HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

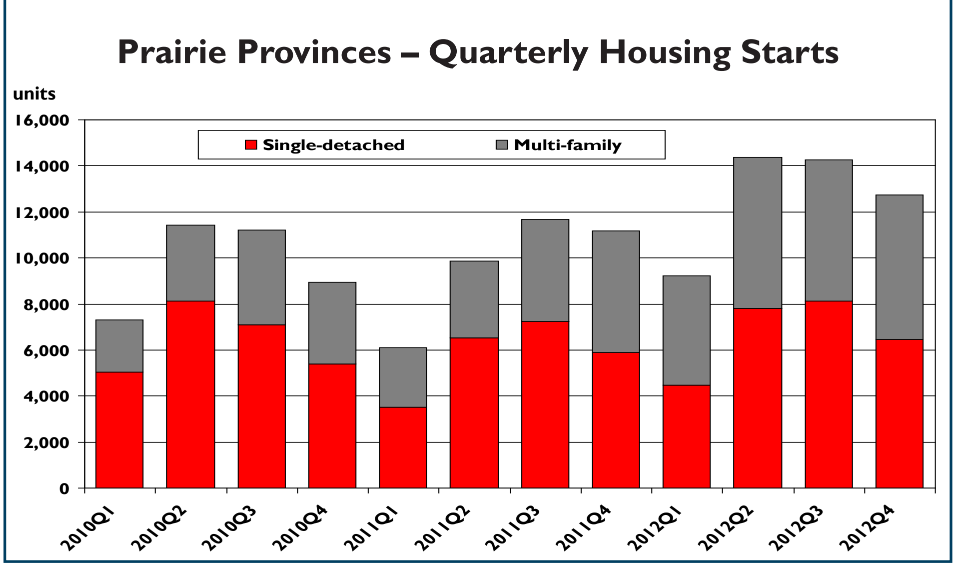
Date Released: First Quarter 2013

New Home Market

Prairie Housing starts higher in the fourth quarter

Housing starts in the Prairie Region increased by 14 per cent to 12,738 units during the fourth quarter of 2012, from 11,189 units a year earlier. This brought 2012 production to 50,606 units, up 30 per cent from 2011. During the fourth quarter of 2012, Prairie single-detached starts increased to 6,448 units from 5,882 in 2011. With this, Prairie single-detached starts amounted to 26,833 units in 2012, an increase of 16 per cent from 2011. Meanwhile, multi-family starts, composed of semi-detached, row, and apartment units, amounted to 6,290 units during the last quarter of 2012, pushing the

Figure 1



Source: CMHC

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annual total to 23,773 units, up 52 per cent from 2011.

In Alberta, the 8,524 housing starts in the fourth quarter represented a 12 per cent increase from a year earlier. This brought production in Alberta in 2012 to 33,396 starts, up 30 per cent from 2011's total of 25,704. Single-detached starts in Alberta amounted to 4,349 units during the fourth quarter, lifting annual 2012 production to 17,493 units, up15 per cent from 15,193 in 2011. Meanwhile, the 4,175 multi-family starts in the fourth quarter lifted annual production to 15,903 units, up 51 per cent from 2011. A lower level of inventory of completed and unoccupied units along with less competition from the resale market helped lift housing starts, as did rising migration and employment.

In the Calgary Census Metropolitan Area (CMA), there were 2,836 housing starts in the fourth quarter, down seven per cent from 3,057 in 2011. Despite the pullback in the fourth quarter, annual production in the Calgary CMA amounted to 12,841 units in 2012, up 38 per cent from 2011. In the single-detached segment, there were 1,479 units started in the fourth quarter, up from 1,317 units in the fourth quarter of 2011. For 2012, single-detached starts rose to 5,961 units, up 17 per cent from 2011. Multi-family starts declined by 22 per cent during the fourth quarter of 2012 to 1,357 units. Despite the fourth-quarter reduction, there were 6,880 multi-family starts in the Calgary CMA in 2012, up 63 per cent from the 4,208 units started in 2011.

In the Edmonton CMA, fourth quarter 2012 housing starts amounted to 3,710 units, up 41per cent from the same period in 2011. For the entire year, Edmonton's total housing starts amounted to 12,837 units, up 38 per cent from 2011. In the fourth quarter of 2012, there were 1,395 single-detached starts and 2,315 multi-family starts, up 11 and 69 per cent, respectively over the previous year. From 2011 to 2012, single-detached starts in the Edmonton CMA rose by 13 per cent from 5,017 to 5,658 units. Multi-family starts in the Edmonton CMA amounted to 7,179 units last year, up 66 per cent from 4,315 in 2011.

In Alberta's larger Census Agglomerations (CAs), fourth quarter 2012 housing starts were higher in Lethbridge, Medicine Hat, and Wood Buffalo, and unchanged in Red Deer. For all of 2012, there were 660 starts in Lethbridge, down from 766 a year prior. Wood Buffalo also experienced a decline in starts from 780 units in 2011 to 637 units in 2012. In Red Deer, housing starts amounted to 568 units, up from 555 in 2011. Medicine Hat also saw its housing starts increase from 150 units in 2011 to 284 in 2012. There were changes in Grande Prairie CA's geographical boundaries so that a year-over-year comparison is not applicable.

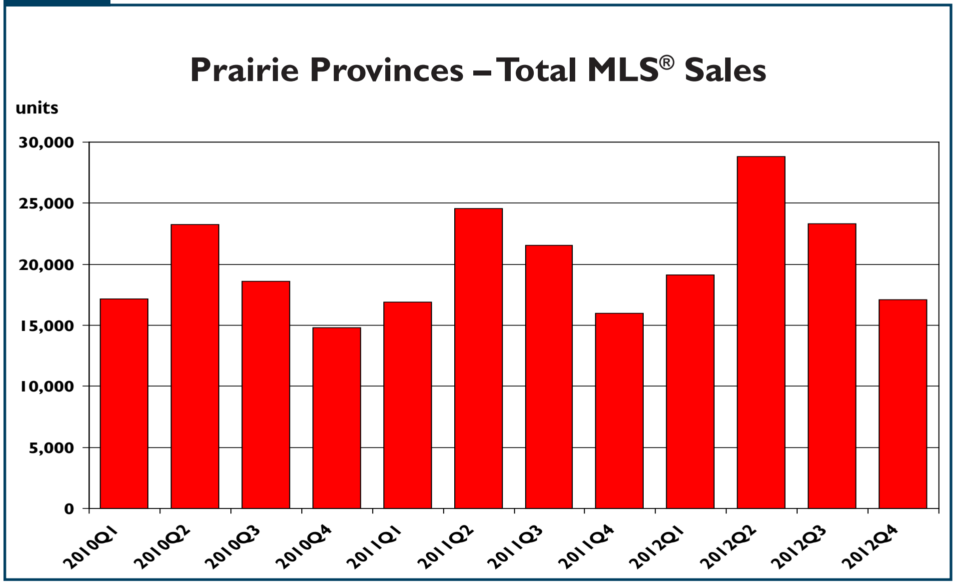
In Saskatchewan, fourth quarter housing starts amounted to 2,657 units, up 48 per cent from the same period in 2011. This raised Saskatchewan's starts to 9,968 units in 2012, up 42 per cent from 2011and the highest level since 1979. An expanding economy and a record level of migration to Saskatchewan contributed to housing demand. In the fourth quarter, Saskatchewan's single-detached starts amounted to 1,110 units while multi-family starts tallied to 1,547 units, up 15 and 85 per cent, respectively. In 2012, single-detached starts in Saskatchewan reached 5,171 units, a 25 per cent increase from 2011. Saskatchewan's multi-family starts rose 67 per cent, from 2,879 units in 2011 to 4,797 in 2012. The number of housing units initiated in 2012 for both single-detached and multi-family units represented 33-year highs.

In the Regina CMA, fourth quarter 2012 housing starts increased 58 per cent to 873 units, up from 554 in 2011. This lifted 2012 production in Regina to a 35-year high of 3,093 units, up 83 per cent from the 1,694 units started in 2011. In the Saskatoon CMA, housing starts in the fourth quarter of 2012 amounted to 1,163 units, up 52 per cent from 763 units a year earlier. This brought Saskatoon's housing starts in 2012 to 3,753 units, up 25 per cent from 2011. Saskatoon's new home construction in 2012 represented the highest level of production since 1979.

In Manitoba, housing starts in the last three months of 2012 reached 1,557 units, down 12 per cent year-over-year. Despite slowing in the fourth quarter, annual housing starts in Manitoba reached 7,242 units in 2012, up 19 per cent from 6,083 in 2011 and the highest level of production in 25 years. Single-detached starts in Manitoba during the fourth quarter of 2012 amounted to 989 units, down from 998 a year earlier. This brought 2012 single-detached starts in Manitoba to 4,169 units, up nine per cent from 2011. Multi-family starts in Manitoba during the fourth quarter of 2012 decreased to 568 units from 767 in the previous year. Even with this moderation, Manitoba's multi-family starts for 2012 reached 3,073 units, up 36 per cent from 2011.

In the Winnipeg CMA, housing starts in the fourth quarter of 2012 decreased 24 per cent to 802 units, down from 1,059 in 2011. This brought Winnipeg's starts in 2012 to 4,065 units, up 22 per cent from 2011.

Figure 2



Source: CREA (Raw)

This represented the highest level of production in Winnipeg since 1987. Single-detached starts in Winnipeg during the fourth quarter of 2012 declined to 504 units from 524 a year earlier. However, on an annual basis, single-detached starts in Winnipeg amounted to 2,129 units, up six per cent from 2011. Meanwhile, multi-family starts in the fourth quarter of 2012 declined to 298 units from 535 a year earlier. However, stronger activity in prior quarters helped lift Winnipeg's multi-family starts in 2012 to 1,936 units, up 46 per cent from 2011.

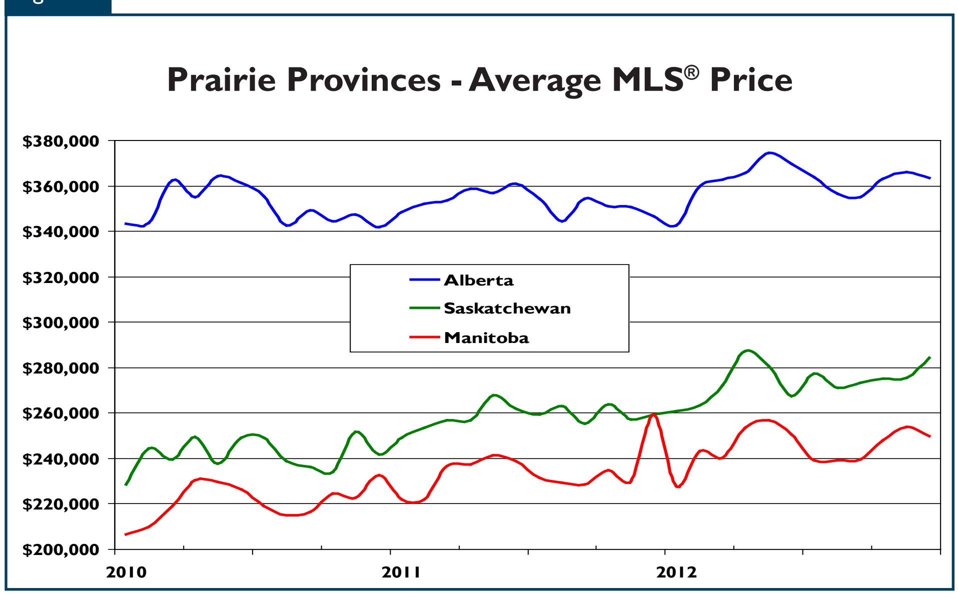
Resale Market

Prairie Region MLS® sales higher in 2012

MLS® sales during the fourth quarter of 2012 totalled 17,083 units, up three per cent from 2011. This helped push MLS® sales in the Prairies to 88,327 units in 2012, an increase of nine per cent from 80,831 in 2011. In Alberta, MLS® sales in the fourth quarter of 2012 amounted to 11,704 units, up from 10,917 over the same time period from the previous year. In Saskatchewan, there were 2,630 MLS® sales in the fourth quarter, down from 2,801 a year earlier. In Manitoba, resale transactions of 2,749 declined three per cent year-over-year in the fourth quarter. Though transactions in Saskatchewan and Manitoba declined during the fourth quarter, annual sales in both provinces increased. In 2012, MLS® sales in Saskatchewan increased by six per cent to a record 13,950 units, while sales in Manitoba in 2012 edged higher to a record 14,008. In Alberta, MLS® sales increased by 12 per cent to 60,369 units in 2012, well below the record of 73,970 set in 2006.

The average MLS® price in the Prairie region rose by 4.1 per cent to $330,624 in 2012. Saskatchewan reported the highest price growth last year, followed by Manitoba and then Alberta. The average MLS® price in Saskatchewan increased 5.7 per cent to $274,268 in 2012. In Manitoba, the average resale price increased five per cent to $246,318 in 2012. In Alberta, a transition from buyers' to balanced market conditions lifted the average resale price by 2.8 per cent to $363,208 in 2012.

Figure 3



Source: CREA (Raw)

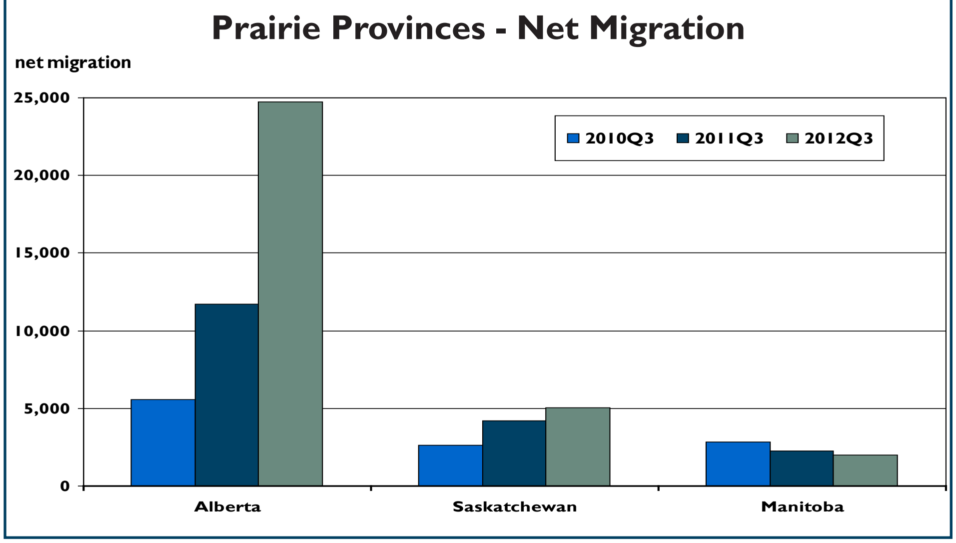
Economy

Migration to Prairie Region remained elevated

Housing markets continued to benefit from an elevated influx of migrants. Net migration to the Prairie region amounted to 31,732 in the third quarter of 2012, up 75 per cent from a year earlier. Alberta added 24,724 people from interprovincial and international migration. In Saskatchewan, third quarter net migration amounted to 5,020 people, bringing the nine month total to 14,116, higher than any annual amount on record going back to 1970. In Manitoba, net migration declined 11 per cent in the third quarter to 1,988 people. Manitoba continued to lose from interprovincial migration while international migration also eased.

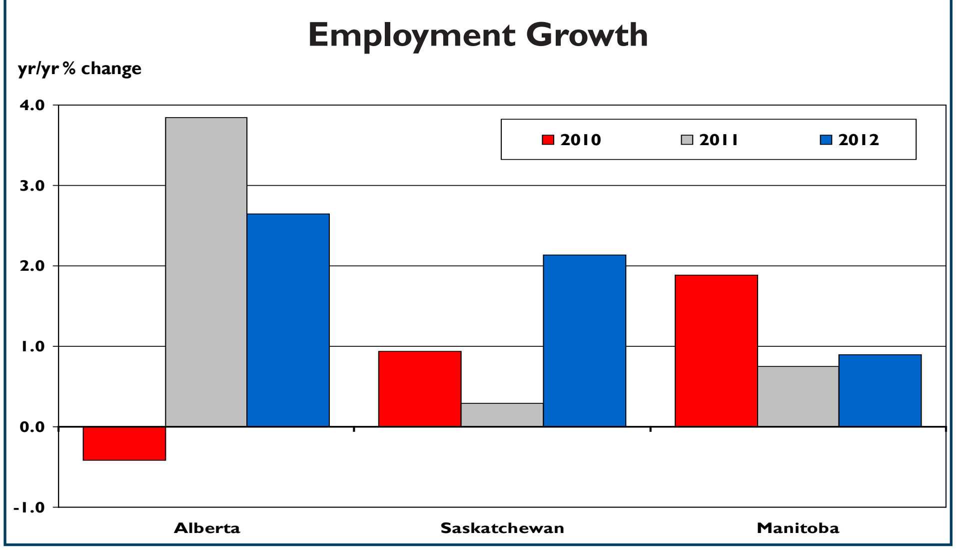
Economic and labour market conditions in the Prairie Region varied in the final three months of 2012. In Alberta, full-time employment grew by 11,400 between the third and fourth quarter of 2012. This helped lower the unemployment rate in Alberta to 4.4 per cent in the fourth quarter of 2012. In Saskatchewan, full-time employment declined by 200 in the fourth quarter of 2012, but an increase in part-time jobs moved the unemployment lower to 4.6 per cent. In Manitoba, full-time employment increased by 4,900 positions in the fourth quarter and kept the unemployment rate unchanged from the third quarter at 5.4 per cent.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

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 Prairie Region
Fourth 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										
Q4 2012	5,278	1,076	67	19	884	2,424	146	1,286	1,558	12,738
Q4 2011	4,790	778	156	22	871	2,202	86	1,042	1,242	11,189
% Change	10.2	38.3	-57.1	-13.6	1.5	10.1	69.8	23.4	25.4	13.8
Year-to-date 2012	21,429	4,074	477	88	3,931	8,530	351	4,541	7,151	50,606
Year-to-date 2011	19,010	2,796	319	69	3,138	4,991	398	2,720	5,377	38,818
% Change	12.7	45.7	49.5	27.5	25.3	70.9	-11.8	66.9	33.0	30.4
UNDER CONSTRUCTION										
Q4 2012	12,506	2,700	321	54	3,463	11,267	395	5,007	4,753	40,500
Q4 2011	10,782	1,766	266	36	2,833	9,076	262	3,095	1,618	29,734
% Change	16.0	52.9	20.7	50.0	22.2	24.1	50.8	61.8	193.8	36.2
COMPLETIONS										
Q4 2012	5,411	982	165	27	1,019	1,229	96	664	1,556	11,149
Q4 2011	5,151	762	73	23	735	964	86	725	2,032	10,551
% Change	5.0	28.9	126.0	17.4	38.6	27.5	11.6	-8.4	-23.4	5.7
Year-to-date 2012	19,523	3,082	377	83	3,299	5,193	341	2,842	4,571	39,311
Year-to-date 2011	18,803	2,390	260	59	2,851	3,569	388	2,524	5,669	36,513
% Change	3.8	29.0	45.0	40.7	15.7	45.5	-12.1	12.6	-19.4	7.7
COMPLETED & NOT ABSORBED										
Q4 2012	1,730	340	42	13	339	1,124	4	187	n/a	3,779
Q4 2011	1,787	281	22	12	285	1,332	17	91	n/a	3,827
% Change	-3.2	21.0	90.9	8.3	18.9	-15.6	-76.5	105.5	n/a	-1.3
ABSORBED										
Q4 2012	4,589	807	89	26	919	1,137	79	482	n/a	8,128
Q4 2011	4,258	623	57	24	617	980	55	625	n/a	7,239
% Change	7.8	29.5	56.1	8.3	48.9	16.0	43.6	-22.9	n/a	12.3
Year-to-date 2012	16,987	2,695	247	69	2,978	4,621	246	1,610	n/a	29,453
Year-to-date 2011	16,218	2,084	241	42	2,394	3,512	197	1,755	n/a	26,443
% Change	4.7	29.3	2.5	64.3	24.4	31.6	24.9	-8.3	n/a	11.4

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

Table 1.1a: Housing Activity Summary of Manitoba
Fourth 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										
Q4 2012	592	38	9	6	111	128	0	128	545	1,557
Q4 2011	632	18	4	8	122	161	34	328	458	1,765
% Change	-6.3	111.1	125.0	-25.0	-9.0	-20.5	-100.0	-61.0	19.0	-11.8
Year-to-date 2012	2,482	136	12	20	350	884	4	986	2,334	7,242
Year-to-date 2011	2,367	104	8	34	286	351	207	803	1,923	6,083
% Change	4.9	30.8	50.0	-41.2	22.4	151.9	-98.1	22.8	21.4	19.1
UNDER CONSTRUCTION										
Q4 2012	1,362	80	12	11	219	889	16	974	1,491	5,088
Q4 2011	1,157	22	4	13	202	415	95	794	458	3,160
% Change	17.7	**	200.0	-15.4	8.4	114.2	-83.2	22.7	**	61.0
COMPLETIONS										
Q4 2012	617	24	0	14	79	126	3	308	492	1,663
Q4 2011	679	36	4	14	96	97	75	425	760	2,186
% Change	-9.1	-33.3	-100.0	0.0	-17.7	29.9	-96.0	-27.5	-35.3	-23.9
Year-to-date 2012	2,261	74	4	25	335	476	88	740	1,385	5,388
Year-to-date 2011	2,215	102	7	40	216	298	165	951	1,977	5,971
% Change	2.1	-27.5	-42.9	-37.5	55.1	59.7	-46.7	-22.2	-29.9	-9.8
COMPLETED & NOT ABSORBED										
Q4 2012	205	2	0	5	38	101	1	175	n/a	527
Q4 2011	173	7	0	12	10	57	14	85	n/a	358
% Change	18.5	-71.4	n/a	-58.3	**	77.2	-92.9	105.9	n/a	47.2
ABSORBED										
Q4 2012	524	19	0	12	26	47	4	249	n/a	881
Q4 2011	517	7	4	16	63	76	40	270	n/a	993
% Change	1.4	171.4	-100.0	-25.0	-58.7	-38.2	-90.0	-7.8	n/a	-11.3
Year-to-date 2012	1,842	35	0	29	187	322	73	538	n/a	3,026
Year-to-date 2011	1,838	20	4	30	157	301	93	601	n/a	3,044
% Change	0.2	75.0	-100.0	-3.3	19.1	7.0	-21.5	-10.5	n/a	-0.6

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

Table 1.1b: Housing Activity Summary of Saskatchewan Fourth 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										
Q4 2012	879	112	22	8	105	559	112	534	326	2,657
Q4 2011	740	54	70	11	69	449	32	145	231	1,801
% Change	18.8	107.4	-68.6	-27.3	52.2	24.5	**	**	41.1	47.5
Year-to-date 2012	3,767	422	107	55	534	1,984	289	783	2,027	9,968
Year-to-date 2011	2,999	180	125	14	582	954	167	656	1,354	7,031
% Change	25.6	134.4	-14.4	**	-8.2	108.0	73.1	19.4	49.7	41.8
UNDER CONSTRUCTION										
Q4 2012	2,426	302	77	35	496	2,050	320	622	1,314	7,642
Q4 2011	1,882	118	113	12	489	1,199	125	521	373	4,832
% Change	28.9	155.9	-31.9	191.7	1.4	71.0	156.0	19.4	**	58.2
COMPLETIONS										
Q4 2012	1,029	88	21	7	122	239	62	136	504	2,208
Q4 2011	845	40	15	2	136	208	8	70	494	1,818
% Change	21.8	120.0	40.0	**	-10.3	14.9	**	94.3	2.0	21.5
Year-to-date 2012	3,193	186	110	41	541	1,182	168	683	1,318	7,422
Year-to-date 2011	2,778	138	28	4	432	535	131	570	1,650	6,266
% Change	14.9	34.8	**	**	25.2	120.9	28.2	19.8	-20.1	18.4
COMPLETED & NOT ABSORBED										
Q4 2012	229	40	8	8	38	150	2	0	n/a	475
Q4 2011	228	11	1	0	27	97	2	0	n/a	366
% Change	0.4	**	**	n/a	40.7	54.6	0.0	n/a	n/a	29.8
ABSORBED										
Q4 2012	808	36	16	13	77	220	42	5	n/a	1,217
Q4 2011	634	22	2	1	58	105	7	197	n/a	1,026
% Change	27.4	63.6	**	**	32.8	109.5	**	-97.5	n/a	18.6
Year-to-date 2012	2,636	111	82	30	462	939	106	364	n/a	4,730
Year-to-date 2011	2,220	96	14	2	271	436	67	502	n/a	3,608
% Change	18.7	15.6	**	**	70.5	115.4	58.2	-27.5	n/a	31.1

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

Table 1.1c: Housing Activity Summary of Alberta Fourth 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										
Q4 2012	3,807	926	36	5	668	1,737	34	624	687	8,524
Q4 2011	3,418	706	82	3	680	1,592	20	569	553	7,623
% Change	11.4	31.2	-56.1	66.7	-1.8	9.1	70.0	9.7	24.2	11.8
Year-to-date 2012	15,180	3,516	358	13	3,047	5,662	58	2,772	2,790	33,396
Year-to-date 2011	13,644	2,512	186	21	2,270	3,686	24	1,261	2,100	25,704
% Change	11.3	40.0	92.5	-38.1	34.2	53.6	141.7	119.8	32.9	29.9
UNDER CONSTRUCTION										
Q4 2012	8,718	2,318	232	8	2,748	8,328	59	3,411	1,948	27,770
Q4 2011	7,743	1,626	149	11	2,142	7,462	42	1,780	787	21,742
% Change	12.6	42.6	55.7	-27.3	28.3	11.6	40.5	91.6	147.5	27.7
COMPLETIONS										
Q4 2012	3,765	870	144	6	818	864	31	220	560	7,278
Q4 2011	3,627	686	54	7	503	659	3	230	778	6,547
% Change	3.8	26.8	166.7	-14.3	62.6	31.1	**	-4.3	-28.0	11.2
Year-to-date 2012	14,069	2,822	263	17	2,423	3,535	85	1,419	1,868	26,501
Year-to-date 2011	13,810	2,150	225	15	2,203	2,736	92	1,003	2,042	24,276
% Change	1.9	31.3	16.9	13.3	10.0	29.2	-7.6	41.5	-8.5	9.2
COMPLETED & NOT ABSORBED										
Q4 2012	1,296	298	34	0	263	873	1	12	n/a	2,777
Q4 2011	1,386	263	21	0	248	1,178	1	6	n/a	3,103
% Change	-6.5	13.3	61.9	n/a	6.0	-25.9	0.0	100.0	n/a	-10.5
ABSORBED										
Q4 2012	3 257	752	73	1	816	870	33	228	n/a	6,030
Q4 2011	3 107	594	51	7	496	799	8	158	n/a	5,220
% Change	4.8	26.6	43.1	-85.7	64.5	8.9	**	44.3	n/a	15.5
Year-to-date 2012	12,509	2,549	165	10	2,329	3,360	67	708	n/a	21,697
Year-to-date 2011	12,160	1,968	223	10	1,966	2,775	37	652	n/a	19,791
% Change	2.9	29.5	-26.0	0.0	18.5	21.1	81.1	8.6	n/a	9.6

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

Table 1.2: History of Housing Starts of Prairie Region
2003 - 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		
2012	21,429	4,074	477	88	3,931	8,530	351	4,541	7,151	50,606
% Change	12.7	45.7	49.5	27.5	25.3	70.9	-11.8	66.9	33.0	30.4
2011	19,010	2,796	319	69	3,138	4,991	398	2,720	5,377	38,818
% Change	-8.4	10.5	20.8	53.3	11.2	32.2	130.1	18.9	-13.7	-0.2
2010	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491
% Change	3.9	33.2	-41.6	48.6	-7.2	-2.4	33.3	-2.7	-1.0	1.8
2003	21,810	1,404	243	109	3,631	7,481	327	2,385	6,302	43,692

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Manitoba
2003 - 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		
2012	2,482	136	12	20	350	884	4	986	2,334	7,242
% Change	4.9	30.8	50.0	-41.2	22.4	151.9	-98.1	22.8	21.4	19.1
2011	2,367	104	8	34	286	351	207	803	1,923	6,083
% Change	3.6	33.3	166.7	6.3	37.5	-1.7	**	-17.6	0.1	3.3
2010	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440
% Change	14.8	50.0	n/a	-3.6	16.7	-57.0	**	17.9	0.4	5.6
2003	1,819	4	0	28	78	298	10	453	1,516	4,206

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Saskatchewan 2003 - 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		
2012	3,767	422	107	55	534	1,984	289	783	2,027	9,968
% Change	25.6	134.4	-14.4	**	-8.2	108.0	73.1	19.4	49.7	41.8
2011	2,999	180	125	14	582	954	167	656	1,354	7,031
% Change	7.5	73.1	150.0	180.0	37.3	43.9	103.7	48.1	0.7	19.0
2010	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781
% Change	13.9	150.0	-100.0	80.0	14.0	66.5	128.0	-98.5	-6.5	14.1
2003	1,418	36	9	20	599	397	25	130	681	3,315

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Alberta 2003 - 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		
2012	15,180	3,516	358	13	3,047	5,662	58	2,772	2,790	33,396
% Change	11.3	40.0	92.5	-38.1	34.2	53.6	141.7	119.8	32.9	29.9
2011	13,644	2,512	186	21	2,270	3,686	24	1,261	2,100	25,704
% Change	-13.0	7.0	-11.8	162.5	3.7	33.8	-61.3	44.9	-29.2	-5.1
2010	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270
% Change	2.0	30.1	-39.3	62.3	-12.1	-4.1	15.1	-1.0	-0.6	0.3
2003	18,573	1,364	234	61	2,954	6,786	292	1,802	4,105	36,171

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba 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
Centres 100,000+											
Winnipeg	504	524	18	4	64	106	216	425	802	1,059	-24.3
Centres 10,000 - 49,999											
Brandon	22	29	4	0	25	16	8	40	59	85	-30.6
Hanover RM	36	26	10	6	17	22	0	0	63	54	16.7
Portage la Prairie	10	15	0	2	0	0	0	0	10	17	-41.2
St. Andrews	10	21	0	0	0	0	0	0	10	21	-52.4
Steinbach	14	23	16	10	4	0	28	24	62	57	8.8
Thompson	2	2	0	0	0	12	4	0	6	14	-57.1
Total Manitoba (10,000+)	598	640	48	22	110	156	256	489	1,012	1,307	-22.6

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba 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
Centres 100,000+											
Winnipeg	2,129	2,002	118	38	188	333	1,630	958	4,065	3,331	22.0
Centres 10,000 - 49,999											
Brandon	110	108	18	6	77	98	174	84	379	296	28.0
Hanover RM	111	92	22	18	35	26	6	0	174	136	27.9
Portage la Prairie	29	49	0	2	0	0	0	23	29	74	-60.8
St. Andrews	39	53	0	0	0	0	0	0	39	53	-26.4
Steinbach	79	95	40	52	4	4	90	89	213	240	-11.3
Thompson	5	2	0	0	0	28	4	0	9	30	-70.0
Total Manitoba (10,000+)	2,502	2,401	198	116	304	489	1,904	1,154	4,908	4,160	18.0

Source: CMHC (Starts and Completions Survey)

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
Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan Fourth Quarter 2012											
Centres 100,000+											
Regina	256	268	160	28	46	14	411	244	873	554	57.6
Saskatoon	500	369	42	28	61	80	560	286	1,163	763	52.4
Centres 10,000 - 49,999											
Estevan	19	7	2	0	0	0	0	0	21	7	200.0
Lloydminster	17	21	0	0	22	39	0	0	39	60	-35.0
Moose Jaw	29	19	4	0	0	0	6	15	39	34	14.7
North Battleford	12	17	4	2	0	0	94	21	110	40	175.0
Prince Albert	19	22	2	6	4	12	22	4	47	44	6.8
Swift Current	21	21	0	2	0	14	0	0	21	37	-43.2
Yorkton	14	7	4	0	0	0	0	24	18	31	-41.9
Total Saskatchewan (10,000+)	887	751	218	66	133	159	1,093	594	2,331	1,570	48.5

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
Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - December 2012											
Centres 100,000+											
Regina	1,289	958	386	66	205	152	1,213	518	3,093	1,694	82.6
Saskatoon	2,025	1,608	176	102	307	433	1,245	851	3,753	2,994	25.4
Centres 10,000 - 49,999											
Estevan	49	45	2	14	33	24	0	95	84	178	-52.8
Lloydminster	98	79	0	2	90	82	64	63	252	226	11.5
Moose Jaw	119	76	4	0	28	0	22	15	173	91	90.1
North Battleford	39	51	4	6	18	24	102	33	163	114	43.0
Prince Albert	84	110	22	12	28	22	97	7	231	151	53.0
Swift Current	64	49	0	10	16	70	0	4	80	133	-39.8
Yorkton	57	40	16	10	15	22	24	24	112	96	16.7
Total Saskatchewan (10,000+)	3,824	3,016	610	222	740	829	2,767	1,610	7,941	5,677	39.9

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	1,479	1,317	308	254	360	334	689	1,152	2,836	3,057	-7.2
Edmonton	1,395	1,256	598	396	206	307	1,511	663	3,710	2,622	41.5
Centres 50,000 - 99,999											
Grande Prairie	138	128	20	8	0	0	4	111	162	247	-34.4
Lethbridge	154	109	10	18	8	19	29	0	201	146	37.7
Medicine Hat	64	35	2	4	0	0	0	0	66	39	69.2
Red Deer	64	59	10	36	47	23	0	3	121	121	0.0
Wood Buffalo	130	136	36	2	0	0	120	115	286	253	13.0
Centres 10,000 - 49,999											
Bonnyville MD	35	27	0	0	8	0	0	4	43	31	38.7
Brooks	7	11	2	0	0	4	0	0	9	15	-40.0
Camrose	14	23	0	12	0	0	0	0	14	35	-60.0
Canmore	3	2	0	4	0	5	0	0	3	11	-72.7
Clearwater County MD	18	12	0	0	0	0	0	0	18	12	50.0
Cold Lake	35	19	4	6	0	0	0	0	39	25	56.0
Foothills No 31 MD	29	27	2	0	0	0	0	0	31	27	14.8
High River	12	11	6	4	0	8	0	0	18	23	-21.7
Lacombe	22	11	4	4	4	5	8	0	38	20	90.0
Lacombe County CM	18	13	0	0	0	0	0	0	18	13	38.5
Mackenzie No 23 MD	11	15	0	2	3	5	0	0	14	22	-36.4
Mountain View County MD	22	10	0	0	0	0	0	0	22	10	120.0
Okotoks	62	53	0	2	0	0	0	0	62	55	12.7
Red Deer County CM	17	19	0	0	0	0	0	0	17	19	-10.5
Strathmore	5	6	0	8	8	6	0	18	13	38	-65.8
Sylvan Lake	17	25	0	0	18	4	0	0	35	29	20.7
Wetaskiwin County No 10 CM	10	20	0	0	0	0	0	0	10	20	-50.0
Wetaskiwin	6	5	0	4	0	4	0	95	6	108	-94.4
Yellowhead County MD	15	11	0	0	0	0	0	0	15	11	36.4
Total Alberta (10,000+)	3,812	3,421	1,002	764	662	724	2,361	2,161	7,837	7,070	10.8

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	5,961	5,084	1,128	918	1,758	1,184	3,994	2,106	12,841	9,292	38.2
Edmonton	5,658	5,017	2,172	1,400	1,080	710	3,927	2,205	12,837	9,332	37.6
Centres 50,000 - 99,999											
Grande Prairie	491	557	84	24	16	4	20	111	611	696	-12.2
Lethbridge	552	491	32	74	32	144	44	57	660	766	-13.8
Medicine Hat	226	130	8	12	0	8	50	0	284	150	89.3
Red Deer	326	295	72	114	97	54	73	92	568	555	2.3
Wood Buffalo	347	530	78	26	74	12	138	212	637	780	-18.3
Centres 10,000 - 49,999											
Bonnyville MD	139	135	0	0	8	0	0	4	147	139	5.8
Brooks	43	35	4	2	0	4	0	0	47	41	14.6
Camrose	52	63	12	26	4	0	4	0	72	89	-19.1
Canmore	9	16	12	8	0	15	0	5	21	44	-52.3
Clearwater County MD	61	42	0	0	0	0	0	0	61	42	45.2
Cold Lake	115	92	20	8	0	0	0	0	135	100	35.0
Foothills No 31 MD	111	110	26	0	0	0	0	0	137	110	24.5
High River	42	40	30	16	11	21	0	0	83	77	7.8
Lacombe	82	66	24	34	15	5	88	0	209	105	99.0
Lacombe County CM	57	60	0	0	0	0	0	0	57	60	-5.0
Mackenzie No 23 MD	65	92	0	4	8	24	8	0	81	120	-32.5
Mountain View County MD	76	41	0	0	0	0	0	0	76	41	85.4
Okotoks	202	211	8	6	0	0	0	0	210	217	-3.2
Red Deer County CM	107	62	0	0	8	0	0	0	115	62	85.5
Strathmore	17	27	14	18	38	84	16	60	85	189	-55.0
Sylvan Lake	109	126	14	2	84	11	0	0	207	139	48.9
Wetaskiwin County No 10 CM	55	73	0	0	0	0	0	0	55	73	-24.7
Wetaskiwin	21	23	4	8	0	4	0	95	25	130	-80.8
Yellowhead County MD	72	52	0	0	0	0	0	0	72	52	38.5
Total Alberta (10,000+)	15,193	13,665	3,742	2,708	3,237	2,284	8,434	4,947	30,606	23,604	29.7

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba 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
Centres 100,000+								
Winnipeg	64	92	0	14	112	133	104	292
Centres 10,000 - 49,999								
Brandon	25	16	0	0	0	4	8	36
Hanover RM	17	14	0	8	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	4	0	0	0	16	24	12	0
Thompson	0	0	0	12	0	0	4	0
Total Manitoba (10,000+)	110	122	0	34	128	161	128	328

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba 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
Centres 100,000+								
Winnipeg	188	176	0	157	786	303	844	655
Centres 10,000 - 49,999								
Brandon	73	88	4	10	14	12	126	72
Hanover RM	35	18	0	8	6	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	23
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	4	0	0	4	78	36	12	53
Thompson	0	0	0	28	0	0	4	0
Total Manitoba (10,000+)	300	282	4	207	884	351	986	803

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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
Centres 100,000+								
Regina	40	14	6	0	189	166	222	78
Saskatoon	61	80	0	0	348	223	212	63
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	0	0	0
Lloydminster	18	29	4	10	0	0	0	0
Moose Jaw	0	0	0	0	0	15	6	0
North Battleford	0	0	0	0	0	21	94	0
Prince Albert	4	12	0	0	22	0	0	4
Swift Current	0	0	0	14	0	0	0	0
Yorkton	0	0	0	0	0	24	0	0
Total Saskatchewan (10,000+)	123	135	10	24	559	449	534	145

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Saskatchewan 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
Centres 100,000+								
Regina	199	132	6	20	844	349	369	169
Saskatoon	273	433	34	0	1,007	463	238	388
Centres 10,000 - 49,999								
Estevan	21	24	12	0	0	78	0	17
Lloydminster	86	72	4	10	0	0	64	63
Moose Jaw	0	0	28	0	16	15	6	0
North Battleford	18	24	0	0	8	25	94	8
Prince Albert	12	12	16	10	85	0	12	7
Swift Current	16	0	0	70	0	0	0	4
Yorkton	6	0	9	22	24	24	0	0
Total Saskatchewan (10,000+)	631	697	109	132	1,984	954	783	656

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	360	334	0	0	580	981	109	171
Edmonton	206	307	0	0	1,008	454	503	209
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	0	0	4	111
Lethbridge	8	11	0	8	29	0	0	0
Medicine Hat	0	0	0	0	0	0	0	0
Red Deer	21	23	26	0	0	0	0	3
Wood Buffalo	0	0	0	0	120	115	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	8	0	0	0	0	4
Brooks	0	0	0	4	0	0	0	0
Camrose	0	0	0	0	0	0	0	0
Canmore	0	5	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	0	8	0	0	0	0	0	0
Lacombe	4	5	0	0	0	0	8	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	3	5	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	8	6	0	0	0	18	0	0
Sylvan Lake	18	4	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	4	0	24	0	71
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	628	708	34	16	1,737	1,592	624	569

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	1,758	1,184	0	0	3,360	1,886	634	220
Edmonton	1,068	710	12	0	1,983	1,392	1,944	813
Centres 50,000 - 99,999								
Grande Prairie	4	4	12	0	0	0	20	111
Lethbridge	32	136	0	8	41	57	3	0
Medicine Hat	0	4	0	4	30	0	20	0
Red Deer	71	54	26	0	70	50	3	42
Wood Buffalo	74	12	0	0	138	212	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	8	0	0	0	0	4
Brooks	0	0	0	4	0	0	0	0
Camrose	4	0	0	0	4	0	0	0
Canmore	0	15	0	0	0	5	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	11	21	0	0	0	0	0	0
Lacombe	15	5	0	0	0	0	88	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	8	24	0	0	0	0	8	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	8	0	0	0	0	0	0	0
Strathmore	38	84	0	0	16	60	0	0
Sylvan Lake	84	11	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	4	0	24	0	71
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	3,179	2,264	58	20	5,662	3,686	2,772	1,261

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba Fourth Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Centres 100,000+								
Winnipeg	506	516	192	237	104	306	802	1,059
Centres 10,000 - 49,999								
Brandon	26	29	25	20	8	36	59	85
Hanover RM	51	36	12	10	0	8	63	54
Portage la Prairie	10	17	0	0	0	0	10	17
St. Andrews	10	21	0	0	0	0	10	21
Steinbach	34	33	16	24	12	0	62	57
Thompson	2	2	0	0	4	12	6	14
Total Manitoba (10,000+)	639	654	245	291	128	362	1,012	1,307

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - December 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+								
Winnipeg	2,186	2,006	1,035	513	844	812	4,065	3,331
Centres 10,000 - 49,999								
Brandon	110	106	105	108	130	82	379	296
Hanover RM	138	114	36	14	0	8	174	136
Portage la Prairie	29	51	0	0	0	23	29	74
St. Andrews	39	53	0	0	0	0	39	53
Steinbach	123	147	78	36	12	57	213	240
Thompson	5	2	0	0	4	28	9	30
Total Manitoba (10,000+)	2,630	2,479	1,254	671	990	1,010	4,908	4,160

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Centres 100,000+								
Regina	313	290	232	180	328	84	873	554
Saskatoon	557	438	394	262	212	63	1,163	763
Centres 10,000 - 49,999								
Estevan	21	7	0	0	0	0	21	7
Lloydminster	17	41	18	9	4	10	39	60
Moose Jaw	33	19	0	15	6	0	39	34
North Battleford	14	17	0	21	96	2	110	40
Prince Albert	19	22	28	18	0	4	47	44
Swift Current	21	23	0	0	0	14	21	37
Yorkton	18	7	0	24	0	0	18	31
Total Saskatchewan (10,000+)	1,013	864	672	529	646	177	2,331	1,570

Table 2.5b: Starts by Submarket and by Intended Market
Saskatchewan
January - December 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+								
Regina	1,530	992	1,011	484	552	218	3,093	1,694
Saskatoon	2,213	1,798	1,268	808	272	388	3,753	2,994
Centres 10,000 - 49,999								
Estevan	50	60	21	101	13	17	84	178
Lloydminster	98	106	86	47	68	73	252	226
Moose Jaw	123	76	16	15	34	0	173	91
North Battleford	41	55	26	49	96	10	163	114
Prince Albert	104	116	99	18	28	17	231	151
Swift Current	64	51	16	4	0	78	80	133
Yorkton	73	50	30	24	9	22	112	96
Total Saskatchewan (10,000+)	4,296	3,304	2,573	1,550	1,072	823	7,941	5,677

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Centres 100,000+								
Calgary	1,781	1,571	946	1,315	109	171	2,836	3,057
Edmonton	1,953	1,677	1,254	732	503	213	3,710	2,622
Centres 50,000 - 99,999								
Grande Prairie	158	136	0	0	4	111	162	247
Lethbridge	164	127	37	11	0	8	201	146
Medicine Hat	66	39	0	0	0	0	66	39
Red Deer	74	77	21	41	26	3	121	121
Wood Buffalo	162	138	124	115	0	0	286	253
Centres 10,000 - 49,999								
Bonnyville MD	35	27	0	0	8	4	43	31
Brooks	9	11	0	0	0	4	9	15
Camrose	14	35	0	0	0	0	14	35
Canmore	3	6	0	5	0	0	3	11
Clearwater County MD	18	12	0	0	0	0	18	12
Cold Lake	39	25	0	0	0	0	39	25
Foothills No 31 MD	31	27	0	0	0	0	31	27
High River	18	15	0	8	0	0	18	23
Lacombe	24	20	6	0	8	0	38	20
Lacombe County CM	18	13	0	0	0	0	18	13
Mackenzie No 23 MD	14	22	0	0	0	0	14	22
Mountain View County MD	22	10	0	0	0	0	22	10
Okotoks	62	55	0	0	0	0	62	55
Red Deer County CM	17	19	0	0	0	0	17	19
Strathmore	5	14	8	24	0	0	13	38
Sylvan Lake	24	29	11	0	0	0	35	29
Wetaskiwin County No 10 CM	10	20	0	0	0	0	10	20
Wetaskiwin	6	9	0	24	0	75	6	108
Yellowhead County MD	15	11	0	0	0	0	15	11
Total Alberta (10,000+)	4,769	4,206	2,410	2,275	658	589	7,837	7,070

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market Alberta January - December 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+								
Calgary	7,115	6,000	5,092	3,072	634	220	12,841	9,292
Edmonton	7,833	6,380	3,048	2,135	1,956	817	12,837	9,332
Centres 50,000 - 99,999								
Grande Prairie	579	585	0	0	32	111	611	696
Lethbridge	582	569	75	189	3	8	660	766
Medicine Hat	232	138	32	8	20	4	284	150
Red Deer	398	391	141	122	29	42	568	555
Wood Buffalo	457	568	180	212	0	0	637	780
Centres 10,000 - 49,999								
Bonnyville MD	139	135	0	0	8	4	147	139
Brooks	47	37	0	0	0	4	47	41
Camrose	68	89	4	0	0	0	72	89
Canmore	19	28	2	16	0	0	21	44
Clearwater County MD	61	42	0	0	0	0	61	42
Cold Lake	135	100	0	0	0	0	135	100
Foothills No 31 MD	137	110	0	0	0	0	137	110
High River	72	56	11	21	0	0	83	77
Lacombe	107	99	14	6	88	0	209	105
Lacombe County CM	57	60	0	0	0	0	57	60
Mackenzie No 23 MD	68	106	5	14	8	0	81	120
Mountain View County MD	76	41	0	0	0	0	76	41
Okotoks	210	217	0	0	0	0	210	217
Red Deer County CM	115	62	0	0	0	0	115	62
Strathmore	31	45	54	144	0	0	85	189
Sylvan Lake	173	139	34	0	0	0	207	139
Wetaskiwin County No 10 CM	55	73	0	0	0	0	55	73
Wetaskiwin	25	31	0	24	0	75	25	130
Yellowhead County MD	72	52	0	0	0	0	72	52
Total Alberta (10,000+)	19,054	16,342	8,722	5,977	2,830	1,285	30,606	23,604

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Manitoba 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
Centres 100,000+											
Winnipeg	527	563	34	12	31	116	368	457	960	1,148	-16.4
Centres 10,000 - 49,999											
Brandon	30	47	2	0	16	36	6	0	54	83	-34.9
Hanover RM	31	31	2	6	12	4	6	0	51	41	24.4
Portage la Prairie	9	14	0	2	0	0	0	0	9	16	-43.8
St. Andrews	12	12	0	0	0	0	0	0	12	12	0.0
Steinbach	21	26	8	18	0	0	54	65	83	109	-23.9
Thompson	2	1	0	0	0	16	0	0	2	17	-88.2
Total Manitoba (10,000+)	632	694	46	38	59	172	434	522	1,171	1,426	-17.9

Table 3.1a: Completions by Submarket and by Dwelling Type Manitoba 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
Centres 100,000+											
Winnipeg	1,911	1,863	68	44	254	252	1,025	1,020	3,258	3,179	2.5
Centres 10,000 - 49,999											
Brandon	112	119	8	10	84	77	84	89	288	295	-2.4
Hanover RM	97	91	16	16	40	12	6	0	159	119	33.6
Portage la Prairie	28	50	0	2	0	3	23	0	51	55	-7.3
St. Andrews	46	40	0	0	0	0	0	0	46	40	15.0
Steinbach	91	95	28	50	0	4	78	140	197	289	-31.8
Thompson	4	1	0	0	0	16	0	0	4	17	-76.5
Total Manitoba (10,000+)	2,289	2,259	120	122	378	364	1,216	1,249	4,003	3,994	0.2

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Saskatchewan 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
Centres 100,000+											
Regina	331	223	48	8	41	12	86	46	506	289	75.1
Saskatoon	563	498	46	28	71	57	119	95	799	678	17.8
Centres 10,000 - 49,999											
Estevan	17	14	0	2	5	3	0	78	22	97	-77.3
Lloydminster	21	21	0	0	12	67	127	0	160	88	81.8
Moose Jaw	32	20	2	0	0	0	15	40	49	60	-18.3
North Battleford	16	13	2	0	0	8	0	0	18	21	-14.3
Prince Albert	27	27	12	6	12	0	4	15	55	48	14.6
Swift Current	21	14	0	4	0	0	0	4	21	22	-4.5
Yorkton	18	17	10	4	22	0	24	0	74	21	**
Total Saskatchewan (10,000+)	1,046	847	120	52	163	147	375	278	1,704	1,324	28.7

Table 3.1b: Completions by Submarket and by Dwelling Type Saskatchewan 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
Centres 100,000+											
Regina	1,065	687	110	74	162	98	727	355	2,064	1,214	70.0
Saskatoon	1,696	1,653	106	98	430	264	890	505	3,122	2,520	23.9
Centres 10,000 - 49,999											
Estevan	40	50	2	12	13	3	46	117	101	182	-44.5
Lloydminster	99	71	0	2	50	72	127	0	276	145	90.3
Moose Jaw	113	70	2	0	0	0	15	40	130	110	18.2
North Battleford	44	52	6	6	4	13	32	4	86	75	14.7
Prince Albert	95	115	20	6	22	0	4	48	141	169	-16.6
Swift Current	61	45	2	10	8	56	0	12	71	123	-42.3
Yorkton	51	44	16	10	22	0	24	24	113	78	44.9
Total Saskatchewan (10,000+)	3,264	2,787	264	218	711	506	1,865	1,105	6,104	4,616	32.2

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	1,360	1,408	274	280	546	275	490	347	2,670	2,310	15.6
Edmonton	1,461	1,288	504	364	288	160	332	528	2,585	2,340	10.5
Centres 50,000 - 99,999											
Grande Prairie	88	129	26	8	4	4	0	0	118	141	-16.3
Lethbridge	132	131	6	26	6	0	0	0	144	157	-8.3
Medicine Hat	66	29	4	4	0	0	0	14	70	47	48.9
Red Deer	93	89	18	30	51	0	187	0	349	119	193.3
Wood Buffalo	102	109	26	10	0	29	31	0	159	148	7.4
Centres 10,000 - 49,999											
Bonnyville MD	41	36	0	0	0	0	0	0	41	36	13.9
Brooks	14	8	0	2	0	0	0	0	14	10	40.0
Camrose	8	20	0	6	4	0	4	0	16	26	-38.5
Canmore	2	6	2	4	0	6	0	0	4	16	-75.0
Clearwater County MD	19	18	0	0	0	0	0	0	19	18	5.6
Cold Lake	28	29	8	4	0	0	0	0	36	33	9.1
Foothills No 31 MD	28	27	8	0	0	0	0	0	36	27	33.3
High River	9	8	0	4	16	0	0	0	25	12	108.3
Lacombe	33	20	2	10	5	0	0	0	40	30	33.3
Lacombe County CM	24	18	0	0	0	0	0	0	24	18	33.3
Mackenzie No 23 MD	24	25	0	4	0	0	0	0	24	29	-17.2
Mountain View County MD	22	11	0	0	0	0	0	0	22	11	100.0
Okotoks	53	61	4	0	0	0	0	0	57	61	-6.6
Red Deer County CM	27	15	0	0	8	0	0	0	35	15	133.3
Strathmore	5	11	2	6	0	6	16	0	23	23	0.0
Sylvan Lake	35	32	2	0	42	0	0	0	79	32	146.9
Wetaskiwin County No 10 CM	16	29	0	0	0	0	0	0	16	29	-44.8
Wetaskiwin	7	6	2	0	0	0	24	0	33	6	**
Yellowhead County MD	16	20	0	0	0	0	0	0	16	20	-20.0
Total Alberta (10,000+)	3,771	3,634	888	766	975	480	1,084	889	6,718	5,769	16.4

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type Alberta 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
Centres 100,000+											
Calgary	5,371	4,824	954	850	1,327	1,111	1,941	904	9,593	7,689	24.8
Edmonton	5,299	5,308	1,642	1,224	858	758	2,367	1,651	10,166	8,941	13.7
Centres 50,000 - 99,999											
Grande Prairie	359	513	42	28	16	12	0	79	417	632	-34.0
Lethbridge	480	566	56	78	116	60	48	194	700	898	-22.0
Medicine Hat	178	159	8	8	4	15	20	61	210	243	-13.6
Red Deer	300	314	98	80	87	16	190	70	675	480	40.6
Wood Buffalo	479	595	30	38	0	104	66	691	575	1,428	-59.7
Centres 10,000 - 49,999											
Bonnyville MD	123	136	0	0	0	0	4	0	127	136	-6.6
Brooks	43	32	2	2	4	0	0	0	49	34	44.1
Camrose	83	52	26	14	4	5	123	0	236	71	**
Canmore	9	15	12	8	15	42	64	24	100	89	12.4
Clearwater County MD	49	44	0	0	0	0	0	0	49	44	11.4
Cold Lake	95	101	20	6	0	0	0	0	115	107	7.5
Foothills No 31 MD	115	117	20	0	0	0	0	0	135	117	15.4
High River	42	42	30	14	38	17	0	0	110	73	50.7
Lacombe	75	78	24	34	5	0	0	10	104	122	-14.8
Lacombe County CM	55	50	0	0	0	0	0	0	55	50	10.0
Mackenzie No 23 MD	78	85	0	4	10	14	0	0	88	103	-14.6
Mountain View County MD	65	45	0	0	0	0	0	0	65	45	44.4
Okotoks	174	218	12	6	0	0	0	31	186	255	-27.1
Red Deer County CM	100	55	0	0	8	0	0	0	108	55	96.4
Strathmore	15	36	18	14	10	86	36	24	79	160	-50.6
Sylvan Lake	119	114	14	2	54	10	0	0	187	126	48.4
Wetaskiwin County No 10 CM	60	75	0	0	0	0	0	0	60	75	-20.0
Wetaskiwin	25	18	8	4	4	0	95	0	132	22	**
Yellowhead County MD	70	63	0	0	0	0	0	0	70	63	11.1
Total Alberta (10,000+)	14,086	13,825	3,018	2,420	2,575	2,250	4,954	3,739	24,633	22,234	10.8

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
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
Centres 100,000+								
Winnipeg	31	65	0	51	66	85	302	372
Centres 10,000 - 49,999								
Brandon	16	29	0	7	0	0	6	0
Hanover RM	12	4	0	0	6	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	54	12	0	53
Thompson	0	0	0	16	0	0	0	0
Total Manitoba (10,000+)	59	98	0	74	126	97	308	425

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
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
Centres 100,000+								
Winnipeg	179	145	75	107	374	258	651	762
Centres 10,000 - 49,999								
Brandon	84	49	0	28	18	28	66	61
Hanover RM	32	8	8	4	6	0	0	0
Portage la Prairie	0	3	0	0	0	0	23	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	4	78	12	0	128
Thompson	0	0	0	16	0	0	0	0
Total Manitoba (10,000+)	295	205	83	159	476	298	740	951

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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
Centres 100,000+								
Regina	41	12	0	0	86	46	0	0
Saskatoon	71	57	0	0	114	32	5	63
Centres 10,000 - 49,999								
Estevan	5	3	0	0	0	78	0	0
Lloydminster	12	67	0	0	0	0	127	0
Moose Jaw	0	0	0	0	15	40	0	0
North Battleford	0	8	0	0	0	0	0	0
Prince Albert	12	0	0	0	0	12	4	3
Swift Current	0	0	0	0	0	0	0	4
Yorkton	0	0	22	0	24	0	0	0
Total Saskatchewan (10,000+)	141	147	22	0	239	208	136	70

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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
Centres 100,000+								
Regina	132	98	30	0	470	200	257	155
Saskatoon	430	264	0	0	602	158	288	347
Centres 10,000 - 49,999								
Estevan	13	3	0	0	39	78	7	39
Lloydminster	40	72	10	0	0	0	127	0
Moose Jaw	0	0	0	0	15	40	0	0
North Battleford	4	13	0	0	32	0	0	4
Prince Albert	12	0	10	0	0	27	4	21
Swift Current	8	0	0	56	0	8	0	4
Yorkton	0	0	22	0	24	24	0	0
Total Saskatchewan (10,000+)	639	450	72	56	1,182	535	683	570

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	546	275	0	0	420	305	70	42
Edmonton	281	160	7	0	269	340	63	188
Centres 50,000 - 99,999								
Grande Prairie	0	4	4	0	0	0	0	0
Lethbridge	6	0	0	0	0	0	0	0
Medicine Hat	0	0	0	0	0	14	0	0
Red Deer	31	0	20	0	104	0	83	0
Wood Buffalo	0	26	0	3	31	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	0	0	0	0	0	4	0
Canmore	0	6	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	16	0	0	0	0	0	0	0
Lacombe	5	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	8	0	0	0	0	0	0	0
Strathmore	0	6	0	0	16	0	0	0
Sylvan Lake	42	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	24	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	944	477	31	3	864	659	220	230

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta 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
Centres 100,000+								
Calgary	1,327	1,111	0	0	1,648	681	293	223
Edmonton	843	690	15	68	1,475	1,307	892	344
Centres 50,000 - 99,999								
Grande Prairie	4	8	12	4	0	0	0	79
Lethbridge	104	60	12	0	48	194	0	0
Medicine Hat	4	8	0	7	0	61	20	0
Red Deer	53	8	34	8	104	19	86	51
Wood Buffalo	0	101	0	3	66	416	0	275
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	4	0
Brooks	0	0	4	0	0	0	0	0
Camrose	4	5	0	0	70	0	53	0
Canmore	15	42	0	0	64	24	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	0	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
High River	38	17	0	0	0	0	0	0
Lacombe	5	0	0	0	0	10	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	10	14	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	31
Red Deer County CM	8	0	0	0	0	0	0	0
Strathmore	10	86	0	0	36	24	0	0
Sylvan Lake	54	10	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	4	0	24	0	71	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	2,494	2,160	81	90	3,535	2,736	1,419	1,003

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba Fourth Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Centres 100,000+								
Winnipeg	528	563	127	162	305	423	960	1,148
Centres 10,000 - 49,999								
Brandon	28	46	20	29	6	8	54	83
Hanover RM	33	37	18	4	0	0	51	41
Portage la Prairie	9	16	0	0	0	0	9	16
St. Andrews	12	12	0	0	0	0	12	12
Steinbach	29	44	54	12	0	53	83	109
Thompson	2	1	0	0	0	16	2	17
Total Manitoba (10,000+)	641	719	219	207	311	500	1,171	1,426

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - December 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+								
Winnipeg	1,917	1,865	610	445	731	869	3,258	3,179
Centres 10,000 - 49,999								
Brandon	108	111	114	89	66	95	288	295
Hanover RM	117	107	34	8	8	4	159	119
Portage la Prairie	28	55	0	0	23	0	51	55
St. Andrews	46	40	0	0	0	0	46	40
Steinbach	119	145	78	12	0	132	197	289
Thompson	4	1	0	0	0	16	4	17
Total Manitoba (10,000+)	2,339	2,324	836	554	828	1,116	4,003	3,994

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Saskatchewan Fourth Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Centres 100,000+								
Regina	345	222	123	61	38	6	506	289
Saskatoon	616	527	177	86	6	65	799	678
Centres 10,000 - 49,999								
Estevan	16	19	5	78	1	0	22	97
Lloydminster	21	30	12	58	127	0	160	88
Moose Jaw	34	20	15	40	0	0	49	60
North Battleford	18	13	0	8	0	0	18	21
Prince Albert	39	32	12	13	4	3	55	48
Swift Current	21	16	0	2	0	4	21	22
Yorkton	28	21	24	0	22	0	74	21
Total Saskatchewan (10,000+)	1,138	900	368	346	198	78	1,704	1,324

Table 3.5b: Completions by Submarket and by Intended Market Saskatchewan January - December 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+								
Regina	1,081	690	606	305	377	219	2,064	1,214
Saskatoon	1,848	1,753	983	413	291	354	3,122	2,520
Centres 10,000 - 49,999								
Estevan	39	65	54	78	8	39	101	182
Lloydminster	118	87	21	58	137	0	276	145
Moose Jaw	115	70	15	40	0	0	130	110
North Battleford	48	58	36	13	2	4	86	75
Prince Albert	110	120	17	28	14	21	141	169
Swift Current	63	47	8	12	0	64	71	123
Yorkton	67	54	24	24	22	0	113	78
Total Saskatchewan (10,000+)	3,489	2,944	1,764	971	851	701	6,104	4,616

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011	Q4 2012	Q4 2011
Centres 100,000+								
Calgary	1,668	1,682	932	586	70	42	2,670	2,310
Edmonton	2,000	1,618	515	534	70	188	2,585	2,340
Centres 50,000 - 99,999								
Grande Prairie	114	141	0	0	4	0	118	141
Lethbridge	135	155	9	2	0	0	144	157
Medicine Hat	70	31	0	16	0	0	70	47
Red Deer	111	115	135	4	103	0	349	119
Wood Buffalo	128	139	31	6	0	3	159	148
Centres 10,000 - 49,999								
Bonnyville MD	41	36	0	0	0	0	41	36
Brooks	14	10	0	0	0	0	14	10
Camrose	12	26	0	0	4	0	16	26
Canmore	4	10	0	6	0	0	4	16
Clearwater County MD	19	18	0	0	0	0	19	18
Cold Lake	36	33	0	0	0	0	36	33
Foothills No 31 MD	36	27	0	0	0	0	36	27
High River	9	12	16	0	0	0	25	12
Lacombe	37	26	3	4	0	0	40	30
Lacombe County CM	24	18	0	0	0	0	24	18
Mackenzie No 23 MD	24	29	0	0	0	0	24	29
Mountain View County MD	22	11	0	0	0	0	22	11
Okotoks	57	61	0	0	0	0	57	61
Red Deer County CM	35	15	0	0	0	0	35	15
Strathmore	7	17	16	6	0	0	23	23
Sylvan Lake	79	32	0	0	0	0	79	32
Wetaskiwin County No 10 CM	16	29	0	0	0	0	16	29
Wetaskiwin	9	6	24	0	0	0	33	6
Yellowhead County MD	16	20	0	0	0	0	16	20
Total Alberta (10,000+)	4,779	4,367	1,688	1,169	251	233	6,718	5,769

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - December 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+								
Calgary	6,367	5,656	2,933	1,808	293	225	9,593	7,689
Edmonton	6,894	6,428	2,361	2,101	911	412	10,166	8,941
Centres 50,000 - 99,999								
Grande Prairie	405	549	0	0	12	83	417	632
Lethbridge	531	626	157	272	12	0	700	898
Medicine Hat	186	165	4	71	20	7	210	243
Red Deer	380	390	175	31	120	59	675	480
Wood Buffalo	509	728	66	422	0	278	575	1,428
Centres 10,000 - 49,999								
Bonnyville MD	123	136	0	0	4	0	127	136
Brooks	45	34	0	0	4	0	49	34
Camrose	113	66	70	5	53	0	236	71
Canmore	19	21	81	68	0	0	100	89
Clearwater County MD	49	44	0	0	0	0	49	44
Cold Lake	115	107	0	0	0	0	115	107
Foothills No 31 MD	135	117	0	0	0	0	135	117
High River	76	61	34	12	0	0	110	73
Lacombe	101	104	3	18	0	0	104	122
Lacombe County CM	55	50	0	0	0	0	55	50
Mackenzie No 23 MD	88	89	0	14	0	0	88	103
Mountain View County MD	65	45	0	0	0	0	65	45
Okotoks	186	224	0	0	0	31	186	255
Red Deer County CM	108	55	0	0	0	0	108	55
Strathmore	33	50	46	110	0	0	79	160
Sylvan Lake	187	116	0	10	0	0	187	126
Wetaskiwin County No 10 CM	60	75	0	0	0	0	60	75
Wetaskiwin	33	22	24	0	75	0	132	22
Yellowhead County MD	70	63	0	0	0	0	70	63
Total Alberta (10,000+)	17,154	16,185	5,975	4,954	1,504	1,095	24,633	22,234

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba Fourth Quarter 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Manitoba (50,000+)													
Q4 2012	40	8.7	104	22.6	98	21.3	66	14.3	152	33.0	460	394,188	429,700
Q4 2011	57	13.0	114	26.0	98	22.4	53	12.1	116	26.5	438	372,360	406,814
Year-to-date 2012	220	13.4	415	25.3	355	21.7	252	15.4	397	24.2	1,639	376,000	402,463
Year-to-date 2011	280	17.2	477	29.3	340	20.9	151	9.3	378	23.2	1,626	357,215	394,958

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan Fourth Quarter 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q4 2012	30	9.9	73	24.1	59	19.5	55	18.2	86	28.4	303	445,203	468,075
Q4 2011	57	29.4	40	20.6	31	16.0	18	9.3	48	24.7	194	399,950	436,745
Year-to-date 2012	155	15.6	212	21.4	180	18.2	164	16.5	280	28.3	991	436,494	462,023
Year-to-date 2011	133	22.0	118	19.5	117	19.4	78	12.9	158	26.2	604	417,651	457,947
Saskatoon CMA													
Q4 2012	206	41.5	84	16.9	89	17.9	41	8.3	76	15.3	496	369,950	411,212
Q4 2011	179	43.3	90	21.8	45	10.9	42	10.2	57	13.8	413	362,309	400,504
Year-to-date 2012	669	41.9	308	19.3	213	13.3	144	9.0	262	16.4	1,596	370,000	408,491
Year-to-date 2011	668	43.6	371	24.2	181	11.8	132	8.6	181	11.8	1,533	360,000	389,580
Total Urban Centres in Saskatchewan (50,000+)													
Q4 2012	236	29.5	157	19.6	148	18.5	96	12.0	162	20.3	799	402,771	432,776
Q4 2011	236	38.9	130	21.4	76	12.5	60	9.9	105	17.3	607	378,972	412,087
Year-to-date 2012	824	31.9	520	20.1	393	15.2	308	11.9	542	21.0	2,587	396,000	428,998
Year-to-date 2011	801	37.5	489	22.9	298	13.9	210	9.8	339	15.9	2,137	374,900	408,904

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Fourth Quarter 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q4 2012	67	73.6	16	17.6	3	3.3	3	3.3	2	2.2	91	320,952	328,390
Q4 2011	63	60.0	24	22.9	10	9.5	3	2.9	5	4.8	105	339,528	350,596
Year-to-date 2012	262	69.3	86	22.8	19	5.0	7	1.9	4	1.1	378	325,000	330,516
Year-to-date 2011	305	54.9	115	20.7	51	9.2	19	3.4	66	11.9	556	339,353	370,575
Lethbridge													
Q4 2012	66	57.4	28	24.3	7	6.1	11	9.6	3	2.6	115	338,700	350,777
Q4 2011	74	48.4	23	15.0	24	15.7	15	9.8	17	11.1	153	354,700	376,524
Year-to-date 2012	267	57.1	90	19.2	46	9.8	40	8.5	25	5.3	468	341,650	356,054
Year-to-date 2011	271	49.0	101	18.3	72	13.0	59	10.7	50	9.0	553	352,400	381,272
Medicine Hat													
Q4 2012	31	56.4	9	16.4	7	12.7	1	1.8	7	12.7	55	316,000	362,621
Q4 2011	16	42.1	8	21.1	5	13.2	2	5.3	7	18.4	38	374,665	431,690
Year-to-date 2012	91	50.0	33	18.1	23	12.6	7	3.8	28	15.4	182	349,500	382,487
Year-to-date 2011	100	54.1	36	19.5	21	11.4	4	2.2	24	13.0	185	342,000	367,236
Red Deer													
Q4 2012	22	25.3	10	11.5	8	9.2	17	19.5	30	34.5	87	465,000	489,821
Q4 2011	31	34.1	16	17.6	7	7.7	7	7.7	30	33.0	91	387,000	450,332
Year-to-date 2012	85	29.4	48	16.6	31	10.7	39	13.5	86	29.8	289	425,000	470,864
Year-to-date 2011	126	38.0	57	17.2	28	8.4	39	11.7	82	24.7	332	383,478	436,396
Wood Buffalo													
Q4 2012	0	0.0	1	1.3	0	0.0	0	0.0	77	98.7	78	799,900	817,260
Q4 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	0	0.0	1	0.2	0	0.0	0	0.0	433	99.8	434	829,900	844,433
Year-to-date 2011	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Calgary CMA													
Q4 2012	171	12.2	163	11.7	182	13.0	199	14.3	681	48.8	1,396	498,099	603,499
Q4 2011	211	15.8	166	12.4	227	17.0	195	14.6	538	40.2	1,337	462,500	564,456
Year-to-date 2012	738	13.7	717	13.3	853	15.8	696	12.9	2,400	44.4	5,404	478,669	580,135
Year-to-date 2011	779	16.5	577	12.2	852	18.1	668	14.2	1,835	39.0	4,711	457,271	547,670
Edmonton CMA													
Q4 2012	142	10.5	215	16.0	239	17.7	232	17.2	519	38.5	1,347	466,000	515,179
Q4 2011	154	12.9	249	20.9	242	20.3	152	12.8	395	33.1	1,192	439,760	493,191
Year-to-date 2012	517	10.2	828	16.4	1,001	19.8	787	15.6	1,923	38.0	5,056	460,000	514,259
Year-to-date 2011	640	13.1	883	18.1	969	19.8	659	13.5	1,737	35.5	4,888	448,400	509,059
Total Urban Centres in Alberta (50,000+)													
Q4 2012	499	15.7	442	13.9	446	14.1	463	14.6	1,319	41.6	3,169	470,000	546,847
Q4 2011	549	18.2	489	16.2	516	17.1	374	12.4	1,084	36.0	3,012	443,600	520,515
Year-to-date 2012	1,960	16.1	1,803	14.8	1,973	16.2	1,576	12.9	4,899	40.1	12,211	459,999	540,405
Year-to-date 2011	2,221	18.9	1,773	15.1	1,996	17.0	1,449	12.3	4,322	36.7	11,761	447,463	518,875

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba 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	596	15.1	1,187	1,158	1,643	72.2	221,933	7.5	230,162
	February	822	8.9	1,164	1,396	1,735	67.1	222,071	5.7	224,788
	March	1,236	5.1	1,157	1,648	1,513	76.5	236,552	8.0	234,980
	April	1,210	-15.3	1,060	1,874	1,460	72.6	237,461	3.1	214,588
	May	1,565	2.8	1,088	2,452	1,631	66.7	241,504	5.1	227,589
	June	1,635	5.9	1,105	1,997	1,508	73.3	238,844	5.5	231,569
	July	1,343	3.5	1,165	1,799	1,619	72.0	231,391	5.7	231,157
	August	1,374	23.6	1,131	1,917	1,621	69.8	229,210	6.6	233,448
	September	1,320	7.3	1,178	1,790	1,576	74.7	228,548	5.6	235,953
	October	1,163	13.7	1,230	1,463	1,613	76.3	234,871	4.6	234,932
	November	951	8.8	1,185	1,078	1,598	74.2	229,934	3.2	238,659
	December	729	6.4	1,293	618	1,674	77.2	259,453	11.5	271,133
2012	January	607	1.8	1,156	1,237	1,693	68.3	227,807	2.6	236,465
	February	824	0.2	1,108	1,346	1,589	69.7	243,192	9.5	248,300
	March	1,204	-2.6	1,192	1,755	1,642	72.6	240,414	1.6	240,462
	April	1,461	20.7	1,302	2,211	1,671	77.9	253,624	6.8	226,972
	May	1,764	12.7	1,184	2,333	1,601	74.0	256,923	6.4	247,805
	June	1,591	-2.7	1,169	2,054	1,613	72.5	250,698	5.0	247,913
	July	1,339	-0.3	1,130	1,723	1,513	74.7	239,116	3.3	236,726
	August	1,347	-2.0	1,137	1,845	1,625	70.0	239,234	4.4	250,582
	September	1,122	-15.0	1,159	1,714	1,658	69.9	239,517	4.8	248,103
	October	1,201	3.3	1,138	1,582	1,638	69.5	248,058	5.6	251,963
	November	925	-2.7	1,158	1,076	1,604	72.2	253,995	10.5	263,538
	December	623	-14.5	1,178	627	1,658	71.0	249,852	-3.7	258,677
	Q4 2011	2,843	10.1	3,708	3,159	4,885	75.9	239,523	6.0	248,747
	Q4 2012	2,749	-3.3	3,474	3,285	4,900	70.9	250,462	4.6	258,098
	YTD 2011	13,944	5.9		19,190			234,604	5.6	
	YTD 2012	14,008	0.5		19,503			246,318	5.0	

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

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

Table 5b: MLS® Residential Activity for Saskatchewan
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	670	26.2	1,075	1,661	2,240	48.0	249,123	9.1	258,430
	February	820	12.8	1,000	1,737	2,048	48.8	253,501	3.7	250,889
	March	1,079	1.1	981	2,397	1,944	50.5	256,854	7.1	252,985
	April	1,134	6.4	958	2,479	2,016	47.5	256,894	2.9	250,874
	May	1,377	24.7	1,056	2,991	2,049	51.5	267,911	12.7	254,951
	June	1,412	31.1	1,081	2,730	2,144	50.4	261,990	5.2	258,876
	July	1,204	19.9	1,084	2,341	2,110	51.4	259,310	4.1	255,796
	August	1,375	34.0	1,121	2,310	2,003	56.0	263,131	10.2	264,640
	September	1,259	29.0	1,154	2,213	2,093	55.1	255,409	8.0	260,717
	October	1,081	25.1	1,193	1,881	2,244	53.2	263,830	12.7	269,957
	November	985	14.1	1,189	1,419	2,054	57.9	257,210	2.2	259,206
	December	735	29.6	1,237	885	2,096	59.0	259,539	7.3	271,320
2012	January	821	22.5	1,258	1,704	2,157	58.3	260,726	4.7	272,180
	February	1,032	25.9	1,209	1,915	2,163	55.9	263,489	3.9	263,960
	March	1,280	18.6	1,217	2,372	2,024	60.1	272,260	6.0	270,675
	April	1,390	22.6	1,221	2,491	1,987	61.4	287,270	11.8	278,614
	May	1,538	11.7	1,137	3,022	2,022	56.2	280,485	4.7	264,932
	June	1,493	5.7	1,195	2,527	2,044	58.5	267,534	2.1	265,221
	July	1,378	14.5	1,173	2,362	2,002	58.6	277,297	6.9	272,972
	August	1,289	-6.3	1,093	2,332	2,077	52.6	271,005	3.0	274,795
	September	1,099	-12.7	1,136	2,160	2,216	51.3	273,209	7.0	278,435
	October	1,144	5.8	1,133	1,898	2,089	54.2	275,308	4.4	279,313
	November	881	-10.6	1,074	1,440	2,116	50.8	275,564	7.1	279,739
	December	605	-17.7	1,099	937	2,260	48.6	284,346	9.6	293,898
	Q4 2011	2,801	22.1	3,619	4,185	6,394	56.6	260,376	7.3	266,890
	Q4 2012	2,630	-6.1	3,306	4,275	6,465	51.1	277,473	6.6	284,300
	YTD 2011	13,131	20.8		25,044			259,461	7.1	
	YTD 2012	13,950	6.2		25,160			274,268	5.7	

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

Table 5c: MLS® Residential Activity for Alberta
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	2,874	-2.0	4,409	8,007	8,940	49.3	348,488	1.5	350,422
	February	3,943	-3.3	4,391	8,881	9,418	46.6	352,076	2.4	352,698
	March	5,118	-4.4	4,244	10,294	8,308	51.1	353,530	-2.4	349,512
	April	5,012	-9.6	4,286	10,468	8,581	49.9	358,865	1.1	356,202
	May	5,659	8.7	4,259	11,788	8,838	48.2	357,086	-2.0	351,636
	June	5,920	24.7	4,523	10,926	8,857	51.1	361,079	-0.1	351,702
	July	4,996	22.3	4,639	9,628	9,038	51.3	354,512	-0.2	351,961
	August	4,938	25.3	4,548	9,683	9,114	49.9	344,392	0.5	351,439
	September	4,379	11.3	4,413	9,016	8,710	50.7	354,262	1.5	361,174
	October	4,098	17.7	4,622	7,566	8,711	53.1	350,909	1.8	353,036
	November	3,909	7.8	4,653	5,820	8,400	55.4	350,806	1.0	356,381
	December	2,910	4.1	4,772	3,670	8,840	54.0	346,573	1.3	354,157
2012	January	3,109	8.2	4,625	8,024	8,739	52.9	342,572	-1.7	346,340
	February	4,476	13.5	4,848	8,735	8,997	53.9	359,721	2.2	361,006
	March	5,774	12.8	5,150	10,743	9,009	57.2	362,798	2.6	358,851
	April	6,191	23.5	5,264	10,718	8,976	58.6	365,830	1.9	363,049
	May	6,984	23.4	5,171	12,231	9,023	57.3	374,653	4.9	367,022
	June	6,400	8.1	5,172	10,577	8,809	58.7	369,895	2.4	361,699
	July	5,819	16.5	5,177	9,315	8,526	60.7	363,924	2.7	363,202
	August	5,198	5.3	4,975	8,472	8,263	60.2	356,488	3.5	364,238
	September	4,714	7.7	5,197	8,180	8,663	60.0	355,127	0.2	362,439
	October	4,815	17.5	5,016	7,478	8,128	61.7	363,295	3.5	367,453
	November	4,034	3.2	4,912	5,340	7,937	61.9	365,999	4.3	371,586
	December	2,855	-1.9	4,865	3,125	7,869	61.8	363,340	4.8	370,492
	Q4 2011	10,917	10.2	14,047	17,056	25,951	54.1	349,717	1.4	354,525
	Q4 2012	11,704	7.2	14,793	15,943	23,934	61.8	364,238	4.2	369,825
	YTD 2011	53,756	8.1		105,747			353,394	0.3	
	YTD 2012	60,369	12.3		102,938			363,208	2.8	

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

Table 6a: Level of Economic Indicators for Manitoba
Fourth 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2011	January - March	600	3.5	5.3	625.0	5.3	1,783	98.9	760	3,659,616	101.95
	April - June	614	3.6	5.6	623.0	5.4	3,431	102.7	760	4,047,808	104.18
	July - September	600	3.5	5.3	623.6	5.5	2,238	91.1	764	3,678,426	100.57
	October - December	598	3.5	5.3	626.1	5.4	2,479	97.2	773	3,930,167	98.88
2012	January - March	596	3.3	5.3	627.3	5.4	2,096	107.3	767	3,791,207	100.34
	April - June	601	3.2	5.3	629.5	5.2	2,709	104.4	775	4,108,533	98.72
	July - September	595	3.1	5.2	629.9	5.4	1,988	104.6	788	3,734,293	100.95
	October - December	595	3.1	5.2	633.4	5.3		97.4	786		100.42

Table 6.1a: Growth(1) of Economic Indicators for Manitoba
Fourth 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	1.9	-0.1	-23.3	-11.1	4.4	9.0	6.6
	April - June	-4.5	-0.1	-0.5	0.5	0.0	-5.9	4.3	3.2	9.1	8.5
	July - September	-1.9	0.1	-0.2	0.2	0.1	-20.7	-5.4	1.7	4.0	4.7
	October - December	-0.2	0.2	0.0	0.4	0.3	9.5	-1.2	1.5	2.9	0.2
2012	January - March	-0.6	-0.2	-0.1	0.4	0.1	17.6	8.5	1.0	3.6	-1.6
	April - June	-2.1	-0.4	-0.2	1.1	-0.2	-21.0	1.6	1.9	1.5	-5.2
	July - September	-0.8	-0.4	-0.1	1.0	-0.2	-11.2	14.8	3.1	1.5	0.4
	October - December	-0.5	-0.4	0.0	1.2	0.0		0.1	1.7		1.6

"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 Saskatchewan Fourth 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	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2011	January - March	600	3.5	5.3	524.7	5.4	1,026	98.9	844	3,094,886	101.95
	April - June	614	3.6	5.6	525.3	4.9	3,224	102.7	849	3,214,075	104.18
	July - September	600	3.5	5.3	525.8	4.7	4,203	91.1	865	3,138,397	100.57
	October - December	598	3.5	5.3	527.2	4.8	3,289	97.2	873	3,130,121	98.88
2012	January - March	596	3.3	5.3	529.8	4.9	3,688	107.3	873	3,530,640	100.34
	April - June	601	3.2	5.3	536.8	4.8	5,408	104.4	887	3,637,664	98.72
	July - September	595	3.1	5.2	539.9	4.7	5,020	104.6	928	3,498,731	100.95
	October - December	595	3.1	5.2	542.1	4.6		97.4	929		100.42

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan Fourth 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	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	0.3	0.6	-54.4	-11.1	1.3	9.5	6.6
	April - June	-4.5	-0.1	-0.5	-0.1	-0.3	12.6	4.3	2.2	13.5	8.5
	July - September	-1.9	0.1	-0.2	0.2	-0.6	60.8	-5.4	3.4	20.7	4.7
	October - December	-0.2	0.2	0.0	0.6	-0.7	158.8	-1.2	4.0	17.9	0.2
2012	January - March	-0.6	-0.2	-0.1	1.0	-0.5	**	8.5	3.5	14.1	-1.6
	April - June	-2.1	-0.4	-0.2	2.2	-0.2	67.7	1.6	4.4	13.2	-5.2
	July - September	-0.8	-0.4	-0.1	2.7	0.0	19.4	14.8	7.3	11.5	0.4
	October - December	-0.5	-0.4	0.0	2.8	-0.3		0.1	6.4		1.6

"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 Alberta
Fourth 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	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2011	January - March	600	3.5	5.3	2,064.3	5.8	7,308	98.9	760	16,260,366	101.95
	April - June	614	3.6	5.6	2,073.6	5.6	12,630	102.7	760	16,998,575	104.18
	July - September	600	3.5	5.3	2,111.5	5.5	11,713	91.1	764	18,445,034	100.57
	October - December	598	3.5	5.3	2,128.8	5.0	11,022	97.2	773	19,170,257	98.88
2012	January - March	596	3.3	5.3	2,130.4	5.0	20,335	107.3	767	18,897,238	100.34
	April - June	601	3.2	5.3	2,146.9	4.6	23,090	104.4	775	18,231,124	98.72
	July - September	595	3.1	5.2	2,154.3	4.4	24,724	104.6	788	18,989,984	100.95
	October - December	595	3.1	5.2	2,165.7	4.4		97.4	786		100.42

Table 6.1c: Growth[1] of Economic Indicators for Alberta
Fourth 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	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2011	January - March	-2.4	-0.2	-0.3	3.1	-1.1	31.8	-11.1	4.4	16.0	6.6
	April - June	-4.5	-0.1	-0.5	3.0	-1.3	42.2	4.3	3.2	16.4	8.5
	July - September	-1.9	0.1	-0.2	4.4	-0.8	111.0	-5.4	1.7	19.2	4.7
	October - December	-0.2	0.2	0.0	4.7	-0.8	**	-1.2	1.5	20.0	0.2
2012	January - March	-0.6	-0.2	-0.1	3.2	-0.7	178.3	8.5	1.0	16.2	-1.6
	April - June	-2.1	-0.4	-0.2	3.5	-0.9	82.8	1.6	1.9	7.3	-5.2
	July - September	-0.8	-0.4	-0.1	2.0	-1.0	111.1	14.8	3.1	3.0	0.4
	October - December	-0.5	-0.4	0.0	1.7	-0.6		0.1	1.7		1.6

"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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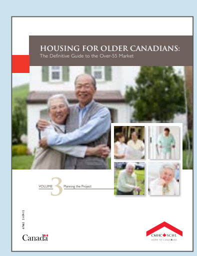

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