

HOUSING MARKET OUTLOOK

Prairie Region Highlights

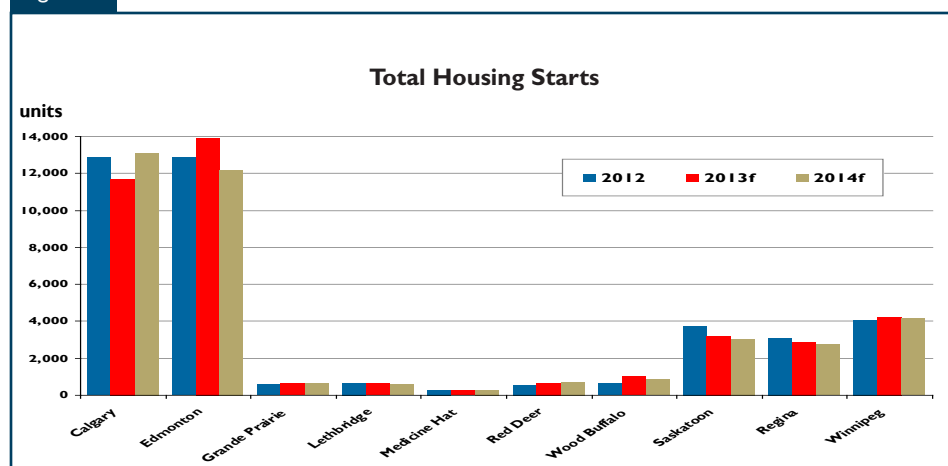


CANADA MORTGAGE AND HOUSING CORPORATION

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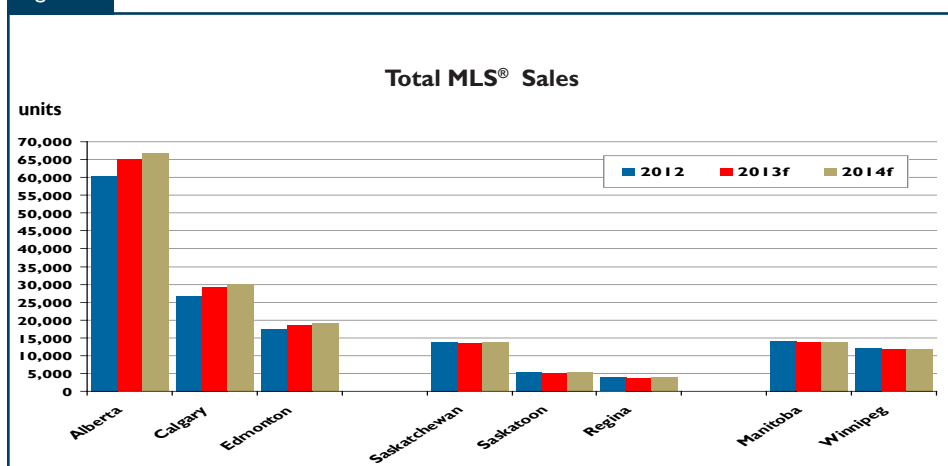
Prairie housing starts in 2014 will be close to 2013 production

Figure 1



Source: CMHC, CMHC forecast (f)

Figure 2



Source: CREA, CMHC forecast (f)

¹The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts and historical data included in this document reflect information available as of October 16, 2013.

²Multiple Listing Service® (MLS®) is a registered trademark owned by the Canadian Real Estate Association.

Overview:¹

Housing Starts: Housing starts in the Prairie region are projected to reach 50,200 units in 2013 and 50,000 in 2014. Housing supply is trending higher and elevated. On the other hand, migration inflows are also elevated and labour market conditions are projected to be supportive of housing demand. On balance, these factors will keep housing starts in 2014 close to 2013's production. At the provincial level, there will be more variation due to local supply and demand conditions. In Alberta, a record level of migration in 2013 will help lift housing starts to 34,200 in 2013 and 34,900 in 2014. In Saskatchewan, housing starts will moderate from 8,600 in 2013 to 8,000 next year. In Manitoba, housing starts in 2013 are projected to reach 7,400 units in 2013 and 7,100 units in 2014.

Resales: MLS® sales in the Prairie Region will increase by 4.3 per cent to 92,100 in 2013 and rise to 94,200 in 2014. All three Prairie Provinces are expected to see

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increased activity in 2014. Full-time employment growth, wage gains, and an influx of migrants will keep supporting resale transactions. In Alberta, resale transactions will rise to 65,000 in 2013 and 66,800 in 2014. In Saskatchewan, MLS® sales will reach 13,400 in 2013 and 13,600 in 2014. In Manitoba, resale transactions are projected at 13,700 in 2013 and 13,800 in 2014. MLS® sales in Saskatchewan and Manitoba will be near their record levels of sales set in 2012.

Resale Prices: The average MLS® price in the Prairie Region is projected to increase to about \$347,500 in 2013 and then rise to \$355,800 in 2014. Most major markets in the Prairies are projected to be in balanced market conditions in 2014, supporting price growth. In Alberta, the average resale price is projected to rise by over 4.4 per cent to \$379,200 in 2013. Price growth across the province will lift the average MLS® price to \$387,400 in 2014. In Saskatchewan, the average MLS® price is projected to rise to \$286,500 in 2013 and \$293,000 in 2014. In Manitoba, the average MLS® price is projected to rise to \$256,500 this year. Upward price pressure in Winnipeg will help lift the provincial average to \$264,600 in 2014.

Prairies Housing Outlook

Alberta is expected to be among Canada's economic growth leaders with real GDP forecast to increase by 3.1 per cent in 2014. Alberta's expanding economy and labour market opportunities will continue to be attractive to migrants and propel housing demand.

In Alberta, single-detached starts are projected to reach 18,300 units in 2013 and rise to 19,100 units in 2014. In markets such as Calgary, which are experiencing tighter resale market conditions, expect more buyers to look to the new home market to satisfy their housing needs. In most of Alberta's seven largest urban centres, single-detached starts are expected to rise in both 2013 and 2014.

Multi-family starts in Alberta are projected to reach 15,900 units in 2013 and 15,800 units in 2014. In 2014, Edmonton's multi-family production will pull-back after several years of elevated production due to heightened supply levels. Meanwhile, after declining in 2013, Calgary's multi-family starts will rise substantially in 2014. The dynamics in multi-family production in Edmonton and Calgary will help keep the Provincial total in 2014 near the level of production in 2013.

In Alberta, MLS® sales are projected to reach 65,000 in 2013 and then rise to 66,800 in 2014. Alberta's elevated level of net migration will help support housing demand through 2014. In addition to new household formation, employment and wage growth will also support a higher level of resale transactions.

The average MLS® price in Alberta is projected to reach \$379,200 in 2013 and rise to \$387,400 in 2014. The sales-to-new listings ratio for Alberta has been trending higher in 2013, indicative of stronger demand relative to supply and putting upward pressure on price. In 2014, new listings are expected to increase as sellers take advantage of higher valuations, which will help moderate the pace of price growth.

In Saskatchewan, the economy will continue to grow at a faster pace than the national average as real GDP increases by 2.8 per cent in 2014. Labour market conditions in Saskatchewan are expected to remain favourable for housing demand, with the unemployment rate averaging 4.3 per cent in 2014, the lowest provincial unemployment rate across Canada.

Saskatchewan's single-detached starts are forecast to moderate to 4,200 units in 2013 after peaking at 5,171 units in 2012. Supply levels have prevented a rise in construction this year. Despite the moderation, single-detached starts will remain elevated by historical standards, supported by strong employment growth and rising wages. In 2014, 4,200 units are expected to be started.

Following a strong gain in 2012, multi-family starts in Saskatchewan are forecast to decline to 4,400 units in 2013 due to elevated supply levels. With absorptions lagging completions this year, the inventory of complete and unabsorbed units is rising and will further slow the initiation of new multi-family projects to 3,800 units in 2014.

MLS® sales in Saskatchewan are expected to slow to 13,400 units in 2013, due to moderating net migration, competition from the new home market, and higher monthly carrying costs. In 2014, MLS® sales are forecast to increase modestly to 13,600 units, buoyed by job growth and rising wages.

Aided by price composition, the average MLS® price in Saskatchewan will rise to \$286,500 in 2013 from \$275,490 in 2012. Balanced market conditions over the forecast period will support price growth. However,

higher active listings relative to sales will ease growth in 2014 and move the average price to \$293,000.

In Manitoba, real GDP is projected to increase by 1.9 per cent in 2013 and 2.0 per cent in 2014. Labour market conditions in Manitoba are expected to generate employment growth of 0.9 per cent in 2013 and one per cent in 2014. Employment growth will almost keep pace with labour force gains in 2014 moving the annual unemployment rate to 5.6 per cent. Manitoba's housing demand will continue to be supported by inflows of international migrants

After reaching 4,169 units in 2012, Manitoba's single-detached housing starts are projected to moderate to 3,900 units in 2013 before increasing slightly to 4,000 units in 2014. Modest employment gains this year combined with additional listings in the competing resale market will result in starts below the peak set in 2012.

Nevertheless, starts this year and next will remain elevated by historical standards, supported by population growth and move-up buyers taking advantage of continued price gains in the resale market.

By the end of 2013, multi-family starts in Manitoba are projected to surpass the level set in 2012 and reach 3,500 units. Multi-family construction is being buoyed by demand for new condominium units. Low vacancy rates across the province are also encouraging builders to respond with new construction in the rental sector. With increasing inventories, builders will ease production in 2014 to 3,100 units.

Following the record performance of 2012, MLS® sales in Manitoba are forecast to moderate to 13,700 units in 2013. A rebound in sales in the latter part of this year will continue into 2014, bringing sales to 13,800. Demand will be bolstered by an

increase in selection for buyers as the number of active listings continues to rise. However, modest employment and income gains will temper the increases in sales.

The average residential MLS® price in Manitoba is forecast to rise to \$256,500 in 2013, followed by a more moderate increase to \$264,600 in 2014. Softer sales growth, combined with a higher inventory of active listings, particularly in Winnipeg, will help reduce upward pressure on prices over the forecast period.

Mortgage rates		
1 Year	Q3 2013	3.14
	Change from Q3 2012	0.04
	2013 (F)	3.00 - 3.50
	2014 (F)	3.25 - 3.75
5 Year	Q3 2013	5.27
	Change from Q3 2012	0.03
	2013 (F)	5.00 - 5.50
	2014 (F)	5.25 - 6.00

Source: Bank of Canada, CMHC Forecast

NOTE: Mortgage rate forecast is based on Q3 2013 data

Prairie Region Economic and Housing Indicators

		Labour Market				Housing Market				
		Emp. Growth SA (%)	Unemp. Rate SA (%)	Average Weekly Earnings (\$)		Total Starts	Single-Detached Starts	Multiple Starts	MLS® Sales	MLS® Average Price (\$)
Calgary	Q3 2013	4.5	4.7	1,095	Q3 2013	3,271	1,738	1,533	8,281	435,598
	Q3 2012	2.1	4.7	1,079	Q3 2012	2,961	1,652	1,309	6,754	404,511
	Change ¹	2.4	0.0	1.4%	% Change	10.5	5.2	17.1	22.6	7.7
Edmonton	Q3 2013	2.8	5.1	1,037	Q3 2013	3,054	1,674	1,380	5,601	347,809
	Q3 2012	4.0	4.4	1,004	Q3 2012	3,659	1,668	1,991	4,632	332,339
	Change ¹	-1.2	0.7	3.3%	% Change	-16.5	0.4	-30.7	20.9	4.7
Regina	Q3 2013	6.7	3.0	957	Q3 2013	908	367	541	1,096	313,388
	Q3 2012	1.2	3.9	985	Q3 2012	795	413	382	997	300,280
	Change ¹	5.5	-0.9	-2.9%	% Change	14.2	-11.1	41.6	9.9	4.4
Saskatoon	Q3 2013	7.2	4.4	937	Q3 2013	1,273	562	711	1,580	328,985
	Q3 2012	7.4	5.4	924	Q3 2012	1,035	570	465	1,483	319,687
	Change ¹	-0.2	-1.0	1.4%	% Change	23.0	-1.4	52.9	6.5	2.9
Winnipeg	Q3 2013	0.9	6.0	816	Q3 2013	1,452	560	892	3,548	260,484
	Q3 2012	2.5	5.6	797	Q3 2012	1,341	680	661	3,275	248,741
	Change ¹	-1.6	0.4	2.3%	% Change	8.3	-17.6	34.9	8.3	4.7
Alberta	September 13	3.7	4.3	1,060	Q3 2013	8,868	5,255	3,613	18,671	\$380,826
	September 12	1.8	4.4	1,038	Q3 2012	8,952	5,176	3,776	15,731	358,831
	Change ¹	1.9	-0.1	2.1%	% Change	-0.9	1.5	-4.3	18.7	6.1
Saskatchewan	September 13	3.1	4.3	932	Q3 2013	3,014	1,380	1,634	3,971	\$286,086
	September 12	2.0	4.6	928	Q3 2012	2,944	1,580	1,364	3,766	273,951
	Change ¹	1.1	-0.3	0.4%	% Change	2.4	-12.7	19.8	5.4	4.4
Manitoba	September 13	-0.3	5.5	807	Q3 2013	2,358	1,173	1,185	4,041	\$252,237
	September 12	1.8	5.0	788	Q3 2012	2,366	1,351	1,015	3,808	239,276
	Change ¹	-2.1	0.5	2.5%	% Change	-0.3	-13.2	16.7	6.1	5.4
Prairie Region	September 13	2.9	4.6	992	Q3 2013	14,240	7,808	6,432	26,683	\$347,252
	September 12	1.8	4.6	972	Q3 2012	14,262	8,107	6,155	23,305	325,579
	Change ¹	1.0	0.0	2.1%	Change	-0.2	-3.7	4.5	14.5	6.7
Canada	September 13	1.2	6.9	887	Q3 2013	52,734	22,667	30,067	123,273	\$382,222
	September 12	1.1	7.3	873	Q3 2012	60,338	24,896	35,442	109,538	352,322
	Change ¹	0.1	-0.4	1.7%	% Change	-12.6	-9.0	-15.2	12.5	8.5

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

¹Changes to the Unemployment Rate and Employment Growth represent the **absolute** difference between current rates and the rates for the same period in the previous year.

Source: Statistics Canada (CANSIM), CMHC (Starts and Completions Survey), CREA

"SA" means Seasonally Adjusted

Manitoba Housing Market Outlook (units and percentage change)											
	2008	2009	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4 (F)
Housing Starts:											
Single	3,690	3,042	3,976	3,831	4,169	3,900	4,000	3,842	3,916	3,644	4,100
%	-4.3	-17.6	30.7	-3.6	8.8	-6.5	2.6	-7.3	1.9	-6.9	12.5
Multiple	1,847	1,132	1,912	2,252	3,073	3,500	3,100	2,968	3,464	4,740	3,000
%	-1.8	-38.7	68.9	17.8	36.5	13.9	-11.4	30.6	16.7	36.8	-36.7
Total	5,537	4,174	5,888	6,083	7,242	7,400	7,100	6,810	7,380	8,384	7,100
%	-3.5	-24.6	41.1	3.3	19.1	2.2	-4.1	6.1	8.4	13.6	-15.3
Existing Home Markets:											
MLS® Sales	13,525	13,086	13,164	13,944	14,008	13,700	13,800	13,080	13,848	14,020	13,800
%	-2.9	-3.2	0.6	5.9	0.5	-2.2	0.7	-5.8	5.9	1.2	-1.6
MLS® Average Price	190,296	201,343	222,132	234,604	246,318	256,500	264,600	254,994	254,340	257,487	260,000
%	12.5	5.8	10.3	5.6	5.0	4.1	3.2	0.1	-0.3	1.2	1.0

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Source: CMHC (Starts and Completions Survey), CREA

All data in this table, except the MLS® average price, is seasonally adjusted at annual rates. The MLS® average price data is actual.

Saskatchewan Housing Market Outlook (units and percentage change)											
	2008	2009	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4 (F)
Housing Starts:											
Single	4,518	2,829	3,830	4,152	5,171	4,200	4,200	3,922	3,777	4,509	4,400
%	12.5	-37.4	35.4	8.4	24.5	-18.8	0.0	-19.5	-3.7	19.4	-2.4
Multiple	2,310	1,037	2,077	2,879	4,797	4,400	3,800	2,636	3,752	6,536	4,800
%	16.1	-55.1	100.3	38.6	66.6	-8.3	-13.6	-57.4	42.3	74.2	-26.6
Total	6,828	3,866	5,907	7,031	9,968	8,600	8,000	6,558	7,529	11,045	9,200
%	13.7	-43.4	52.8	19.0	41.8	-13.7	-7.0	-40.7	14.8	46.7	-16.7
Existing Home Markets:											
MLS® Sales	10,538	11,095	10,872	13,131	13,886	13,400	13,600	12,248	13,904	14,036	13,400
%	-16.0	5.3	-2.0	20.8	5.7	-3.5	1.5	-5.5	13.5	0.9	-4.5
MLS® Average Price	223,931	232,882	242,258	259,461	275,490	286,500	293,000	283,916	285,423	287,966	288,600
%	28.6	4.0	4.0	7.1	6.2	4.0	2.3	-0.2	0.5	0.9	0.2

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Source: CMHC (Starts and Completions Survey), CREA

All data in this table, except the MLS® average price, is seasonally adjusted at annual rates. The MLS® average price data is actual.

Alberta Housing Market Outlook (units and percentage change)											
	2008	2009	2010	2011	2012	2013(F)	2014(F)	2013Q1	2013Q2	2013Q3	2013Q4(F)
Housing Starts:											
Single	14,716	14,344	17,851	15,193	17,493	18,300	19,100	19,280	18,165	18,073	17,800
%	-47.6	-2.5	24.4	-14.9	15.1	4.6	4.4	9.1	-5.8	-0.5	-1.5
Multiple	14,448	5,954	9,237	10,511	15,903	15,900	15,800	14,445	21,028	14,058	13,900
%	-28.6	-58.8	55.1	13.8	51.3	0.0	-0.6	-14.2	45.6	-33.1	-1.1
Total	29,164	20,298	27,088	25,704	33,396	34,200	34,900	33,725	39,193	32,131	31,700
%	-39.7	-30.4	33.5	-5.1	29.9	2.4	2.0	-2.2	16.2	-18.0	-1.3
Existing Home Markets:											
MLS® Sales	56,045	57,543	49,723	53,756	60,369	65,000	66,800	61,016	64,808	69,872	64,300
%	-21.0	2.7	-13.6	8.1	12.3	7.7	2.8	3.6	6.2	7.8	-8.0
MLS® Average Price	353,748	341,818	352,301	353,394	363,208	379,200	387,400	375,767	375,980	383,461	381,000
%	-1.0	-3.4	3.1	0.3	2.8	4.4	2.2	1.8	0.1	2.0	-0.6

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Source: CMHC (Starts and Completions Survey), CREA

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Prairie Region - Housing Forecast Ranges

	2013			2014		
	Point Forecast	High Forecast	Low Forecast	Point Forecast	High Forecast	Low Forecast
Alberta						
Housing Starts	34,200	35,000	33,400	34,900	38,600	31,200
Multiple	15,900	16,300	15,500	15,800	17,400	14,200
Single	18,300	18,700	17,900	19,100	21,200	17,000
MLS® Sales	65,000	67,300	62,700	66,800	70,900	62,700
MLS® Average Price (\$)	379,200	384,900	373,500	387,400	393,200	381,600
Saskatchewan						
Housing Starts	8,600	8,800	8,400	8,000	8,900	7,100
Multiple	4,400	4,500	4,300	3,800	4,200	3,400
Single	4,200	4,300	4,100	4,200	4,700	3,700
MLS® Sales	13,400	13,900	12,900	13,600	14,400	12,800
MLS® Average Price (\$)	286,500	290,800	282,200	293,000	297,400	288,600
Manitoba						
Housing Starts	7,400	7,600	7,200	7,100	7,800	6,400
Multiple	3,500	3,600	3,400	3,100	3,400	2,800
Single	3,900	4,000	3,800	4,000	4,400	3,600
MLS® Sales	13,700	14,200	13,200	13,800	14,700	12,900
MLS® Average Price (\$)	256,500	260,400	252,600	264,600	268,600	260,600
Canada						
Housing Starts	185,000	190,600	179,300	184,700	205,700	163,700
Multiple	107,800	111,100	104,500	105,700	117,500	93,900
Single	77,200	79,600	74,800	79,000	88,200	69,800
MLS® Sales	456,700	474,000	439,400	468,200	498,100	438,300
MLS® Average Price (\$)	378,000	383,700	372,300	385,200	396,300	374,100

Sources : CMHC

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

The forecasts included in this document are based on information available as of October 16, 2013.

Prairie Region Housing Forecast - New Construction									
	Housing Starts	2012	2013(F)*	% chg (2012/2013)	2014(F)*	% chg (2013/2014)	YTD 2013**	YTD 2012**	% chg (2012/2013)
Calgary	Single-Detached	5,961	6,200	4.0	6,500	4.8	4,823	4,482	7.6
	Multiple	6,880	5,500	-20.1	6,600	20.0	4,010	5,523	-27.4
	Total	12,841	11,700	-8.9	13,100	12.0	8,833	10,005	-11.7
Edmonton	Single-Detached	5,658	6,000	6.0	6,200	3.3	4,474	4,263	4.9
	Multiple	7,179	7,900	10.0	6,000	-24.1	6,546	4,864	34.6
	Total	12,837	13,900	8.3	12,200	-12.2	11,020	9,127	20.7
Grande Prairie	Single-Detached	491	470	-4.3	485	3.2	317	353	-10.2
	Multiple	120	160	33.3	170	6.3	127	96	32.3
	Total	611	630	3.1	655	4.0	444	449	-1.1
Lethbridge	Single-Detached	552	525	-4.9	500	-4.8	394	398	-1.0
	Multiple	108	120	11.1	100	-16.7	81	61	32.8
	Total	660	645	-2.3	600	-7.0	475	459	3.5
Medicine Hat	Single-Detached	226	240	6.2	250	4.2	181	162	11.7
	Multiple	58	30	-48.3	50	66.7	6	56	-89.3
	Total	284	270	-4.9	300	11.1	187	218	-14.2
Red Deer	Single-Detached	326	365	12.0	385	5.5	294	262	12.2
	Multiple	242	325	34.3	330	1.5	272	185	47.0
	Total	568	690	21.5	715	3.6	566	447	26.6
Wood Buffalo	Single-Detached	347	375	8.1	385	2.7	274	217	26.3
	Multiple	290	625	115.5	450	-28.0	521	134	288.8
	Total	637	1,000	57.0	835	-16.5	795	351	126.5
Regina	Single-Detached	1,289	1,100	-14.7	1,150	4.5	952	1,033	-7.8
	Multiple	1,804	1,775	-1.6	1,600	-9.9	1,431	1,187	20.6
	Total	3,093	2,875	-7.0	2,750	-4.3	2,383	2,220	7.3
Saskatoon	Single-Detached	2,025	1,600	-21.0	1,650	3.1	1,285	1,525	-15.7
	Multiple	1,728	1,600	-7.4	1,400	-12.5	1,082	1,065	1.6
	Total	3,753	3,200	-14.7	3,050	-4.7	2,367	2,590	-8.6
Winnipeg	Single-Detached	2,129	2,200	3.3	2,125	-3.4	1,693	1,625	4.2
	Multiple	1,936	2,050	5.9	2,000	-2.4	1,930	1,638	17.8
	Total	4,065	4,250	4.6	4,125	-2.9	3,623	3,263	11.0

Source: CMHC (Starts and Completions Survey)

(F) = CMHC Forecast

* Although point forecasts are provided in this table, please refer to the "Housing Forecast Range" table to get the relevant ranges.

** YTD = January - September

Prairie Region Housing Forecast - Resale Market									
		2012	2013(F)*	% chg (2012/2013)	2014(F)*	% chg (2013/2014)	YTD 2013**	YTD 2012**	% chg (2012/2013)
Calgary	MLS® Sales	26,634	29,200	9.6	30,000	2.7	23,807	21,356	11.5
	MLS® Avg. Price	412,315	436,500	5.9	447,000	2.4	436,241	411,075	6.1
Edmonton	MLS® Sales	17,641	18,600	5.4	19,000	2.2	15,663	14,358	9.1
	MLS® Avg. Price	334,319	345,000	3.2	353,000	2.3	346,631	335,422	3.3
Grande Prairie	MLS® Sales	2,710	2,800	3.3	2,900	3.6	2,277	2,149	6.0
	MLS® Avg. Price	266,831	288,000	7.9	293,500	1.9	291,418	266,929	9.2
Lethbridge	MLS® Sales	2,125	2,175	2.4	2,225	2.3	1,820	1,707	6.6
	MLS® Avg. Price	249,215	245,000	-1.7	249,000	1.6	244,627	251,483	-2.7
Medicine Hat	MLS® Sales	1,404	1,320	-6.0	1,350	2.3	1,070	1,131	-5.4
	MLS® Avg. Price	258,802	263,000	1.6	268,000	1.9	265,338	258,536	2.6
Red Deer	MLS® Sales	4,304	4,800	11.5	5,000	4.2	3,952	3,461	14.2
	MLS® Avg. Price	279,180	299,000	7.1	310,000	3.7	298,974	279,727	6.9
Wood Buffalo	MLS® Sales	1,781	1,800	1.1	1,825	1.4	1,388	1,420	-2.3
	MLS® Avg. Price	632,797	634,000	0.2	645,000	1.7	630,124	635,040	-0.8
Regina	MLS® Sales	3,952	3,700	-6.4	3,800	2.7	2,927	3,233	-9.5
	MLS® Avg. Price	301,145	317,500	5.4	326,000	2.7	313,778	299,999	4.6
Saskatoon	MLS® Sales	5,462	5,300	-3.0	5,400	1.9	4,410	4,367	1.0
	MLS® Avg. Price	319,470	331,500	3.8	339,000	2.3	332,087	317,557	4.6
Winnipeg	MLS® Sales	12,094	11,800	-2.4	12,000	1.7	9,562	9,696	-1.4
	MLS® Avg. Price	255,059	267,000	4.7	275,000	3.0	266,646	253,720	5.1

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

Source: CREA

(F) = CMHC Forecast

* Although point forecasts are provided in this table, please refer to the "Housing Forecast Range" table to get the relevant ranges.

** YTD = January - September

Prairie Region Housing Forecast - Rental Market

	Vacancy Rate		Average Rent 2-Bedroom Units	
	Oct 2012	Oct 2013(F)	Oct 2012	Oct 2013(F)
Calgary	1.3	0.8	1,150	1,230
Edmonton	1.7	1.0	1,071	1,125
Regina	1.0	1.7	979	1,025
Saskatoon	2.6	2.8	1,002	1,040
Winnipeg	1.7	2.0	911	945
Canada¹	2.8	2.5	n/a	n/a

Source: CMHC Fall Rental Market Survey

(F) = CMHC Forecast

¹ All centres 100,000+



November 19 2013

10:00 a.m. - 3:30 p.m.

BMO Centre Palomino Room, Stampede Park
Calgary, AB

November 26, 2013

10:00 a.m. - 3:30 p.m.

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