HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2012

Moderate Decline in First Quarter Starts

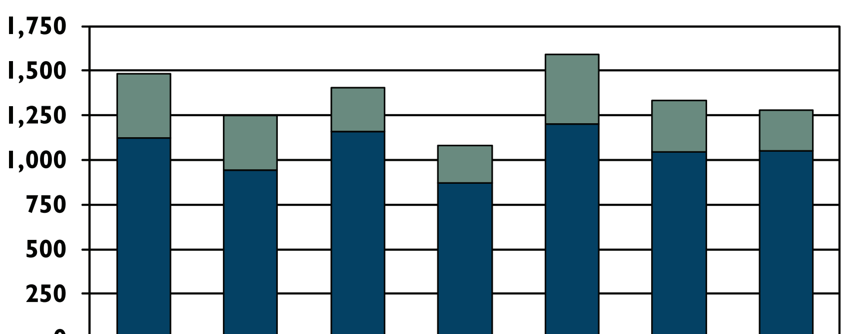
Total housing starts in the first quarter decreased just over four per cent when compared to the same period in 2011. The moderate decline in starts for the quarter was evident in two provinces, including Prince Edward Island (PE) and Nova Scotia (NS) whereas New Brunswick (NB) and Newfoundland-Labrador (NL) rose in the quarter.

Activity in NB was up by close to 55 per cent due to an increase in both singles and multiples. There were more than twice as many multiple starts recorded in the first quarter of 2012 compared to last year while single starts increased by 12.1 per cent.

In NL, there was a rise of three per cent in starts in the quarter due to a 71 per cent increase in multiple starts. Single starts were down close to 20 per cent in the quarter.

Figure 1

Atlantic Canada Housing Starts January-March



	2006	2007	2008	2009	2010	2011	2012
Rural	361	301	243	214	388	284	223
Urban	1,125	948	1,163	871	1,205	1,049	1,056

Source: CMHC

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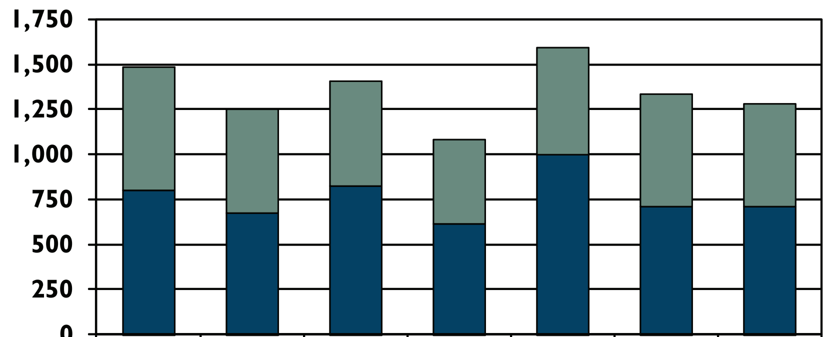
Figure 2

Atlantic Canada Housing Starts by Type
January-March



	2006	2007	2008	2009	2010	2011	2012
Multiples	683	573	579	469	597	619	570
Singles	803	676	827	616	996	714	709

Source: CMHC

In NS, total starts were down close to 12 per cent due to a decline in multiple starts. There was a 30 per cent decline in multiple starts in the quarter compared to the same quarter of 2011. Single starts increased more than 15 per cent in the quarter.

In PE, there was a 57 per cent decrease in starts in the first quarter, as a result of a significant drop in multiples. Single starts declined close to 16 per cent.

Single Starts

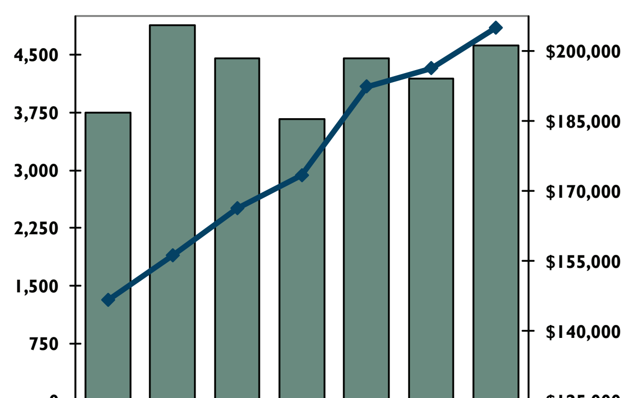
Single starts were down less than one per cent in the first quarter. With mortgage rates near historic lows and stable income growth, the environment for construction activity remained positive in the quarter.

Multiple Starts

Multiple starts were down close to eight per cent due to declines in row and semi-detached starts in the first quarter. Apartment construction was positive in the quarter with a 2.7 per cent increase in activity. Row starts, recorded a decrease of 50 per cent in the quarter and semi-detached starts were down close to 24 per cent from the first quarter of 2011.

Figure 3

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



	2006	2007	2008	2009	2010	2011	2012
Sales	3,747	4,881	4,450	3,665	4,449	4,189	4,625
Avg. Price	$146,666	$156,226	$166,341	$173,403	$192,486	$196,409	$205,070

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

Urban Starts

Of the six large urban centres in Atlantic Canada, two reported positive growth in starts activity for the first quarter. Those centres reporting increases in the quarter included Moncton where starts more than doubled and St John's which saw gains in excess of19 per cent.

Declines in the quarter were reported in Saint John which was down close to 11 per cent, Halifax down close to 17 per cent, Fredericton down over 24 per cent and Charlottetown with a decline of more than 50 per cent as a result of a drop in multiple starts.

Of the smaller centres in the Atlantic region, four, including Chester and Lunenburg, NS, and Bathurst and Edmundston, NB reported higher starts in the first quarter.

There were 2,707 completions in Atlantic Canada in the first quarter compared to 2,697 completions in 2011. Units under construction for the same period increased 15 per cent.

MLS® Sales Advance

MLS® sales in Atlantic Canada were up over ten per cent in the first quarter (unadjusted) compared to a year ago. Strength in the quarter was observed in NS with sales up over 18 per cent. In NL sales were flat. In NB sales were down close to five per cent. Sales were up over 50 per cent in PE, but this was more likely due to a change in reporting methodology.

MLS® Prices Up in First Quarter

The average MLS® price in Atlantic Canada was up 4.4 per cent (unadjusted) in the first quarter to $205,070. Prices were up 10.2 per cent in NL, 8.9 per cent in PE, 3.7 per cent in NS and 1.8 per cent in NB.

The number of active listings reported to the end of March 2012, on an unadjusted basis, increased close to nine per cent compared to 2011.

Economic Factors

The labour force increased by 0.4 per cent in the first quarter in Atlantic Canada (seasonally adjusted). There was also a similar increase of 0.4 per cent in total employment during the quarter.

Overall, the unemployment rate in Atlantic Canada remained unchanged at 10.1 per cent in the first quarter, compared to last year.

In NL, current growth indicators for 2012 include solid full-time employment gains and positive growth in consumer spending activity, including auto sales. These trends, along with income growth of over seven per cent in 2011, are expected to support the overall outlook for 2012. Energy and mining project development, as well as mining production, will remain key supporters of growth. The economic outlook will be tempered by a temporary drop in oil production as a result of oil platform refitting and a move by the province to balancing the budget in the current fiscal year.

In PE, tourism and agriculture, two sectors of the economy that have traditionally been strong contributors to growth, continue to be affected by the strong Canadian dollar. The recent surge in migration to the province has also played a significant part in supporting the economy through the housing sector and retail spending, especially in Charlottetown. Although the level of migration is expected to weaken over the next two years, the recent increase in population will continue to support a more vibrant economy in the Charlottetown area.

In NS, the shipbuilding contract will eventually result in significant growth in the manufacturing sector for NS and Halifax. This includes increased demand for engineers and trades- including electricians, welders, and ironworkers beginning in 2013. For the energy sector, reduced levels of energy exports in 2011 will be offset by the start-up of production from Deep Panuke in 2012. Employment growth will rebound moderately in 2012 as shipbuilding activity begins to ramp-up. As a result, retail spending and migration to the province will also continue to show improvement in 2012 and 2013.

The economy in NB which has been previous impacted by declining employment levels will be offset by positive performance in 2012 and 2013. However, the modest level of employment growth expected will not be enough to significantly push up the current outlook for economic growth in 2012 and 2013.

HOUSING NOW REPORT TABLES

Available in ALL reports:

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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 First Quarter 2012										
	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										
Q1 2012	495	62	89	0	4	71	19	316	223	1,279
Q1 2011	505	58	86	0	15	52	5	328	284	1,333
% Change	-2.0	6.9	3.5	n/a	-73.3	36.5	**	-3.7	-21.5	-4.1
Year-to-date 2012	495	62	89	0	4	71	19	316	223	1,279
Year-to-date 2011	505	58	86	0	15	52	5	328	284	1,333
% Change	-2.0	6.9	3.5	n/a	-73.3	36.5	**	-3.7	-21.5	-4.1
UNDER CONSTRUCTION										
Q1 2012	2,228	316	721	1	53	598	78	3,148	770	7,913
Q1 2011	2,330	390	553	11	76	441	32	2,147	902	6,882
% Change	-4.4	-19.0	30.4	-90.9	-30.3	35.6	143.8	46.6	-14.6	15.0
COMPLETIONS										
Q1 2012	979	270	184	0	16	5	45	459	749	2,707
Q1 2011	1,045	156	174	6	24	94	59	171	968	2,697
% Change	-6.3	73.1	5.7	-100.0	-33.3	-94.7	-23.7	168.4	-22.6	0.4
Year-to-date 2012	979	270	184	0	16	5	45	459	749	2,707
Year-to-date 2011	1,045	156	174	6	24	94	59	171	968	2,697
% Change	-6.3	73.1	5.7	-100.0	-33.3	-94.7	-23.7	168.4	-22.6	0.4
COMPLETED & NOT ABSORBED										
Q1 2012	159	97	47	0	11	22	1	130	na	467
Q1 2011	169	72	51	1	21	78	3	133	na	528
% Change	-5.9	34.7	-7.8	-100.0	-47.6	-71.8	-66.7	-2.3	n/a	-11.6
ABSORBED										
Q1 2012	724	202	161	0	14	6	24	363	na	1 494
Q1 2011	795	127	148	5	22	136	17	56	na	1 306
% Change	-8.9	59.1	8.8	-100.0	-36.4	-95.6	41.2	**	n/a	14.4
Year-to-date 2012	724	202	161	0	14	6	24	363	na	1,494
Year-to-date 2011	795	127	148	5	22	136	17	56	na	1,306
% Change	-8.9	59.1	8.8	-100.0	-36.4	-95.6	41.2	**	n/a	14.4

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador First Quarter 2012										
	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										
Q1 2012	148	6	64	0	4	71	0	0	83	376
Q1 2011	182	0	34	0	12	24	0	0	113	365
% Change	-18.7	n/a	88.2	n/a	-66.7	195.8	n/a	n/a	-26.5	3.0
Year-to-date 2012	148	6	64	0	4	71	0	0	83	376
Year-to-date 2011	182	0	34	0	12	24	0	0	113	365
% Change	-18.7	n/a	88.2	n/a	-66.7	195.8	n/a	n/a	-26.5	3.0
UNDER CONSTRUCTION										
Q1 2012	995	12	316	1	37	174	12	34	199	1,780
Q1 2011	1,058	14	183	11	27	90	22	12	230	1,647
% Change	-6.0	-14.3	72.7	-90.9	37.0	93.3	-45.5	183.3	-13.5	8.1
COMPLETIONS										
Q1 2012	328	2	117	0	16	0	14	0	343	820
Q1 2011	380	4	106	6	0	0	8	0	433	937
% Change	-13.7	-50.0	10.4	-100.0	n/a	n/a	75.0	n/a	-20.8	-12.5
Year-to-date 2012	328	2	117	0	16	0	14	0	343	820
Year-to-date 2011	380	4	106	6	0	0	8	0	433	937
% Change	-13.7	-50.0	10.4	-100.0	n/a	n/a	75.0	n/a	-20.8	-12.5
COMPLETED & NOT ABSORBED										
Q1 2012	34	0	0	0	2	0	0	0	n/a	36
Q1 2011	20	0	0	1	0	0	0	0	n/a	21
% Change	70.0	n/a	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	71.4
ABSORBED										
Q1 2012	253	0	111	0	14	0	0	0	n/a	378
Q1 2011	312	2	96	5	0	0	0	0	n/a	415
% Change	-18.9	-100.0	15.6	-100.0	n/a	n/a	n/a	n/a	n/a	-8.9
Year-to-date 2012	253	0	111	0	14	0	0	0	n/a	378
Year-to-date 2011	312	2	96	5	0	0	0	0	n/a	415
% Change	-18.9	-100.0	15.6	-100.0	n/a	n/a	n/a	n/a	n/a	-8.9

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

Table 1.1b: Housing Activity Summary of Prince Edward Island First Quarter 2012										
	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										
Q1 2012	21	0	0	0	0	0	3	0	19	43
Q1 2011	23	8	11	0	0	0	0	21	38	101
% Change	-8.7	-100.0	-100.0	n/a	n/a	n/a	n/a	-100.0	-50.0	-57.4
Year-to-date 2012	21	0	0	0	0	0	3	0	19	43
Year-to-date 2011	23	8	11	0	0	0	0	21	38	101
% Change	-8.7	-100.0	-100.0	n/a	n/a	n/a	n/a	-100.0	-50.0	-57.4
UNDER CONSTRUCTION										
Q1 2012	60	12	16	0	0	0	0	170	74	332
Q1 2011	54	18	18	0	5	0	0	128	44	267
% Change	11.1	-33.3	-11.1	n/a	-100.0	n/a	n/a	32.8	68.2	24.3
COMPLETIONS										
Q1 2012	47	10	9	0	0	0	5	72	63	206
Q1 2011	35	8	3	0	10	0	0	46	73	175
% Change	34.3	25.0	200.0	n/a	-100.0	n/a	n/a	56.5	-13.7	17.7
Year-to-date 2012	47	10	9	0	0	0	5	72	63	206
Year-to-date 2011	35	8	3	0	10	0	0	46	73	175
% Change	34.3	25.0	200.0	n/a	-100.0	n/a	n/a	56.5	-13.7	17.7
COMPLETED & NOT ABSORBED										
Q1 2012	10	9	4	0	0	8	0	20	n/a	51
Q1 2011	21	13	8	0	0	8	0	33	n/a	83
% Change	-52.4	-30.8	-50.0	n/a	n/a	0.0	n/a	-39.4	n/a	-38.6
ABSORBED										
Q1 2012	38	9	7	0	0	0	2	48	n/a	104
Q1 2011	37	4	1	0	10	40	0	47	n/a	139
% Change	2.7	125.0	**	n/a	-100.0	-100.0	n/a	2.1	n/a	-25.2
Year-to-date 2012	38	9	7	0	0	0	2	48	n/a	104
Year-to-date 2011	37	4	1	0	10	40	0	47	n/a	139
% Change	2.7	125.0	**	n/a	-100.0	-100.0	n/a	2.1	n/a	-25.2

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

Table 1.1c: Housing Activity Summary of Nova Scotia First Quarter 2012										
	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										
Q1 2012	252	42	17	0	0	0	12	229	88	640
Q1 2011	228	48	37	0	0	28	4	295	85	725
% Change	10.5	-12.5	-54.1	n/a	n/a	-100.0	200.0	-22.4	3.5	-11.7
Year-to-date 2012	252	42	17	0	0	0	12	229	88	640
Year-to-date 2011	228	48	37	0	0	28	4	295	85	725
% Change	10.5	-12.5	-54.1	n/a	n/a	-100.0	200.0	-22.4	3.5	-11.7
UNDER CONSTRUCTION										
Q1 2012	768	112	185	0	6	267	47	2,135	203	3,723
Q1 2011	766	150	153	0	0	262	8	1,346	287	2,972
% Change	0.3	-25.3	20.9	n/a	n/a	1.9	**	58.6	-29.3	25.3
COMPLETIONS										
Q1 2012	366	104	11	0	0	0	18	164	213	876
Q1 2011	381	58	20	0	0	10	40	4	207	720
% Change	-3.9	79.3	-45.0	n/a	n/a	-100.0	-55.0	**	2.9	21.7
Year-to-date 2012	366	104	11	0	0	0	18	164	213	876
Year-to-date 2011	381	58	20	0	0	10	40	4	207	720
% Change	-3.9	79.3	-45.0	n/a	n/a	-100.0	-55.0	**	2.9	21.7
COMPLETED & NOT ABSORBED										
Q1 2012	57	41	0	0	6	0	0	0	n/a	104
Q1 2011	60	18	12	0	11	8	1	0	n/a	110
% Change	-5.0	127.8	-100.0	n/a	-45.5	-100.0	-100.0	n/a	n/a	-5.5
ABSORBED										
Q1 2012	213	56	15	0	0	0	14	214	n/a	512
Q1 2011	221	36	22	0	6	51	4	0	n/a	340
% Change	-3.6	55.6	-31.8	n/a	-100.0	-100.0	**	n/a	n/a	50.6
Year-to-date 2012	213	56	15	0	0	0	14	214	n/a	512
Year-to-date 2011	221	36	22	0	6	51	4	0	n/a	340
% Change	-3.6	55.6	-31.8	n/a	-100.0	-100.0	**	n/a	n/a	50.6

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

Table 1.1d: Housing Activity Summary of New Brunswick
First Quarter 2012

	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										
Q1 2012	74	14	8	0	0	0	4	87	33	220
Q1 2011	72	2	4	0	3	0	1	12	48	142
% Change	2.8	**	100.0	n/a	-100.0	n/a	**	**	-31.3	54.9
Year-to-date 2012	74	14	8	0	0	0	4	87	33	220
Year-to-date 2011	72	2	4	0	3	0	1	12	48	142
% Change	2.8	**	100.0	n/a	-100.0	n/a	**	**	-31.3	54.9
UNDER CONSTRUCTION										
Q1 2012	405	180	204	0	10	157	19	809	294	2,078
Q1 2011	452	208	199	0	44	89	2	661	341	1,996
% Change	-10.4	-13.5	2.5	n/a	-77.3	76.4	**	22.4	-13.8	4.1
COMPLETIONS										
Q1 2012	238	154	47	0	0	5	8	223	130	805
Q1 2011	249	86	45	0	14	84	11	121	255	865
% Change	-4.4	79.1	4.4	n/a	-100.0	-94.0	-27.3	84.3	-49.0	-6.9
Year-to-date 2012	238	154	47	0	0	5	8	223	130	805
Year-to-date 2011	249	86	45	0	14	84	11	121	255	865
% Change	-4.4	79.1	4.4	n/a	-100.0	-94.0	-27.3	84.3	-49.0	-6.9
COMPLETED & NOT ABSORBED										
Q1 2012	58	47	43	0	3	14	1	110	n/a	276
Q1 2011	68	41	31	0	10	62	2	100	n/a	314
% Change	-14.7	14.6	38.7	n/a	-70.0	-77.4	-50.0	10.0	n/a	-12.1
ABSORBED										
Q1 2012	220	137	28	0	0	6	8	101	n/a	500
Q1 2011	225	85	29	0	6	45	13	9	n/a	412
% Change	-2.2	61.2	-3.4	n/a	-100.0	-86.7	-38.5	**	n/a	21.4
Year-to-date 2012	220	137	28	0	0	6	8	101	n/a	500
Year-to-date 2011	225	85	29	0	6	45	13	9	n/a	412
% Change	-2.2	61.2	-3.4	n/a	-100.0	-86.7	-38.5	**	n/a	21.4

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
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
St. John's	142	173	6	0	10	16	129	52	287	241	19.1
Centres 10,000 - 49,999											
Bay Roberts	1	6	0	0	0	0	0	0	1	6	-83.3
Corner Brook	2	2	0	0	0	0	0	0	2	2	0.0
Gander	1	0	0	0	0	0	0	0	1	0	n/a
Grand Falls-Windsor	2	1	0	0	0	0	0	2	2	3	-33.3
Total Newfoundland & Labrador (10,000+)	148	182	6	0	10	16	129	54	293	252	16.3

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
St. John's	142	173	6	0	10	16	129	52	287	241	19.1
Centres 10,000 - 49,999											
Bay Roberts	1	6	0	0	0	0	0	0	1	6	-83.3
Corner Brook	2	2	0	0	0	0	0	0	2	2	0.0
Gander	1	0	0	0	0	0	0	0	1	0	n/a
Grand Falls-Windsor	2	1	0	0	0	0	0	2	2	3	-33.3
Total Newfoundland & Labrador (10,000+)	148	182	6	0	10	16	129	54	293	252	16.3

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Prince Edward Island
First Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 50,000 - 99,999											
Charlottetown	20	20	0	4	0	3	0	21	20	48	-58.3
Centres 10,000 - 49,999											
Summerside	4	3	0	4	0	8	0	0	4	15	-73.3
Total Prince Edward Island (10,000+)	24	23	0	8	0	11	0	21	24	63	-61.9

Table 2.1b: Starts by Submarket and by Dwelling Type
Prince Edward Island
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 50,000 - 99,999											
Charlottetown	20	20	0	4	0	3	0	21	20	48	-58.3
Centres 10,000 - 49,999											
Summerside	4	3	0	4	0	8	0	0	4	15	-73.3
Total Prince Edward Island (10,000+)	24	23	0	8	0	11	0	21	24	63	-61.9

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia First Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Halifax	163	147	24	24	17	21	227	325	431	517	-16.6
Centres 50,000 - 99,999											
Cape Breton	20	11	4	12	0	0	0	0	24	23	4.3
Centres 10,000 - 49,999											
Chester MD	5	2	0	0	0	0	0	0	5	2	150.0
East Hants MD	7	17	4	6	0	0	0	0	11	23	-52.2
Kentville C.A.	5	7	2	6	0	10	0	0	7	23	-69.6
Kings Subd A SC	5	4	8	0	0	0	0	0	13	4	**
Lunenburg MD	10	8	0	0	0	0	2	0	12	8	50.0
New Glasgow	13	10	0	0	0	4	0	0	13	14	-7.1
Queens RGM	2	2	0	0	0	0	0	0	2	2	0.0
Truro	9	16	0	2	0	0	0	0	9	18	-50.0
West Hants MD	25	4	0	0	0	0	0	0	25	4	**
Yarmouth MD	0	2	0	0	0	0	0	0	0	2	-100.0
Total Nova Scotia (10,000+)	264	230	42	50	17	35	229	325	552	640	-13.8

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - March 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
Halifax	163	147	24	24	17	21	227	325	431	517	-16.6
Centres 50,000 - 99,999											
Cape Breton	20	11	4	12	0	0	0	0	24	23	4.3
Centres 10,000 - 49,999											
Chester MD	5	2	0	0	0	0	0	0	5	2	150.0
East Hants MD	7	17	4	6	0	0	0	0	11	23	-52.2
Kentville C.A.	5	7	2	6	0	10	0	0	7	23	-69.6
Kings Subd A SC	5	4	8	0	0	0	0	0	13	4	**
Lunenburg MD	10	8	0	0	0	0	2	0	12	8	50.0
New Glasgow	13	10	0	0	0	4	0	0	13	14	-7.1
Queens RGM	2	2	0	0	0	0	0	0	2	2	0.0
Truro	9	16	0	2	0	0	0	0	9	18	-50.0
West Hants MD	25	4	0	0	0	0	0	0	25	4	**
Yarmouth MD	0	2	0	0	0	0	0	0	0	2	-100.0
Total Nova Scotia (10,000+)	264	230	42	50	17	35	229	325	552	640	-13.8

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick First Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Saint John	17	23	2	0	0	3	15	12	34	38	-10.5
Moncton	22	11	12	2	4	0	72	0	110	13	**
Centres 50,000 - 99,999											
Fredericton	27	37	0	0	4	0	0	4	31	41	-24.4
Centres 10,000 - 49,999											
Bathurst	2	1	0	0	0	0	0	0	2	1	100.0
Campbellton	2	0	0	0	0	0	0	0	2	0	n/a
Edmundston	3	1	0	0	0	0	0	0	3	1	200.0
Miramichi	5	0	0	0	0	0	0	0	5	0	n/a
Total New Brunswick (10,000+)	78	73	14	2	8	3	87	16	187	94	98.9

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - March 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
Saint John	17	23	2	0	0	3	15	12	34	38	-10.5
Moncton	22	11	12	2	4	0	72	0	110	13	**
Centres 50,000 - 99,999											
Fredericton	27	37	0	0	4	0	0	4	31	41	-24.4
Centres 10,000 - 49,999											
Bathurst	2	1	0	0	0	0	0	0	2	1	100.0
Campbellton	2	0	0	0	0	0	0	0	2	0	n/a
Edmundston	3	1	0	0	0	0	0	0	3	1	200.0
Miramichi	5	0	0	0	0	0	0	0	5	0	n/a
Total New Brunswick (10,000+)	78	73	14	2	8	3	87	16	187	94	98.9

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
St. John's	10	16	0	0	129	52	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	0	0	0	0
Grand Falls-Windsor	0	0	0	0	0	2	0	0
Total Newfoundland & Labrador (10,000+)	10	16	0	0	129	54	0	0

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
St. John's	10	16	0	0	129	52	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	0	0	0	0	0	0
Grand Falls-Windsor	0	0	0	0	0	2	0	0
Total Newfoundland & Labrador (10,000+)	10	16	0	0	129	54	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 50,000 - 99,999								
Charlottetown	0	3	0	0	0	0	0	21
Centres 10,000 - 49,999								
Summerside	0	8	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	0	11	0	0	0	0	0	21

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 50,000 - 99,999								
Charlottetown	0	3	0	0	0	0	0	21
Centres 10,000 - 49,999								
Summerside	0	8	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	0	11	0	0	0	0	0	21

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Halifax	17	21	0	0	0	30	227	295
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	10	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	2	0
New Glasgow	0	4	0	0	0	0	0	0
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+)	17	35	0	0	0	30	229	295

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Halifax	17	21	0	0	0	30	227	295
Centres 50,000 - 99,999								
Cape Breton	0	0	0	0	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	10	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	2	0
New Glasgow	0	4	0	0	0	0	0	0
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+)	17	35	0	0	0	30	229	295

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Saint John	0	3	0	0	0	0	15	12
Moncton	4	0	0	0	0	0	72	0
Centres 50,000 - 99,999								
Fredericton	4	0	0	0	0	4	0	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+)	8	3	0	0	0	4	87	12

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Saint John	0	3	0	0	0	0	15	12
Moncton	4	0	0	0	0	0	72	0
Centres 50,000 - 99,999								
Fredericton	4	0	0	0	0	4	0	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+)	8	3	0	0	0	4	87	12

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
St. John's	212	205	75	36	0	0	287	241
Centres 10,000 - 49,999								
Bay Roberts	1	6	0	0	0	0	1	6
Corner Brook	2	2	0	0	0	0	2	2
Gander	1	0	0	0	0	0	1	0
Grand Falls-Windsor	2	3	0	0	0	0	2	3
Total Newfoundland & Labrador (10,000+)	218	216	75	36	0	0	293	252

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
St. John's	212	205	75	36	0	0	287	241
Centres 10,000 - 49,999								
Bay Roberts	1	6	0	0	0	0	1	6
Corner Brook	2	2	0	0	0	0	2	2
Gander	1	0	0	0	0	0	1	0
Grand Falls-Windsor	2	3	0	0	0	0	2	3
Total Newfoundland & Labrador (10,000+)	218	216	75	36	0	0	293	252

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 50,000 - 99,999								
Charlottetown	20	27	0	0	0	21	20	48
Centres 10,000 - 49,999								
Summerside	1	15	0	0	3	0	4	15
Total Prince Edward Island (10,000+)	21	42	0	0	3	21	24	63

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 50,000 - 99,999								
Charlottetown	20	27	0	0	0	21	20	48
Centres 10,000 - 49,999								
Summerside	1	15	0	0	3	0	4	15
Total Prince Edward Island (10,000+)	21	42	0	0	3	21	24	63

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Nova Scotia First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Halifax	204	194	0	28	227	295	431	517
Centres 50,000 - 99,999								
Cape Breton	24	23	0	0	0	0	24	23
Centres 10,000 - 49,999								
Chester MD	5	2	0	0	0	0	5	2
East Hants MD	11	21	0	0	0	2	11	23
Kentville C.A.	7	23	0	0	0	0	7	23
Kings Subd A SC	13	4	0	0	0	0	13	4
Lunenburg MD	10	6	0	0	2	2	12	8
New Glasgow	13	14	0	0	0	0	13	14
Queens RGM	2	2	0	0	0	0	2	2
Truro	9	18	0	0	0	0	9	18
West Hants MD	13	4	0	0	12	0	25	4
Yarmouth MD	0	2	0	0	0	0	0	2
Total Nova Scotia (10,000+)	311	313	0	28	241	299	552	640

Table 2.5c: Starts by Submarket and by Intended Market Nova Scotia January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Halifax	204	194	0	28	227	295	431	517
Centres 50,000 - 99,999								
Cape Breton	24	23	0	0	0	0	24	23
Centres 10,000 - 49,999								
Chester MD	5	2	0	0	0	0	5	2
East Hants MD	11	21	0	0	0	2	11	23
Kentville C.A.	7	23	0	0	0	0	7	23
Kings Subd A SC	13	4	0	0	0	0	13	4
Lunenburg MD	10	6	0	0	2	2	12	8
New Glasgow	13	14	0	0	0	0	13	14
Queens RGM	2	2	0	0	0	0	2	2
Truro	9	18	0	0	0	0	9	18
West Hants MD	13	4	0	0	12	0	25	4
Yarmouth MD	0	2	0	0	0	0	0	2
Total Nova Scotia (10,000+)	311	313	0	28	241	299	552	640

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Saint John	19	22	0	3	15	13	34	38
Moncton	35	13	0	0	75	0	110	13
Centres 50,000 - 99,999								
Fredericton	30	41	0	0	1	0	31	41
Centres 10,000 - 49,999								
Bathurst	2	1	0	0	0	0	2	1
Campbellton	2	0	0	0	0	0	2	0
Edmundston	3	1	0	0	0	0	3	1
Miramichi	5	0	0	0	0	0	5	0
Total New Brunswick (10,000+)	96	78	0	3	91	13	187	94

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Saint John	19	22	0	3	15	13	34	38
Moncton	35	13	0	0	75	0	110	13
Centres 50,000 - 99,999								
Fredericton	30	41	0	0	1	0	31	41
Centres 10,000 - 49,999								
Bathurst	2	1	0	0	0	0	2	1
Campbellton	2	0	0	0	0	0	2	0
Edmundston	3	1	0	0	0	0	3	1
Miramichi	5	0	0	0	0	0	5	0
Total New Brunswick (10,000+)	96	78	0	3	91	13	187	94

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador First Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
St. John's	263	321	0	2	19	0	108	96	390	419	-6.9
Centres 10,000 - 49,999											
Bay Roberts	20	20	0	0	0	0	0	0	20	20	0.0
Corner Brook	16	13	2	2	0	0	0	0	18	15	20.0
Gander	10	18	0	0	14	6	2	8	26	32	-18.8
Grand Falls-Windsor	19	14	0	2	0	0	4	2	23	18	27.8
Total Newfoundland & Labrador (10,000+)	328	386	2	6	33	6	114	106	477	504	-5.4

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - March 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
St. John's	263	321	0	2	19	0	108	96	390	419	-6.9
Centres 10,000 - 49,999											
Bay Roberts	20	20	0	0	0	0	0	0	20	20	0.0
Corner Brook	16	13	2	2	0	0	0	0	18	15	20.0
Gander	10	18	0	0	14	6	2	8	26	32	-18.8
Grand Falls-Windsor	19	14	0	2	0	0	4	2	23	18	27.8
Total Newfoundland & Labrador (10,000+)	328	386	2	6	33	6	114	106	477	504	-5.4

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Prince Edward Island First Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 50,000 - 99,999											
Charlottetown	44	33	12	8	5	13	70	40	131	94	39.4
Centres 10,000 - 49,999											
Summerside	6	2	0	0	0	0	6	6	12	8	50.0
Total Prince Edward Island (10,000+)	50	35	12	8	5	13	76	46	143	102	40.2

Table 3.1b: Completions by Submarket and by Dwelling Type Prince Edward Island January - March 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 50,000 - 99,999											
Charlottetown	44	33	12	8	5	13	70	40	131	94	39.4
Centres 10,000 - 49,999											
Summerside	6	2	0	0	0	0	6	6	12	8	50.0
Total Prince Edward Island (10,000+)	50	35	12	8	5	13	76	46	143	102	40.2

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia First Quarter 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Halifax	194	194	62	34	11	16	133	12	400	256	56.3
Centres 50,000 - 99,999											
Cape Breton	29	33	28	40	3	0	4	0	64	73	-12.3
Centres 10,000 - 49,999											
Chester MD	16	8	2	0	0	0	0	0	18	8	125.0
East Hants MD	12	26	2	2	0	0	3	0	17	28	-39.3
Kentville C.A.	10	6	2	4	0	10	0	0	12	20	-40.0
Kings Subd A SC	12	18	10	4	0	0	0	0	22	22	0.0
Lunenburg MD	24	24	0	0	0	0	0	0	24	24	0.0
New Glasgow	23	26	2	0	0	0	0	6	25	32	-21.9
Queens RGM	4	4	0	0	0	0	0	0	4	4	0.0
Truro	27	24	8	2	0	0	24	0	59	26	126.9
West Hants MD	17	12	0	0	0	0	0	0	17	12	41.7
Yarmouth MD	1	8	0	0	0	0	0	0	1	8	-87.5
Total Nova Scotia (10,000+)	369	383	116	86	14	26	164	18	663	513	29.2

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia January - March 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
Halifax	194	194	62	34	11	16	133	12	400	256	56.3
Centres 50,000 - 99,999											
Cape Breton	29	33	28	40	3	0	4	0	64	73	-12.3
Centres 10,000 - 49,999											
Chester MD	16	8	2	0	0	0	0	0	18	8	125.0
East Hants MD	12	26	2	2	0	0	3	0	17	28	-39.3
Kentville C.A.	10	6	2	4	0	10	0	0	12	20	-40.0
Kings Subd A SC	12	18	10	4	0	0	0	0	22	22	0.0
Lunenburg MD	24	24	0	0	0	0	0	0	24	24	0.0
New Glasgow	23	26	2	0	0	0	0	6	25	32	-21.9
Queens RGM	4	4	0	0	0	0	0	0	4	4	0.0
Truro	27	24	8	2	0	0	24	0	59	26	126.9
West Hants MD	17	12	0	0	0	0	0	0	17	12	41.7
Yarmouth MD	1	8	0	0	0	0	0	0	1	8	-87.5
Total Nova Scotia (10,000+)	369	383	116	86	14	26	164	18	663	513	29.2

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type New Brunswick First Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	% Change
Centres 100,000+											
Saint John	42	63	18	2	11	4	123	65	194	134	44.8
Moncton	109	106	124	86	21	30	109	26	363	248	46.4
Centres 50,000 - 99,999											
Fredericton	65	60	12	0	9	17	2	84	88	161	-45.3
Centres 10,000 - 49,999											
Bathurst	15	11	0	0	0	0	0	4	15	15	0.0
Campbellton	2	0	0	0	0	0	0	28	2	28	-92.9
Edmundston	4	7	0	0	0	4	0	0	4	11	-63.6
Miramichi	9	13	0	0	0	0	0	0	9	13	-30.8
Total New Brunswick (10,000+)	246	260	154	88	41	55	234	207	675	610	10.7

Table 3.1d: Completions by Submarket and by Dwelling Type New Brunswick January - March 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Centres 100,000+											
Saint John	42	63	18	2	11	4	123	65	194	134	44.8
Moncton	109	106	124	86	21	30	109	26	363	248	46.4
Centres 50,000 - 99,999											
Fredericton	65	60	12	0	9	17	2	84	88	161	-45.3
Centres 10,000 - 49,999											
Bathurst	15	11	0	0	0	0	0	4	15	15	0.0
Campbellton	2	0	0	0	0	0	0	28	2	28	-92.9
Edmundston	4	7	0	0	0	4	0	0	4	11	-63.6
Miramichi	9	13	0	0	0	0	0	0	9	13	-30.8
Total New Brunswick (10,000+)	246	260	154	88	41	55	234	207	675	610	10.7

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
St. John's	19	0	0	0	108	96	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	14	6	2	8	0	0
Grand Falls-Windsor	0	0	0	0	4	2	0	0
Total Newfoundland and Labrador (10,000+)	19	0	14	6	114	106	0	0

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
St. John's	19	0	0	0	108	96	0	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	0
Gander	0	0	14	6	2	8	0	0
Grand Falls-Windsor	0	0	0	0	4	2	0	0
Total Newfoundland and Labrador (10,000+)	19	0	14	6	114	106	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 50,000 - 99,999								
Charlottetown	5	13	0	0	4	0	66	40
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	6	6
Total Prince Edward Island (10,000+)	5	13	0	0	4	0	72	46

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 50,000 - 99,999								
Charlottetown	5	13	0	0	4	0	66	40
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	6	6
Total Prince Edward Island (10,000+)	5	13	0	0	4	0	72	46

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia First Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Halifax	11	16	0	0	0	12	133	0
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	4	0
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	10	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	2	0	4
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	24	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+)	11	16	3	10	0	14	164	4

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Halifax	11	16	0	0	0	12	133	0
Centres 50,000 - 99,999								
Cape Breton	0	0	3	0	0	0	4	0
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	10	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	2	0	4
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	0	0	0	24	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+)	11	16	3	10	0	14	164	4

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
First Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Saint John	11	4	0	0	0	0	123	65
Moncton	21	30	0	0	9	2	100	24
Centres 50,000 - 99,999								
Fredericton	9	17	0	0	2	84	0	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	4
Campbellton	0	0	0	0	0	0	0	28
Edmundston	0	4	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	41	55	0	0	11	86	223	121

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - March 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Saint John	11	4	0	0	0	0	123	65
Moncton	21	30	0	0	9	2	100	24
Centres 50,000 - 99,999								
Fredericton	9	17	0	0	2	84	0	0
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	4
Campbellton	0	0	0	0	0	0	0	28
Edmundston	0	4	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	41	55	0	0	11	86	223	121

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
St. John's	374	413	16	6	0	0	390	419
Centres 10,000 - 49,999								
Bay Roberts	20	20	0	0	0	0	20	20
Corner Brook	18	15	0	0	0	0	18	15
Gander	12	26	0	0	14	6	26	32
Grand Falls-Windsor	23	16	0	0	0	2	23	18
Total Newfoundland & Labrador (10,000+)	447	490	16	6	14	8	477	504

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
St. John's	374	413	16	6	0	0	390	419
Centres 10,000 - 49,999								
Bay Roberts	20	20	0	0	0	0	20	20
Corner Brook	18	15	0	0	0	0	18	15
Gander	12	26	0	0	14	6	26	32
Grand Falls-Windsor	23	16	0	0	0	2	23	18
Total Newfoundland & Labrador (10,000+)	447	490	16	6	14	8	477	504

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 50,000 - 99,999								
Charlottetown	63	44	0	10	68	40	131	94
Centres 10,000 - 49,999								
Summerside	3	2	0	0	9	6	12	8
Total Prince Edward Island (10,000+)	66	46	0	10	77	46	143	102

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 50,000 - 99,999								
Charlottetown	63	44	0	10	68	40	131	94
Centres 10,000 - 49,999								
Summerside	3	2	0	0	9	6	12	8
Total Prince Edward Island (10,000+)	66	46	0	10	77	46	143	102

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
First Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Halifax	266	246	0	10	134	0	400	256
Centres 50,000 - 99,999								
Cape Breton	47	45	0	0	17	28	64	73
Centres 10,000 - 49,999								
Chester MD	18	8	0	0	0	0	18	8
East Hants MD	14	28	0	0	3	0	17	28
Kentville C.A.	12	10	0	0	0	10	12	20
Kings Subd A SC	22	22	0	0	0	0	22	22
Lunenburg MD	24	22	0	0	0	2	24	24
New Glasgow	23	28	0	0	2	4	25	32
Queens RGM	4	4	0	0	0	0	4	4
Truro	35	26	0	0	24	0	59	26
West Hants MD	15	12	0	0	2	0	17	12
Yarmouth MD	1	8	0	0	0	0	1	8
Total Nova Scotia (10,000+)	481	459	0	10	182	44	663	513

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - March 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Halifax	266	246	0	10	134	0	400	256
Centres 50,000 - 99,999								
Cape Breton	47	45	0	0	17	28	64	73
Centres 10,000 - 49,999								
Chester MD	18	8	0	0	0	0	18	8
East Hants MD	14	28	0	0	3	0	17	28
Kentville C.A.	12	10	0	0	0	10	12	20
Kings Subd A SC	22	22	0	0	0	0	22	22
Lunenburg MD	24	22	0	0	0	2	24	24
New Glasgow	23	28	0	0	2	4	25	32
Queens RGM	4	4	0	0	0	0	4	4
Truro	35	26	0	0	24	0	59	26
West Hants MD	15	12	0	0	2	0	17	12
Yarmouth MD	1	8	0	0	0	0	1	8
Total Nova Scotia (10,000+)	481	459	0	10	182	44	663	513

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick First Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011	Q1 2012	Q1 2011
Centres 100,000+								
Saint John	70	68	0	0	124	66	194	134
Moncton	252	204	5	10	106	34	363	248
Centres 50,000 - 99,999								
Fredericton	87	77	0	84	1	0	88	161
Centres 10,000 - 49,999								
Bathurst	15	11	0	0	0	4	15	15
Campbellton	2	0	0	0	0	28	2	28
Edmundston	4	7	0	4	0	0	4	11
Miramichi	9	13	0	0	0	0	9	13
Total New Brunswick (10,000+)	439	380	5	98	231	132	675	610

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Centres 100,000+								
Saint John	70	68	0	0	124	66	194	134
Moncton	252	204	5	10	106	34	363	248
Centres 50,000 - 99,999								
Fredericton	87	77	0	84	1	0	88	161
Centres 10,000 - 49,999								
Bathurst	15	11	0	0	0	4	15	15
Campbellton	2	0	0	0	0	28	2	28
Edmundston	4	7	0	4	0	0	4	11
Miramichi	9	13	0	0	0	0	9	13
Total New Brunswick (10,000+)	439	380	5	98	231	132	675	610

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador First Quarter 2012													
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+)													
Q1 2012	17	6.7	58	22.9	71	28.1	39	15.4	68	26.9	253	330,000	354,438
Q1 2011	39	12.3	87	27.4	91	28.7	37	11.7	63	19.9	317	319,650	342,113
Year-to-date 2012	17	6.7	58	22.9	71	28.1	39	15.4	68	26.9	253	330,000	354,438
Year-to-date 2011	39	12.3	87	27.4	91	28.7	37	11.7	63	19.9	317	319,650	342,113

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island First Quarter 2012													
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+)													
Q1 2012	0	0.0	1	2.6	4	10.5	15	39.5	18	47.4	38	244,450	269,447
Q1 2011	0	0.0	0	0.0	4	10.8	23	62.2	10	27.0	37	220,000	232,757
Year-to-date 2012	0	0.0	1	2.6	4	10.5	15	39.5	18	47.4	38	244,450	269,447
Year-to-date 2011	0	0.0	0	0.0	4	10.8	23	62.2	10	27.0	37	220,000	232,757

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
First Quarter 2012

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													
Q1 2012	8	26.7	11	36.7	9	30.0	0	0.0	2	6.7	30	209,000	217,219
Q1 2011	5	15.6	13	40.6	4	12.5	9	28.1	1	3.1	32	202,500	236,303
Year-to-date 2012	8	26.7	11	36.7	9	30.0	0	0.0	2	6.7	30	209,000	217,219
Year-to-date 2011	5	15.6	13	40.6	4	12.5	9	28.1	1	3.1	32	202,500	236,303
Halifax CMA													
Q1 2012	1	0.5	9	4.9	28	15.3	50	27.3	95	51.9	183	385,000	427,140
Q1 2011	2	1.1	9	4.8	40	21.2	63	33.3	75	39.7	189	345,000	375,343
Year-to-date 2012	1	0.5	9	4.9	28	15.3	50	27.3	95	51.9	183	385,000	427,140
Year-to-date 2011	2	1.1	9	4.8	40	21.2	63	33.3	75	39.7	189	345,000	375,343
Total Urban Centres in Nova Scotia (50,000+)													
Q1 2012	9	4.2	20	9.4	37	17.4	50	23.5	97	45.5	213	369,000	397,573
Q1 2011	7	3.2	22	10.0	44	19.9	72	32.6	76	34.4	221	329,900	355,210
Year-to-date 2012	9	4.2	20	9.4	37	17.4	50	23.5	97	45.5	213	369,000	397,573
Year-to-date 2011	7	3.2	22	10.0	44	19.9	72	32.6	76	34.4	221	329,900	355,210

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
First Quarter 2012

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													
Q1 2012	0	0.0	0	0.0	14	20.6	23	33.8	31	45.6	68	249,000	255,152
Q1 2011	0	0.0	1	1.5	11	16.7	19	28.8	35	53.0	66	259,950	258,045
Year-to-date 2012	0	0.0	0	0.0	14	20.6	23	33.8	31	45.6	68	249,000	255,152
Year-to-date 2011	0	0.0	1	1.5	11	16.7	19	28.8	35	53.0	66	259,950	258,045
Moncton CMA													
Q1 2012	0	0.0	2	1.9	5	4.8	42	40.4	55	52.9	104	269,750	285,405
Q1 2011	0	0.0	0	0.0	26	28.0	30	32.3	37	39.8	93	229,900	251,380
Year-to-date 2012	0	0.0	2	1.9	5	4.8	42	40.4	55	52.9	104	269,750	285,405
Year-to-date 2011	0	0.0	0	0.0	26	28.0	30	32.3	37	39.8	93	229,900	251,380
Saint John CMA													
Q1 2012	0	0.0	1	2.2	9	20.0	8	17.8	27	60.0	45	260,000	299,000
Q1 2011	0	0.0	0	0.0	4	6.6	19	31.1	38	62.3	61	270,000	277,527
Year-to-date 2012	0	0.0	1	2.2	9	20.0	8	17.8	27	60.0	45	260,000	299,000
Year-to-date 2011	0	0.0	0	0.0	4	6.6	19	31.1	38	62.3	61	270,000	277,527
Total Urban Centres in New Brunswick (50,000+)													
Q1 2012	0	0.0	3	1.4	28	12.9	73	33.6	113	52.1	217	259,000	278,744
Q1 2011	0	0.0	1	0.5	41	18.6	68	30.9	110	50.0	220	254,450	260,630
Year-to-date 2012	0	0.0	3	1.4	28	12.9	73	33.6	113	52.1	217	259,000	278,744
Year-to-date 2011	0	0.0	1	0.5	41	18.6	68	30.9	110	50.0	220	254,450	260,630

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador First Quarter 2012										
		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
2011	January	207	-13.8	368	653	751	49.0	235,361	-0.2	231,501
	February	227	-3.0	370	578	764	48.4	240,403	9.7	245,284
	March	305	-1.3	393	710	717	54.8	250,836	7.0	248,261
	April	303	-5.3	372	814	721	51.6	242,971	9.9	251,063
	May	327	-3.3	348	1,027	786	44.3	246,092	4.3	246,805
	June	340	-22.0	303	994	758	40.0	255,815	7.7	254,384
	July	499	6.4	362	883	719	50.3	250,948	5.1	248,417
	August	551	28.1	398	923	771	51.6	249,280	1.4	248,604
	September	443	4.5	352	852	804	43.8	262,481	14.0	269,317
	October	462	12.7	394	680	745	52.9	249,502	8.0	260,377
	November	442	34.8	409	629	766	53.4	260,902	12.0	260,457
	December	374	25.5	412	328	769	53.6	258,750	1.3	253,445
2012	January	227	9.7	377	723	775	48.6	274,070	16.4	270,636
	February	235	3.5	372	653	801	46.4	258,965	7.7	264,458
	March	277	-9.2	370	693	761	48.6	259,088	3.3	264,216
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	739	-5.6	1,131	1,941	2,232	50.7	243,296	5.7	241,834
	Q1 2012	739	0.0	1,119	2,069	2,337	47.9	263,651	8.4	266,459
	YTD 2011	0	n/a		0			-	n/a	
	YTD 2012	0	n/a		0			-	n/a	

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

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

Table 5b: MLS® Residential Activity for Prince Edward Island First Quarter 2012										
		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
2011	January	64	18.5	132	211	266	49.6	149,670	-6.1	153,077
	February	59	-9.2	121	171	245	49.4	134,135	2.8	143,573
	March	98	-1.0	127	243	263	48.3	142,407	1.8	155,932
	April	93	-21.2	122	336	275	44.4	156,503	-0.2	160,413
	May	116	-12.1	118	406	263	44.9	125,078	-13.8	127,515
	June	184	0.0	135	437	318	42.5	151,859	10.6	150,323
	July	130	-12.2	101	329	253	39.9	163,725	13.1	165,876
	August	204	51.1	147	345	277	53.1	166,013	6.2	170,096
	September	175	22.4	139	251	259	53.7	169,964	16.0	162,697
	October	139	-10.9	117	204	272	43.0	139,561	-7.0	136,144
	November	141	11.9	137	172	243	56.4	139,740	-11.1	134,699
	December	118	-7.1	126	105	276	45.7	128,106	-11.2	131,115
2012	January	128	100.0	189	217	256	73.8	146,214	-2.3	201,836
	February	110	86.4	164	197	271	60.5	155,137	15.7	196,235
	March	129	31.6	158	290	324	48.8	163,333	14.7	165,930
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	221	1.4	380	625	774	49.1	142,302	0.3	151,005
	Q1 2012	367	66.1	511	704	851	60.0	154,906	8.9	188,936
	YTD 2011	0	n/a		0			-	n/a	
	YTD 2012	0	n/a		0			-	n/a	

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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 First Quarter 2012										
		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
2011	January	464	-7.6	785	1,383	1,669	47.0	207,798	6.9	216,700
	February	610	-5.3	802	1,302	1,534	52.3	207,051	-4.8	204,142
	March	850	-6.1	831	2,050	1,670	49.8	220,157	4.3	224,752
	April	932	-13.8	826	2,180	1,714	48.2	216,106	2.0	201,496
	May	1,106	2.0	819	2,322	1,671	49.0	222,667	2.1	204,791
	June	1,261	9.3	896	2,252	1,767	50.7	216,391	1.7	208,574
	July	965	5.8	828	2,024	1,749	47.3	212,821	7.1	209,732
	August	1,027	13.4	859	1,839	1,715	50.1	201,999	-0.3	204,616
	September	871	13.6	861	1,685	1,727	49.9	202,090	5.6	208,217
	October	779	-5.6	831	1,367	1,681	49.4	202,232	3.9	210,965
	November	915	23.5	1,063	1,176	1,678	63.3	213,334	6.6	222,508
	December	532	3.3	915	685	1,691	54.1	224,508	5.9	228,688
2012	January	566	22.0	920	1,511	1,722	53.4	211,421	1.7	221,884
	February	819	34.3	1,013	1,484	1,686	60.1	222,620	7.5	221,047
	March	891	4.8	923	2,013	1,710	54.0	225,304	2.3	226,916
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	1,924	-6.2	2,418	4,735	4,873	49.6	213,021	1.9	215,302
	Q1 2012	2,276	18.3	2,856	5,008	5,118	55.8	220,886	3.7	223,214
	YTD 2011	0	n/a		0			-	n/a	
	YTD 2012	0	n/a		0			-	n/a	

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

Table 5d: MLS® Residential Activity for New Brunswick First Quarter 2012										
		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
2011	January	346	-1.1	633	1,000	1,221	51.8	151,260	-2.9	148,799
	February	433	0.5	583	922	1,107	52.7	151,063	-1.9	154,917
	March	526	-14.6	536	1,444	1,175	45.6	159,533	2.9	160,278
	April	688	2.5	604	1,542	1,230	49.1	171,130	6.0	167,395
	May	762	16.2	534	1,698	1,228	43.5	174,632	5.2	166,203
	June	734	-6.7	516	1,630	1,280	40.3	160,587	-3.7	156,474
	July	612	-5.7	520	1,311	1,198	43.4	160,568	0.7	160,136
	August	601	-4.3	488	1,268	1,137	42.9	159,979	3.6	161,999
	September	602	1.3	553	1,231	1,204	45.9	156,900	3.5	165,121
	October	512	-2.1	551	954	1,197	46.0	154,262	1.4	163,590
	November	454	-5.0	555	910	1,213	45.8	156,126	2.0	157,767
	December	329	3.1	529	541	1,260	42.0	153,089	7.2	164,623
2012	January	307	-11.3	534	1,148	1,332	40.1	149,479	-1.2	149,170
	February	457	5.5	585	1,116	1,269	46.1	156,507	3.6	160,961
	March	479	-8.9	524	1,540	1,300	40.3	159,943	0.3	160,930
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	1,305	-6.6	1,752	3,366	3,503	50.0	154,530	-0.3	154,347
	Q1 2012	1,243	-4.8	1,643	3,804	3,901	42.1	156,095	1.0	157,119
	YTD 2011	0	n/a		0			-	n/a	
	YTD 2012	0	n/a		0			-	n/a	

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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 First Quarter 2012

		Interest Rates P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
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	1,372,000	100.57
	October - December	598	3.5	5.3	225.4	13.0	-186	65.0	877	1,621,063	98.88
2012	January - March	596	3.3	5.3	227.9	13.2		80.8	902		100.34
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador First Quarter 2012

		Interest Rates P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
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	-3.9	4.7
	October - December	-0.2	0.2	0.0	1.4	-0.4	**	-21.7	8.2	7.6	0.2
2012	January - March	-0.6	-0.2	-0.1	0.1	0.8		-4.3	11.8		-1.6
	April - June										
	July - September										
	October - December										

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

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

Table 6b: Level of Economic Indicators for Prince Edward Island
First Quarter 2012

		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							
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	326,049	100.57
	October - December	598	3.5	5.3	72.7	11.3	-297	65.0	734	302,483	98.88
2012	January - March	596	3.3	5.3	72.2	11.4		80.8	722		100.34
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth (1) of Economic Indicators for Prince Edward Island
First Quarter 2012

		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							
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	1.5	4.7
	October - December	-0.2	0.2	0.0	3.7	-1.0	-224.3	-21.7	3.4	1.6	0.2
2012	January - March	-0.6	-0.2	-0.1	1.7	0.1		-4.3	3.2		-1.6
	April - June										
	July - September										
	October - December										

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

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

Table 6c: Level of Economic Indicators for Nova Scotia First Quarter 2012

		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							
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	2,724,868	100.57
	October - December	598	3.5	5.3	454.2	8.3	-776	65.0	748	2,686,819	98.88
2012	January - March	596	3.3	5.3	457.9	8.3		80.8	765		100.34
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia First Quarter 2012

		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							
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	7.7	4.7
	October - December	-0.2	0.2	0.0	1.2	-1.5	81.3	-21.7	0.9	2.6	0.2
2012	January - March	-0.6	-0.2	-0.1	1.1	-1.0		-4.3	2.7		-1.6
	April - June										
	July - September										
	October - December										

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

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

Table 6d: Level of Economic Indicators for New Brunswick First Quarter 2012

		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							
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	5,194,077	100.57
	October - December	598	3.5	5.3	353.4	9.5	223	65.0	737	4,653,053	98.88
2012	January - March	596	3.3	5.3	351.6	10.0		80.8	750		100.34
	April - June										
	July - September										
	October - December										

Table 6.1d: Growth (1) of Economic Indicators for New Brunswick First Quarter 2012

		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							
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	-54.2	-21.7	0.4	10.4	0.2
2012	January - March	-0.6	-0.2	-0.1	-0.5	0.5		-4.3	2.3		-1.6
	April - June										
	July - September										
	October - December										

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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