-269.3	-7.5	3.3	93.1	6.6
	April - June	-4.5	-0.1	-0.5	3.8	-2.6		-21.9	3.3		8.5
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Prince Edward Island
Second Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	71.3	10.2	298	91.3	666	246,351	95.61
	April - June	642	3.7	6.0	70.9	10.7	489	90.8	686	341,707	96.03
	July - September	612	3.4	5.5	70.4	12.0	913	88.2	692	321,086	96.04
	October - December	599	3.3	5.3	70.1	12.3	200	83.1	710	297,744	98.64
2011	January - March	600	3.5	5.3	70.8	11.4	382	84.4	700	250,523	101.95
	April - June	614	3.6	5.6	71.6	11.7		71.0	703		104.18
	July - September										
	October - December										

Table 6.1b: Growth [(1)] of Economic Indicators for Prince Edward Island
Second Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	5.7	-2.1	38.6	24.5	-1.1	-14.4	19.8
	April - June	5.7	-0.2	0.6	4.3	-1.9	-28.9	17.9	3.8	-9.3	10.4
	July - September	-1.9	-0.4	-0.2	3.0	-0.4	137.1	6.0	8.0	-4.4	3.8
	October - December	-3.1	-0.4	-0.3	-0.5	1.7	-209.3	-7.1	10.0	-5.7	4.8
2011	January - March	-2.4	-0.2	-0.3	-0.7	1.3	28.2	-7.5	5.2	1.7	6.6
	April - June	-4.5	-0.1	-0.5	1.0	0.9		-21.9	2.5		8.5
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Nova Scotia Second Quarter 2011												
		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2010	January - March	615	3.6	5.6	451.3	9.1	40	91.3	726	2,181,018	95.61
	April - June	642	3.7	6.0	455.2	8.7	993	90.8	730	2,468,866	96.03
	July - September	612	3.4	5.5	455.0	9.4	1,013	88.2	732	2,530,812	96.04
	October - December	599	3.3	5.3	448.4	9.9	-440	83.1	741	2,618,247	98.64
2011	January - March	600	3.5	5.3	453.1	9.3	-539	84.4	745	2,603,286	101.95
	April - June	614	3.6	5.6	449.8	9.0		71.0	745		104.18
	July - September										
	October - December										

Table 6.1c: Growth (1) of Economic Indicators for Nova Scotia Second Quarter 2011											
		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-0.4	0.1	-88.2	24.5	2.9	4.4	19.8
	April - June	5.7	-0.2	0.6	1.3	-0.5	50.7	17.9	3.5	9.0	10.4
	July - September	-1.9	-0.4	-0.2	1.1	0.1	-47.6	6.0	3.3	10.1	3.8
	October - December	-3.1	-0.4	-0.3	-1.2	0.7	-199.1	-7.1	4.4	20.8	4.8
2011	January - March	-2.4	-0.2	-0.3	0.4	0.3	-1447.5	-7.5	2.5	19.4	6.6
	April - June	-4.5	-0.1	-0.5	-1.2	0.2		-21.9	2.0		8.5
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6d: Level of Economic Indicators for New Brunswick
Second Quarter 2011

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index(2) (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2010	January - March	615	3.6	5.6	358.7	8.9	729	91.3	710	3,987,374	95.61
	April - June	642	3.7	6.0	357.2	8.9	671	90.8	712	4,608,532	96.03
	July - September	612	3.4	5.5	355.3	9.5	746	88.2	717	4,445,481	96.04
	October - December	599	3.3	5.3	353.5	9.8	437	83.1	734	4,215,500	98.64
2011	January - March	600	3.5	5.3	353.5	9.5	27	84.4	733	4,653,378	101.95
	April - June	614	3.6	5.6	351.2	9.7		71.0	722		104.18
	July - September										
	October - December										

Table 6.1d: Growth (1) of Economic Indicators for New Brunswick
Second Quarter 2011

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2010	January - March	-1.3	-1.2	-0.1	-0.1	-0.1	3.4	24.5	3.0	27.5	19.8
	April - June	5.7	-0.2	0.6	-0.4	0.1	41.6	17.9	2.0	23.0	10.4
	July - September	-1.9	-0.4	-0.2	-1.2	0.9	29.7	6.0	0.7	20.0	3.8
	October - December	-3.1	-0.4	-0.3	-2.0	1.2	181.9	-7.1	3.6	15.1	4.8
2011	January - March	-2.4	-0.2	-0.3	-1.5	0.6	-96.3	-7.5	3.2	16.7	6.6
	April - June	-4.5	-0.1	-0.5	-1.7	0.8		-21.9	1.4		8.5
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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