HOUSING MARKET INFORMATION

HOUSING NOW
Saskatoon CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2013

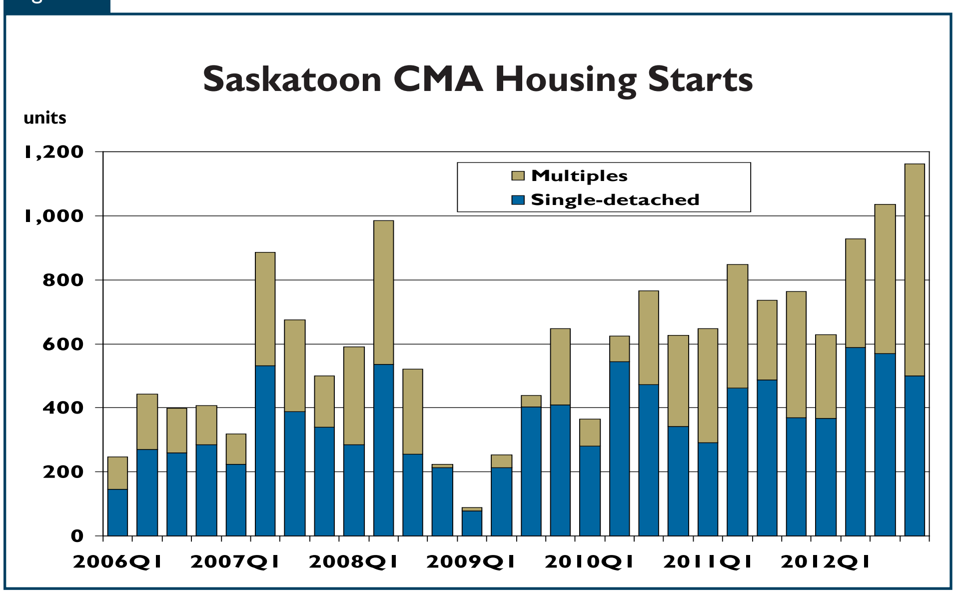
New Home Market

Housing starts rise by 25 per cent in 2012

Housing starts in the Saskatoon Census Metropolitan Area (CMA) totalled 1,163 units from October to December, an increase of 52 per cent over the same period in 2011. The increase was largely attributed to a second consecutive quarter of strong year-over-year gains for multi-family construction. As a result, housing starts finished 2012 with 2,994 units, 25 per cent higher than corresponding levels in 2011.

Over the course of the fourth quarter of 2012, Saskatoon's builders broke ground on 500 single-detached units. This represented a 36 per cent increase from the 369 units recorded over the same period in 2011.

Figure 1



Source: CMHC

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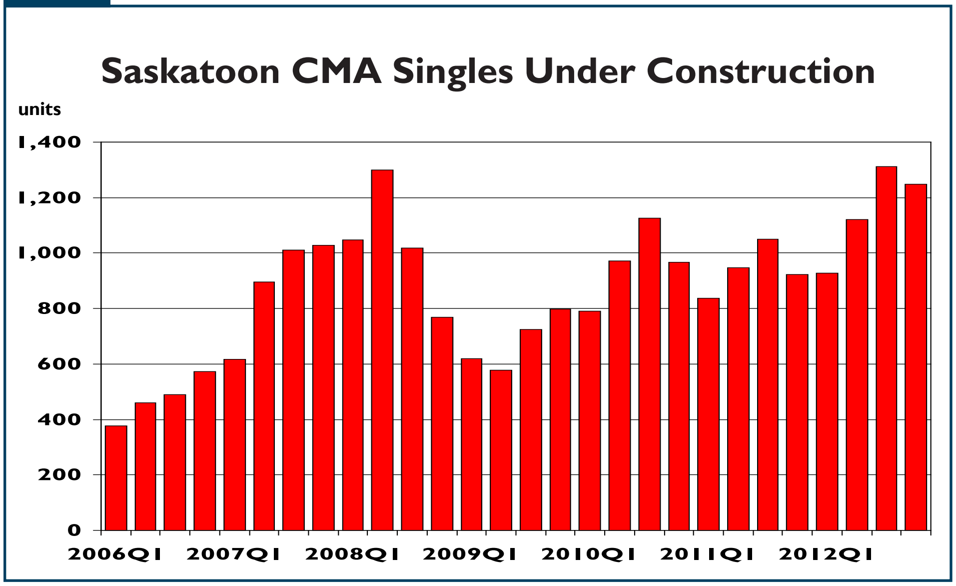


Source: CMHC

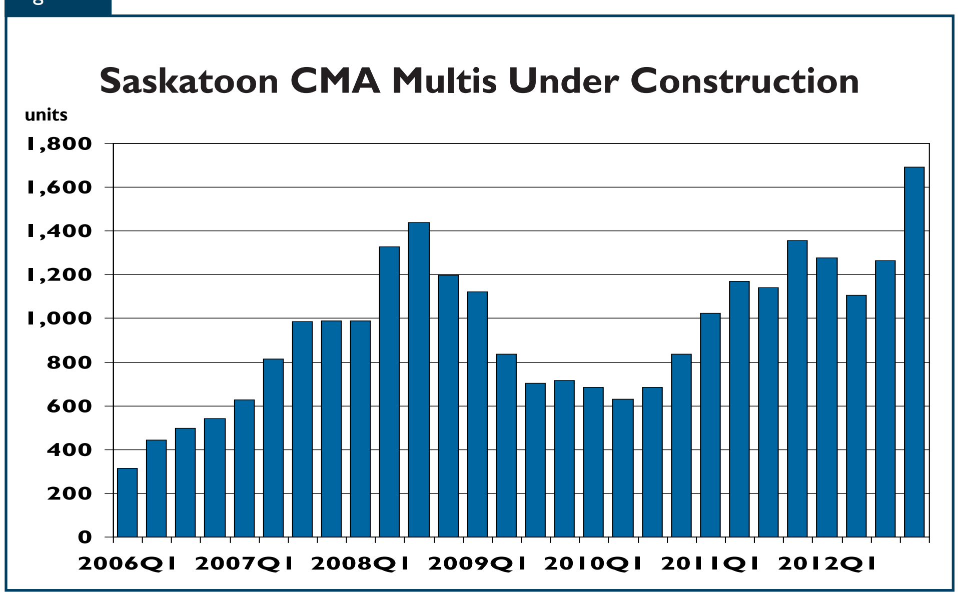
October recorded the largest year-over-year growth with single-detached starts rising 56 per cent from the corresponding month in the previous year. The boost in single-detached starts in the fourth quarter pushed the total for the year to a record high of 2,025 units, a 26 per cent gain over 2011. The higher level of starts in the fourth quarter also brought the number of single-detached units under construction to 1,248 in December, an increase of 35 per cent from the previous year.

The number of complete and unabsorbed single-detached homes stood at 173 units in December, up seven per cent from 161 units in December 2011. The higher level of inventory was a result of the number of completions outpacing the absorption of units. In the fourth quarter, both completions and absorptions recorded year-over-year gains of 13 and 18 per cent, respectively. This translates to 563 completed units and 504 absorbed units for the last three months of the year.

The average price for an absorbed single-detached home in the fourth quarter was $411,212, up 2.7 per cent from the same period in 2011. During the same period, the median price increased by 2.1 per cent to $369,950. In 2012, the average price for a single-detached home was $408,491, an increase of nearly five per cent over the average in 2011. The gain in the average price was influenced by composition as the market share of homes priced more than $500,000 increased from 11.8 per cent in 2011 to 16.4 per cent in 2012.

Multi-family starts, which include semi-detached, row, and apartment units, posted gains from October to December for the second consecutive quarter. In the fourth quarter, builders started 663 multi-family units, an increase of 68 per cent compared to the 394 units initiated over the same period in 2011. On a year-over-year basis, multi-family starts increased every month in the fourth quarter. The gains continued to be largely attributed to increased apartment unit construction, which at 560 units was almost double the level of production seen in the same quarter of 2011. In addition, more foundations were laid for semi-detached homes in the fourth quarter with 42 compared to the 28 recorded between October and December 2011. Row housing starts declined in the fourth quarter to 61 units, down from 80 starts seen over the same period in 2011. To the end of December, there were a total

Figure 3

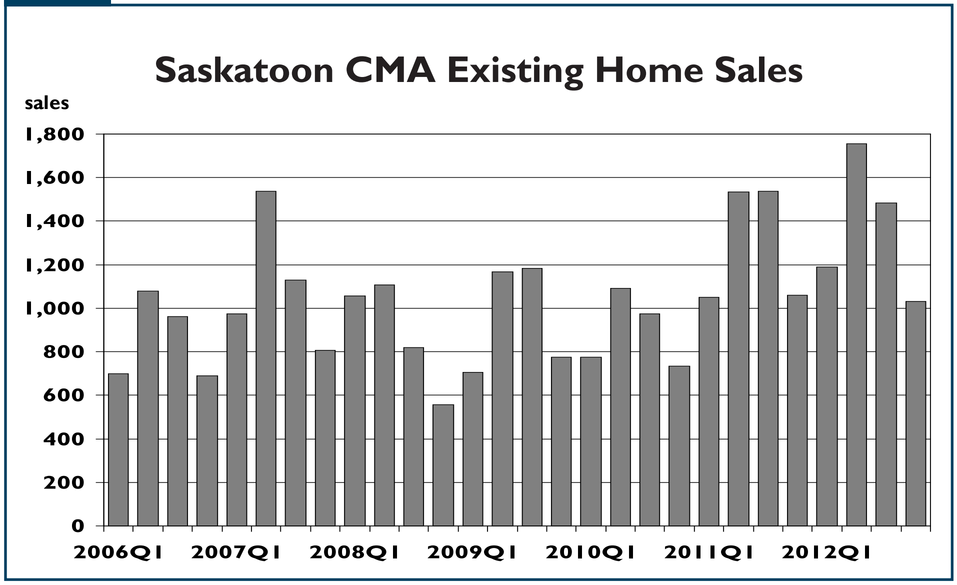


Source: CMHC

of 1,728 multi-family starts, outpacing the 1,386 starts in 2011 by a margin of 25 per cent.

The number of multi-family units under construction to the end of the fourth quarter rose by 25 per cent to 1,691 units compared to the same quarter in 2011. Completions of multi-family units totalled 236 units in the fourth quarter of 2012, 31 per cent higher than the 180 recorded over the same period in 2011. Meanwhile, absorptions of multi-family homes were down 32 per cent, totalling 214 units in the fourth quarter of 2012. Despite this, annual absorptions were up 30 per cent in 2012 compared to 2011. With higher levels of construction, there has been upward pressure on inventory levels for multi-family units. At the end of the fourth quarter, there were 201 units in inventory, more than double the number of units in inventory by the end of 2011.

Figure 4



Source: CREA

Resale Market

MLS® sales moderated in fourth quarter of 2012

In the first six months of 2012, existing home sales in Saskatoon exhibited gains. However, for the second half of the year, sales moderated. From October to December 2012, 1,031 residential MLS® sales were recorded, down three per cent compared to the fourth quarter of 2011. Despite the moderation in sales in the second half of 2012, annual MLS® sales were up five per cent compared to 2011 at 5,462 units.

The number of active listings during the fourth quarter averaged 2,002 units, which was higher than the average of 1,973 units over the same period in 2011. Similarly, the number of new listings was also higher when comparing fourth quarter averages between 2011 and 2012. In the fourth quarter of 2012, there were 1,819 new listings, up from 1,785 new listings recorded from October to December of 2011. As a result of lower sales and a higher level of new listings, the sales-to-new listings ratio decreased to 57 per cent in the fourth quarter of 2012 from 59 per cent one year prior.

Average prices continued to experience upward pressure over the fourth quarter reaching $327,570, an increase of six per cent compared to the same period in 2011. On a year-over-year basis, the average price increased each month in the fourth quarter. The increase was largely due to a compositional shift as the proportion of sales of higher priced units increased in 2012 compared to one year prior. The proportion of sales that occurred over $400,000 rose to 21 per cent over the span of 2012 compared to a 16 per cent share in 2011. To the end of December, the average price rose five per cent on a year-over-year basis to $315,834.

Economy

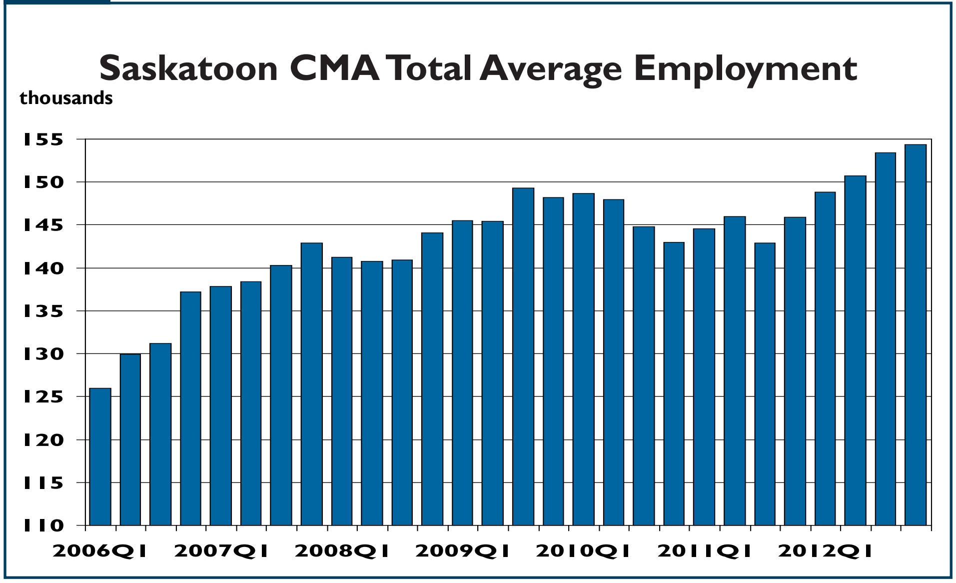
Average employment rebounds in 2012

Following a 0.8 per cent reduction in payrolls in 2011, Saskatoon's labour market rebounded with its strongest expansion since 2007. Total employment in Saskatoon averaged 151,500 positions in 2012, representing a 4.7 per cent gain or 6,800 new positions. More impressive was the fact that nearly all of these gains were full-time jobs. Full-time employment in Saskatoon expanded 5.5 per cent or 6,500 positions in 2012, compared to a 0.8 per cent gain among part-time payrolls with only 200 new jobs. With this impressive performance, growth in average weekly earnings accelerated last year. Average weekly earnings in Saskatoon climbed 5.7 per cent in 2012, up from only a 0.5 per cent gain in 2011.

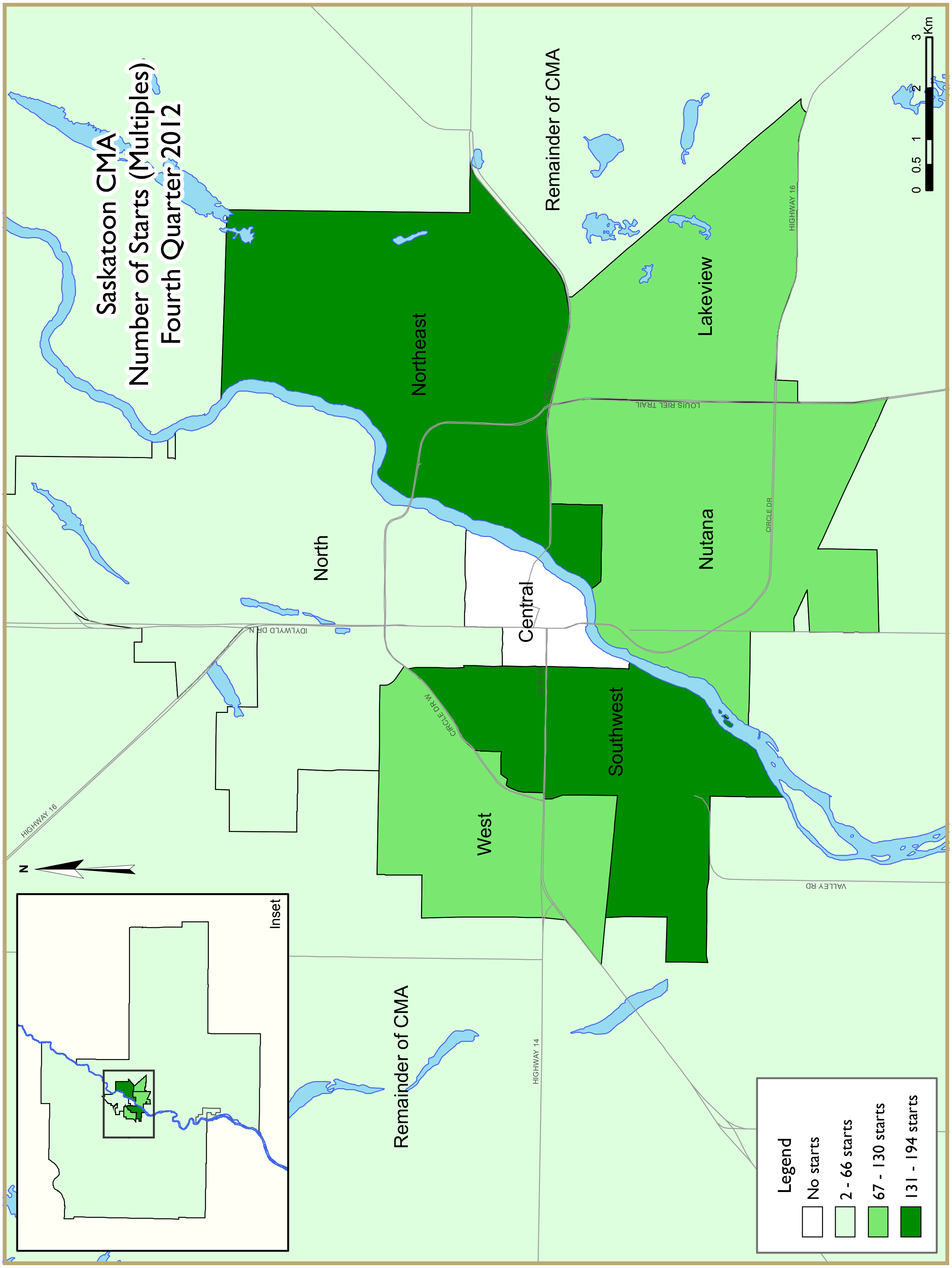
Average employment in the fourth quarter of 2012 continued to trend upward, pointing to a promising start to 2013. From October through December 2012, seasonally adjusted employment in Saskatoon averaged 154,400 positions, the highest total on record and 1,000 more than the third quarter of the year. With additions to the labour force surpassing the number of new jobs, the unemployment rate in Saskatoon recorded a modest increase. The seasonally adjusted unemployment rate averaged 5.5 per cent from October to December 2012, up from 5.4 per cent in the third quarter.

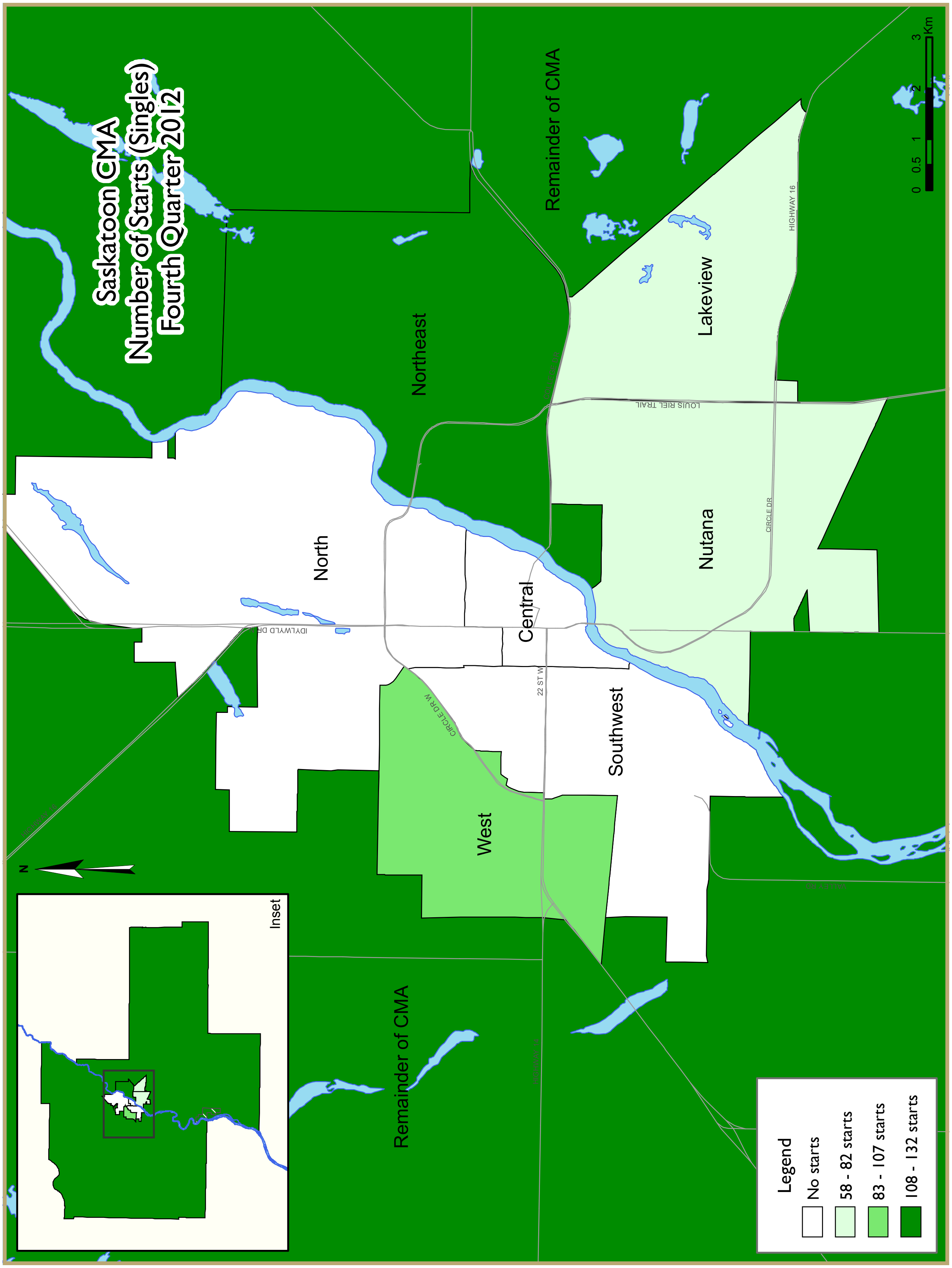
The strong job performance in 2012 continued to draw an impressive number of migrants to the province. In the third quarter of 2012, net migration to Saskatchewan reached a new high for the quarter, offering support for all three housing markets. Statistics Canada estimated Saskatchewan attracted a net total of 5,020 migrants from July through September 2012, up from 4,203 in the third quarter of 2011. Given the province's low unemployment rate and labour shortages in some key sectors, the flow of non-permanent residents accelerated. From July through September, non-permanent residents to the province climbed to 1,283 people, 52 per cent higher than the previous year and the highest quarterly total on record. Interprovincial migration also improved in the third quarter to 1,286 net arrivals, 50 per cent higher than the previous year. Ontario remained the primary source of inter-provincial migrants to Saskatchewan, providing a net addition of 714 migrants in the third quarter. International migration remained elevated at 2,451 people in the third quarter of 2012, on par with the previous year.

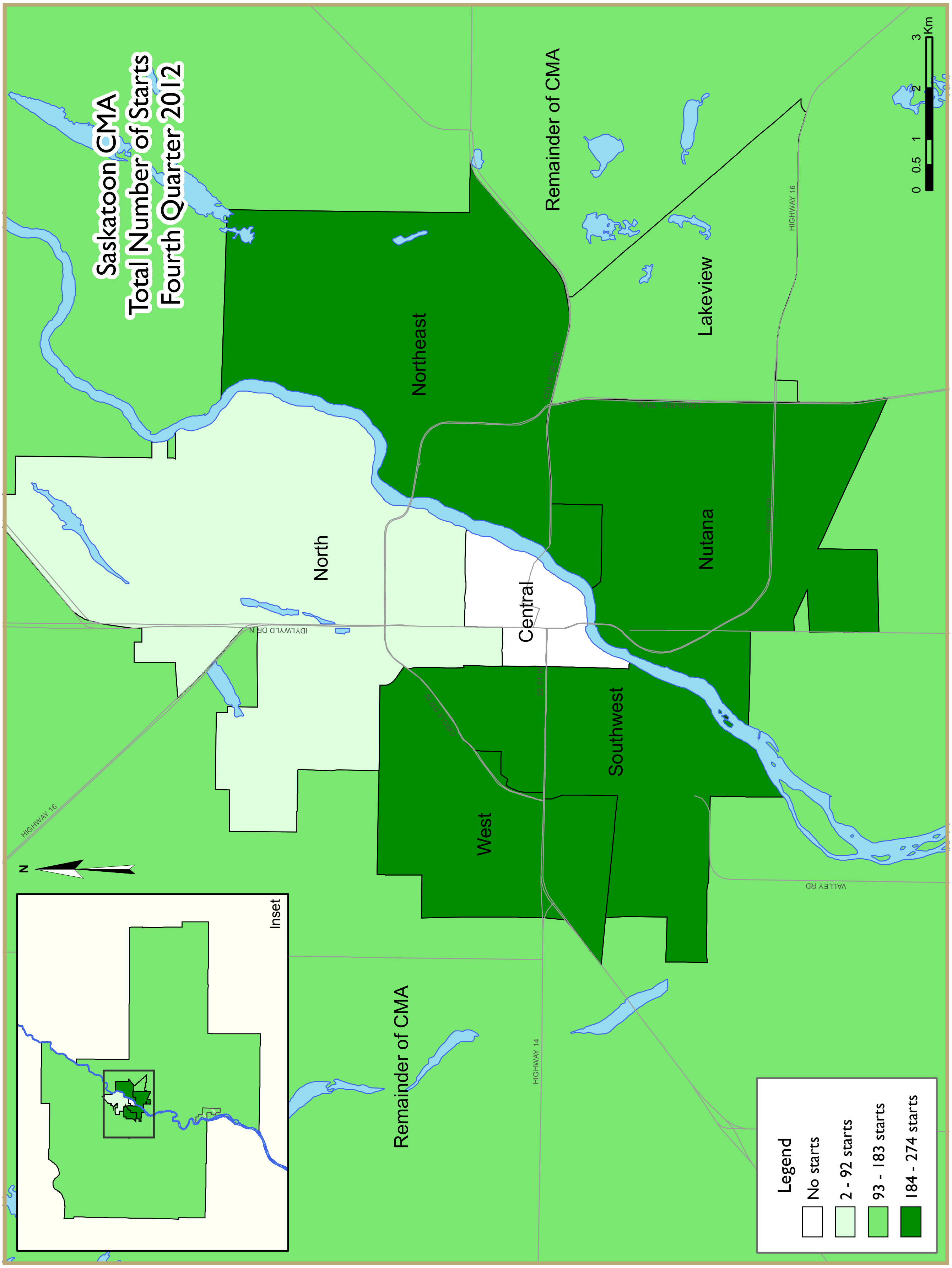
Figure 5

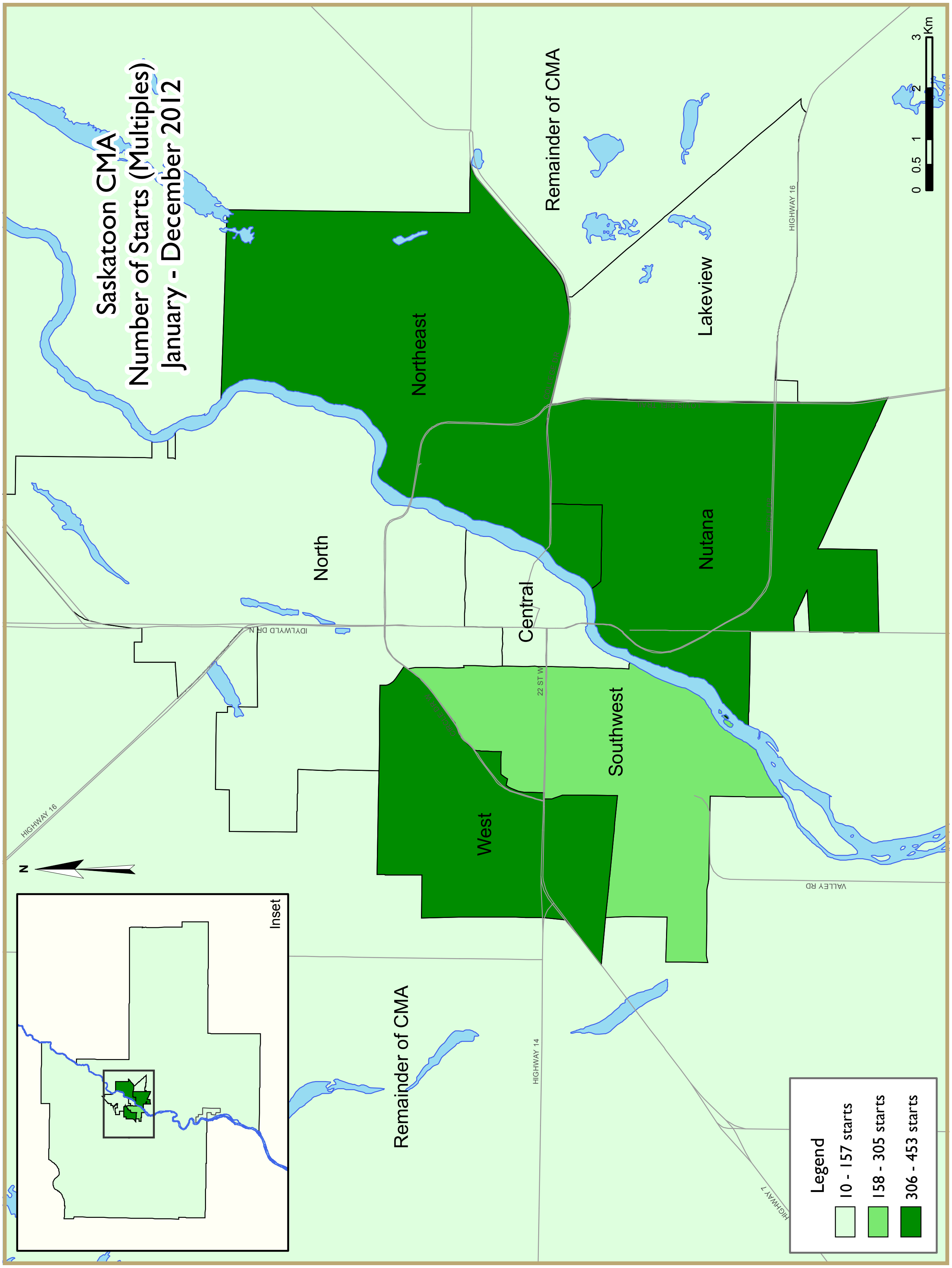


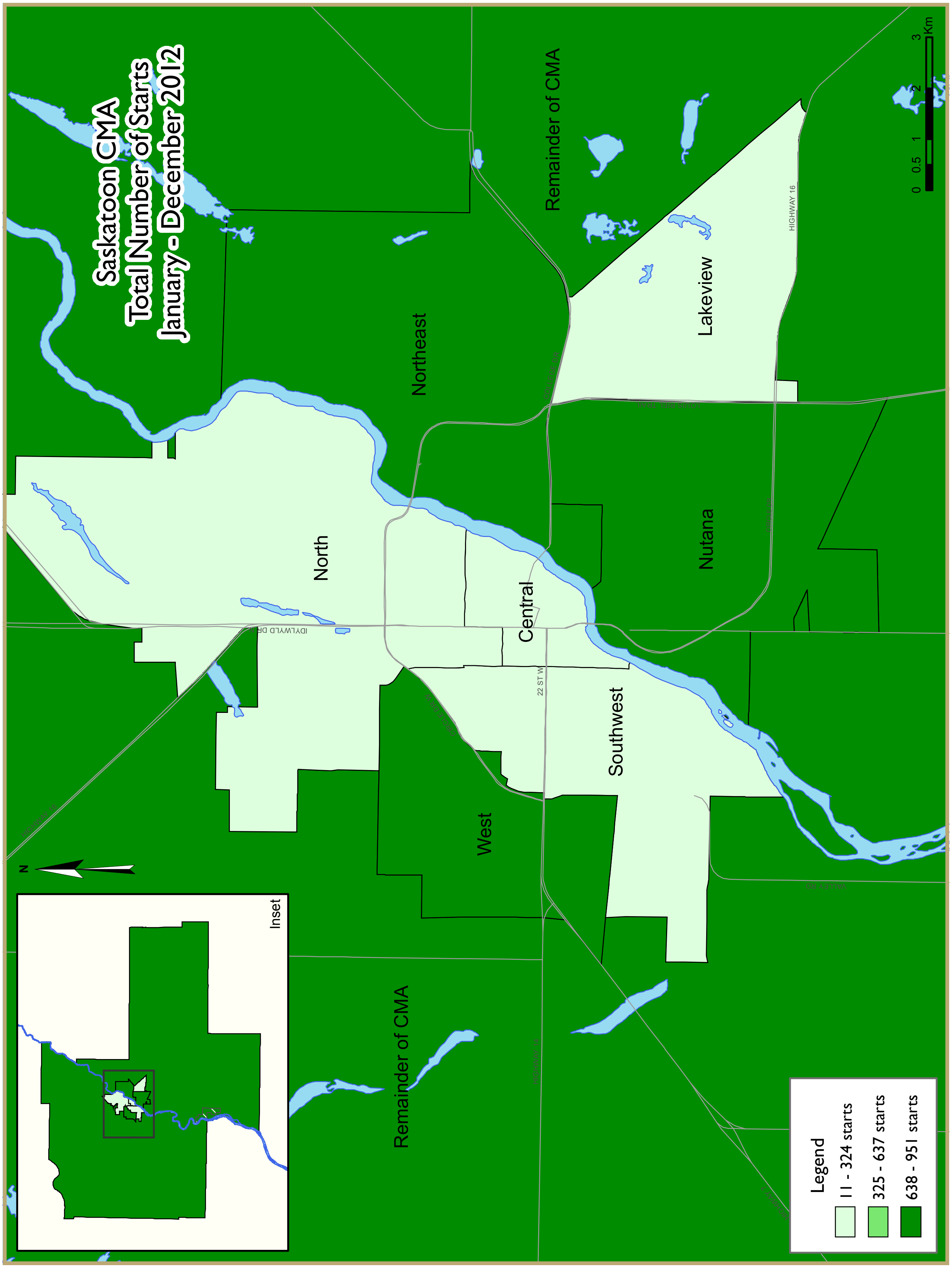
Source: Statistics Canada, Saskatoon SA Employment, All Ages (15+), Total, Both sexes

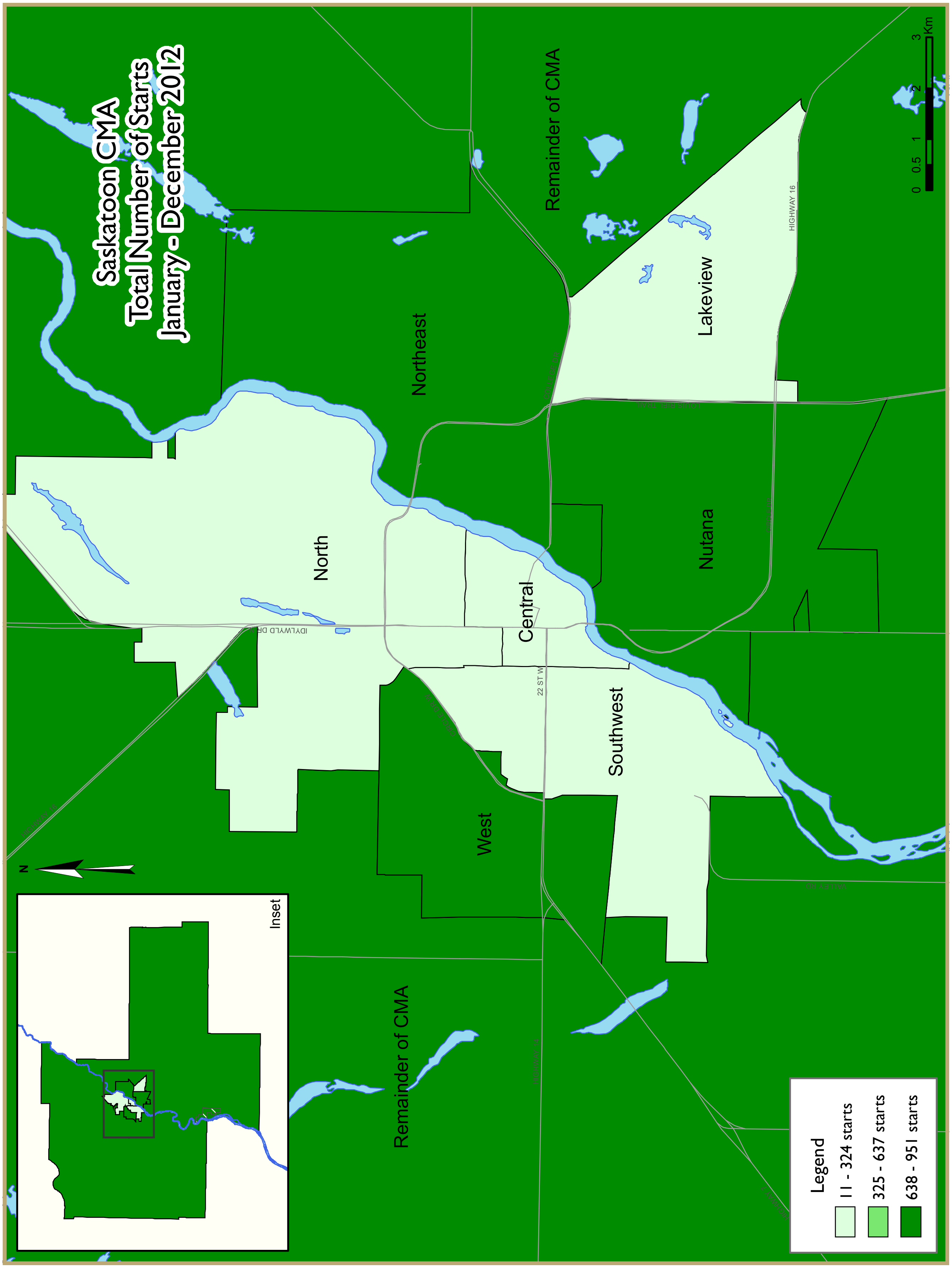

Saskatoon CMA
Number of Starts (Multiples)
Fourth Quarter 2012
Northeast
North
Central
Lakeview
Nutana
Southwest
West
Remainder of CMA
Remainder of CMA
LOUIS RIEL TRAIL
IDYLWYLD DR N
CIRCLE DR
CIRCLE DR W
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
VALLEY RD
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
2 - 66 starts
67 - 130 starts
131 - 194 starts


Saskatoon CMA
Number of Starts (Singles)
Fourth Quarter 2012
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
LOUIS RIEL TRAIL
CIRCLE DR
HIGHWAY 16
IDYLWYLD DR
22 ST W
CIRCLE DR W
Inset
N
0 0.5 1 2 3 Km
Legend
No starts
58 - 82 starts
83 - 107 starts
108 - 132 starts


Saskatoon CMA
Total Number of Starts
Fourth Quarter 2012
Northeast
North
Central
Nutana
Lakeview
Southwest
West
Remainder of CMA
Remainder of CMA
IDYLWYLD DR N
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
VALLEY RD
N
Inset
0 0.5 1 2 3
Km
Legend
No starts
2 - 92 starts
93 - 183 starts
184 - 274 starts


Saskatoon CMA
Number of Starts (Multiples)
January - December 2012
Northeast
North
Central
Nutana
Lakeview
Southwest
West
Remainder of CMA
Remainder of CMA
Inset
N
0 0.5 1 2 3 Km
HIGHWAY 16
HIGHWAY 16
HIGHWAY 14
HIGHWAY 7
VALLEY RD
IDYLWYLD DR N
22 ST W
Legend
10 - 157 starts
158 - 305 starts
306 - 453 starts


Saskatoon CMA
Total Number of Starts
January - December 2012
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
Inset
IDYLWYLD DR
22 ST W
HIGHWAY 16
Legend
11 - 324 starts
325 - 637 starts
638 - 951 starts
0 0.5 1 2 3 Km
N


Saskatoon CMA
Total Number of Starts
January - December 2012
Remainder of CMA
Northeast
Lakeview
North
Central
Nutana
Southwest
West
Remainder of CMA
IDYLWYLD DR
22 ST W
HIGHWAY 16
Inset
N
0 0.5 1 2 3 Km
Legend
11 - 324 starts
325 - 637 starts
638 - 951 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Saskatoon CMA Fourth Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2012	493	42	22	7	39	348	0	212	1,163
Q4 2011	360	28	50	9	30	223	0	63	763
% Change	36.9	50.0	-56.0	-22.2	30.0	56.1	n/a	**	52.4
Year-to-date 2012	1,971	174	68	54	207	1,007	34	238	3,753
Year-to-date 2011	1,599	102	97	9	336	463	0	388	2,994
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
UNDER CONSTRUCTION									
Q4 2012	1,218	134	49	30	191	1,071	34	212	2,939
Q4 2011	913	66	90	9	303	634	0	262	2,277
% Change	33.4	103.0	-45.6	**	-37.0	68.9	n/a	-19.1	29.1
COMPLETIONS									
Q4 2012	555	46	15	7	56	114	1	5	799
Q4 2011	498	26	3	0	54	32	2	63	678
% Change	11.4	76.9	**	n/a	3.7	**	-50.0	-92.1	17.8
Year-to-date 2012	1,659	104	85	36	345	602	3	288	3,122
Year-to-date 2011	1,648	94	11	0	255	158	7	347	2,520
% Change	0.7	10.6	**	n/a	35.3	**	-57.1	-17.0	23.9
COMPLETED & NOT ABSORBED									
Q4 2012	166	37	8	7	36	120	0	0	374
Q4 2011	161	10	1	0	18	68	2	0	260
% Change	3.1	**	**	n/a	100.0	76.5	-100.0	n/a	43.8
ABSORBED									
Q4 2012	490	19	10	13	41	137	3	5	718
Q4 2011	426	22	2	0	43	49	1	197	740
% Change	15.0	-13.6	**	n/a	-4.7	179.6	200.0	-97.5	-3.0
Year-to-date 2012	1,605	77	76	29	329	466	5	107	2,694
Year-to-date 2011	1,569	90	14	0	169	196	5	347	2,390
% Change	2.3	-14.4	**	n/a	94.7	137.8	0.0	-69.2	12.7

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Central									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	3	0	0	0	0	0	0	0	3
Nutana									
Q4 2012	80	16	0	0	29	73	0	0	198
Q4 2011	79	10	0	9	12	0	0	0	110
Lakeview									
Q4 2012	58	2	0	0	0	69	0	0	129
Q4 2011	20	0	0	0	0	0	0	0	20
Northeast									
Q4 2012	125	4	0	7	0	138	0	0	274
Q4 2011	84	10	42	0	6	92	0	0	234
North									
Q4 2012	0	2	0	0	0	0	0	0	2
Q4 2011	1	2	0	0	0	0	0	0	3
South/West									
Q4 2012	0	2	0	0	0	0	0	192	194
Q4 2011	1	4	0	0	0	0	0	0	5
West									
Q4 2012	102	6	0	0	10	68	0	20	206
Q4 2011	63	0	0	0	12	84	0	63	222
Remainder of the CMA									
Q4 2012	128	10	22	0	0	0	0	0	160
Q4 2011	106	2	8	0	0	47	0	0	163
Saskatoon CMA									
Q4 2012	493	42	22	7	39	348	0	212	1,163
Q4 2011	360	28	50	9	30	223	0	63	763

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Central									
Q4 2012	3	2	4	0	0	0	0	0	9
Q4 2011	5	2	0	0	0	0	0	58	65
Nutana									
Q4 2012	205	36	0	20	68	240	0	0	569
Q4 2011	163	18	7	9	168	110	0	0	475
Lakeview									
Q4 2012	152	2	0	0	6	69	0	0	229
Q4 2011	59	0	0	0	64	145	0	0	268
Northeast									
Q4 2012	304	20	0	10	84	411	0	0	829
Q4 2011	196	18	42	0	45	191	0	0	492
North									
Q4 2012	2	6	0	0	0	0	0	0	8
Q4 2011	5	4	0	0	0	0	0	0	9
South/West									
Q4 2012	1	20	0	0	0	0	0	192	213
Q4 2011	4	14	0	0	0	21	0	102	141
West									
Q4 2012	213	6	0	0	33	286	34	20	592
Q4 2011	207	0	0	0	26	120	0	102	455
Remainder of the CMA									
Q4 2012	338	42	45	0	0	65	0	0	490
Q4 2011	268	10	41	0	0	47	0	0	366
Saskatoon CMA									
Q4 2012	1,218	134	49	30	191	1,071	34	212	2,939
Q4 2011	913	66	90	9	303	634	0	262	2,277

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Central									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	1	0	0	0	0	0	0	0	1
Nutana									
Q4 2012	113	18	0	5	34	0	0	0	170
Q4 2011	133	10	0	0	22	0	0	63	228
Lakeview									
Q4 2012	38	6	0	0	4	0	0	0	48
Q4 2011	22	0	0	0	0	0	0	0	22
Northeast									
Q4 2012	180	2	0	2	4	52	0	5	245
Q4 2011	89	6	0	0	0	32	0	0	127
North									
Q4 2012	1	4	0	0	0	0	0	0	5
Q4 2011	4	2	0	0	0	0	2	0	8
South/West									
Q4 2012	1	0	0	0	0	21	1	0	23
Q4 2011	6	4	0	0	0	0	0	0	10
West									
Q4 2012	76	0	0	0	14	41	0	0	131
Q4 2011	121	0	0	0	32	0	0	0	153
Remainder of the CMA									
Q4 2012	146	16	15	0	0	0	0	0	177
Q4 2011	120	4	3	0	0	0	0	0	127
Saskatoon CMA									
Q4 2012	555	46	15	7	56	114	1	5	799
Q4 2011	498	26	3	0	54	32	2	63	678

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Central									
Q4 2012	1	0	0	0	0	0	0	0	1
Q4 2011	0	0	0	0	0	0	0	0	0
Nutana									
Q4 2012	27	17	0	6	10	22	0	0	82
Q4 2011	37	3	0	0	15	21	0	0	76
Lakeview									
Q4 2012	33	5	0	0	0	40	0	0	78
Q4 2011	8	0	0	0	0	9	0	0	17
Northeast									
Q4 2012	64	3	0	1	11	54	0	0	133
Q4 2011	35	0	0	0	2	11	0	0	48
North									
Q4 2012	2	3	0	0	0	0	0	0	5
Q4 2011	1	2	0	0	0	27	2	0	32
South/West									
Q4 2012	0	0	0	0	0	2	0	0	2
Q4 2011	2	2	0	0	0	0	0	0	4
West									
Q4 2012	15	0	0	0	14	2	0	0	31
Q4 2011	27	0	0	0	1	0	0	0	28
Remainder of the CMA									
Q4 2012	24	9	8	0	1	0	0	0	42
Q4 2011	51	3	1	0	0	0	0	0	55
Saskatoon CMA									
Q4 2012	166	37	8	7	36	120	0	0	374
Q4 2011	161	10	1	0	18	68	2	0	260

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Central									
Q4 2012	0	0	0	0	0	0	0	0	0
Q4 2011	1	0	0	0	0	0	0	0	1
Nutana									
Q4 2012	96	3	0	11	34	17	0	0	161
Q4 2011	115	7	0	0	34	19	0	126	301
Lakeview									
Q4 2012	27	1	0	0	4	9	0	0	41
Q4 2011	21	0	0	0	0	9	0	0	30
Northeast									
Q4 2012	154	1	0	2	2	47	2	5	213
Q4 2011	84	8	0	0	3	21	0	0	116
North									
Q4 2012	0	3	0	0	0	0	0	0	3
Q4 2011	4	0	0	0	0	0	1	0	5
South/West									
Q4 2012	1	0	0	0	0	19	1	0	21
Q4 2011	4	6	0	0	0	0	0	0	10
West									
Q4 2012	74	2	0	0	0	41	0	0	117
Q4 2011	91	0	0	0	5	0	0	71	167
Remainder of the CMA									
Q4 2012	138	9	10	0	1	4	0	0	162
Q4 2011	104	1	2	0	1	0	0	0	108
Saskatoon CMA									
Q4 2012	490	19	10	13	41	137	3	5	718
Q4 2011	426	22	2	0	43	49	1	197	740

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

Table 1.2: History of Housing Starts of Saskatoon CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,971	174	68	54	207	1,007	34	238	3,753
% Change	23.3	70.6	-29.9	**	-38.4	117.5	n/a	-38.7	25.4
2011	1,599	102	97	9	336	463	0	388	2,994
% Change	-2.4	59.4	155.3	n/a	45.5	145.0	n/a	75.6	25.7
2010	1,638	64	38	0	231	189	0	221	2,381
% Change	48.8	52.4	58.3	n/a	59.3	65.8	-100.0	n/a	66.7
2009	1,101	42	24	0	145	114	2	0	1,428
% Change	-14.3	-53.3	n/a	-100.0	-40.1	-83.7	n/a	n/a	-38.4
2008	1,285	90	0	3	242	699	0	0	2,319
% Change	-10.7	-10.0	n/a	-93.5	-34.6	136.9	-100.0	-100.0	-2.6
2007	1,439	100	0	46	370	295	18	112	2,380
% Change	53.4	138.1	n/a	119.0	132.7	-5.4	**	**	59.1
2006	938	42	0	21	159	312	4	20	1,496
% Change	29.7	-27.6	n/a	-25.0	**	58.4	-50.0	**	40.9
2005	723	58	0	28	44	197	8	4	1,062
% Change	-1.1	-32.6	n/a	27.3	-87.0	-49.1	-42.9	n/a	-32.7
2004	731	86	0	22	338	387	14	0	1,578
% Change	8.3	152.9	-100.0	**	-18.2	115.0	-33.3	-100.0	8.5
2003	675	34	1	1	413	180	21	130	1,455

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	% Change
Central	0	3	0	0	0	0	0	0	0	3	-100.0
Nutana	80	88	16	10	29	12	73	0	198	110	80.0
Lakeview	58	20	2	0	0	0	69	0	129	20	**
Northeast	132	84	4	10	0	48	138	92	274	234	17.1
North	0	1	2	2	0	0	0	0	2	3	-33.3
South/West	0	1	2	4	0	0	192	0	194	5	**
West	102	63	6	0	10	12	88	147	206	222	-7.2
Remainder of the CMA	128	109	10	2	22	8	0	47	160	166	-3.6
Saskatoon CMA	500	369	42	28	61	80	560	286	1,163	763	52.4

Table 2.1: Starts by Submarket and by Dwelling Type January - December 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
Central	1	5	0	2	4	0	21	58	26	65	-60.0
Nutana	421	383	54	40	97	186	240	206	812	815	-0.4
Lakeview	204	83	8	0	10	64	69	59	291	206	41.3
Northeast	498	296	18	20	67	75	368	136	951	527	80.5
North	1	9	10	6	0	0	0	0	11	15	-26.7
South/West	3	10	18	22	0	0	192	123	213	155	37.4
West	378	382	10	0	65	60	333	222	786	664	18.4
Remainder of the CMA	519	440	58	12	64	48	22	47	663	547	21.2
Saskatoon CMA	2,025	1,608	176	102	307	433	1,245	851	3,753	2,994	25.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Central	0	0	0	0	0	0	0	0
Nutana	29	12	0	0	73	0	0	0
Lakeview	0	0	0	0	69	0	0	0
Northeast	0	48	0	0	138	92	0	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	0	192	0
West	10	12	0	0	68	84	20	63
Remainder of the CMA	22	8	0	0	0	47	0	0
Saskatoon CMA	61	80	0	0	348	223	212	63

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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
Central	4	0	0	0	0	0	21	58
Nutana	97	186	0	0	240	80	0	126
Lakeview	10	64	0	0	69	59	0	0
Northeast	67	75	0	0	363	136	5	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	0	21	192	102
West	31	60	34	0	313	120	20	102
Remainder of the CMA	64	48	0	0	22	47	0	0
Saskatoon CMA	273	433	34	0	1,007	463	238	388

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Central	0	3	0	0	0	0	0	3
Nutana	96	89	102	21	0	0	198	110
Lakeview	60	20	69	0	0	0	129	20
Northeast	129	136	145	98	0	0	274	234
North	2	3	0	0	0	0	2	3
South/West	2	5	0	0	192	0	194	5
West	108	63	78	96	20	63	206	222
Remainder of the CMA	160	119	0	47	0	0	160	166
Saskatoon CMA	557	438	394	262	212	63	1,163	763

Table 2.5: Starts by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Central	5	7	0	0	21	58	26	65
Nutana	434	421	378	268	0	126	812	815
Lakeview	216	83	75	123	0	0	291	206
Northeast	503	358	443	169	5	0	951	527
North	11	15	0	0	0	0	11	15
South/West	21	32	0	21	192	102	213	155
West	386	382	346	180	54	102	786	664
Remainder of the CMA	637	500	26	47	0	0	663	547
Saskatoon CMA	2,213	1,798	1,268	808	272	388	3,753	2,994

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	% Change
Central	0	1	0	0	0	0	0	0	0	1	-100.0
Nutana	118	133	18	10	34	22	0	63	170	228	-25.4
Lakeview	38	22	6	0	4	0	0	0	48	22	118.2
Northeast	182	89	2	6	4	0	57	32	245	127	92.9
North	1	4	4	4	0	0	0	0	5	8	-37.5
South/West	2	6	0	4	0	0	21	0	23	10	130.0
West	76	121	0	0	14	32	41	0	131	153	-14.4
Remainder of the CMA	146	122	16	4	15	3	0	0	177	129	37.2
Saskatoon CMA	563	498	46	28	71	57	119	95	799	678	17.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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
Central	3	2	0	0	0	0	79	0	82	2	**
Nutana	367	373	36	40	206	127	104	260	713	800	-10.9
Lakeview	111	53	6	0	68	0	145	0	330	53	**
Northeast	379	340	16	16	70	18	148	32	613	406	51.0
North	4	11	8	8	0	0	0	0	12	19	-36.8
South/West	6	14	12	16	0	0	123	0	141	30	**
West	371	390	2	6	26	94	287	213	686	703	-2.4
Remainder of the CMA	455	470	26	12	60	25	4	0	545	507	7.5
Saskatoon CMA	1,696	1,653	106	98	430	264	890	505	3,122	2,520	23.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Central	0	0	0	0	0	0	0	0
Nutana	34	22	0	0	0	0	0	63
Lakeview	4	0	0	0	0	0	0	0
Northeast	4	0	0	0	52	32	5	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	21	0	0	0
West	14	32	0	0	41	0	0	0
Remainder of the CMA	15	3	0	0	0	0	0	0
Saskatoon CMA	71	57	0	0	114	32	5	63

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 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
Central	0	0	0	0	0	0	79	0
Nutana	206	127	0	0	104	126	0	134
Lakeview	68	0	0	0	145	0	0	0
Northeast	70	18	0	0	143	32	5	0
North	0	0	0	0	0	0	0	0
South/West	0	0	0	0	21	0	102	0
West	26	94	0	0	185	0	102	213
Remainder of the CMA	60	25	0	0	4	0	0	0
Saskatoon CMA	430	264	0	0	602	158	288	347

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Central	0	1	0	0	0	0	0	1
Nutana	131	143	39	22	0	63	170	228
Lakeview	44	22	4	0	0	0	48	22
Northeast	182	95	58	32	5	0	245	127
North	5	6	0	0	0	2	5	8
South/West	1	10	21	0	1	0	23	10
West	76	121	55	32	0	0	131	153
Remainder of the CMA	177	129	0	0	0	0	177	129
Saskatoon CMA	616	527	177	86	6	65	799	678

Table 3.5: Completions by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Central	3	2	0	0	79	0	82	2
Nutana	380	411	333	255	0	134	713	800
Lakeview	117	53	213	0	0	0	330	53
Northeast	409	355	197	50	7	1	613	406
North	12	16	0	0	0	3	12	19
South/West	17	27	21	0	103	3	141	30
West	373	396	211	94	102	213	686	703
Remainder of the CMA	537	493	8	14	0	0	545	507
Saskatoon CMA	1,848	1,753	983	413	291	354	3,122	2,520

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Central													
Q4 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Nutana													
Q4 2012	1	0.9	24	22.4	36	33.6	36	33.6	10	9.3	107	393,756	425,047
Q4 2011	4	3.5	46	40.0	36	31.3	13	11.3	16	13.9	115	360,857	424,313
Year-to-date 2012	11	3.0	84	22.7	139	37.6	92	24.9	44	11.9	370	382,334	418,497
Year-to-date 2011	39	11.3	98	28.3	121	35.0	42	12.1	46	13.3	346	360,150	408,506
Lakeview													
Q4 2012	0	0.0	2	7.4	0	0.0	11	40.7	14	51.9	27	510,381	556,346
Q4 2011	0	0.0	7	33.3	6	28.6	1	4.8	7	33.3	21	357,016	437,418
Year-to-date 2012	0	0.0	8	9.3	6	7.0	28	32.6	44	51.2	86	505,655	547,838
Year-to-date 2011	1	1.8	12	21.4	8	14.3	9	16.1	26	46.4	56	480,770	475,981
Northeast													
Q4 2012	2	1.3	28	18.2	14	9.1	65	42.2	45	29.2	154	445,450	471,140
Q4 2011	1	1.3	5	6.3	8	10.1	41	51.9	24	30.4	79	469,900	480,695
Year-to-date 2012	6	1.8	36	10.5	25	7.3	143	41.8	132	38.6	342	477,686	501,192
Year-to-date 2011	4	1.2	29	8.7	63	18.8	162	48.4	77	23.0	335	449,000	464,275
North													
Q4 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2011	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	--	--
South/West													
Q4 2012	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Q4 2011	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2011	4	57.1	2	28.6	1	14.3	0	0.0	0	0.0	7	--	--
West													
Q4 2012	12	16.2	40	54.1	14	18.9	7	9.5	1	1.4	74	334,569	341,774
Q4 2011	12	13.5	46	51.7	21	23.6	10	11.2	0	0.0	89	330,000	341,534
Year-to-date 2012	59	17.9	178	53.9	59	17.9	29	8.8	5	1.5	330	328,000	338,867
Year-to-date 2011	65	19.9	165	50.5	67	20.5	27	8.3	3	0.9	327	324,900	336,658
Remainder of the CMA													
Q4 2012	46	34.6	50	37.6	20	15.0	11	8.3	6	4.5	133	319,000	341,151
Q4 2011	32	31.1	20	19.4	19	18.4	22	21.4	10	9.7	103	349,000	364,240
Year-to-date 2012	141	30.7	138	30.1	78	17.0	65	14.2	37	8.1	459	332,862	358,269
Year-to-date 2011	134	29.4	112	24.6	109	23.9	72	15.8	29	6.4	456	340,939	350,543
Saskatoon CMA													
Q4 2012	62	12.5	144	29.0	84	16.9	130	26.2	76	15.3	496	369,950	411,212
Q4 2011	52	12.6	127	30.8	90	21.8	87	21.1	57	13.8	413	362,309	400,504
Year-to-date 2012	225	14.1	444	27.8	308	19.3	357	22.4	262	16.4	1,596	370,000	408,491
Year-to-date 2011	249	16.2	419	27.3	371	24.2	313	20.4	181	11.8	1,533	360,000	389,580

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2012						
Submarket	Q4 2012	Q4 2011	% Change	YTD 2012	YTD 2011	% Change
Central	--	--	n/a	--	--	n/a
Nutana	425,047	424,313	0.2	418,497	408,506	2.4
Lakeview	556,346	437,418	27.2	547,838	475,981	15.1
Northeast	471,140	480,695	-2.0	501,192	464,275	8.0
North	--	--	n/a	--	--	n/a
South/West	--	--	n/a	--	--	n/a
West	341,774	341,534	0.1	338,867	336,658	0.7
Remainder of the CMA	341,151	364,240	-6.3	358,269	350,543	2.2
Saskatoon CMA	411,212	400,504	2.7	408,491	389,580	4.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Saskatoon Fourth 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	253	41.3	396	780	1,019	38.9	292,880	8.4	309,856
	February	349	47.9	407	746	828	49.2	285,475	-1.9	289,328
	March	448	24.1	388	1,012	806	48.1	288,645	2.1	291,349
	April	441	18.5	370	978	774	47.8	304,783	1.9	292,305
	May	539	52.3	419	1,141	784	53.4	305,616	3.8	296,506
	June	554	52.2	422	1,072	843	50.1	299,572	1.2	303,565
	July	514	44.0	443	924	852	52.0	299,097	3.2	298,848
	August	547	74.8	461	921	809	57.0	306,629	0.2	296,164
	September	478	57.2	460	925	837	55.0	302,960	-3.1	298,116
	October	402	53.4	464	801	934	49.7	312,384	6.3	313,049
	November	359	26.9	441	609	888	49.7	307,023	-1.9	300,410
	December	299	58.2	512	375	911	56.2	304,576	1.3	319,336
2012	January	294	16.2	446	741	878	50.8	309,828	5.8	321,455
	February	420	20.3	471	826	871	54.1	297,628	4.3	302,542
	March	477	6.5	442	929	775	57.0	315,935	9.5	321,309
	April	523	18.6	460	1,042	811	56.7	330,011	8.3	316,984
	May	617	14.5	455	1,123	781	58.3	318,603	4.2	308,902
	June	617	11.4	489	992	823	59.4	287,355	-4.1	292,374
	July	560	8.9	459	967	843	54.4	323,165	8.0	317,100
	August	488	-10.8	431	898	812	53.1	320,903	4.7	315,700
	September	435	-9.0	470	880	919	51.1	313,843	3.6	313,457
	October	444	10.4	455	829	876	51.9	327,182	4.7	319,432
	November	347	-3.3	440	625	900	48.9	330,125	7.5	325,760
	December	240	-19.7	444	365	929	47.8	324,597	6.6	338,404
	Q4 2011	1,060	44.4		1,785			308,366	1.8	
	Q4 2012	1,031	-2.7		1,819			327,571	6.2	
	YTD 2011	5,183	45.0		10,284			301,232	1.7	
	YTD 2012	5,462	5.4		10,217			315,834	4.8	

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[1]Source: CREA

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

Table 6: Economic Indicators Fourth Quarter 2012											
		Interest Rates			NHPI, Total, Saskatoon CMA 2007=100	CPI, 2002 =100	Saskatoon Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	115.9	120.9	144.4	5.4	70.2	800
	February	607	3.50	5.44	115.9	121.1	144.5	5.6	70.2	807
	March	601	3.50	5.34	115.9	122.1	144.5	5.8	70.2	822
	April	621	3.70	5.69	115.9	122.2	144.1	6.1	70.2	839
	May	616	3.70	5.59	115.9	123.3	144.6	6.0	70.2	852
	June	604	3.50	5.39	115.9	122.3	145.9	5.5	70.3	856
	July	604	3.50	5.39	115.9	122.5	144.7	5.4	69.5	858
	August	604	3.50	5.39	115.9	122.7	143.8	5.3	68.8	850
	September	592	3.50	5.19	116.2	123.5	142.8	5.9	68.7	851
	October	598	3.50	5.29	115.9	123.6	144.3	5.6	69.0	852
	November	598	3.50	5.29	117.3	123.9	145.7	5.6	69.5	861
	December	598	3.50	5.29	117.3	122.9	146.5	5.5	69.7	850
2012	January	598	3.50	5.29	118.1	123.4	148	5.9	70.3	850
	February	595	3.20	5.24	118.1	123.2	148.2	6.0	70.6	848
	March	595	3.20	5.24	118.0	124.0	148.9	5.9	70.7	856
	April	607	3.20	5.44	119.0	124.6	149.1	5.7	70.4	851
	May	601	3.20	5.34	119.0	125.0	150.0	5.5	70.5	844
	June	595	3.20	5.24	119.0	124.6	151.1	5.4	70.8	856
	July	595	3.10	5.24	119.0	124.4	151.9	5.6	71.1	872
	August	595	3.10	5.24	119.0	124.6	153.1	5.3	71.2	902
	September	595	3.10	5.24	119.0	124.9	153.4	5.4	71.2	924
	October	595	3.10	5.24	119.0	125.2	154.0	5.1	71.1	939
	November	595	3.10	5.24	119.0	125.0	153.7	5.5	71.0	941
	December	595	3.00	5.24		123.7	154.6	5.5	71.3	935

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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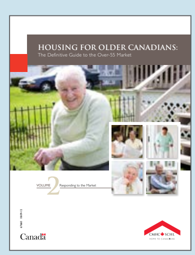

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