HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2012

Increase in Fourth Quarter Starts

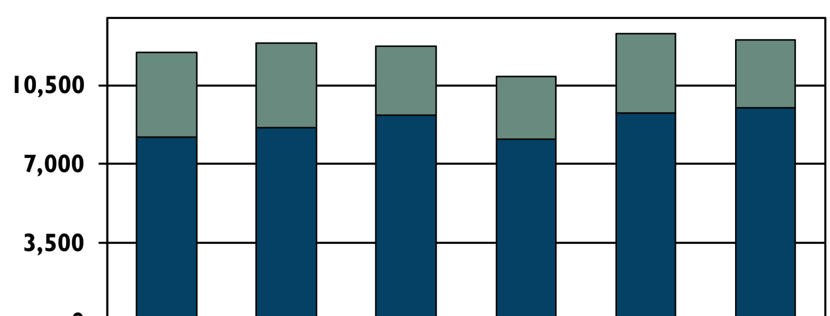
Total housing starts in the fourth quarter increased over six per cent when compared to the same period in 2010. The rise in starts for the quarter was evident in three provinces, including Prince Edward Island (PE), Nova Scotia (NS), and Newfoundland and Labrador (NL).

In PE, there was a 46 per cent increase in starts in the fourth quarter, as a result of significant gains in both multiples and singles. Multiple starts increased close to 15 per cent, while there were nearly twice as many single starts in the fourth quarter this year compared to the same period last year.

In NS, total starts were up more than 21 per cent due to a significant rise in multiple starts. There was a 14 per cent decline in single starts in the quarter compared to the same quarter of 2010. Multiple starts increased 70 per cent in the quarter.

Figure 1

Atlantic Canada Housing Starts January-December



	2006	2007	2008	2009	2010	2011
Rural	3,738	3,762	3,038	2,771	3,479	2,999
Urban	8,215	8,629	9,191	8,122	9,293	9,525

Source: CMHC

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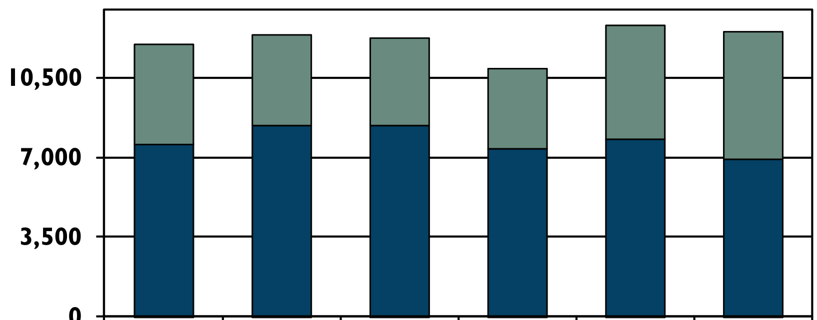
Figure 2

Atlantic Canada Housing Starts by Type January-December



	2006	2007	2008	2009	2010	2011
Multiples	4,375	4,014	3,828	3,510	4,975	5,613
Singles	7,578	8,377	8,401	7,383	7,797	6,911

Source: CMHC

Activity in NL was up by close to six per cent due to an increase in both singles and multiples. There were over eight per cent more multiple starts recorded in the fourth quarter of 2011 compared to last year. This was followed by a five per cent rise in single starts activity.

For NB there was a decline of close to 15 per cent in starts in the quarter due to a 25 per cent decrease in multiple starts in the quarter as well as a much smaller 3.4 per cent decline in single starts.

Strong Multiple Starts

Multiple starts were up over 14 per cent in the fourth quarter due to a nine per cent rise in apartment starts. The growth in apartment construction was also supported by stronger row starts, which recorded an increase of over 100 units in the quarter. Semi-detached starts were down five units or one per cent from the fourth quarter of 2010. Single starts were up 0.5 per cent in the quarter.

Urban Starts

Of the six large urban centres in Atlantic Canada, three reported positive growth in starts activity for the fourth quarter. Those centres reporting increases in the quarter included Fredericton up 49 per cent, Halifax up 34 per cent and Charlottetown up four per cent.

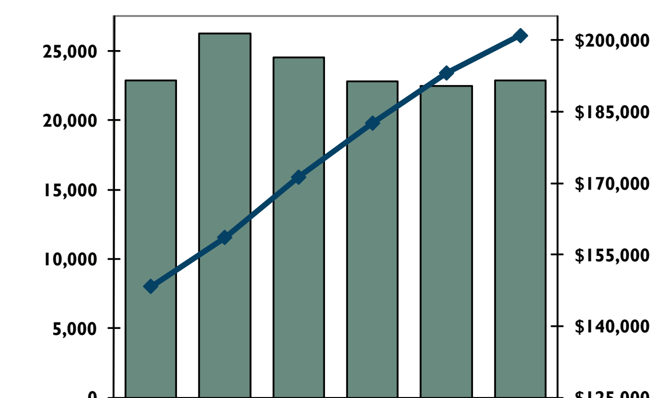
Declines in performance in the quarter came from St John's with a decline of two per cent, Saint John down 11 per cent and Moncton with a decline of 32 per cent as a result of a drop in apartment, as well as semi-detached starts.

Of the smaller centres in the Atlantic region, nine, including Corner Brook NL, Summerside PE, Chester, Kentville, Kings Subdivision, Lunenburg, West Hants and Yarmouth NS, and Bathurst NB reported higher starts in the fourth quarter.

There were 3,784 completions in Atlantic Canada in the fourth quarter compared to 3,546 completions in 2010. Units under construction for the same period increased 13.2 per cent.

Figure 3

MLS® Sales Activity – Atlantic Canada
Yearly Comparison (January – December)



	2006	2007	2008	2009	2010	2011
Sales	22,851	26,258	24,532	22,844	22,461	22,912
Avg. Price	$148,277	$158,577	$171,244	$182,616	$193,174	$201,026

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 Higher

MLS® sales in Atlantic Canada were up 7.2 per cent in the fourth quarter (unadjusted) compared to a year ago. Strength in the quarter was observed in two out of the four provinces, including NL, with sales up over 23 per cent and NS reporting a quarterly increase of seven per cent. Declines occurred in NB, where sales decreased two per cent and PE where sales dropped close to three per cent compared to a year ago (unadjusted).

Overall, sales in 2011 increased two per cent (unadjusted). Sales were up over five per cent in NL, close to three per cent in NS, and just over two per cent in PE. Sales ended the year down moderately in NB at just over one per cent in 2011.

MLS® Prices Rise

The average MLS® price in Atlantic Canada was up 6.2 per cent (unadjusted) in the fourth quarter to $202,807. In 2011, the average price increased 4.1 per cent in the region, to $201,009.

The number of active listings reported to the end of December 2011, on an unadjusted basis, increased close to six per cent compared to 2010.

Economic Factors

The labour force decreased by 0.1 per cent in the fourth quarter in Atlantic Canada (seasonally adjusted). There was an increase of one per cent in total employment during the quarter.

Overall, the unemployment rate in Atlantic Canada remained at 10.6 per cent in the fourth quarter, compared to 11 per cent a year ago.

In NL energy and mining project development, as well as current production and mining activity, remained the key drivers of economic growth. Capital investment also provided a significant level of stimulus for the provincial economy. Indicators of growth for 2011 include strong employment gains and positive growth in consumer spending activity. These trends, along with solid income growth, are also expected to support the overall outlook for 2012. Economic growth will continue to come from the mining sector, which continues to benefit from the rise in global demand for commodities. For the province, expect 1.5 per cent GDP growth in 2012 and 2.5 per cent in 2013.

For PE, growth will be weaker in 2012 as a result of a slowdown in capital spending and a softening in private sector investment. Economic growth is forecast at 1.3 per cent in 2012 and 1.7 per cent in 2013. Tourism and agriculture – two traditional industries supporting growth – continue to be affected by the strong Canadian dollar, resulting in weakness over the forecast period. Potato sales could rebound in 2012 as a result of a reduced output in other regions, resulting in increased demand for PE potatoes. While economic diversity in emerging sectors such as information technology and biosciences will also provide support for the provincial economy, it is not expected to offset the declines in the larger more established sectors.

For NS, economic growth in 2012 is expected to rise to two per cent as a result of the increase in spending from the shipbuilding contract. The contract will mean significant growth in the manufacturing sector for NS and Halifax in 2012 and beyond. For the energy sector, growth will be supported by the start-up of production at Deep Panuke in 2012. At the same time, the economy will continue to be impacted by layoffs and the possibility of plant closures. Employment growth will rebound in 2012 as shipbuilding activity begins to ramp-up. As a result, retail spending and migration to the province will also improve in 2012 and 2013. Economic growth of 2.7 per cent is expected in 2013.

For NB the economic outlook will be affected by a reduction in capital investment throughout the province, particularly in terms of public sector capital expenditures. Declining employment levels for close to three years and some softness in the provincial retail sector will continue to impact the current outlook for economic growth in 2012 and 2013. Export growth, supported by refined petroleum products and potash production, will be offset by weakness in the forest sector. Although there was some success reported in natural gas exploration activity in 2011, the recent decline in natural gas prices is expected to reduce exploration activity in 2012. Combined with a softening outlook for large scale private sector investment, the near term prospects for economic growth in the province remain weak. As a result, moderate GDP growth of 1.2 per cent is forecast for the province in 2012 and 1.5 per cent in 2013.

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
Fourth 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										
Q4 2011	1,164	214	281	0	35	46	46	694	913	3,393
Q4 2010	1,236	238	216	8	19	0	48	532	897	3,194
% Change	-5.8	-10.1	30.1	-100.0	84.2	n/a	-4.2	30.5	1.8	6.2
Year-to-date 2011	4,444	818	913	2	72	316	177	2,783	2,999	12,524
Year-to-date 2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	-13.9	1.2	29.0	-88.9	26.3	38.0	-4.8	31.0	-13.8	-1.9
UNDER CONSTRUCTION										
Q4 2011	2,705	530	822	1	65	477	96	3,346	1,356	9,398
Q4 2010	2,873	490	647	17	77	437	83	2,036	1,645	8,305
% Change	-5.8	8.2	27.0	-94.1	-15.6	9.2	15.7	64.3	-17.6	13.2
COMPLETIONS										
Q4 2011	1,375	282	208	2	15	100	63	636	1,103	3,784
Q4 2010	1,442	240	166	3	30	154	54	292	1,165	3,546
% Change	-4.6	17.5	25.3	-33.3	-50.0	-35.1	16.7	117.8	-5.3	6.7
Year-to-date 2011	4,588	758	730	20	94	346	211	1,403	3,288	11,438
Year-to-date 2010	5,130	752	501	13	114	432	210	1,290	3,050	11,492
% Change	-10.6	0.8	45.7	53.8	-17.5	-19.9	0.5	8.8	7.8	-0.5
COMPLETED & NOT ABSORBED										
Q4 2011	146	55	30	0	9	23	5	213	na	481
Q4 2010	171	57	37	0	23	120	9	120	na	537
% Change	-14.6	-3.5	-18.9	n/a	-60.9	-80.8	-44.4	77.5	n/a	-10.4
ABSORBED										
Q4 2011	1 051	256	186	2	13	100	28	475	na	2 111
Q4 2010	1 072	185	147	3	29	164	28	314	na	1 942
% Change	-2.0	38.4	26.5	-33.3	-55.2	-39.0	0.0	51.3	n/a	8.7
Year-to-date 2011	3,568	662	656	20	90	443	97	942	na	6,478
Year-to-date 2010	3,951	649	441	13	120	424	130	992	na	6,720
% Change	-9.7	2.0	48.8	53.8	-25.0	4.5	-25.4	-5.0	n/a	-3.6

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Fourth 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										
Q4 2011	404	6	118	0	25	10	0	0	364	927
Q4 2010	424	16	113	8	3	0	20	12	281	877
% Change	-4.7	-62.5	4.4	-100.0	**	n/a	-100.0	-100.0	29.5	5.7
Year-to-date 2011	1,576	14	522	2	49	78	59	22	1,166	3,488
Year-to-date 2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	-9.7	-46.2	71.1	-88.9	104.2	**	-10.6	-8.3	-16.3	-3.3
UNDER CONSTRUCTION										
Q4 2011	1,175	8	369	1	49	103	26	34	479	2,244
Q4 2010	1,256	18	255	17	15	66	30	12	554	2,223
% Change	-6.4	-55.6	44.7	-94.1	**	56.1	-13.3	183.3	-13.5	0.9
COMPLETIONS										
Q4 2011	433	8	136	2	0	20	18	0	366	983
Q4 2010	448	6	78	3	6	0	10	12	523	1,086
% Change	-3.3	33.3	74.4	-33.3	-100.0	n/a	80.0	-100.0	-30.0	-9.5
Year-to-date 2011	1,653	24	408	20	17	41	72	0	1,235	3,470
Year-to-date 2010	1,740	30	222	13	30	26	60	12	1,235	3,368
% Change	-5.0	-20.0	83.8	53.8	-43.3	57.7	20.0	-100.0	0.0	3.0
COMPLETED & NOT ABSORBED										
Q4 2011	24	0	0	0	0	0	0	0	n/a	24
Q4 2010	17	0	0	0	0	0	0	0	n/a	17
% Change	41.2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	41.2
ABSORBED										
Q4 2011	358	6	118	2	0	20	0	0	n/a	504
Q4 2010	351	0	64	3	4	0	0	0	n/a	422
% Change	2.0	n/a	84.4	-33.3	-100.0	n/a	n/a	n/a	n/a	19.4
Year-to-date 2011	1,372	10	366	20	15	41	10	0	n/a	1,834
Year-to-date 2010	1,434	19	198	13	28	35	16	0	n/a	1,743
% Change	-4.3	-47.4	84.8	53.8	-46.4	17.1	-37.5	n/a	n/a	5.2

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

Table 1.1b: Housing Activity Summary of Prince Edward Island Fourth 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										
Q4 2011	68	18	8	0	0	0	0	95	114	303
Q4 2010	49	14	10	0	0	0	0	89	46	208
% Change	38.8	28.6	-20.0	n/a	n/a	n/a	n/a	6.7	147.8	45.7
Year-to-date 2011	235	56	34	0	0	0	9	335	271	940
Year-to-date 2010	272	58	50	0	0	0	1	211	164	756
% Change	-13.6	-3.4	-32.0	n/a	n/a	n/a	**	58.8	65.2	24.3
UNDER CONSTRUCTION										
Q4 2011	86	24	23	0	0	0	2	242	144	521
Q4 2010	66	18	10	0	15	0	0	153	68	330
% Change	30.3	33.3	130.0	n/a	-100.0	n/a	n/a	58.2	111.8	57.9
COMPLETIONS										
Q4 2011	63	16	0	0	0	0	0	44	30	153
Q4 2010	115	40	12	0	10	0	12	98	65	352
% Change	-45.2	-60.0	-100.0	n/a	-100.0	n/a	-100.0	-55.1	-53.8	-56.5
Year-to-date 2011	213	48	21	0	15	0	11	246	206	760
Year-to-date 2010	305	56	40	0	23	46	17	261	151	899
% Change	-30.2	-14.3	-47.5	n/a	-34.8	-100.0	-35.3	-5.7	36.4	-15.5
COMPLETED & NOT ABSORBED										
Q4 2011	4	8	2	0	0	8	0	2	n/a	24
Q4 2010	25	9	6	0	0	48	0	49	n/a	137
% Change	-84.0	-11.1	-66.7	n/a	n/a	-83.3	n/a	-95.9	n/a	-82.5
ABSORBED										
Q4 2011	64	14	0	0	0	0	0	67	n/a	145
Q4 2010	85	18	18	0	10	6	0	77	n/a	214
% Change	-24.7	-22.2	-100.0	n/a	-100.0	-100.0	n/a	-13.0	n/a	-32.2
Year-to-date 2011	201	33	13	0	15	40	10	175	n/a	487
Year-to-date 2010	255	33	30	0	23	15	1	178	n/a	535
% Change	-21.2	0.0	-56.7	n/a	-34.8	166.7	**	-1.7	n/a	-9.0

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

Table 1.1c: Housing Activity Summary of Nova Scotia Fourth 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										
Q4 2011	434	100	86	0	6	0	32	462	110	1,230
Q4 2010	454	76	48	0	0	0	10	237	189	1,014
% Change	-4.4	31.6	79.2	n/a	n/a	n/a	**	94.9	-41.8	21.3
Year-to-date 2011	1,593	348	172	0	12	157	67	1,726	569	4,644
Year-to-date 2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	-14.5	20.0	3.0	n/a	n/a	60.2	19.6	62.4	-26.2	7.8
UNDER CONSTRUCTION										
Q4 2011	882	178	179	0	6	212	49	2,125	341	3,972
Q4 2010	919	160	136	0	0	244	44	1,055	475	3,033
% Change	-4.0	11.3	31.6	n/a	n/a	-13.1	11.4	101.4	-28.2	31.0
COMPLETIONS										
Q4 2011	492	90	23	0	0	80	19	330	188	1,222
Q4 2010	495	90	52	0	7	154	9	75	295	1,177
% Change	-0.6	0.0	-55.8	n/a	-100.0	-48.1	111.1	**	-36.3	3.8
Year-to-date 2011	1,630	318	127	0	6	189	76	656	699	3,701
Year-to-date 2010	1,856	280	177	0	15	234	31	587	768	3,948
% Change	-12.2	13.6	-28.2	n/a	-60.0	-19.2	145.2	11.8	-9.0	-6.3
COMPLETED & NOT ABSORBED										
Q4 2011	48	17	4	0	6	0	4	77	n/a	156
Q4 2010	54	8	16	0	17	49	5	0	n/a	149
% Change	-11.1	112.5	-75.0	n/a	-64.7	-100.0	-20.0	n/a	n/a	4.7
ABSORBED										
Q4 2011	297	77	22	0	5	80	3	227	n/a	711
Q4 2010	288	59	41	0	7	154	5	136	n/a	690
% Change	3.1	30.5	-46.3	n/a	-28.6	-48.1	-40.0	66.9	n/a	3.0
Year-to-date 2011	1,030	243	115	0	17	238	23	453	n/a	2,119
Year-to-date 2010	1,139	179	142	0	19	225	16	491	n/a	2,211
% Change	-9.6	35.8	-19.0	n/a	-10.5	5.8	43.8	-7.7	n/a	-4.2

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

Table 1.1d: Housing Activity Summary of New Brunswick
Fourth 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										
Q4 2011	258	90	69	0	4	36	14	137	325	933
Q4 2010	309	132	45	0	16	0	18	194	381	1,095
% Change	-16.5	-31.8	53.3	n/a	-75.0	n/a	-22.2	-29.4	-14.7	-14.8
Year-to-date 2011	1,040	400	185	0	11	81	42	700	993	3,452
Year-to-date 2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-18.8	-7.8	-0.5	n/a	-66.7	-36.2	-33.3	-15.3	-13.7	-15.8
UNDER CONSTRUCTION										
Q4 2011	562	320	251	0	10	162	19	945	392	2,661
Q4 2010	632	294	246	0	47	127	9	816	548	2,719
% Change	-11.1	8.8	2.0	n/a	-78.7	27.6	111.1	15.8	-28.5	-2.1
COMPLETIONS										
Q4 2011	387	168	49	0	15	0	26	262	519	1,426
Q4 2010	384	104	24	0	7	0	23	107	282	931
% Change	0.8	61.5	104.2	n/a	114.3	n/a	13.0	144.9	84.0	53.2
Year-to-date 2011	1,092	368	174	0	56	116	52	501	1,148	3,507
Year-to-date 2010	1,229	386	62	0	46	126	102	430	896	3,277
% Change	-11.1	-4.7	180.6	n/a	21.7	-7.9	-49.0	16.5	28.1	7.0
COMPLETED & NOT ABSORBED										
Q4 2011	70	30	24	0	3	15	1	134	n/a	277
Q4 2010	75	40	15	0	6	23	4	71	n/a	234
% Change	-6.7	-25.0	60.0	n/a	-50.0	-34.8	-75.0	88.7	n/a	18.4
ABSORBED										
Q4 2011	332	159	46	0	8	0	25	181	n/a	751
Q4 2010	348	108	24	0	8	4	23	101	n/a	616
% Change	-4.6	47.2	91.7	n/a	0.0	-100.0	8.7	79.2	n/a	21.9
Year-to-date 2011	965	376	162	0	43	124	54	314	n/a	2,038
Year-to-date 2010	1,123	418	71	0	50	149	97	323	n/a	2,231
% Change	-14.1	-10.0	128.2	n/a	-14.0	-16.8	-44.3	-2.8	n/a	-8.7

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

Table 1.2: History of Housing Starts of Atlantic Region 2002 - 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		
2011	4,444	818	913	2	72	316	177	2,783	2,999	12,524
% Change	-13.9	1.2	29.0	-88.9	26.3	38.0	-4.8	31.0	-13.8	-1.9
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

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 2002 - 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		
2011	1,576	14	522	2	49	78	59	22	1,166	3,488
% Change	-9.7	-46.2	71.1	-88.9	104.2	**	-10.6	-8.3	-16.3	-3.3
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

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 2002 - 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		
2011	235	56	34	0	0	0	9	335	271	940
% Change	-13.6	-3.4	-32.0	n/a	n/a	n/a	**	58.8	65.2	24.3
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

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 2002 - 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		
2011	1,593	348	172	0	12	157	67	1,726	569	4,644
% Change	-14.5	20.0	3.0	n/a	n/a	60.2	19.6	62.4	-26.2	7.8
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

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 2002 - 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		
2011	1,040	400	185	0	11	81	42	700	993	3,452
% Change	-18.8	-7.8	-0.5	n/a	-66.7	-36.2	-33.3	-15.3	-13.7	-15.8
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

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador Fourth Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 100,000+											
St. John's	345	366	0	8	31	6	102	108	478	488	-2.0
Centres 10,000 - 49,999											
Bay Roberts	19	19	0	0	0	0	0	0	19	19	0.0
Corner Brook	15	16	6	8	0	0	10	0	31	24	29.2
Gander	8	16	0	0	0	18	6	10	14	44	-68.2
Grand Falls-Windsor	17	15	0	2	0	0	4	4	21	21	0.0
Total Newfoundland & Labrador (10,000+)	404	432	6	18	31	24	122	122	563	596	-5.5

Table 2.1a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador January - December 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	1,304	1,479	4	20	73	49	542	268	1,923	1,816	5.9
Centres 10,000 - 49,999											
Bay Roberts	84	92	0	0	0	0	0	0	84	92	-8.7
Corner Brook	62	61	8	10	0	0	12	12	82	83	-1.2
Gander	67	68	12	4	40	18	24	24	143	114	25.4
Grand Falls-Windsor	62	64	2	6	8	26	18	12	90	108	-16.7
Total Newfoundland & Labrador (10,000+)	1,579	1,764	26	40	121	93	596	316	2,322	2,213	4.9

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island Fourth Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	64	48	18	12	0	10	73	79	155	149	4.0
Centres 10,000 - 49,999											
Summerside	4	1	0	2	6	0	24	10	34	13	161.5
Total Prince Edward Island (10,000+)	68	49	18	14	6	10	97	89	189	162	16.7

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island January - December 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	201	250	44	42	26	35	263	191	534	518	3.1
Centres 10,000 - 49,999											
Summerside	35	23	12	16	14	15	74	20	135	74	82.4
Total Prince Edward Island (10,000+)	236	273	56	58	40	50	337	211	669	592	13.0

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia Fourth Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 100,000+											
Halifax	230	247	50	48	92	48	390	224	762	567	34.4
Centres 50,000 - 99,999											
Cape Breton	39	36	32	10	16	4	11	3	98	53	84.9
Centres 10,000 - 49,999											
Chester MD	21	13	2	0	0	0	0	0	23	13	76.9
East Hants MD	17	26	0	2	0	0	3	0	20	28	-28.6
Kentville C.A.	11	12	2	12	0	4	58	0	71	28	153.6
Kings Subd A SC	13	18	12	0	0	0	0	0	25	18	38.9
Lunenburg MD	28	17	0	0	0	0	0	0	28	17	64.7
New Glasgow	30	39	2	0	9	0	0	10	41	49	-16.3
Queens RGM	2	7	2	0	0	0	0	0	4	7	-42.9
Truro	27	27	2	4	0	0	0	0	29	31	-6.5
West Hants MD	13	11	0	0	0	0	0	0	13	11	18.2
Yarmouth MD	6	3	0	0	0	0	0	0	6	3	100.0
Total Nova Scotia (10,000+)	437	456	104	76	117	56	462	237	1,120	825	35.8

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - December 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	900	1,039	170	156	160	152	1,724	1,043	2,954	2,390	23.6
Centres 50,000 - 99,999											
Cape Breton	124	135	110	72	19	4	14	5	267	216	23.6
Centres 10,000 - 49,999											
Chester MD	52	35	2	0	0	0	0	0	54	35	54.3
East Hants MD	80	74	16	12	17	0	3	6	116	92	26.1
Kentville C.A.	52	53	16	38	10	17	58	36	136	144	-5.6
Kings Subd A SC	50	84	18	18	0	0	10	0	78	102	-23.5
Lunenburg MD	67	96	0	0	0	0	0	0	67	96	-30.2
New Glasgow	86	102	8	8	17	0	20	20	131	130	0.8
Queens RGM	14	21	2	0	0	0	0	0	16	21	-23.8
Truro	112	157	16	14	0	3	58	63	186	237	-21.5
West Hants MD	50	50	0	0	0	0	0	0	50	50	0.0
Yarmouth MD	18	23	2	2	0	0	0	0	20	25	-20.0
Total Nova Scotia (10,000+)	1,605	1,869	360	320	223	176	1,887	1,173	4,075	3,538	15.2

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick Fourth Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 100,000+											
Saint John	55	82	0	4	13	4	12	0	80	90	-11.1
Moncton	96	118	82	124	15	32	123	194	316	468	-32.5
Centres 50,000 - 99,999											
Fredericton	89	94	8	4	39	21	44	2	180	121	48.8
Centres 10,000 - 49,999											
Bathurst	12	9	0	2	0	0	0	0	12	11	9.1
Campbellton	4	4	0	0	0	0	0	0	4	4	0.0
Edmundston	3	5	0	0	0	0	0	0	3	5	-40.0
Miramichi	13	15	0	0	0	0	0	0	13	15	-13.3
Total New Brunswick (10,000+)	272	327	90	134	67	57	179	196	608	714	-14.8

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - December 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	220	345	34	20	27	42	80	246	361	653	-44.7
Moncton	384	462	338	394	57	90	415	454	1,194	1,400	-14.7
Centres 50,000 - 99,999											
Fredericton	339	370	28	18	90	77	273	229	730	694	5.2
Centres 10,000 - 49,999											
Bathurst	60	54	0	6	0	0	37	10	97	70	38.6
Campbellton	10	14	0	0	0	0	4	28	14	42	-66.7
Edmundston	18	29	0	0	4	4	0	3	22	36	-38.9
Miramichi	41	55	0	0	0	0	0	0	41	55	-25.5
Total New Brunswick (10,000+)	1,072	1,329	400	438	178	213	809	970	2,459	2,950	-16.6

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
St. John's	31	6	0	0	102	96	0	12
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	10	0	0	0
Gander	0	0	0	18	6	10	0	0
Grand Falls-Windsor	0	0	0	0	4	4	0	0
Total Newfoundland & Labrador (10,000+)	31	6	0	18	122	110	0	12

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - December 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	73	39	0	10	520	256	22	12
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	12	0	0	12
Gander	0	0	40	18	24	24	0	0
Grand Falls-Windsor	0	0	8	26	18	12	0	0
Total Newfoundland & Labrador (10,000+)	73	39	48	54	574	292	22	24

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 50,000 - 99,999								
Charlottetown	0	10	0	0	2	0	71	79
Centres 10,000 - 49,999								
Summerside	6	0	0	0	0	0	24	10
Total Prince Edward Island (10,000+)	6	10	0	0	2	0	95	89

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 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	18	35	8	0	2	0	261	191
Centres 10,000 - 49,999								
Summerside	14	15	0	0	0	0	74	20
Total Prince Edward Island (10,000+)	32	50	8	0	2	0	335	211

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Halifax	92	48	0	0	0	0	390	224
Centres 50,000 - 99,999								
Cape Breton	0	0	16	4	0	0	11	3
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	3	0
Kentville C.A.	0	0	0	4	0	0	58	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	9	0	0	0	0	10
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	0	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+)	92	48	25	8	0	0	462	237

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - December 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	156	148	4	4	159	100	1,565	943
Centres 50,000 - 99,999								
Cape Breton	0	0	19	4	0	2	14	3
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	10	0	7	0	0	6	3	0
Kentville C.A.	10	7	0	10	0	0	58	36
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	13	0	2	2	18	18
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	3	0	0	58	63
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+)	180	155	43	21	161	110	1,726	1,063

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Saint John	13	4	0	0	0	0	12	0
Moncton	15	32	0	0	42	0	81	194
Centres 50,000 - 99,999								
Fredericton	39	21	0	0	0	2	44	0
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	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	67	57	0	0	42	2	137	194

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 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	27	39	0	3	2	85	78	161
Moncton	47	78	10	12	59	6	356	448
Centres 50,000 - 99,999								
Fredericton	90	77	0	0	48	50	225	179
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	37	10
Campbellton	0	0	0	0	0	0	4	28
Edmundston	4	4	0	0	0	3	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	168	198	10	15	109	144	700	826

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Newfoundland and Labrador Fourth Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
St. John's	453	465	25	11	0	12	478	488
Centres 10,000 - 49,999								
Bay Roberts	19	19	0	0	0	0	19	19
Corner Brook	21	24	10	0	0	0	31	24
Gander	14	26	0	0	0	18	14	44
Grand Falls-Windsor	21	19	0	0	0	2	21	21
Total Newfoundland & Labrador (10,000+)	528	553	35	11	0	32	563	596

Table 2.5a: Starts by Submarket and by Intended Market Newfoundland and Labrador January - December 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	1,784	1,744	117	44	22	28	1,923	1,816
Centres 10,000 - 49,999								
Bay Roberts	84	92	0	0	0	0	84	92
Corner Brook	69	69	12	2	1	12	82	83
Gander	95	96	0	0	48	18	143	114
Grand Falls-Windsor	80	76	0	0	10	32	90	108
Total Newfoundland & Labrador (10,000+)	2,112	2,077	129	46	81	90	2,322	2,213

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Prince Edward Island Fourth Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 50,000 - 99,999								
Charlottetown	84	70	0	0	71	79	155	149
Centres 10,000 - 49,999								
Summerside	10	3	0	0	24	10	34	13
Total Prince Edward Island (10,000+)	94	73	0	0	95	89	189	162

Table 2.5b: Starts by Submarket and by Intended Market Prince Edward Island January - December 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	265	327	0	0	269	191	534	518
Centres 10,000 - 49,999								
Summerside	60	53	0	0	75	21	135	74
Total Prince Edward Island (10,000+)	325	380	0	0	344	212	669	592

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Halifax	365	343	6	0	391	224	762	567
Centres 50,000 - 99,999								
Cape Breton	67	44	0	0	31	9	98	53
Centres 10,000 - 49,999								
Chester MD	23	13	0	0	0	0	23	13
East Hants MD	17	28	0	0	3	0	20	28
Kentville C.A.	13	24	0	0	58	4	71	28
Kings Subd A SC	25	18	0	0	0	0	25	18
Lunenburg MD	28	17	0	0	0	0	28	17
New Glasgow	30	39	0	0	11	10	41	49
Queens RGM	4	7	0	0	0	0	4	7
Truro	29	31	0	0	0	0	29	31
West Hants MD	13	11	0	0	0	0	13	11
Yarmouth MD	6	3	0	0	0	0	6	3
Total Nova Scotia (10,000+)	620	578	6	0	494	247	1,120	825

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - December 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	1,210	1,345	169	98	1,575	947	2,954	2,390
Centres 50,000 - 99,999								
Cape Breton	223	175	0	0	44	41	267	216
Centres 10,000 - 49,999								
Chester MD	54	35	0	0	0	0	54	35
East Hants MD	104	92	0	0	12	0	116	92
Kentville C.A.	78	98	0	0	58	46	136	144
Kings Subd A SC	68	102	0	0	10	0	78	102
Lunenburg MD	65	96	0	0	2	0	67	96
New Glasgow	97	111	0	0	34	19	131	130
Queens RGM	16	21	0	0	0	0	16	21
Truro	128	171	0	0	58	66	186	237
West Hants MD	50	50	0	0	0	0	50	50
Yarmouth MD	20	25	0	0	0	0	20	25
Total Nova Scotia (10,000+)	2,113	2,321	169	98	1,793	1,119	4,075	3,538

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Fourth Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Saint John	66	85	0	0	14	5	80	90
Moncton	190	255	40	12	86	201	316	468
Centres 50,000 - 99,999								
Fredericton	129	111	0	4	51	6	180	121
Centres 10,000 - 49,999								
Bathurst	12	11	0	0	0	0	12	11
Campbellton	4	4	0	0	0	0	4	4
Edmundston	3	5	0	0	0	0	3	5
Miramichi	13	15	0	0	0	0	13	15
Total New Brunswick (10,000+)	417	486	40	16	151	212	608	714

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - December 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	277	403	3	81	81	169	361	653
Moncton	767	907	45	20	382	473	1,194	1,400
Centres 50,000 - 99,999								
Fredericton	453	430	40	55	237	209	730	694
Centres 10,000 - 49,999								
Bathurst	60	60	0	0	37	10	97	70
Campbellton	9	14	0	0	5	28	14	42
Edmundston	18	32	4	4	0	0	22	36
Miramichi	41	55	0	0	0	0	41	55
Total New Brunswick (10,000+)	1,625	1,901	92	160	742	889	2,459	2,950

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
Fourth Quarter 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 100,000+											
St. John's	358	357	6	10	8	28	130	40	502	435	15.4
Centres 10,000 - 49,999											
Bay Roberts	14	29	0	0	0	0	0	0	14	29	-51.7
Corner Brook	21	20	2	2	0	0	2	12	25	34	-26.5
Gander	27	22	2	2	10	0	10	6	49	30	63.3
Grand Falls-Windsor	16	23	0	0	5	4	6	8	27	35	-22.9
Total Newfoundland & Labrador (10,000+)	436	451	10	14	23	32	148	66	617	563	9.6

Table 3.1a: Completions by Submarket and by Dwelling Type
Newfoundland and Labrador
January - December 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	1,399	1,458	10	26	47	74	385	200	1,841	1,758	4.7
Centres 10,000 - 49,999											
Bay Roberts	79	94	0	2	0	0	0	0	79	96	-17.7
Corner Brook	59	65	12	6	0	0	2	12	73	83	-12.0
Gander	84	79	12	6	44	0	26	14	166	99	67.7
Grand Falls-Windsor	53	57	4	4	5	26	14	10	76	97	-21.6
Total Newfoundland & Labrador (10,000+)	1,674	1,753	38	44	96	100	427	236	2,235	2,133	4.8

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Prince Edward Island Fourth Quarter 2011												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 50,000 - 99,999											
Charlottetown	56	110	10	26	0	22	0	92	66	250	-73.6
Centres 10,000 - 49,999											
Summerside	7	6	6	14	0	11	44	6	57	37	54.1
Total Prince Edward Island (10,000+)	63	116	16	40	0	33	44	98	123	287	-57.1

Table 3.1b: Completions by Submarket and by Dwelling Type Prince Edward Island January - December 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	183	279	34	42	36	45	182	319	435	685	-36.5
Centres 10,000 - 49,999											
Summerside	33	28	14	14	8	15	64	6	119	63	88.9
Total Prince Edward Island (10,000+)	216	307	48	56	44	60	246	325	554	748	-25.9

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia Fourth Quarter 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 100,000+											
Halifax	269	247	46	38	24	61	384	222	723	568	27.3
Centres 50,000 - 99,999											
Cape Breton	43	42	32	18	0	0	0	2	75	62	21.0
Centres 10,000 - 49,999											
Chester MD	12	10	0	0	0	0	0	0	12	10	20.0
East Hants MD	29	15	2	8	10	0	0	0	41	23	78.3
Kentville C.A.	16	17	6	10	0	0	0	0	22	27	-18.5
Kings Subd A SC	24	18	2	8	0	0	10	3	36	29	24.1
Lunenburg MD	14	22	0	0	0	0	0	0	14	22	-36.4
New Glasgow	32	31	2	4	4	0	10	4	48	39	23.1
Queens RGM	1	10	0	0	0	0	0	0	1	10	-90.0
Truro	31	63	2	4	0	3	6	0	39	70	-44.3
West Hants MD	15	15	0	0	0	0	0	0	15	15	0.0
Yarmouth MD	8	7	0	0	0	0	0	0	8	7	14.3
Total Nova Scotia (10,000+)	494	497	92	90	38	64	410	231	1,034	882	17.2

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia January - December 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	894	1,014	184	132	111	177	721	721	1,910	2,044	-6.6
Centres 50,000 - 99,999											
Cape Breton	136	152	106	52	4	4	3	9	249	217	14.7
Centres 10,000 - 49,999											
Chester MD	39	34	0	0	0	0	0	2	39	36	8.3
East Hants MD	95	73	14	16	13	0	0	6	122	95	28.4
Kentville C.A.	53	57	26	36	20	7	36	8	135	108	25.0
Kings Subd A SC	65	74	8	18	0	0	10	19	83	111	-25.2
Lunenburg MD	79	90	0	2	0	0	0	0	79	92	-14.1
New Glasgow	92	98	4	12	8	0	36	4	140	114	22.8
Queens RGM	13	28	0	0	0	0	0	12	13	40	-67.5
Truro	102	172	14	12	0	9	45	52	161	245	-34.3
West Hants MD	51	49	0	0	0	0	0	0	51	49	4.1
Yarmouth MD	20	27	0	2	0	0	0	0	20	29	-31.0
Total Nova Scotia (10,000+)	1,639	1,868	356	282	156	197	851	833	3,002	3,180	-5.6

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	% Change
Centres 100,000+											
Saint John	71	100	6	2	9	4	18	2	104	108	-3.7
Moncton	164	113	160	88	18	7	173	8	515	216	138.4
Centres 50,000 - 99,999											
Fredericton	124	144	2	10	25	21	36	97	187	272	-31.3
Centres 10,000 - 49,999											
Bathurst	26	13	0	4	8	0	37	6	71	23	**
Campbellton	5	7	0	0	0	0	4	0	9	7	28.6
Edmundston	7	10	0	0	4	0	0	0	11	10	10.0
Miramichi	10	13	0	0	0	0	0	0	10	13	-23.1
Total New Brunswick (10,000+)	407	400	168	104	64	32	268	113	907	649	39.8

Table 3d: Completions by Submarket and by Dwelling Type
New Brunswick
Fourth Quarter 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	253	353	18	28	37	19	94	85	402	485	-17.1
Moncton	425	409	344	336	76	31	276	127	1,121	903	24.1
Centres 50,000 - 99,999											
Fredericton	327	376	10	20	75	74	199	274	611	744	-17.9
Centres 10,000 - 49,999											
Bathurst	58	54	0	6	8	3	41	49	107	112	-4.5
Campbellton	10	14	0	0	0	0	32	8	42	22	90.9
Edmundston	23	27	0	0	8	4	3	12	34	43	-20.9
Miramichi	42	55	0	0	0	0	0	17	42	72	-41.7
Total New Brunswick (10,000+)	1,138	1,288	372	390	204	131	645	572	2,359	2,381	-0.9

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
St. John's	8	28	0	0	130	40	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	12
Gander	0	0	10	0	10	6	0	0
Grand Falls-Windsor	0	0	5	4	6	8	0	0
Total Newfoundland and Labrador (10,000+)	8	28	15	4	148	54	0	12

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - December 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	37	52	10	22	385	200	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	12
Gander	0	0	44	0	26	14	0	0
Grand Falls-Windsor	0	0	5	26	14	10	0	0
Total Newfoundland and Labrador (10,000+)	37	52	59	48	427	224	0	12

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 50,000 - 99,999								
Charlottetown	0	22	0	0	0	0	0	92
Centres 10,000 - 49,999								
Summerside	0	0	0	11	0	0	44	6
Total Prince Edward Island (10,000+)	0	22	0	11	0	0	44	98

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 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	28	41	8	4	0	64	182	255
Centres 10,000 - 49,999								
Summerside	8	4	0	11	0	0	64	6
Total Prince Edward Island (10,000+)	36	45	8	15	0	64	246	261

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Halifax	20	57	4	4	80	154	304	68
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	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	10	3
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	4	0	0	0	10	4
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	3	0	0	6	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+)	23	57	15	7	80	156	330	75

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - December 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	107	173	4	4	191	234	530	487
Centres 50,000 - 99,999								
Cape Breton	0	0	4	4	0	2	3	7
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	2	0	0
East Hants MD	6	0	7	0	0	6	0	0
Kentville C.A.	10	7	10	0	0	0	36	8
Kings Subd A SC	0	0	0	0	0	0	10	19
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	4	0	4	0	4	0	32	4
Queens RGM	0	0	0	0	0	0	0	12
Truro	0	0	0	9	0	2	45	50
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+)	127	180	29	17	195	246	656	587

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Saint John	3	4	6	0	6	2	12	0
Moncton	18	7	0	0	0	4	173	4
Centres 50,000 - 99,999								
Fredericton	25	14	0	7	0	0	36	97
Centres 10,000 - 49,999								
Bathurst	8	0	0	0	0	0	37	6
Campbellton	0	0	0	0	0	0	4	0
Edmundston	4	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	58	25	6	7	6	6	262	107

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 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	31	19	6	0	13	4	81	81
Moncton	76	31	0	0	6	20	270	107
Centres 50,000 - 99,999								
Fredericton	75	34	0	40	122	101	77	173
Centres 10,000 - 49,999								
Bathurst	8	0	0	3	0	0	41	49
Campbellton	0	0	0	0	0	0	32	8
Edmundston	8	4	0	0	3	0	0	12
Miramichi	0	0	0	0	0	17	0	0
Total New Brunswick (10,000+)	198	88	6	43	144	142	501	430

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Newfoundland and Labrador Fourth Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
St. John's	480	422	22	7	0	6	502	435
Centres 10,000 - 49,999								
Bay Roberts	14	29	0	0	0	0	14	29
Corner Brook	24	20	0	2	1	12	25	34
Gander	37	30	0	0	12	0	49	30
Grand Falls-Windsor	22	31	0	0	5	4	27	35
Total Newfoundland & Labrador (10,000+)	577	532	22	9	18	22	617	563

Table 3.5a: Completions by Submarket and by Intended Market Newfoundland and Labrador January - December 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	1,755	1,661	76	67	10	30	1,841	1,758
Centres 10,000 - 49,999								
Bay Roberts	79	96	0	0	0	0	79	96
Corner Brook	70	69	2	2	1	12	73	83
Gander	114	99	0	0	52	0	166	99
Grand Falls-Windsor	67	67	0	0	9	30	76	97
Total Newfoundland & Labrador (10,000+)	2,085	1,992	78	69	72	72	2,235	2,133

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Fourth Quarter 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 50,000 - 99,999								
Charlottetown	66	148	0	10	0	92	66	250
Centres 10,000 - 49,999								
Summerside	13	19	0	0	44	18	57	37
Total Prince Edward Island (10,000+)	79	167	0	10	44	110	123	287

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - December 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	230	356	15	69	190	260	435	685
Centres 10,000 - 49,999								
Summerside	52	45	0	0	67	18	119	63
Total Prince Edward Island (10,000+)	282	401	15	69	257	278	554	748

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market Nova Scotia Fourth Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Halifax	334	335	80	161	309	72	723	568
Centres 50,000 - 99,999								
Cape Breton	73	60	0	0	2	2	75	62
Centres 10,000 - 49,999								
Chester MD	12	10	0	0	0	0	12	10
East Hants MD	34	23	0	0	7	0	41	23
Kentville C.A.	22	27	0	0	0	0	22	27
Kings Subd A SC	26	26	0	0	10	3	36	29
Lunenburg MD	14	22	0	0	0	0	14	22
New Glasgow	33	35	0	0	15	4	48	39
Queens RGM	1	10	0	0	0	0	1	10
Truro	33	67	0	0	6	3	39	70
West Hants MD	15	15	0	0	0	0	15	15
Yarmouth MD	8	7	0	0	0	0	8	7
Total Nova Scotia (10,000+)	605	637	80	161	349	84	1,034	882

Table 3.5c: Completions by Submarket and by Intended Market Nova Scotia January - December 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	1,176	1,303	195	249	539	492	1,910	2,044
Centres 50,000 - 99,999								
Cape Breton	205	198	0	0	44	19	249	217
Centres 10,000 - 49,999								
Chester MD	39	36	0	0	0	0	39	36
East Hants MD	113	95	0	0	9	0	122	95
Kentville C.A.	89	100	0	0	46	8	135	108
Kings Subd A SC	73	92	0	0	10	19	83	111
Lunenburg MD	77	92	0	0	2	0	79	92
New Glasgow	103	109	0	0	37	5	140	114
Queens RGM	13	28	0	0	0	12	13	40
Truro	116	186	0	0	45	59	161	245
West Hants MD	51	45	0	0	0	4	51	49
Yarmouth MD	20	29	0	0	0	0	20	29
Total Nova Scotia (10,000+)	2,075	2,313	195	249	732	618	3,002	3,180

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Fourth Quarter 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010	Q4 2011	Q4 2010
Centres 100,000+								
Saint John	81	104	3	0	20	4	104	108
Moncton	331	204	0	3	184	9	515	216
Centres 50,000 - 99,999								
Fredericton	145	157	0	4	42	111	187	272
Centres 10,000 - 49,999								
Bathurst	26	17	8	0	37	6	71	23
Campbellton	4	7	0	0	5	0	9	7
Edmundston	7	10	4	0	0	0	11	10
Miramichi	10	13	0	0	0	0	10	13
Total New Brunswick (10,000+)	604	512	15	7	288	130	907	649

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - December 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	308	393	3	7	91	85	402	485
Moncton	799	737	22	35	300	131	1,121	903
Centres 50,000 - 99,999								
Fredericton	392	391	131	109	88	244	611	744
Centres 10,000 - 49,999								
Bathurst	58	60	8	0	41	52	107	112
Campbellton	9	14	0	0	33	8	42	22
Edmundston	26	27	8	4	0	12	34	43
Miramichi	42	55	0	17	0	0	42	72
Total New Brunswick (10,000+)	1,634	1,677	172	172	553	532	2,359	2,381

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador Fourth 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+)													
Q4 2011	14	3.9	99	27.5	98	27.2	57	15.8	92	25.6	360	329,434	364,303
Q4 2010	50	14.1	129	36.4	75	21.2	44	12.4	56	15.8	354	299,900	326,954
Year-to-date 2011	126	9.1	379	27.2	378	27.2	196	14.1	313	22.5	1,392	321,450	351,305
Year-to-date 2010	253	17.5	471	32.6	323	22.3	195	13.5	204	14.1	1,446	299,904	325,436

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island Fourth 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+)													
Q4 2011	0	0.0	5	7.8	7	10.9	25	39.1	27	42.2	64	240,000	245,375
Q4 2010	0	0.0	1	1.2	11	12.9	45	52.9	28	32.9	85	225,000	236,166
Year-to-date 2011	0	0.0	14	7.0	23	11.4	91	45.3	73	36.3	201	240,000	239,840
Year-to-date 2010	0	0.0	6	2.4	47	18.5	116	45.7	85	33.5	254	220,000	235,703

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia Fourth 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													
Q4 2011	9	21.4	9	21.4	14	33.3	7	16.7	3	7.1	42	237,500	241,932
Q4 2010	8	20.5	14	35.9	8	20.5	4	10.3	5	12.8	39	199,200	274,728
Year-to-date 2011	23	17.4	37	28.0	37	28.0	27	20.5	8	6.1	132	230,000	242,848
Year-to-date 2010	19	13.2	52	36.1	39	27.1	21	14.6	13	9.0	144	225,000	254,044
Halifax CMA													
Q4 2011	1	0.4	11	4.3	48	18.8	92	36.1	103	40.4	255	360,000	388,916
Q4 2010	4	1.6	36	14.5	49	19.7	83	33.3	77	30.9	249	330,800	344,973
Year-to-date 2011	10	1.1	38	4.2	165	18.4	308	34.3	377	42.0	898	360,000	400,405
Year-to-date 2010	11	1.1	122	12.3	255	25.6	309	31.1	298	29.9	995	328,078	352,783
Total Urban Centres in Nova Scotia (50,000+)													
Q4 2011	10	3.4	20	6.7	62	20.9	99	33.3	106	35.7	297	349,900	368,130
Q4 2010	12	4.2	50	17.4	57	19.8	87	30.2	82	28.5	288	320,350	335,461
Year-to-date 2011	33	3.2	75	7.3	202	19.6	335	32.5	385	37.4	1,030	349,900	380,213
Year-to-date 2010	30	2.6	174	15.3	294	25.8	330	29.0	311	27.3	1,139	319,000	340,299

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick Fourth 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													
Q4 2011	0	0.0	0	0.0	16	14.7	31	28.4	62	56.9	109	259,000	267,239
Q4 2010	0	0.0	5	3.7	22	16.4	51	38.1	56	41.8	134	239,000	247,598
Year-to-date 2011	1	0.3	4	1.3	50	16.1	99	31.9	156	50.3	310	250,000	258,868
Year-to-date 2010	0	0.0	12	3.5	56	16.3	130	37.9	145	42.3	343	239,000	245,486
Moncton CMA													
Q4 2011	0	0.0	1	0.7	6	3.9	56	36.6	90	58.8	153	279,000	297,017
Q4 2010	0	0.0	1	0.8	12	10.1	49	41.2	57	47.9	119	249,900	265,539
Year-to-date 2011	0	0.0	2	0.5	56	13.9	145	35.9	201	49.8	404	249,900	276,730
Year-to-date 2010	0	0.0	9	2.2	46	11.2	183	44.5	173	42.1	411	239,000	257,320
Saint John CMA													
Q4 2011	0	0.0	0	0.0	7	11.3	15	24.2	40	64.5	62	282,500	362,680
Q4 2010	0	0.0	2	2.5	7	8.9	17	21.5	53	67.1	79	270,000	299,590
Year-to-date 2011	0	0.0	0	0.0	20	8.8	65	28.8	141	62.4	226	275,000	315,414
Year-to-date 2010	0	0.0	4	1.2	41	12.0	99	29.0	197	57.8	341	265,000	277,325
Total Urban Centres in New Brunswick (50,000+)													
Q4 2011	0	0.0	1	0.3	29	9.0	102	31.5	192	59.3	324	269,000	299,564
Q4 2010	0	0.0	8	2.4	41	12.3	117	35.2	166	50.0	332	249,950	266,400
Year-to-date 2011	1	0.1	6	0.6	126	13.4	309	32.9	498	53.0	940	259,000	280,140
Year-to-date 2010	0	0.0	25	2.3	143	13.1	412	37.6	515	47.0	1,095	249,000	259,843

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Fourth 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	416	600	693	60.0	235,741	22.5	232,625
	February	234	18.8	385	579	782	49.2	219,195	12.4	222,934
	March	309	23.6	400	734	715	55.9	234,403	18.4	230,977
	April	320	23.6	385	809	697	55.2	221,109	13.5	230,346
	May	338	7.0	381	796	651	58.5	235,986	17.6	237,718
	June	436	3.6	363	948	674	53.9	237,489	12.1	233,410
	July	469	-12.5	332	844	662	50.2	238,729	16.2	239,053
	August	430	-8.9	305	785	684	44.6	245,782	16.2	243,085
	September	424	-14.5	338	725	681	49.6	230,190	12.9	234,551
	October	410	-13.3	327	685	724	45.2	231,039	17.4	239,216
	November	328	-22.1	300	595	717	41.8	232,985	8.9	235,072
	December	298	-25.3	305	351	771	39.6	255,517	10.6	250,490
2011	January	207	-13.8	366	653	755	48.5	235,361	-0.2	234,298
	February	227	-3.0	369	578	764	48.3	240,403	9.7	245,674
	March	305	-1.3	392	710	718	54.6	250,836	7.0	248,638
	April	303	-5.3	372	814	718	51.8	242,971	9.9	250,930
	May	327	-3.3	346	1,027	783	44.2	246,092	4.3	248,232
	June	340	-22.0	302	994	760	39.7	255,815	7.7	255,053
	July	499	6.4	361	883	715	50.5	250,948	5.1	248,932
	August	551	28.1	398	923	769	51.8	249,280	1.4	248,263
	September	443	4.5	352	852	804	43.8	262,481	14.0	268,983
	October	462	12.7	395	680	746	52.9	249,502	8.0	259,510
	November	442	34.8	411	629	765	53.7	260,902	12.0	259,259
	December	374	25.5	415	328	773	53.7	258,750	1.3	251,884
	Q4 2010	1,036	-19.9	932	1,631	2,212	42.1	238,696	12.1	241,571
	Q4 2011	1,278	23.4	1,221	1,637	2,284	53.5	256,151	7.3	256,834
	YTD 2010	4,236	-4.1		8,451			235,341	14.0	
	YTD 2011	4,480	5.8		9,071			251,581	6.9	

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[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Prince Edward Island Fourth 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	122	209	243	50.2	159,319	-3.6	147,184
	February	65	-15.6	126	189	257	49.0	130,469	-1.1	143,042
	March	99	35.6	135	248	260	51.9	139,938	-5.2	142,107
	April	118	45.7	142	306	248	57.3	156,763	22.5	168,555
	May	132	15.8	134	352	245	54.7	145,113	-2.9	140,895
	June	184	20.3	137	336	230	59.6	137,355	-7.7	129,276
	July	148	-15.4	117	329	243	48.1	144,770	-3.9	136,697
	August	135	0.0	75	286	253	29.6	156,261	6.8	197,881
	September	143	-10.1	106	246	261	40.6	146,537	2.8	146,308
	October	156	4.0	133	176	228	58.3	150,091	-3.2	140,015
	November	126	3.3	122	173	258	47.3	157,116	3.8	149,225
	December	127	12.4	137	88	212	64.6	144,327	10.0	146,128
2011	January	64	18.5	132	211	263	50.2	149,670	-6.1	151,159
	February	59	-9.2	120	171	238	50.4	134,135	2.8	143,475
	March	98	-1.0	132	243	259	51.0	142,407	1.8	148,766
	April	93	-21.2	117	336	274	42.7	156,503	-0.2	166,390
	May	116	-12.1	119	406	264	45.1	125,078	-13.8	125,978
	June	184	0.0	135	437	322	41.9	151,859	10.6	149,470
	July	130	-12.2	101	329	254	39.8	163,725	13.1	164,620
	August	204	51.1	146	345	280	52.1	166,013	6.2	171,482
	September	175	22.4	138	251	262	52.7	169,964	16.0	163,765
	October	139	-10.9	117	204	279	41.9	139,561	-7.0	138,395
	November	141	11.9	137	172	249	55.0	139,740	-11.1	136,819
	December	118	-7.1	126	105	266	47.4	128,106	-11.2	134,323
	Q4 2010	409	6.2	392	437	698	56.2	150,466	2.4	145,018
	Q4 2011	398	-2.7	380	481	794	47.9	136,228	-9.5	136,477
	YTD 2010	1,487	5.9		2,938			147,196	0.8	
	YTD 2011	1,521	2.3		3,210			149,617	1.6	

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

Table 5c: MLS® Residential Activity for Nova Scotia Fourth 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	861	1,345	1,547	55.7	194,301	8.3	208,261
	February	644	10.8	849	1,333	1,549	54.8	217,413	15.8	217,011
	March	905	30.8	919	2,052	1,663	55.3	211,172	11.9	205,933
	April	1,081	26.1	910	2,199	1,662	54.8	211,970	2.6	202,202
	May	1,084	-0.9	823	2,153	1,614	51.0	218,129	5.3	203,030
	June	1,154	-7.8	817	1,978	1,515	53.9	212,814	4.5	205,085
	July	912	-19.3	753	1,847	1,578	47.7	198,652	-2.2	199,829
	August	906	-11.9	779	1,574	1,474	52.8	202,573	8.3	206,789
	September	767	-14.4	755	1,440	1,482	50.9	191,388	-1.0	198,896
	October	825	-7.3	906	1,292	1,523	59.5	194,578	2.6	197,396
	November	741	7.4	832	1,120	1,599	52.0	200,072	2.3	212,314
	December	515	-0.6	831	755	1,884	44.1	211,971	5.9	217,342
2011	January	464	-7.6	782	1,383	1,645	47.5	207,798	6.9	224,961
	February	610	-5.3	803	1,302	1,539	52.2	207,051	-4.8	203,790
	March	850	-6.1	860	2,050	1,685	51.0	220,157	4.3	216,417
	April	932	-13.8	814	2,180	1,704	47.8	216,106	2.0	202,380
	May	1,106	2.0	813	2,322	1,681	48.4	222,667	2.1	205,284
	June	1,261	9.3	899	2,252	1,784	50.4	216,391	1.7	209,894
	July	965	5.8	833	2,024	1,754	47.5	212,821	7.1	210,935
	August	1,027	13.4	854	1,839	1,717	49.7	201,999	-0.3	205,721
	September	871	13.6	872	1,685	1,733	50.3	202,090	5.6	205,264
	October	779	-5.6	846	1,367	1,667	50.7	202,232	3.9	205,974
	November	915	23.5	1,036	1,176	1,669	62.1	213,334	6.6	228,233
	December	532	3.3	902	685	1,695	53.2	224,508	5.9	226,530
	Q4 2010	2,081	-0.8	2,569	3,167	5,006	51.3	200,838	3.4	208,679
	Q4 2011	2,226	7.0	2,784	3,228	5,031	55.3	212,119	5.6	220,917
	YTD 2010	10,036	0.1		19,088			206,186	4.8	
	YTD 2011	10,312	2.8		20,265			212,512	3.1	

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 5d: MLS® Residential Activity for New Brunswick
Fourth 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	645	940	1,138	56.7	155,783	9.7	151,066
	February	431	9.9	578	1,038	1,257	46.0	154,051	4.4	157,497
	March	616	23.0	628	1,504	1,269	49.5	155,110	1.8	157,052
	April	671	6.8	565	1,540	1,157	48.8	161,407	4.0	157,290
	May	656	-19.6	494	1,484	1,118	44.2	166,057	-0.4	157,851
	June	787	-8.1	550	1,368	1,058	52.0	166,820	4.0	160,675
	July	649	-21.9	526	1,330	1,154	45.6	159,513	4.9	162,162
	August	628	-7.4	527	1,168	1,094	48.2	154,373	-1.4	154,757
	September	594	0.8	562	1,182	1,134	49.6	151,660	0.0	157,228
	October	523	-3.9	563	959	1,167	48.2	152,087	0.6	158,141
	November	478	-4.0	560	868	1,189	47.1	153,079	-2.1	159,118
	December	319	-18.0	505	552	1,197	42.2	142,813	-3.9	154,746
2011	January	346	-1.1	626	1,000	1,229	50.9	151,260	-2.9	148,960
	February	433	0.5	579	922	1,107	52.3	151,063	-1.9	155,532
	March	526	-14.6	526	1,444	1,179	44.6	159,533	2.9	163,921
	April	688	2.5	617	1,542	1,230	50.2	171,130	6.0	165,358
	May	762	16.2	534	1,698	1,226	43.6	174,632	5.2	164,362
	June	734	-6.7	519	1,630	1,279	40.6	160,587	-3.7	156,094
	July	612	-5.7	518	1,311	1,199	43.2	160,568	0.7	158,800
	August	601	-4.3	485	1,268	1,135	42.7	159,979	3.6	164,373
	September	602	1.3	558	1,231	1,206	46.3	156,900	3.5	160,937
	October	512	-2.1	552	954	1,193	46.3	154,262	1.4	163,239
	November	454	-5.0	551	910	1,217	45.3	156,126	2.0	161,487
	December	329	3.1	532	541	1,251	42.5	153,089	7.2	165,859
	Q4 2010	1,320	-7.8	1,628	2,379	3,553	45.8	150,205	-1.4	157,424
	Q4 2011	1,295	-1.9	1,635	2,405	3,661	44.7	154,618	2.9	163,501
	YTD 2010	6,702	-4.3		13,933			157,240	1.5	
	YTD 2011	6,599	-1.5		14,451			160,545	2.1	

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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 Fourth 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	215.5	15.1	290	91.3	781	674,476	95.61
	April - June	642	3.7	6.0	218.9	14.7	120	90.8	783	1,558,872	96.03
	July - September	612	3.4	5.5	221.3	14.0	-545	88.2	792	1,427,631	96.04
	October - December	599	3.3	5.3	222.3	13.5	-26	83.1	810	1,506,323	98.64
2011	January - March	600	3.5	5.3	227.7	12.4	-389	84.4	807	1,303,199	101.95
	April - June	614	3.6	5.6	226.8	11.9	241	71.0	808	1,219,372	104.18
	July - September	600	3.5	5.3	222.3	13.2	415	65.5	837	1,370,695	100.57
	October - December	598	3.5	5.3	225.4	13.0		65.0	877		98.88

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador Fourth 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	1.6	0.0	-399.0	24.5	5.0	-25.3	19.8
	April - June	5.7	-0.2	0.6	3.9	-1.0	-90.9	17.9	5.5	60.0	10.4
	July - September	-1.9	-0.4	-0.2	4.4	-2.0	-142.7	6.0	5.0	1.2	3.8
	October - December	-3.1	-0.4	-0.3	4.1	-2.2	-104.6	-7.1	3.8	38.5	4.8
2011	January - March	-2.4	-0.2	-0.3	5.6	-2.8	-234.1	-7.5	3.3	93.2	6.6
	April - June	-4.5	-0.1	-0.5	3.6	-2.8	100.8	-21.9	3.3	-21.8	8.5
	July - September	-1.9	0.1	-0.2	0.5	-0.8	-176.1	-25.8	5.7	-4.0	4.7
	October - December	-0.2	0.2	0.0	1.4	-0.4		-21.7	8.2		0.2

"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
Fourth 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	10.3	450	91.3	666	246,351	95.61
	April - June	642	3.7	6.0	70.8	10.7	694	90.8	686	341,707	96.03
	July - September	612	3.4	5.5	70.5	11.8	870	88.2	692	321,086	96.04
	October - December	599	3.3	5.3	70.1	12.3	239	83.1	710	297,744	98.64
2011	January - March	600	3.5	5.3	71.0	11.3	385	84.4	700	245,335	101.95
	April - June	614	3.6	5.6	71.7	11.8	752	71.0	703	336,899	104.18
	July - September	600	3.5	5.3	72.5	11.4	214	65.5	710	322,753	100.57
	October - December	598	3.5	5.3	72.7	11.3		65.0	734		98.88

Table 6.1b: Growth (1) of Economic Indicators for Prince Edward Island
Fourth 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	5.6	-2.1	114.3	24.5	-1.1	-14.4	19.8
	April - June	5.7	-0.2	0.6	4.3	-1.9	0.9	17.9	3.8	-9.3	10.4
	July - September	-1.9	-0.4	-0.2	3.1	-0.4	19.7	6.0	8.0	-4.4	3.8
	October - December	-3.1	-0.4	-0.3	-0.5	1.7	**	-7.1	10.0	-5.7	4.8
2011	January - March	-2.4	-0.2	-0.3	-0.5	1.0	-14.4	-7.5	5.2	-0.4	6.6
	April - June	-4.5	-0.1	-0.5	1.2	1.1	8.4	-21.9	2.5	-1.4	8.5
	July - September	-1.9	0.1	-0.2	2.9	-0.4	-75.4	-25.8	2.5	0.5	4.7
	October - December	-0.2	0.2	0.0	3.7	-1.0		-21.7	3.4		0.2

"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
Fourth 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	450.4	9.1	260	91.3	726	2,181,018	95.61
	April - June	642	3.7	6.0	455.4	8.7	1,176	90.8	730	2,468,866	96.03
	July - September	612	3.4	5.5	455.1	9.4	915	88.2	732	2,530,812	96.04
	October - December	599	3.3	5.3	448.8	9.9	-428	83.1	741	2,618,247	98.64
2011	January - March	600	3.5	5.3	452.8	9.3	-531	84.4	745	2,595,955	101.95
	April - June	614	3.6	5.6	449.6	8.9	81	71.0	745	2,803,882	104.18
	July - September	600	3.5	5.3	453.6	8.8	475	65.5	747	2,724,136	100.57
	October - December	598	3.5	5.3	454.2	8.3		65.0	748		98.88

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia
Fourth 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	-15.6	24.5	2.9	4.4	19.8
	April - June	5.7	-0.2	0.6	1.3	-0.5	64.5	17.9	3.5	9.0	10.4
	July - September	-1.9	-0.4	-0.2	1.1	0.1	-53.0	6.0	3.3	10.1	3.8
	October - December	-3.1	-0.4	-0.3	-1.2	0.7	-205.9	-7.1	4.4	20.8	4.8
2011	January - March	-2.4	-0.2	-0.3	0.5	0.2	-304.2	-7.5	2.5	19.0	6.6
	April - June	-4.5	-0.1	-0.5	-1.3	0.2	-93.1	-21.9	2.0	13.6	8.5
	July - September	-1.9	0.1	-0.2	-0.3	-0.5	-48.1	-25.8	2.2	7.6	4.7
	October - December	-0.2	0.2	0.0	1.2	-1.5		-21.7	0.9		0.2

"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
Fourth 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	358.8	9.0	607	91.3	710	3,987,374	95.61
	April - June	642	3.7	6.0	357.5	8.9	789	90.8	712	4,608,532	96.03
	July - September	612	3.4	5.5	355.6	9.6	763	88.2	717	4,445,481	96.04
	October - December	599	3.3	5.3	353.4	9.8	487	83.1	734	4,215,500	98.64
2011	January - March	600	3.5	5.3	353.3	9.5	68	84.4	733	4,651,604	101.95
	April - June	614	3.6	5.6	351.0	9.7	774	71.0	722	5,311,178	104.18
	July - September	600	3.5	5.3	351.0	9.5	-112	65.5	728	5,193,986	100.57
	October - December	598	3.5	5.3	353.4	9.5		65.0	737		98.88

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick
Fourth 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	-16.3	24.5	3.0	27.5	19.8
	April - June	5.7	-0.2	0.6	-0.4	0.2	45.6	17.9	2.0	23.0	10.4
	July - September	-1.9	-0.4	-0.2	-1.3	1.0	21.7	6.0	0.7	20.0	3.8
	October - December	-3.1	-0.4	-0.3	-2.0	1.2	**	-7.1	3.6	15.1	4.8
2011	January - March	-2.4	-0.2	-0.3	-1.5	0.5	-88.8	-7.5	3.2	16.7	6.6
	April - June	-4.5	-0.1	-0.5	-1.8	0.8	-1.9	-21.9	1.4	15.2	8.5
	July - September	-1.9	0.1	-0.2	-1.3	-0.1	-114.7	-25.8	1.5	16.8	4.7
	October - December	-0.2	0.2	0.0	0.0	-0.3		-21.7	0.4		0.2

"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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