HOUSING MARKET INFORMATION

HOUSING NOW
Calgary CMA

CANADA MORTGAGE AND HOUSING CORPORATION

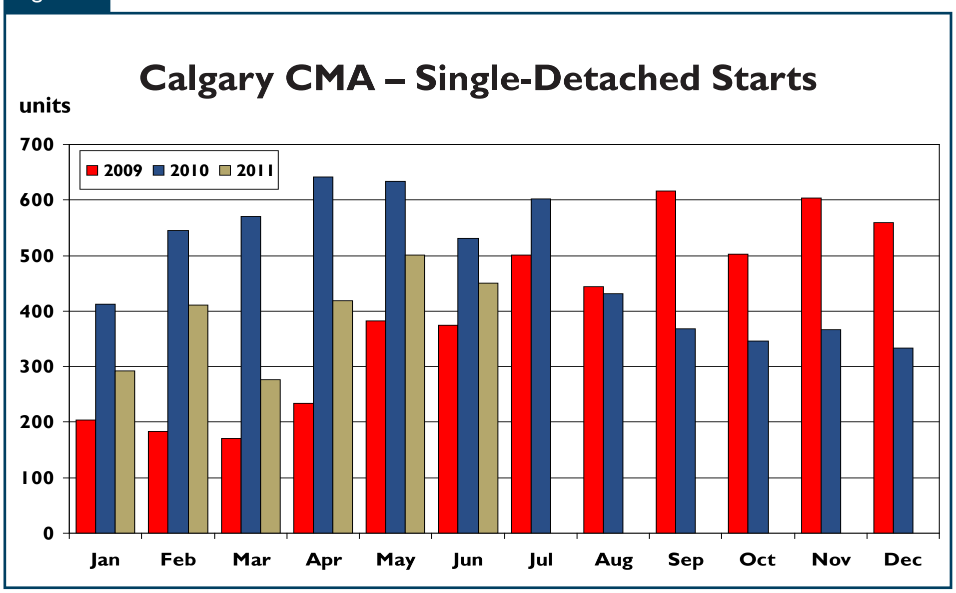
Date Released: July 2011

New Home Market

Total housing starts in Calgary rise in June

Total housing starts in the Calgary Census Metropolitan Area (CMA) reached 719 units in June 2011, five per cent higher than the 685 units started in the previous year. This represents the first year-over-year increase since January. The rise can be attributed to the multi-family segment as single-detached starts were down from a year earlier. To the end of June, total housings starts in the Calgary CMA reached 3,530 units, down 24 per cent from 4,617 during the corresponding period in 2010. Within city limits, the year-to-date decline was slightly less pronounced, at 21 per cent.

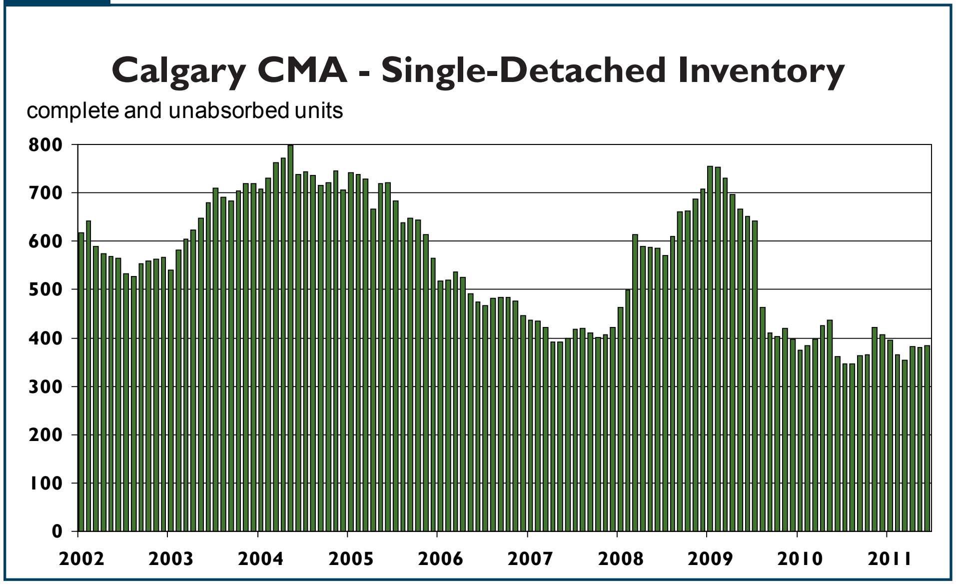
Figure 1



Source: CMHC

Table of Contents

Figure 2



Source: CMHC

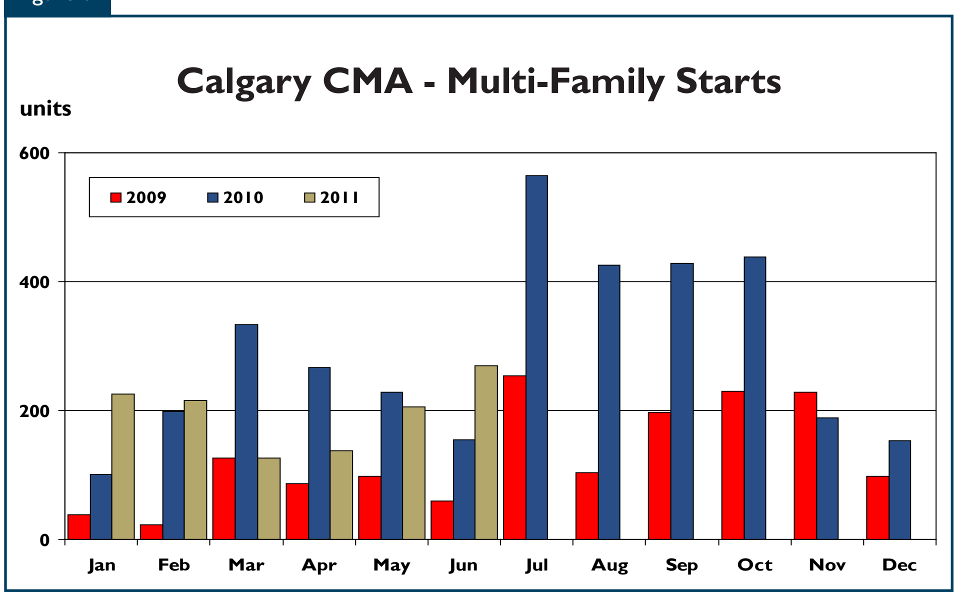
Single-detached starts amounted to 450 units in June, a decline of 15 per cent from the 531 units started a year earlier. Although monthly starts have been down for nearly a year, the year-over-year decline in June was the lowest since August 2010. The pace of new construction activity is showing signs of improvement and single-detached housings starts are expected to post year-over-year gains later this year. In the first half of 2011, 2,350 single-detached units broke ground, 30 per cent lower than the 3,335 starts from January to June of 2010.

The decline in single-detached starts over the last several months has led to fewer units under construction. The number of homes under construction in June was down 28 per cent from 3,575 units in 2010 to 2,582 in 2011. Completions have also moved lower from 2010 levels. There were 386 single-detached units completed in June 2011, down 41 per cent from 659 units in June 2010. With completions slowing, absorptions have naturally followed as many new homes in Calgary are typically pre-sold prior to construction. Absorptions totalled to 382 units in June, down 47 per cent from the previous year. The inventory of complete and unabsorbed single-detached units in June amounted to 384 units, up six per cent from the previous year but below the 2001 to 2010 average of nearly 600 units.

The median absorbed single-detached price, which is less influenced than the average by extreme values, reached $455,014 in June, up 5.4 per cent from the previous year when it was $431,632. To the end of June, the median absorbed price was $454,839, 7.3 per cent higher from the first half of 2010. Readers should note that these absorbed prices reflect units absorbed at or after completion in a given month, which is not necessarily the month when the price was negotiated.

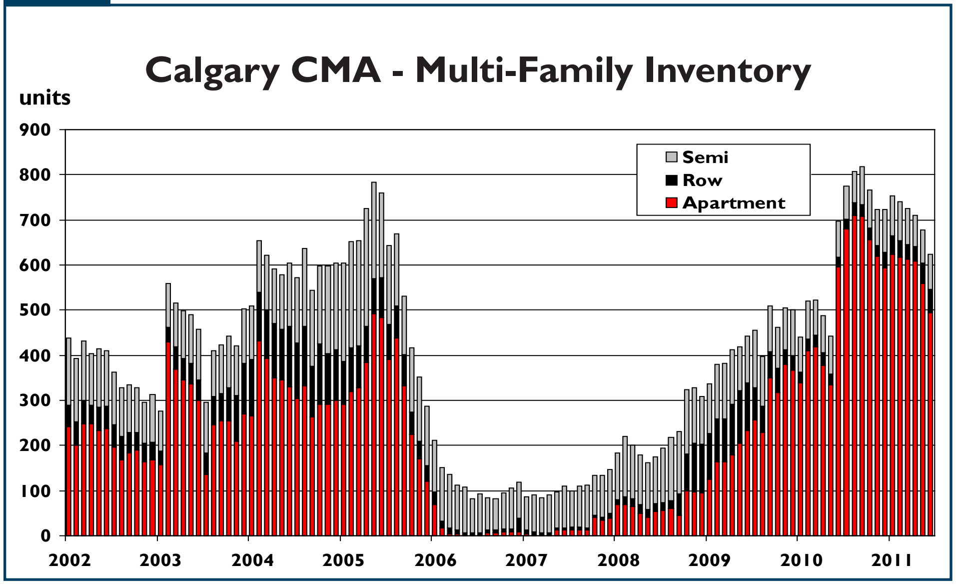
Multi-family production, which consists of semi-detached units, rows and apartments, increased from 154 units in June 2010 to 269 units in June 2011. Starts for all three multi-family housing types in June outpaced 2010 levels. Row production, totalling 115 units, was the main contributor of multi-family starts in June, followed by 84 semi-detached units and 70 apartments. Demand for semi-detached and row units has been steady as these dwelling types are generally more affordable than a single-detached home and traditionally offer more space than an average apartment. To the end of June, multi-family starts reached 1,180 units, down eight per cent from the previous year.

Figure 3



Source: CMHC

Figure 4



Source: CMHC

Inventories of multi-family dwellings reached 623 units in June, down 11 per cent from a year earlier. This is the first time since May 2007 that inventories have declined on a year-over-year basis. With units under construction down 21 per cent from June 2010, the upward pressure on inventories has moderated. A majority of the decline in multi-family inventory can be attributed to the apartment segment. Apartment inventories were down 100 units from the previous year, with 495 units available in June 2011. Row inventories, on the other hand, have more than doubled from a year earlier reaching 52 units, while semi-detached units were just below last year's levels.

Resale Market

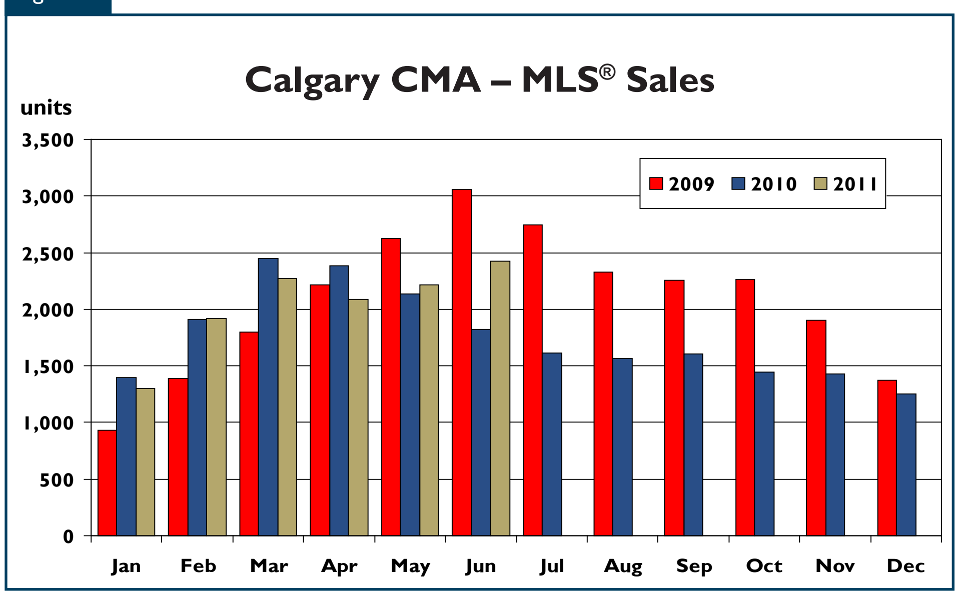
MLS® sales move above 2010 levels

Resale activity in Calgary is showing continued signs of improvement. Following four consecutive quarters of year-over-year declines, residential MLS® sales in the second quarter of 2011 increased six per cent to 6,733 units, up from 6,339 in 2010. In June alone, sales were 33 per cent higher than the previous year, Growth in employment along with improvements in net migration is supporting sales. MLS® sales on a seasonally adjusted basis rose from the previous month. In June, seasonally adjusted sales totalled 1,928 units compared to 1,792 in May. To the end of June, raw sales reached 12,225 units, up one per cent from the previous year.

New listings in the second quarter decreased 14 per cent to 13,196 units in 2011 from 15,348 units in same period in 2010. Fewer new listings coupled with more sales have reduced the inventory of homes listed on the market. In the second quarter, active listings averaged 9,723 units, down 12 per cent from the previous year. However on a seasonally adjusted basis, active listings have started to drift higher. The slight upward movement is not expected to be the trend for the year. As demand continues to pick up, active listings are anticipated to move lower.

The sales-to-active listings ratio has shown improvement from the previous year. From April to June, the sales-to-active listings ratio averaged 23 per cent in 2011, compared to 19 per cent in 2010. The average price in the second quarter was $413,303, representing an increase of one per cent year-over-year. The price gains in the first half of the year have been

Figure 5



Source: CREA

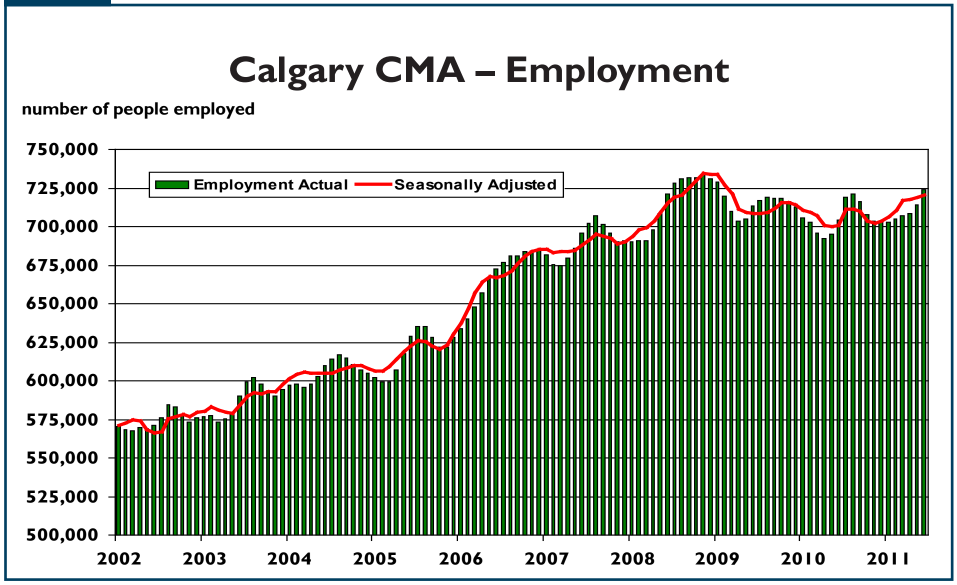
modest as the resale market has been transitioning away from conditions that favoured the buyer. To the end of June, the average price was $406,679, up one per cent from $402,044 in 2010.

Economy

Gains in provincial migration to benefit housing demand

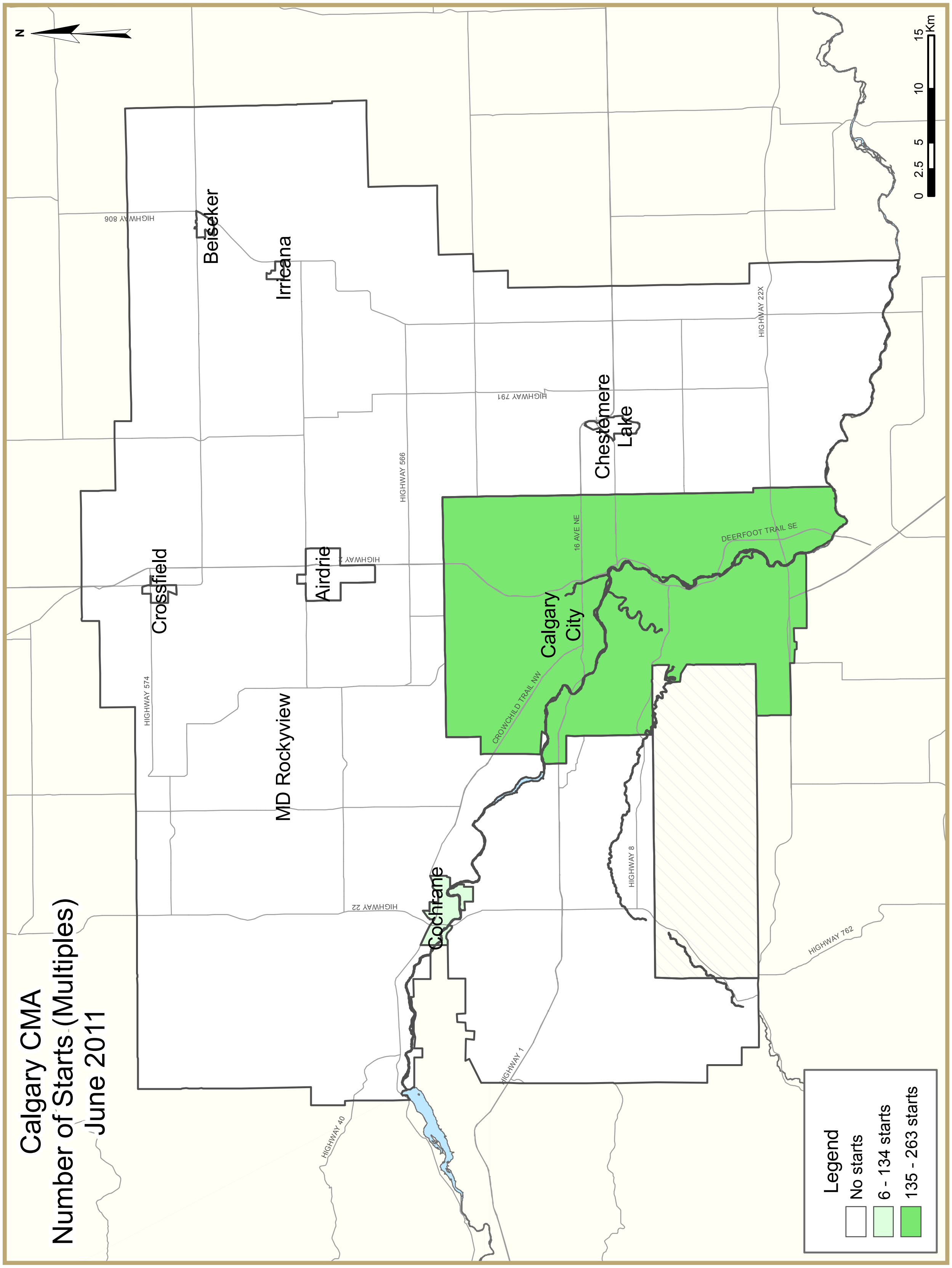
Employment growth in the Calgary CMA has been trending upward since the end of 2010. Job creation is being supported by elevated oil prices, especially in industries that are more closely tied to the energy sector such as the professional, scientific and technical services. To the end of June, employment was up 2.2 per cent from 2010 levels with an average of 716,000 people employed. The unemployment rate has also improved despite more people looking for work. In the second quarter, the unemployment rate averaged 5.7 per cent, down from 7.2 per cent in the previous year. With the labour market strengthening, average weekly earnings in the second quarter also moved higher from a year earlier, increasing 2.3 per cent year-over-year in June to $991 and reaching its highest level on record.

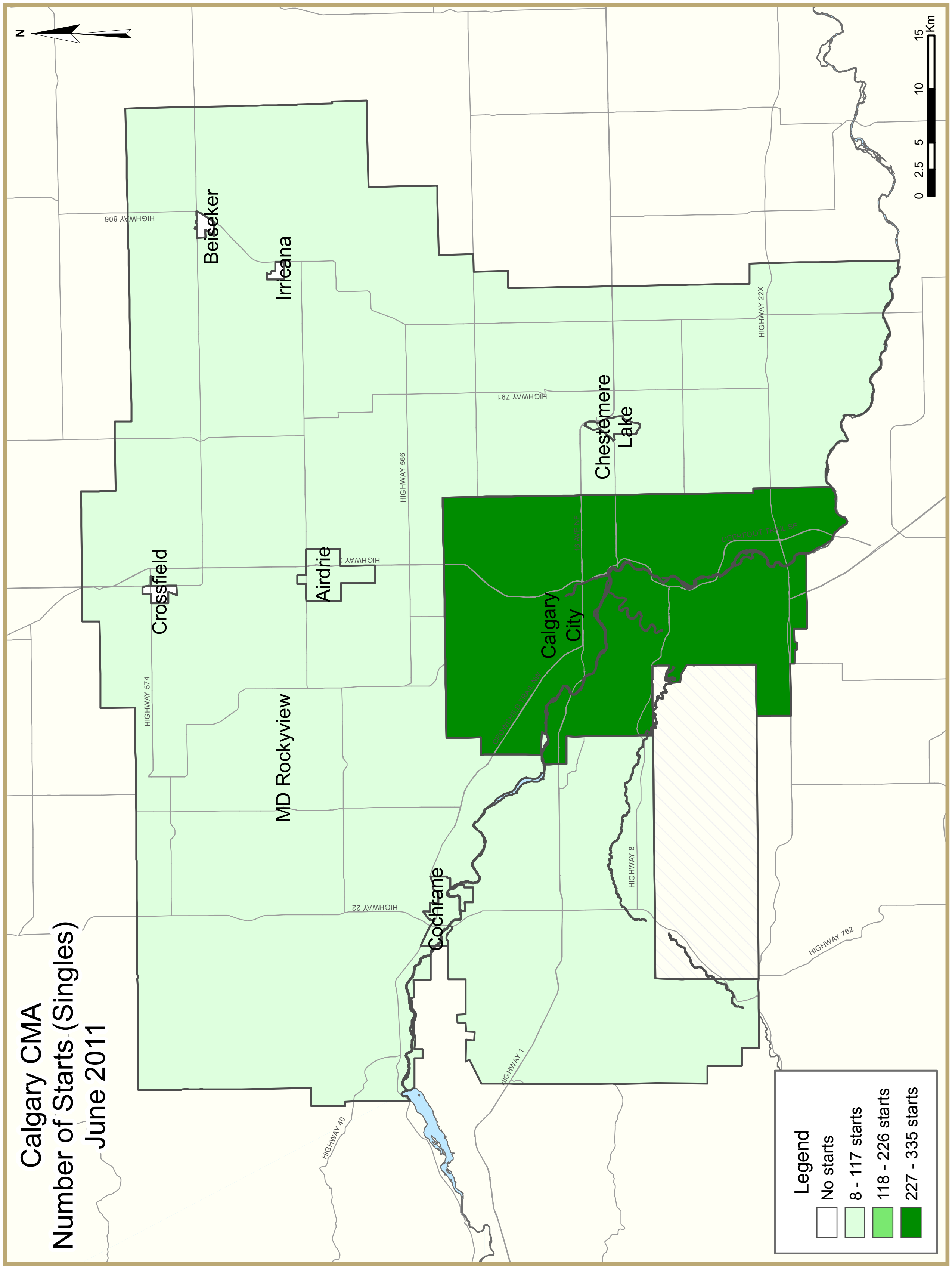
Figure 6

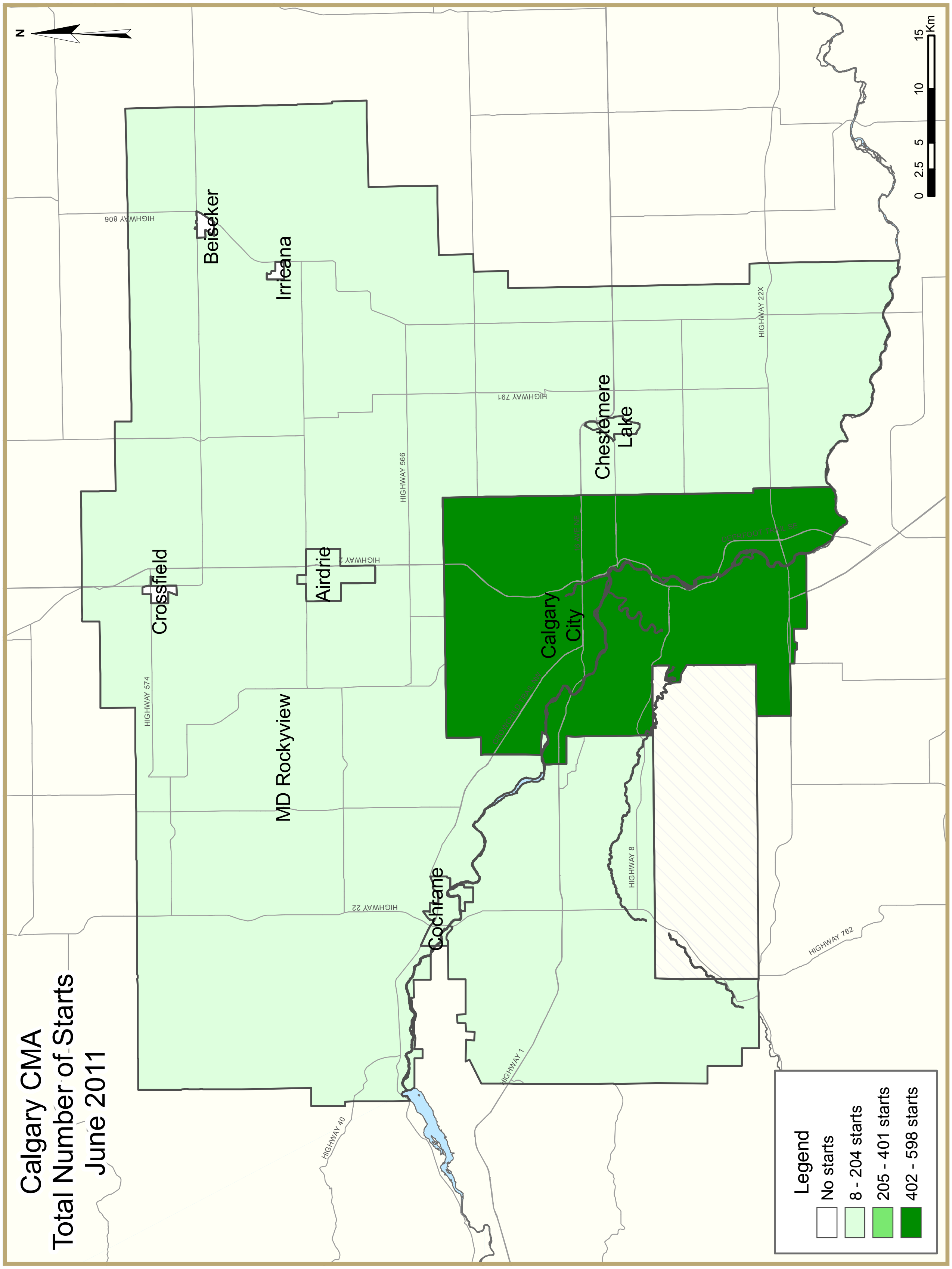


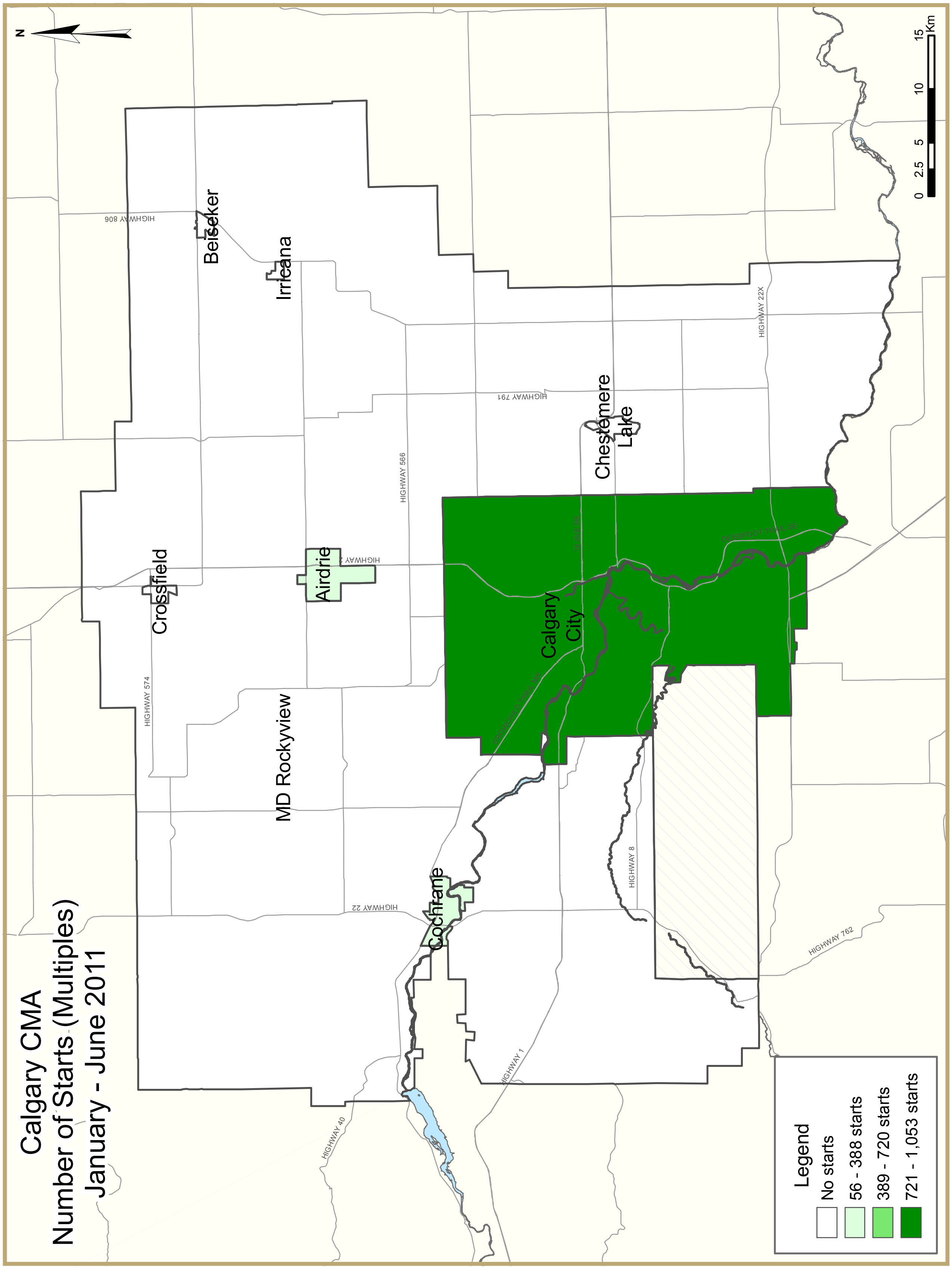
Source: Statistics Canada

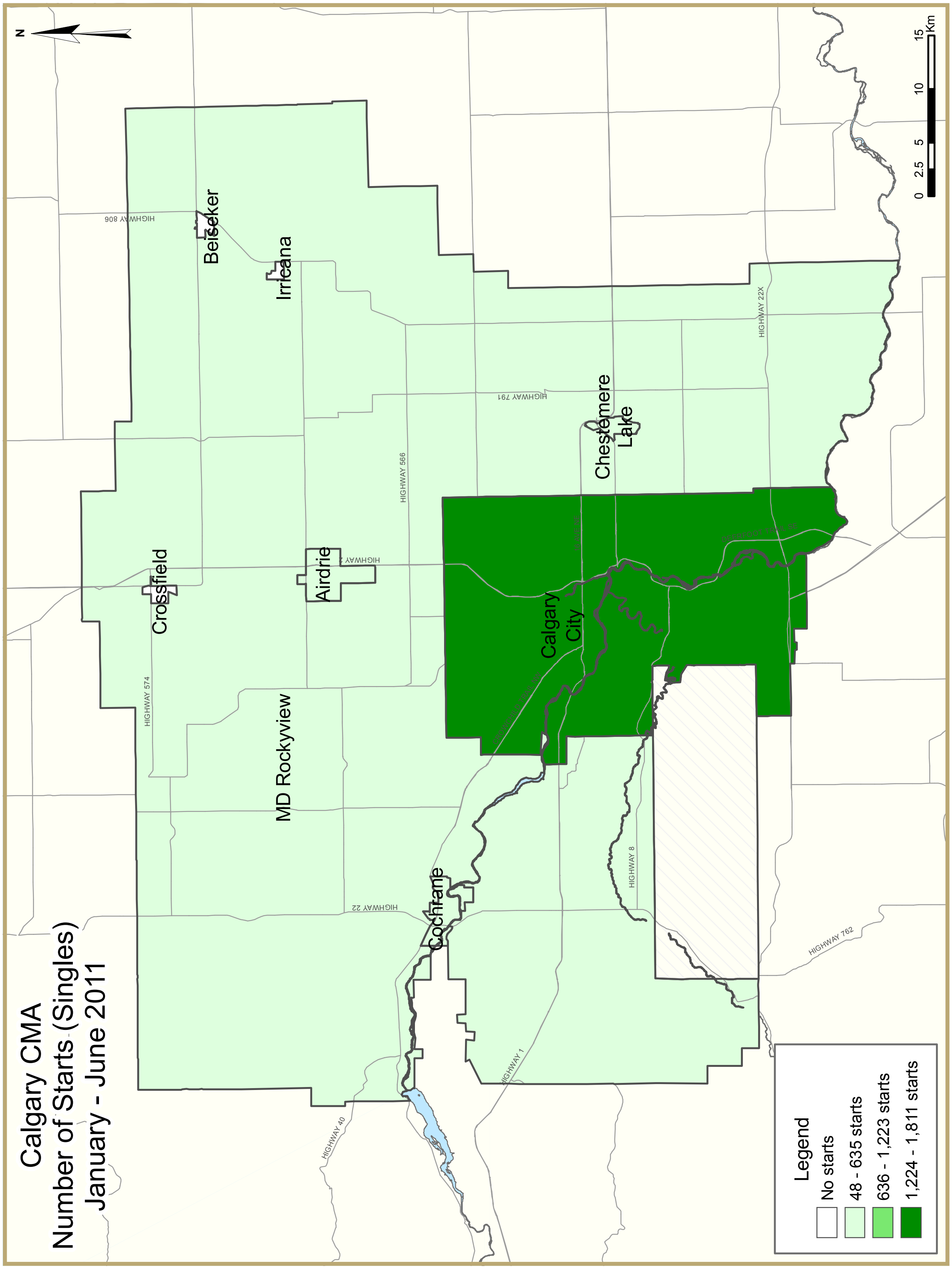
The positive economic outlook along with improving employment opportunities continues to draw people to Alberta. Net international migration, which remained steady during the economic slowdown, totalled 4,149 in the first quarter, down 19 per cent from 2010. Despite the decline, net international migration was still slightly above historical norms. The flow of migrants from other provinces posted a welcome turnaround compared to the same quarter in 2010. Net interprovincial migration reached 5,275 people in the first three months of 2011, up from only 312 people in 2010. Although the net change in non-permanent residents experienced another decline, total net migration increased 65 per cent in the first quarter from 5,413 in 2010 to 8,920 in 2011.

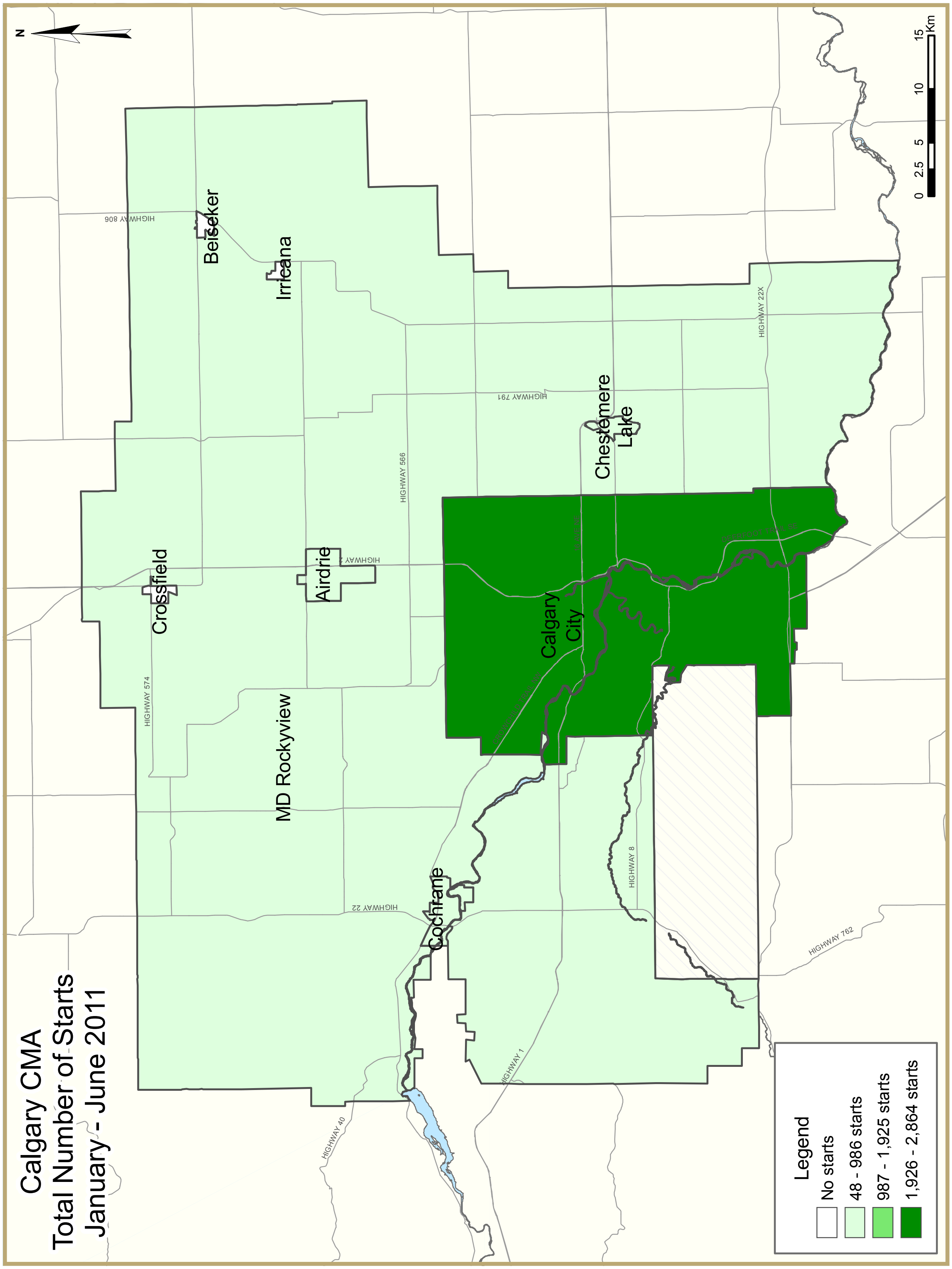

Calgary CMA
Number of Starts (Multiples)
June 2011
Legend
No starts
6 - 134 starts
135 - 263 starts
Beiseker
Irricana
Crossfield
Airdrie
Chestermere Lake
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 762
HIGHWAY 1
HIGHWAY 40
16 AVE NE
DEERFOOT TRAIL SE
CROWCHILD TRAIL NW
N
0 2.5 5 10 15 Km


Calgary CMA
Number of Starts (Singles)
June 2011
Legend
No starts
8 - 117 starts
118 - 226 starts
227 - 335 starts
Beiseker
Irricana
Crossfield
Airdrie
MD Rockyview
Cochrane
Calgary City
Chestermere Lake
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 762
HIGHWAY 1
HIGHWAY 40
0 2.5 5 10 15 Km
N


Calgary CMA
Total Number of Starts
June 2011
N
Beiseker
Irricana
Chestermere Lake
Crossfield
Airdrie
Calgary City
MD Rockyview
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 22X
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 8
HIGHWAY 762
HIGHWAY 1
HIGHWAY 40
0 2.5 5 10 15 Km
Legend
No starts
8 - 204 starts
205 - 401 starts
402 - 598 starts


Calgary CMA
Number of Starts (Multiples)
January - June 2011
N
Beiseker
Irricana
Crossfield
Airdrie
MD Rockyview
Chestermere Lake
Calgary City
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 1
HIGHWAY 40
HIGHWAY 762
0 2.5 5 10 15 Km
Legend
No starts
56 - 388 starts
389 - 720 starts
721 - 1,053 starts


Calgary CMA
Number of Starts (Singles)
January - June 2011
Legend
No starts
48 - 635 starts
636 - 1,223 starts
1,224 - 1,811 starts
N
0
2.5
5
10
15
Km
Beiseker
Irricana
Crossfield
Airdrie
MD Rockyview
Chestermere Lake
Calgary City
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 1
HIGHWAY 40
HIGHWAY 762


Calgary CMA
Total Number of Starts
January - June 2011
Legend
No starts
48 - 986 starts
987 - 1,925 starts
1,926 - 2,864 starts
N
0 2.5 5 10 15 Km
Beiseker
Irricana
Crossfield
Airdrie
MD Rockyview
Chestermere Lake
Calgary City
Cochrane
HIGHWAY 806
HIGHWAY 791
HIGHWAY 566
HIGHWAY 574
HIGHWAY 22
HIGHWAY 22X
HIGHWAY 8
HIGHWAY 1
HIGHWAY 40
HIGHWAY 762

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 Calgary CMA June 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2011	450	84	0	0	115	70	0	0	719
June 2010	531	68	9	0	77	0	0	0	685
% Change	-15.3	23.5	-100.0	n/a	49.4	n/a	n/a	n/a	5.0
Year-to-date 2011	2,350	388	4	0	510	229	0	49	3,530
Year-to-date 2010	3,335	464	32	0	486	170	0	130	4,617
% Change	-29.5	-16.4	-87.5	n/a	4.9	34.7	n/a	-62.3	-23.5
UNDER CONSTRUCTION									
June 2011	2,582	602	25	0	839	2,753	0	332	7,133
June 2010	3,575	578	97	0	649	3,426	0	467	8,792
% Change	-27.8	4.2	-74.2	n/a	29.3	-19.6	n/a	-28.9	-18.9
COMPLETIONS									
June 2011	386	50	0	0	128	39	0	0	603
June 2010	659	104	0	0	35	446	0	0	1,244
% Change	-41.4	-51.9	n/a	n/a	**	-91.3	n/a	n/a	-51.5
Year-to-date 2011	2,206	326	0	0	567	162	2	124	3,387
Year-to-date 2010	2,788	348	6	0	256	1,352	0	0	4,750
% Change	-20.9	-6.3	-100.0	n/a	121.5	-88.0	n/a	n/a	-28.7
COMPLETED & NOT ABSORBED									
June 2011	384	75	0	0	53	495	0	0	1,007
June 2010	362	76	2	0	24	595	0	0	1,059
% Change	6.1	-1.3	-100.0	n/a	120.8	-16.8	n/a	n/a	-4.9
ABSORBED									
June 2011	382	47	0	0	121	104	0	0	654
June 2010	727	106	0	0	38	186	0	0	1,057
% Change	-47.5	-55.7	n/a	n/a	**	-44.1	n/a	n/a	-38.1
Year-to-date 2011	2,229	344	0	0	550	261	2	30	3,416
Year-to-date 2010	2,818	366	4	0	271	1,124	0	0	4,583
% Change	-20.9	-6.0	-100.0	n/a	103.0	-76.8	n/a	n/a	-25.5

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

Table 1.1: Housing Activity Summary by Submarket
June 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Calgary City									
June 2011	335	78	0	0	115	70	0	0	598
June 2010	403	58	9	0	32	0	0	0	502
Airdrie									
June 2011	69	0	0	0	0	0	0	0	69
June 2010	81	0	0	0	5	0	0	0	86
Beiseker									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2011	8	0	0	0	0	0	0	0	8
June 2010	7	0	0	0	28	0	0	0	35
Cochrane									
June 2011	23	6	0	0	0	0	0	0	29
June 2010	17	10	0	0	12	0	0	0	39
Crossfield									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Irricana									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Rocky View No. 44									
June 2011	15	0	0	0	0	0	0	0	15
June 2010	23	0	0	0	0	0	0	0	23
Calgary CMA									
June 2011	450	84	0	0	115	70	0	0	719
June 2010	531	68	9	0	77	0	0	0	685

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

Table 1.1: Housing Activity Summary by Submarket June 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Calgary City									
June 2011	2,096	528	19	0	696	2,633	0	332	6,304
June 2010	2,734	534	87	0	417	3,280	0	467	7,519
Airdrie									
June 2011	256	20	6	0	99	45	0	0	426
June 2010	462	2	6	0	109	39	0	0	618
Beiseker									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2011	52	0	0	0	6	0	0	0	58
June 2010	67	0	4	0	49	0	0	0	120
Cochrane									
June 2011	107	48	0	0	38	75	0	0	268
June 2010	151	40	0	0	68	107	0	0	366
Crossfield									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	1	0	0	0	0	0	0	0	1
Irricana									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Rocky View No. 44									
June 2011	71	6	0	0	0	0	0	0	77
June 2010	160	2	0	0	6	0	0	0	168
Calgary CMA									
June 2011	2,582	602	25	0	839	2,753	0	332	7,133
June 2010	3,575	578	97	0	649	3,426	0	467	8,792

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

Table 1.1: Housing Activity Summary by Submarket June 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Calgary City									
June 2011	232	46	0	0	97	39	0	0	414
June 2010	542	104	0	0	24	446	0	0	1,116
Airdrie									
June 2011	96	2	0	0	20	0	0	0	118
June 2010	67	0	0	0	0	0	0	0	67
Beiseker									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2011	10	0	0	0	4	0	0	0	14
June 2010	8	0	0	0	11	0	0	0	19
Cochrane									
June 2011	33	2	0	0	7	0	0	0	42
June 2010	19	0	0	0	0	0	0	0	19
Crossfield									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Irricana									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Rocky View No. 44									
June 2011	15	0	0	0	0	0	0	0	15
June 2010	23	0	0	0	0	0	0	0	23
Calgary CMA									
June 2011	386	50	0	0	128	39	0	0	603
June 2010	659	104	0	0	35	446	0	0	1,244

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

Table 1.1: Housing Activity Summary by Submarket June 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Calgary City									
June 2011	334	71	0	0	52	495	0	0	952
June 2010	296	67	2	0	13	579	0	0	957
Airdrie									
June 2011	18	0	0	0	0	0	0	0	18
June 2010	24	0	0	0	2	0	0	0	26
Beiseker									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2011	5	0	0	0	0	0	0	0	5
June 2010	9	1	0	0	0	0	0	0	10
Cochrane									
June 2011	24	4	0	0	1	0	0	0	29
June 2010	30	6	0	0	9	16	0	0	61
Crossfield									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Irricana									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Rocky View No. 44									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	3	2	0	0	0	0	0	0	5
Calgary CMA									
June 2011	384	75	0	0	53	495	0	0	1,007
June 2010	362	76	2	0	24	595	0	0	1,059

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

Table 1.1: Housing Activity Summary by Submarket June 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Calgary City									
June 2011	225	45	0	0	90	104	0	0	464
June 2010	586	103	0	0	27	186	0	0	902
Airdrie									
June 2011	100	2	0	0	20	0	0	0	122
June 2010	90	2	0	0	0	0	0	0	92
Beiseker									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Chestermere Lake									
June 2011	10	0	0	0	4	0	0	0	14
June 2010	9	0	0	0	11	0	0	0	20
Cochrane									
June 2011	32	0	0	0	7	0	0	0	39
June 2010	20	1	0	0	0	0	0	0	21
Crossfield									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Irricana									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Rocky View No. 44									
June 2011	15	0	0	0	0	0	0	0	15
June 2010	22	0	0	0	0	0	0	0	22
Calgary CMA									
June 2011	382	47	0	0	121	104	0	0	654
June 2010	727	106	0	0	38	186	0	0	1,057

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

Table 1.2: History of Housing Starts of Calgary CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	5,782	908	32	0	1,191	1,063	0	286	9,262
% Change	21.1	25.4	-44.8	n/a	**	177.5	-100.0	**	46.6
2009	4,775	724	58	0	363	383	10	5	6,318
% Change	8.8	8.1	**	n/a	-45.5	-92.8	n/a	-98.6	-44.8
2008	4,387	670	12	0	666	5,335	0	368	11,438
% Change	-43.6	-29.6	-66.7	-100.0	-51.7	59.7	n/a	**	-15.3
2007	7,776	952	36	1	1,380	3,340	0	20	13,505
% Change	-25.8	-1.9	176.9	-88.9	17.8	-20.9	n/a	-89.4	-20.8
2006	10,473	970	13	9	1,171	4,222	0	188	17,046
% Change	20.2	21.9	-40.9	200.0	-11.9	51.9	n/a	**	24.7
2005	8,716	796	22	3	1,329	2,780	0	21	13,667
% Change	6.0	8.4	22.2	-70.0	21.1	-19.4	-100.0	-95.5	-2.4
2004	8,223	734	18	10	1,097	3,451	12	463	14,008
% Change	-3.5	36.4	-60.9	150.0	-27.1	23.9	200.0	93.7	2.7
2003	8,522	538	46	4	1,504	2,785	4	239	13,642
% Change	-9.2	40.8	76.9	-82.6	1.0	1.9	100.0	-18.4	-4.9
2002	9,390	382	26	23	1,489	2,734	2	293	14,339
% Change	24.6	11.7	**	**	17.3	58.5	-84.6	-34.9	26.3
2001	7,538	342	4	7	1,269	1,725	13	450	11,349

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Calgary City	335	403	78	58	115	41	70	0	598	502	19.1
Airdrie	69	81	0	0	0	5	0	0	69	86	-19.8
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	8	7	0	0	0	28	0	0	8	35	-77.1
Cochrane	23	17	6	10	0	12	0	0	29	39	-25.6
Crossfield	0	0	0	0	0	0	0	0	0	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View No. 44	15	23	0	0	0	0	0	0	15	23	-34.8
Calgary CMA	450	531	84	68	115	86	70	0	719	685	5.0

Table 2.1: Starts by Submarket and by Dwelling Type
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
Calgary City	1,811	2,590	314	424	461	352	278	261	2,864	3,627	-21.0
Airdrie	294	424	30	2	26	56	0	39	350	521	-32.8
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	48	59	0	0	0	43	0	0	48	102	-52.9
Cochrane	120	141	50	42	21	61	0	0	191	244	-21.7
Crossfield	0	1	0	0	0	0	0	0	0	1	-100.0
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View No. 44	77	120	0	2	0	0	0	0	77	122	-36.9
Calgary CMA	2,350	3,335	394	470	508	512	278	300	3,530	4,617	-23.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Calgary City	115	41	0	0	70	0	0	0
Airdrie	0	5	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	28	0	0	0	0	0	0
Cochrane	0	12	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View No. 44	0	0	0	0	0	0	0	0
Calgary CMA	115	86	0	0	70	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market 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
Calgary City	461	352	0	0	229	131	49	130
Airdrie	26	56	0	0	0	39	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	43	0	0	0	0	0	0
Cochrane	21	61	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View No. 44	0	0	0	0	0	0	0	0
Calgary CMA	508	512	0	0	229	170	49	130

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Calgary City	413	470	185	32	0	0	598	502
Airdrie	69	81	0	5	0	0	69	86
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	8	7	0	28	0	0	8	35
Cochrane	29	27	0	12	0	0	29	39
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View No. 44	15	23	0	0	0	0	15	23
Calgary CMA	534	608	185	77	0	0	719	685

Table 2.5: Starts by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Calgary City	2,125	3,040	690	457	49	130	2,864	3,627
Airdrie	322	426	28	95	0	0	350	521
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	48	59	0	43	0	0	48	102
Cochrane	170	183	21	61	0	0	191	244
Crossfield	0	1	0	0	0	0	0	1
Irricana	0	0	0	0	0	0	0	0
Rocky View No. 44	77	122	0	0	0	0	77	122
Calgary CMA	2,742	3,831	739	656	49	130	3,530	4,617

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2011												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Calgary City	232	542	46	104	97	24	39	446	414	1,116	-62.9
Airdrie	96	67	2	0	20	0	0	0	118	67	76.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	10	8	0	0	4	11	0	0	14	19	-26.3
Cochrane	33	19	2	0	7	0	0	0	42	19	121.1
Crossfield	0	0	0	0	0	0	0	0	0	0	n/a
Irricana	0	0	0	0	0	0	0	0	0	0	n/a
Rocky View No. 44	15	23	0	0	0	0	0	0	15	23	-34.8
Calgary CMA	386	659	50	104	128	35	39	446	603	1,244	-51.5

Table 3.1: Completions by Submarket and by Dwelling Type 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
Calgary City	1,537	2,182	280	320	421	180	254	1,284	2,492	3,966	-37.2
Airdrie	376	344	14	0	78	16	0	0	468	360	30.0
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	52	43	0	0	20	35	0	0	72	78	-7.7
Cochrane	116	126	24	32	36	23	32	68	208	249	-16.5
Crossfield	0	0	0	2	0	0	0	0	0	2	-100.0
Irricana	0	1	0	0	0	0	0	0	0	1	-100.0
Rocky View No. 44	125	92	16	2	6	0	0	0	147	94	56.4
Calgary CMA	2,206	2,788	334	356	561	254	286	1,352	3,387	4,750	-28.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Calgary City	97	24	0	0	39	446	0	0
Airdrie	20	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	4	11	0	0	0	0	0	0
Cochrane	7	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View No. 44	0	0	0	0	0	0	0	0
Calgary CMA	128	35	0	0	39	446	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market 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
Calgary City	421	180	0	0	130	1,284	124	0
Airdrie	78	16	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	20	35	0	0	0	0	0	0
Cochrane	36	23	0	0	32	68	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View No. 44	6	0	0	0	0	0	0	0
Calgary CMA	561	254	0	0	162	1,352	124	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Calgary City	278	646	136	470	0	0	414	1,116
Airdrie	98	67	20	0	0	0	118	67
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	10	8	4	11	0	0	14	19
Cochrane	35	19	7	0	0	0	42	19
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
Rocky View No. 44	15	23	0	0	0	0	15	23
Calgary CMA	436	763	167	481	0	0	603	1,244

Table 3.5: Completions by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Calgary City	1,811	2,500	555	1,466	126	0	2,492	3,966
Airdrie	388	344	80	16	0	0	468	360
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	52	43	20	35	0	0	72	78
Cochrane	140	158	68	91	0	0	208	249
Crossfield	0	2	0	0	0	0	0	2
Irricana	0	1	0	0	0	0	0	1
Rocky View No. 44	141	94	6	0	0	0	147	94
Calgary CMA	2,532	3,142	729	1,608	126	0	3,387	4,750

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 2011													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Calgary City													
June 2011	20	9.0	59	26.6	55	24.8	22	9.9	66	29.7	222	512,965	609,503
June 2010	106	18.1	236	40.3	128	21.9	36	6.2	79	13.5	585	434,452	491,710
Year-to-date 2011	202	13.1	448	29.0	413	26.7	160	10.3	323	20.9	1,546	475,523	570,567
Year-to-date 2010	448	20.5	858	39.2	400	18.3	151	6.9	331	15.1	2,188	427,988	523,018
Airdrie													
June 2011	41	41.0	36	36.0	17	17.0	5	5.0	1	1.0	100	374,000	399,970
June 2010	22	24.4	40	44.4	25	27.8	3	3.3	0	0.0	90	401,300	410,476
Year-to-date 2011	140	36.7	151	39.6	69	18.1	17	4.5	4	1.0	381	383,000	400,835
Year-to-date 2010	107	29.6	186	51.4	62	17.1	7	1.9	0	0.0	362	385,750	392,526
Beiseker													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Chestermere Lake													
June 2011	2	20.0	0	0.0	5	50.0	3	30.0	0	0.0	10	518,688	480,328
June 2010	0	0.0	2	22.2	3	33.3	3	33.3	1	11.1	9	--	--
Year-to-date 2011	3	5.7	8	15.1	12	22.6	13	24.5	17	32.1	53	568,500	597,614
Year-to-date 2010	2	4.7	9	20.9	17	39.5	11	25.6	4	9.3	43	526,900	530,735
Cochrane													
June 2011	8	25.0	14	43.8	5	15.6	3	9.4	2	6.3	32	415,885	442,158
June 2010	5	25.0	8	40.0	5	25.0	2	10.0	0	0.0	20	427,450	432,657
Year-to-date 2011	22	19.0	46	39.7	31	26.7	11	9.5	6	5.2	116	434,200	451,504
Year-to-date 2010	32	25.4	56	44.4	32	25.4	4	3.2	2	1.6	126	403,500	418,840
Crossfield													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Irricana													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Rocky View No. 44													
June 2011	2	13.3	3	20.0	1	6.7	2	13.3	7	46.7	15	634,600	608,098
June 2010	9	40.9	2	9.1	3	13.6	0	0.0	8	36.4	22	457,750	583,235
Year-to-date 2011	25	20.2	19	15.3	19	15.3	13	10.5	48	38.7	124	546,100	614,219
Year-to-date 2010	16	17.8	14	15.6	21	23.3	5	5.6	34	37.8	90	518,986	714,025
Calgary CMA													
June 2011	73	19.3	112	29.6	83	21.9	35	9.2	76	20.1	379	455,014	536,624
June 2010	142	19.6	288	39.7	164	22.6	44	6.1	88	12.1	726	431,632	483,377
Year-to-date 2011	392	17.7	672	30.3	544	24.5	214	9.6	398	17.9	2,220	454,839	538,300
Year-to-date 2010	606	21.6	1,123	40.0	532	18.9	178	6.3	371	13.2	2,810	423,703	507,663

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2011						
Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
Calgary City	609,503	491,710	24.0	570,567	523,018	9.1
Airdrie	399,970	410,476	-2.6	400,835	392,526	2.1
Beiseker	--	--	n/a	--	--	n/a
Chestermere Lake	480,328	--	n/a	597,614	530,735	12.6
Cochrane	442,158	432,657	2.2	451,504	418,840	7.8
Crossfield	--	--	n/a	--	--	n/a
Irricana	--	--	n/a	--	--	n/a
Rocky View No. 44	608,098	583,235	4.3	614,219	714,025	-14.0
Calgary CMA	536,624	483,377	11.0	538,300	507,663	6.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Calgary June 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	1,398	50.6	1,959	3,487	3,579	54.7	382,009	5.5	385,049
	February	1,913	37.4	1,985	4,051	4,048	49.0	389,388	5.2	394,850
	March	2,446	36.1	1,961	5,433	4,303	45.6	405,551	9.0	396,762
	April	2,382	7.4	1,963	5,416	4,629	42.4	395,847	6.4	395,468
	May	2,133	-18.7	1,780	5,150	4,139	43.0	417,978	9.2	409,143
	June	1,824	-40.3	1,468	4,782	4,090	35.9	415,431	5.8	408,528
	July	1,612	-41.3	1,520	3,596	3,599	42.2	402,809	5.5	402,726
	August	1,562	-32.8	1,568	3,418	3,628	43.2	385,712	-0.8	391,497
	September	1,606	-28.8	1,670	3,873	3,673	45.5	401,080	1.6	410,241
	October	1,442	-36.3	1,627	3,124	3,580	45.4	393,574	-1.5	396,041
	November	1,427	-25.0	1,668	2,489	3,489	47.8	398,619	-0.6	402,911
	December	1,251	-9.0	1,827	1,459	3,521	51.9	381,308	-3.3	396,545
2011	January	1,302	-6.9	1,868	3,567	3,729	50.1	394,655	3.3	401,743
	February	1,917	0.2	1,962	3,995	3,931	49.9	400,879	3.0	403,813
	March	2,273	-7.1	1,820	4,375	3,496	52.1	398,836	-1.7	393,427
	April	2,087	-12.4	1,794	4,184	3,550	50.5	411,875	4.0	404,361
	May	2,219	4.0	1,792	4,641	3,613	49.6	416,055	-0.5	403,744
	June	2,427	33.1	1,928	4,371	3,624	53.2	412,016	-0.8	401,925
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	6,339	-19.7		15,348			408,929	6.6	
	Q2 2011	6,733	6.2		13,196			413,303	1.1	
	YTD 2010	12,096	0.7		28,319			402,044	6.2	
	YTD 2011	12,225	1.1		25,133			406,679	1.2	

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 6: Economic Indicators
June 2011

		Interest Rates			NHPI, Total, Calgary CMA 2007=100	CPI, 2002 =100	Calgary 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						
2010	January	610	3.60	5.49	95.1	122.4	711	7.3	76.4	983
	February	604	3.60	5.39	95.1	122.8	710	7.1	76.0	984
	March	631	3.60	5.85	95.5	122.3	707	7.3	75.7	989
	April	655	3.80	6.25	95.6	122.4	701	7.6	75.3	978
	May	639	3.70	5.99	95.8	122.8	700	7.6	75.0	978
	June	633	3.60	5.89	95.8	122.9	700	7.4	74.7	969
	July	627	3.50	5.79	95.8	123.3	711	6.8	75.3	980
	August	604	3.30	5.39	95.7	122.7	712	6.6	75.0	979
	September	604	3.30	5.39	96.0	122.6	710	6.5	74.6	986
	October	598	3.20	5.29	95.4	122.9	703	6.6	73.9	981
	November	607	3.35	5.44	95.5	122.7	702	6.1	73.4	983
	December	592	3.35	5.19	95.6	122.8	703	6.0	73.3	985
2011	January	592	3.35	5.19	95.9	123.3	707	6.0	73.6	985
	February	607	3.50	5.44	95.5	124.2	711	6.3	74.1	985
	March	601	3.50	5.34	95.4	124.3	717	6.1	74.4	981
	April	621	3.70	5.69	95.4	125.6	718	5.9	74.3	974
	May	616	3.70	5.59	95.8	125.8	719	5.7	74.2	981
	June	604	3.50	5.39		124.9	721	5.8	74.2	991
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

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

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

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- Forecasts and Analysis – Future-oriented information about local, regional and national housing trends.
- Statistics and Data – Information on current housing market activities — starts, rents, vacancy rates and much more.

CMHC's 2011 Mortgage Consumer Survey

The 2011 survey results offer a unique perspective on attitudes and behaviours of recent mortgage consumers. Use these findings to identify opportunities and build stronger relationships with your clients. Visit www.cmhc.ca/2011survey for results and find out how CMHC can help

64167_2011_M07