HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

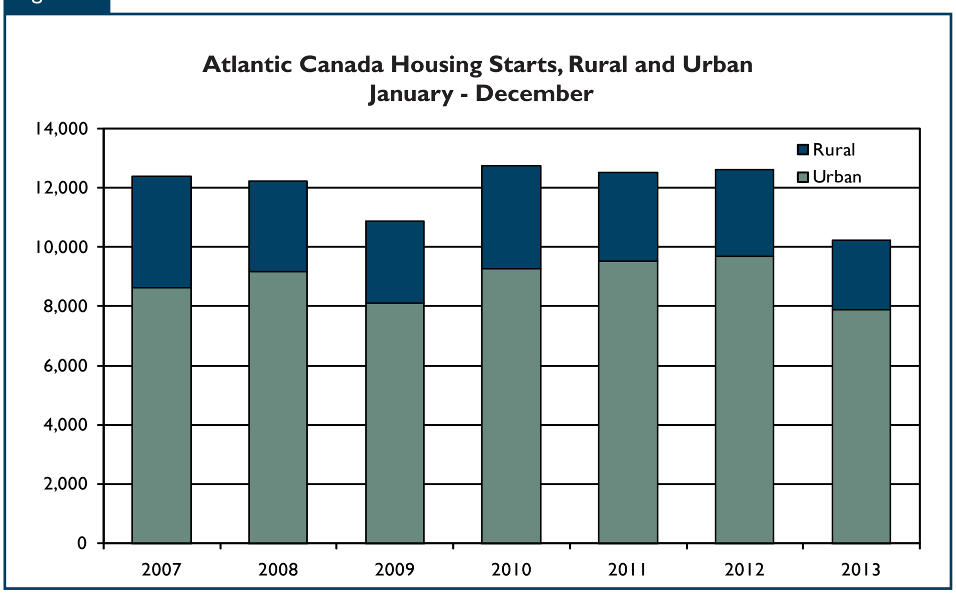
Date Released: First Quarter 2014

Fourth Quarter Housing Starts

Continuing economic weakness and slow population growth across the region resulted in housing starts in Atlantic Canada decreasing 20 per cent in the fourth quarter of 2013 compared to 2012. Both single-detached and multiple-unit starts reported declines in the quarter.

Single-detached starts in Atlantic Canada were down nearly 14 per cent in the fourth quarter, with three of the Atlantic Provinces showing year-over-year declines. This included a ten per cent decrease in Newfoundland and Labrador (NL), a 27 per cent decline in Nova Scotia (NS) and a 50 per cent drop in Prince Edward Island (PE). New Brunswick (NB) was the only province with an increase of seven per cent in the fourth quarter.

Figure 1



Source: CMHC

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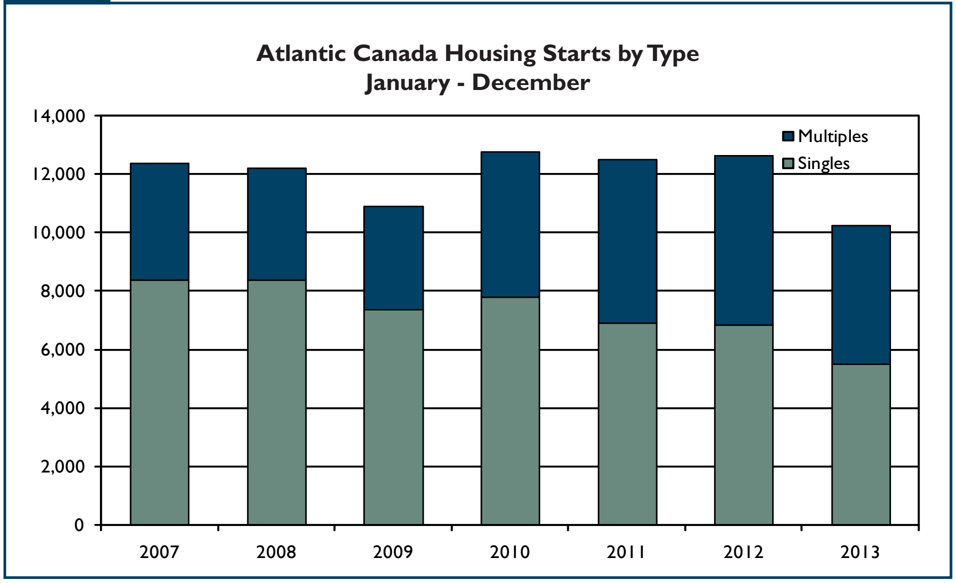


Source: CMHC

For the year single starts declined 20 per cent with NL reporting a decline of 12 per cent, NB with a 19 per cent drop and PE and NS both showing 27 per cent declines in 2013.

Multiple-unit starts in Atlantic Canada were down almost 26 per cent in the fourth quarter compared to 2012. Apartment starts accounted for the majority of the decrease in the quarter as they were down 27 per cent or over 275 units. Row unit starts were down nearly 40 per cent compared to the fourth quarter of 2012. Semi-detached starts declined the least in the quarter with a decline of eight per cent or 20 units, from the fourth quarter 2012 level of activity.

For 2013, multiple starts declined 18 per cent with NL reporting a decline of nearly 50 per cent compared to 2012. For the remaining provinces reporting a drop in activity PE had a decline of 36 per cent and NB had a smaller decline of eight per cent. NS was the only province to report a small increase of close to one per cent due to a rise in both apartment and row starts in 2013.

Urban Starts

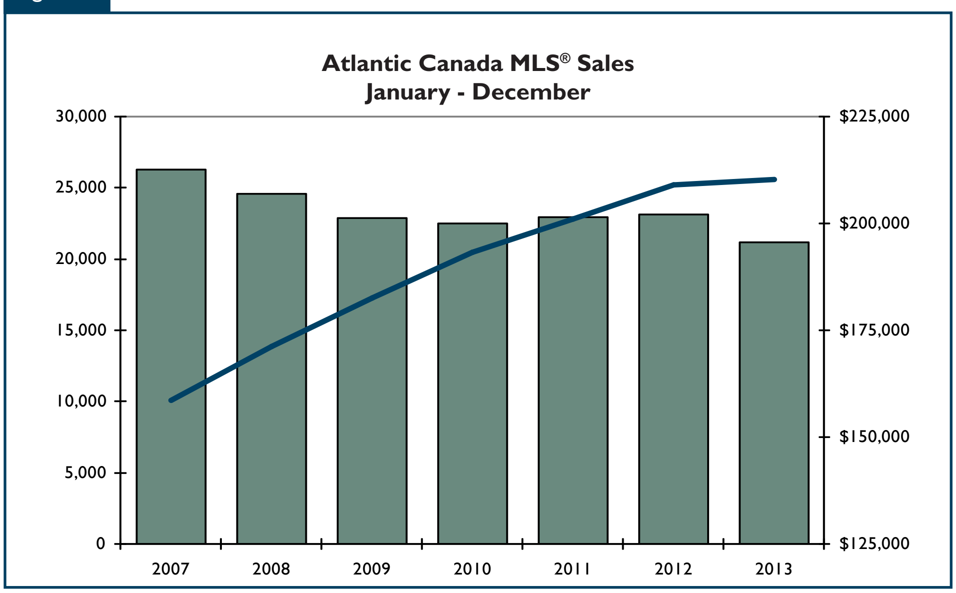
Of the six large urban centres in Atlantic Canada, three reported growth in starts activity in the fourth quarter including Fredericton at 37 per cent, Moncton at 35 per cent, and St John's at over six per cent. For those three centres reporting a slowdown in activity for the quarter, Saint John was down 12 per cent, Charlottetown 29 per cent and Halifax saw a drop of over 50 per cent in the quarter.

For 2013, only Fredericton reported a rise in starts activity with an increase of over six per cent. The remaining five large urban centres in Atlantic Canada reported declines of 11 per cent for Halifax, 20 per cent for St John's, 22 per cent for Saint John, 28 per cent for Charlottetown, and 30 per cent for Moncton.

Of the smaller centres in the Atlantic region, a total of four, including Gander, NL; Kentville and Truro, NS; and Edmundston, NB reported higher starts activity in the fourth quarter compared to the fourth quarter in 2012.

For the year, a similar trend to the fourth quarter was noted with Kentville and Truro, NS and Edmundston, NB reporting positive starts activity overall in 2013.

Figure 3



Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association
MLS® Average Price: December (Year to Date), Price for each year unadjusted

There were 3,384 completions in Atlantic Canada in the fourth quarter of 2013 compared to 3,024 completions in the fourth quarter of 2012. Increased completions resulted in the number of units under construction declining 18 per cent to the end of December 2013.

MLS® Sales

MLS® sales in Atlantic Canada were down nearly four per cent in the fourth quarter (unadjusted) compared to a year ago. All four provinces had reduced sales activity, with NL down under one per cent, NB down nearly two per cent, NS down over five per cent and PE down 18 per cent.

For the year MLS® sales in Atlantic Canada were down eight per cent compared to 2012. In terms of ranking NB was down the least at two per cent. For the remaining provincial totals NL was down eight per cent, and both NS and PE reported declines of 12 per cent.

MLS® Prices

The average MLS® price in Atlantic Canada was up 0.9 per cent (unadjusted) in the fourth quarter to $208,978. Prices increased in three of the four provinces, including NB at 0.9 per cent, NL up 0.8 per cent. Prices in PE and NS were close to being unchanged in the fourth quarter as PE reported a 0.1 per cent increase and NS recorded a 0.2 per cent decline compared to the same period last year.

In 2013 the average MLS® price in Atlantic Canada was up 0.6 per cent (unadjusted) to $210,290. Prices increased in three of the four provinces with NL reporting the largest increase of 5.3 per cent in 2013 to $283,101. For PE the increase was 2.5 per cent to $156,108. NB also reported a one per cent increase to $162,652. Only NS reported a decline in price to $217,192 or down 1.5 per cent in 2013.

The number of new listings reported in the quarter, on an unadjusted basis, increased one per cent compared to the fourth quarter of 2012. In 2013 listings on an unadjusted basis increased three per cent with the level rising ten per cent in PE and over eight per cent in NL. The level was up modestly in NS at over two per cent and down nearly one per cent in NB in 2013.

Economic Factors

The labour force and employment were both flat in the fourth quarter in Atlantic Canada (seasonally adjusted). At the end of the quarter, the overall unemployment rate in Atlantic Canada was down to 10.2 per cent compared to the end of December 2012 at 10.3 per cent.

Demographic factors, including population and migration, were weak based on the most recent quarterly data available. The population was virtually flat with a 0.01 per cent increase in the fourth quarter of 2013 as a result of a 0.14 per cent rise in NL and 0.04 per cent positive move in PE being generally offset by a 0.10 per cent decrease in NB and 0.40 per cent decline in NS in the fourth quarter.

For 2013 the population of Atlantic Canada is estimated to have declined 0.13 per cent as a result of a 0.33 per cent decline in NS and 0.10 per cent pullback in NB being partially offset by a 0.15 per cent increase in NL and smaller 0.10 per cent increase in PE.

The most recent migration data from the third quarter of 2013 supports the overall indications for the year that the decline in the population for Atlantic Canada is related to the rise in out-migration. The third quarter data reported 3,959 persons leaving Atlantic Canada to go elsewhere in the country. This was offset, to a great extent by the rise in international migration of 3,568 persons coming to Atlantic Canada in the third quarter of 2013 but overall there was a net decline of 391 migrants to the region.

There were two provinces, NB and NS, who reported net-migration declines of 688 and 523 people, respectively in the third quarter of 2013. PE reported a marginal loss of 13 persons for the quarter and NL recorded an increase of 814 net-migrants in the third quarter.

As of the end of third quarter of 2013 there was a decline of almost 3,400 migrants in Atlantic Canada as a result of over 9,000 persons leaving to go elsewhere in Canada, whereas there was a net increase in international migration of close to 5,600 persons.

The most recent data on retail sales is showing that NL consumers have continued to show the strongest level of spending growth at 4.4 per cent, to the end of October 2013, with retail spending in PE also positive at 1.6 per cent. For NS and NB retail spending remains negative at 0.3 per cent and 0.4 per cent respectively, to the end of October 2013

Weekly earnings were up 2.2 per cent to the end of December 2013. With the rate of inflation up 1.3 per cent across Atlantic Canada, real income growth was up close to one per cent in 2013.

HOUSING NOW REPORT TABLES

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SYMBOLS

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

Table 1a: Housing Starts (SAAR and Trend) December 2013		
Newfoundland and Labrador	November 2013	December 2013
Trend[1], urban centres[2]	2,133	2,118
SAAR, urban centres[2]	2,541	1,892
	December 2012	December 2013
Actual, urban centres[2]		
December - Single-Detached	147	124
December - Multiples	85	44
December - Total	232	168
January to December - Single-Detached	1,547	1,481
January to December - Multiples	997	543
January to December - Total	2,544	2,024

Table 1b: Housing Starts (SAAR and Trend) December 2013		
Prince Edward Island	November 2013	December 2013
Trend[1], urban centres[2]	378	394
SAAR, urban centres[2]	342	699
	December 2012	December 2013
Actual, urban centres[2]		
December - Single-Detached	25	11
December - Multiples	50	46
December - Total	75	57
January to December - Single-Detached	249	177
January to December - Multiples	430	325
January to December - Total	679	502

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1c: Housing Starts (SAAR and Trend) December 2013		
Nova Scotia	November 2013	December 2013
Trend[1], urban centres[2]	3,152	2,989
SAAR, urban centres[2]	1,698	1,371
	December 2012	December 2013
Actual, urban centres[2]		
December - Single-Detached	153	76
December - Multiples	57	28
December - Total	210	104
January to December - Single-Detached	1,810	1,266
January to December - Multiples	2,115	2,048
January to December - Total	3,925	3,314

Table 1d: Housing Starts (SAAR and Trend) December 2013		
New Brunswick	November 2013	December 2013
Trend[1], urban centres[2]	2,301	2,144
SAAR, urban centres[2]	2,443	2,426
	December 2012	December 2013
Actual, urban centres[2]		
December - Single-Detached	91	76
December - Multiples	32	117
December - Total	123	193
January to December - Single-Detached	1,097	863
January to December - Multiples	1,446	1,210
January to December - Total	2,543	2,073

Source: CMHC

[1] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Atlantic Region Fourth Quarter 2013										
	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 2013	966	190	95	0	0	56	49	593	675	2,632
Q4 2012	1,193	204	255	0	30	213	74	510	808	3,287
% Change	-19.0	-6.9	-62.7	n/a	-100.0	-73.7	-33.8	16.3	-16.5	-19.9
Year-to-date 2013	3,686	630	298	8	27	218	190	2,848	2,347	10,260
Year-to-date 2012	4,606	878	865	2	91	416	229	2,604	2,956	12,647
% Change	-20.0	-28.2	-65.5	**	-70.3	-47.6	-17.0	9.4	-20.6	-18.9
UNDER CONSTRUCTION										
Q4 2013	2,611	458	301	3	40	422	117	3,379	1,333	8,672
Q4 2012	3,059	560	703	0	100	819	133	3,619	1,539	10,532
% Change	-14.6	-18.2	-57.2	n/a	-60.0	-48.5	-12.0	-6.6	-13.4	-17.7
COMPLETIONS										
Q4 2013	1,225	166	70	3	30	185	84	928	693	3,384
Q4 2012	1,268	236	242	0	45	155	142	376	560	3,024
% Change	-3.4	-29.7	-71.1	n/a	-33.3	19.4	-40.8	146.8	23.8	11.9
Year-to-date 2013	4,279	704	274	25	72	730	298	3,179	2,296	11,857
Year-to-date 2012	4,247	816	883	3	64	354	351	1,993	2,720	11,431
% Change	0.8	-13.7	-69.0	**	12.5	106.2	-15.1	59.5	-15.6	3.7
COMPLETED & NOT ABSORBED										
Q4 2013	195	66	79	0	17	124	n/a	n/a	n/a	481
Q4 2012	183	74	68	0	22	85	n/a	n/a	n/a	432
% Change	6.6	-10.8	16.2	n/a	-22.7	45.9	n/a	n/a	n/a	11.3
ABSORBED										
Q4 2013	899	142	47	3	37	191	n/a	n/a	n/a	1,319
Q4 2012	900	171	221	0	38	104	n/a	n/a	n/a	1,434
% Change	-0.1	-17.0	-78.7	n/a	-2.6	83.7	n/a	n/a	n/a	-8.0
Year-to-date 2013	3,306	604	257	25	77	665	n/a	n/a	n/a	4,934
Year-to-date 2012	3,179	677	796	3	62	286	n/a	n/a	n/a	5,003
% Change	4.0	-10.8	-67.7	**	24.2	132.5	n/a	n/a	n/a	-1.4

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Fourth quarter 2013										
	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 2013	413	6	15	0	0	56	14	150	207	861
Q4 2012	405	10	150	0	6	52	4	8	363	998
% Change	2.0	-40.0	-90.0	n/a	-100.0	7.7	**	**	-43.0	-13.7
Year-to-date 2013	1,475	14	34	6	0	100	25	370	838	2,862
Year-to-date 2012	1,547	26	610	0	47	220	6	88	1,341	3,885
% Change	-4.7	-46.2	-94.4	n/a	-100.0	-54.5	**	**	-37.5	-26.3
UNDER CONSTRUCTION										
Q4 2013	1,237	8	20	1	7	181	26	353	484	2,317
Q4 2012	1,236	16	405	0	44	310	7	106	766	2,890
% Change	0.1	-50.0	-95.1	n/a	-84.1	-41.6	**	**	-36.8	-19.8
COMPLETIONS										
Q4 2013	441	6	3	3	10	12	0	60	274	809
Q4 2012	410	10	182	0	30	4	20	4	257	917
% Change	7.6	-40.0	-98.4	n/a	-66.7	200.0	-100.0	**	6.6	-11.8
Year-to-date 2013	1,613	24	62	25	26	214	13	337	999	3,313
Year-to-date 2012	1,486	18	546	1	49	29	40	16	1,035	3,220
% Change	8.5	33.3	-88.6	**	-46.9	**	-67.5	**	-3.5	2.9
COMPLETED & NOT ABSORBED										
Q4 2013	35	2	0	0	8	28	n/a	n/a	na	73
Q4 2012	31	0	7	0	8	0	n/a	n/a	na	46
% Change	12.9	n/a	-100.0	n/a	0.0	n/a	n/a	n/a	n/a	58.7
ABSORBED										
Q4 2013	364	4	3	3	11	8	n/a	n/a	na	393
Q4 2012	317	4	154	0	20	4	n/a	n/a	na	499
% Change	14.8	0.0	-98.1	n/a	-45.0	100.0	n/a	n/a	n/a	-21.2
Year-to-date 2013	1,348	12	66	25	26	172	n/a	n/a	na	1,649
Year-to-date 2012	1,220	8	496	1	37	29	n/a	n/a	na	1,791
% Change	10.5	50.0	-86.7	**	-29.7	**	n/a	n/a	n/a	-7.9

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

Table 1.1b: Housing Activity Summary of Prince Edward Island Fourth quarter 2013										
	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 2013	45	16	6	0	0	0	0	37	6	118
Q4 2012	69	28	4	0	12	0	2	55	81	251
% Change	-34.8	-42.9	50.0	n/a	-100.0	n/a	-100.0	-32.7	-92.6	-53.0
Year-to-date 2013	174	54	10	0	0	46	15	195	134	636
Year-to-date 2012	241	76	4	0	24	35	29	270	262	941
% Change	-27.8	-28.9	150.0	n/a	-100.0	31.4	-48.3	-27.8	-48.9	-32.4
UNDER CONSTRUCTION										
Q4 2013	101	18	10	0	0	81	4	168	59	449
Q4 2012	108	40	4	0	24	35	18	167	123	519
% Change	-6.5	-55.0	150.0	n/a	-100.0	131.4	-77.8	0.6	-52.0	-13.5
COMPLETIONS										
Q4 2013	51	16	0	0	12	0	17	18	42	156
Q4 2012	77	18	0	0	0	12	19	18	26	170
% Change	-33.8	-11.1	n/a	n/a	n/a	-100.0	-10.5	0.0	61.5	-8.2
Year-to-date 2013	180	62	4	0	24	0	49	189	160	668
Year-to-date 2012	219	46	22	0	0	24	48	269	258	886
% Change	-17.8	34.8	-81.8	n/a	n/a	-100.0	2.1	-29.7	-38.0	-24.6
COMPLETED & NOT ABSORBED										
Q4 2013	22	2	0	0	0	0	n/a	n/a	na	24
Q4 2012	31	9	0	0	0	7	n/a	n/a	na	47
% Change	-29.0	-77.8	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-48.9
ABSORBED										
Q4 2013	34	18	0	0	12	0	n/a	n/a	na	64
Q4 2012	62	13	1	0	0	12	n/a	n/a	na	88
% Change	-45.2	38.5	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	-27.3
Year-to-date 2013	174	57	4	0	24	7	n/a	n/a	na	266
Year-to-date 2012	176	39	18	0	0	24	n/a	n/a	na	257
% Change	-1.1	46.2	-77.8	n/a	n/a	-70.8	n/a	n/a	n/a	3.5

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

Table 1.1c: Housing Activity Summary of Nova Scotia Fourth quarter 2013										
	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 2013	287	84	48	0	0	0	23	179	283	904
Q4 2012	485	92	60	0	10	161	47	351	123	1,329
% Change	-40.8	-8.7	-20.0	n/a	-100.0	-100.0	-51.1	-49.0	130.1	-32.0
Year-to-date 2013	1,221	292	163	2	0	72	93	1,471	605	3,919
Year-to-date 2012	1,768	370	124	2	18	161	112	1,370	597	4,522
% Change	-30.9	-21.1	31.5	0.0	-100.0	-55.3	-17.0	7.4	1.3	-13.3
UNDER CONSTRUCTION										
Q4 2013	716	186	159	2	0	104	72	2,073	422	3,734
Q4 2012	1,069	196	144	0	24	438	82	2,355	244	4,552
% Change	-33.0	-5.1	10.4	n/a	-100.0	-76.3	-12.2	-12.0	73.0	-18.0
COMPLETIONS										
Q4 2013	480	84	38	0	8	161	42	506	124	1,443
Q4 2012	527	90	24	0	11	78	43	204	133	1,110
% Change	-8.9	-6.7	58.3	n/a	-27.3	106.4	-2.3	148.0	-6.8	30.0
Year-to-date 2013	1,576	286	104	0	20	438	160	1,723	426	4,733
Year-to-date 2012	1,579	334	141	2	11	78	133	969	681	3,928
% Change	-0.2	-14.4	-26.2	-100.0	81.8	**	20.3	77.8	-37.4	20.5
COMPLETED & NOT ABSORBED										
Q4 2013	89	31	40	0	0	0	n/a	n/a	na	160
Q4 2012	70	18	19	0	0	0	n/a	n/a	na	107
% Change	27.1	72.2	110.5	n/a	n/a	n/a	n/a	n/a	n/a	49.5
ABSORBED										
Q4 2013	306	56	23	0	14	177	n/a	n/a	na	576
Q4 2012	321	57	34	0	11	78	n/a	n/a	na	501
% Change	-4.7	-1.8	-32.4	n/a	27.3	126.9	n/a	n/a	n/a	15.0
Year-to-date 2013	1,021	197	83	0	20	438	n/a	n/a	na	1,759
Year-to-date 2012	980	233	126	2	17	78	n/a	n/a	na	1,436
% Change	4.2	-15.5	-34.1	-100.0	17.6	**	n/a	n/a	n/a	22.5

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

Table 1.1d: Housing Activity Summary of New Brunswick Fourth quarter 2013										
	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 2013	221	84	26	0	0	0	12	227	179	749
Q4 2012	234	74	41	0	2	0	21	96	241	709
% Change	-5.6	13.5	-36.6	n/a	-100.0	n/a	-42.9	136.5	-25.7	5.6
Year-to-date 2013	816	270	91	0	27	0	57	812	770	2,843
Year-to-date 2012	1,050	406	127	0	2	0	82	876	756	3,299
% Change	-22.3	-33.5	-28.3	n/a	**	n/a	-30.5	-7.3	1.9	-13.8
UNDER CONSTRUCTION										
Q4 2013	557	246	112	0	33	56	15	785	368	2,172
Q4 2012	646	308	150	0	8	36	26	991	406	2,571
% Change	-13.8	-20.1	-25.3	n/a	**	55.6	-42.3	-20.8	-9.4	-15.5
COMPLETIONS										
Q4 2013	253	60	29	0	0	12	25	344	253	976
Q4 2012	254	118	36	0	4	61	60	150	144	827
% Change	-0.4	-49.2	-19.4	n/a	-100.0	-80.3	-58.3	129.3	75.7	18.0
Year-to-date 2013	910	332	104	0	2	78	76	930	711	3,143
Year-to-date 2012	963	418	174	0	4	223	130	739	746	3,397
% Change	-5.5	-20.6	-40.2	n/a	-50.0	-65.0	-41.5	25.8	-4.7	-7.5
COMPLETED & NOT ABSORBED										
Q4 2013	49	31	39	0	9	96	n/a	n/a	na	224
Q4 2012	51	47	42	0	14	78	n/a	n/a	na	232
% Change	-3.9	-34.0	-7.1	n/a	-35.7	23.1	n/a	n/a	n/a	-3.4
ABSORBED										
Q4 2013	195	64	21	0	0	6	n/a	n/a	na	286
Q4 2012	200	97	32	0	7	10	n/a	n/a	na	346
% Change	-2.5	-34.0	-34.4	n/a	-100.0	-40.0	n/a	n/a	n/a	-17.3
Year-to-date 2013	763	338	104	0	7	48	n/a	n/a	na	1,260
Year-to-date 2012	803	397	156	0	8	155	n/a	n/a	na	1,519
% Change	-5.0	-14.9	-33.3	n/a	-12.5	-69.0	n/a	n/a	n/a	-17.1

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

Table 1.3: History of Housing Starts of Atlantic Region 2004 - 2013										
	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		
2013	3,686	630	298	8	27	218	190	2,848	2,347	10,260
% Change	-20.0	-28.2	-65.5	**	-70.3	-47.6	-17.0	9.4	-20.6	-18.9
2012	4,606	878	865	2	91	416	229	2,604	2,956	12,647
% Change	3.6	7.3	-5.3	0.0	26.4	31.6	29.4	-6.4	-1.4	1.0
2011	4,444	818	913	2	72	316	177	2,783	2,999	12,524
% Change	-13.9	1.2	29.0	-88.9	26.3	38.0	-4.8	31.0	-13.8	-1.9
2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	5.6	9.8	42.2	**	-54.8	-16.1	13.4	48.2	25.6	17.2
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Newfoundland and Labrador 2004 - 2013										
	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		
2013	1,475	14	34	6	0	100	25	370	838	2,862
% Change	-4.7	-46.2	-94.4	n/a	-100.0	-54.5	**	**	-37.5	-26.3
2012	1,547	26	610	0	47	220	6	88	1,341	3,885
% Change	-1.8	85.7	16.9	-100.0	-4.1	182.1	-89.8	**	15.0	11.4
2011	1,576	14	522	2	49	78	59	22	1,166	3,488
% Change	-9.7	-46.2	71.1	-88.9	104.2	**	-10.6	-8.3	-16.3	-3.3
2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	5.2	-18.8	58.0	**	-36.8	-81.0	**	-61.3	34.6	18.0
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	116.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Prince Edward Island 2004 - 2013

	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		
2013	174	54	10	0	0	46	15	195	134	636
% Change	-27.8	-28.9	150.0	n/a	-100.0	31.4	-48.3	-27.8	-48.9	-32.4
2012	241	76	4	0	24	35	29	270	262	941
% Change	2.6	35.7	-88.2	n/a	n/a	n/a	**	-19.4	-3.3	0.1
2011	235	56	34	0	0	0	9	335	271	940
% Change	-13.6	-3.4	-32.0	n/a	n/a	n/a	**	58.8	65.2	24.3
2010	272	58	50	0	0	0	1	211	164	756
% Change	-6.8	26.1	42.9	n/a	-100.0	-100.0	-91.7	-13.2	-10.9	-13.8
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Nova Scotia 2004 - 2013										
	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		
2013	1,221	292	163	2	0	72	93	1,471	605	3,919
% Change	-30.9	-21.1	31.5	0.0	-100.0	-55.3	-17.0	7.4	1.3	-13.3
2012	1,768	370	124	2	18	161	112	1,370	597	4,522
% Change	11.0	6.3	-27.9	n/a	50.0	2.5	67.2	-20.6	4.9	-2.6
2011	1,593	348	172	0	12	157	67	1,726	569	4,644
% Change	-14.5	20.0	3.0	n/a	n/a	60.2	19.6	62.4	-26.2	7.8
2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	12.7	17.9	21.9	n/a	-100.0	22.5	100.0	69.5	18.4	25.3
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717

Source: CMHC (Starts and Completions Survey)

Table 1.3d: History of Housing Starts of New Brunswick 2004 - 2013										
	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		
2013	816	270	91	0	27	0	57	812	770	2,843
% Change	-22.3	-33.5	-28.3	n/a	**	n/a	-30.5	-7.3	1.9	-13.8
2012	1,050	406	127	0	2	0	82	876	756	3,299
% Change	1.0	1.5	-31.4	n/a	-81.8	-100.0	95.2	25.1	-23.9	-4.4
2011	1,040	400	185	0	11	81	42	700	993	3,452
% Change	-18.8	-7.8	-0.5	n/a	-66.7	-36.2	-33.3	-15.3	-13.7	-15.8
2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-0.2	5.3	39.8	n/a	-38.9	0.8	-42.7	64.9	27.7	16.5
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
St. John's	337	327	2	8	21	16	196	172	556	523	6.3
Centres 10,000 - 49,999											
Bay Roberts	20	27	0	0	0	0	0	0	20	27	-25.9
Corner Brook	15	16	2	2	0	0	0	2	17	20	-15.0
Gander	28	18	2	0	0	0	8	8	38	26	46.2
Grand Falls-Windsor	13	17	0	4	8	0	2	18	23	39	-41.0
Total Newfoundland & Labrador (10,000+)	413	405	6	14	29	16	206	200	654	635	3.0

Table 2.1a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador January - December 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
St. John's	1,243	1,292	4	20	40	61	447	780	1,734	2,153	-19.5
Centres 10,000 - 49,999											
Bay Roberts	66	85	2	2	3	3	0	6	71	96	-26.0
Corner Brook	47	62	6	2	0	0	4	43	57	107	-46.7
Gander	59	53	2	2	0	0	13	32	74	87	-14.9
Grand Falls-Windsor	66	55	0	8	16	16	6	22	88	101	-12.9
Total Newfoundland & Labrador (10,000+)	1,481	1,547	14	34	59	80	470	883	2,024	2,544	-20.4

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type
Prince Edward Island
Fourth Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	41	62	14	26	6	16	37	34	98	138	-29.0
Centres 10,000 - 49,999											
Summerside	4	9	2	2	8	0	0	21	14	32	-56.3
Total Prince Edward Island (10,000+)	45	71	16	28	14	16	37	55	112	170	-34.1

Table 2.1b: Starts by Submarket and by Dwelling Type
Prince Edward Island
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	160	224	46	68	14	36	218	284	438	612	-28.4
Centres 10,000 - 49,999											
Summerside	17	25	8	8	16	13	23	21	64	67	-4.5
Total Prince Edward Island (10,000+)	177	249	54	76	30	49	241	305	502	679	-26.1

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Halifax	137	249	26	46	52	73	144	479	359	847	-57.6
Centres 50,000 - 99,999											
Cape Breton	29	29	20	22	0	4	1	0	50	55	-9.1
Centres 10,000 - 49,999											
Chester MD	0	14	0	0	0	0	0	0	0	14	-100.0
East Hants MD	26	16	2	2	0	0	5	0	33	18	83.3
Kentville C.A.	14	16	6	2	4	0	12	16	36	34	5.9
Kings Subd A SC	17	41	4	6	0	4	0	8	21	59	-64.4
Lunenburg MD	29	30	0	0	0	0	0	0	29	30	-3.3
New Glasgow	9	48	14	8	0	13	6	6	29	75	-61.3
Queens RGM	5	3	0	0	0	4	0	0	5	7	-28.6
Truro	23	29	10	8	0	0	10	3	43	40	7.5
West Hants MD	10	19	2	0	0	0	1	2	13	21	-38.1
Yarmouth MD	3	6	0	0	0	0	0	0	3	6	-50.0
Total Nova Scotia (10,000+)	302	500	84	94	56	98	179	514	621	1,206	-48.5

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - December 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Halifax	678	991	120	190	167	136	1,474	1,437	2,439	2,754	-11.4
Centres 50,000 - 99,999											
Cape Breton	114	154	86	94	3	17	2	34	205	299	-31.4
Centres 10,000 - 49,999											
Chester MD	28	38	0	4	0	0	0	0	28	42	-33.3
East Hants MD	73	74	6	20	0	6	19	10	98	110	-10.9
Kentville C.A.	50	58	20	20	20	3	20	16	110	97	13.4
Kings Subd A SC	57	59	12	24	0	4	0	8	69	95	-27.4
Lunenburg MD	66	122	0	0	0	0	0	2	66	124	-46.8
New Glasgow	33	87	20	12	13	25	9	10	75	134	-44.0
Queens RGM	11	20	0	0	0	4	0	2	11	26	-57.7
Truro	105	118	26	16	10	3	18	14	159	151	5.3
West Hants MD	42	71	2	0	0	0	1	4	45	75	-40.0
Yarmouth MD	9	18	0	0	0	0	0	0	9	18	-50.0
Total Nova Scotia (10,000+)	1,266	1,810	292	380	213	198	1,543	1,537	3,314	3,925	-15.6

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Saint John	36	43	2	0	7	4	28	36	73	83	-12.0
Moncton	73	73	76	66	3	8	78	24	230	171	34.5
Centres 50,000 - 99,999											
Fredericton	89	93	6	8	13	23	111	36	219	160	36.9
Centres 10,000 - 49,999											
Bathurst	16	11	0	0	3	8	0	2	19	21	-9.5
Campbellton	2	5	0	0	0	0	0	0	2	5	-60.0
Edmundston	7	3	0	0	0	0	10	4	17	7	142.9
Miramichi	10	19	0	2	0	0	0	0	10	21	-52.4
Total New Brunswick (10,000+)	233	247	84	76	26	43	227	102	570	468	21.8

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - December 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Saint John	140	190	26	18	15	7	95	140	276	355	-22.3
Moncton	258	364	218	360	39	41	396	532	911	1,297	-29.8
Centres 50,000 - 99,999											
Fredericton	318	367	20	26	56	47	279	194	673	634	6.2
Centres 10,000 - 49,999											
Bathurst	58	59	6	0	6	35	5	14	75	108	-30.6
Campbellton	16	24	0	0	0	0	4	0	20	24	-16.7
Edmundston	27	34	0	0	10	0	10	4	47	38	23.7
Miramichi	46	59	2	4	0	0	23	24	71	87	-18.4
Total New Brunswick (10,000+)	863	1,097	272	408	126	130	812	908	2,073	2,543	-18.5

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
St. John's	15	16	6	0	56	172	140	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	2	0	0
Gander	0	0	0	0	0	8	8	0
Grand Falls-Windsor	0	0	8	0	0	10	2	8
Total Newfoundland & Labrador (10,000+)	15	16	14	0	56	192	150	8

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	34	61	6	0	96	742	351	38
Centres 10,000 - 49,999								
Bay Roberts	0	3	3	0	0	3	0	3
Corner Brook	0	0	0	0	4	4	0	39
Gander	0	0	0	0	0	32	13	0
Grand Falls-Windsor	0	16	16	0	0	14	6	8
Total Newfoundland & Labrador (10,000+)	34	80	25	0	100	795	370	88

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 50,000 - 99,999								
Charlottetown	6	16	0	0	0	0	37	34
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	0	21
Total Prince Edward Island (10,000+)	6	16	0	0	0	0	37	55

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	10	28	4	8	46	35	172	249
Centres 10,000 - 49,999								
Summerside	0	0	8	13	0	0	23	21
Total Prince Edward Island (10,000+)	10	28	12	21	46	35	195	270

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Fourth Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Halifax	48	68	4	5	0	161	144	318
Centres 50,000 - 99,999								
Cape Breton	0	0	0	4	0	0	1	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	5	0
Kentville C.A.	0	0	4	0	0	0	12	16
Kings Subd A SC	0	0	0	4	0	0	0	8
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	13	0	0	6	6
Queens RGM	0	0	0	4	0	0	0	0
Truro	0	0	0	0	0	0	10	3
West Hants MD	0	0	0	0	0	2	1	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	48	68	8	30	0	163	179	351

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	163	131	4	5	72	161	1,402	1,276
Centres 50,000 - 99,999								
Cape Breton	0	3	3	14	0	0	2	34
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	6	0	0	19	10
Kentville C.A.	0	0	20	3	0	0	20	16
Kings Subd A SC	0	0	0	4	0	0	0	8
Lunenburg MD	0	0	0	0	0	0	0	2
New Glasgow	0	0	13	25	0	0	9	10
Queens RGM	0	0	0	4	0	2	0	0
Truro	0	0	10	3	0	0	18	14
West Hants MD	0	0	0	0	0	4	1	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	163	134	50	64	72	167	1,471	1,370

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Saint John	7	4	0	0	0	0	28	36
Moncton	3	8	0	0	0	4	78	20
Centres 50,000 - 99,999								
Fredericton	13	23	0	0	0	0	111	36
Centres 10,000 - 49,999								
Bathurst	3	0	0	8	0	2	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	10	4
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	26	35	0	8	0	6	227	96

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	15	7	0	0	0	6	95	134
Moncton	39	41	0	0	0	22	396	510
Centres 50,000 - 99,999								
Fredericton	46	47	10	0	0	2	279	192
Centres 10,000 - 49,999								
Bathurst	6	0	0	35	0	2	5	12
Campbellton	0	0	0	0	0	0	4	0
Edmundston	10	0	0	0	0	0	10	4
Miramichi	0	0	0	0	0	0	23	24
Total New Brunswick (10,000+)	116	95	10	35	0	32	812	876

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
St. John's	354	465	56	58	146	0	556	523
Centres 10,000 - 49,999								
Bay Roberts	20	27	0	0	0	0	20	27
Corner Brook	17	18	0	0	0	2	17	20
Gander	30	26	0	0	8	0	38	26
Grand Falls-Windsor	13	29	0	0	10	10	23	39
Total Newfoundland & Labrador (10,000+)	434	565	56	58	164	12	654	635

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	1,275	1,852	102	263	357	38	1,734	2,153
Centres 10,000 - 49,999								
Bay Roberts	68	93	0	0	3	3	71	96
Corner Brook	53	66	4	0	0	41	57	107
Gander	61	87	0	0	13	0	74	87
Grand Falls-Windsor	66	85	0	4	22	12	88	101
Total Newfoundland & Labrador (10,000+)	1,523	2,183	106	267	395	94	2,024	2,544

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Prince Edward Island Fourth Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 50,000 - 99,999								
Charlottetown	61	92	0	12	37	34	98	138
Centres 10,000 - 49,999								
Summerside	6	9	0	0	0	23	14	32
Total Prince Edward Island (10,000+)	67	101	0	12	37	57	112	170

Table 2.5b: Starts by Submarket and by Intended Market Prince Edward Island January - December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	216	296	46	59	176	257	438	612
Centres 10,000 - 49,999								
Summerside	22	25	0	0	34	42	64	67
Total Prince Edward Island (10,000+)	238	321	46	59	210	299	502	679

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Halifax	208	351	0	171	151	325	359	847
Centres 50,000 - 99,999								
Cape Breton	45	51	0	0	5	4	50	55
Centres 10,000 - 49,999								
Chester MD	0	12	0	0	0	2	0	14
East Hants MD	28	18	0	0	5	0	33	18
Kentville C.A.	20	18	0	0	16	16	36	34
Kings Subd A SC	21	47	0	0	0	12	21	59
Lunenburg MD	29	30	0	0	0	0	29	30
New Glasgow	21	55	0	0	8	20	29	75
Queens RGM	5	3	0	0	0	4	5	7
Truro	27	37	0	0	16	3	43	40
West Hants MD	12	9	0	0	1	12	13	21
Yarmouth MD	3	6	0	0	0	0	3	6
Total Nova Scotia (10,000+)	419	637	0	171	202	398	621	1,206

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	953	1,290	72	181	1,414	1,283	2,439	2,754
Centres 50,000 - 99,999								
Cape Breton	195	243	0	0	10	56	205	299
Centres 10,000 - 49,999								
Chester MD	28	40	0	0	0	2	28	42
East Hants MD	77	93	2	0	19	17	98	110
Kentville C.A.	70	78	0	0	40	19	110	97
Kings Subd A SC	69	83	0	0	0	12	69	95
Lunenburg MD	66	119	0	0	0	5	66	124
New Glasgow	47	98	0	0	28	36	75	134
Queens RGM	11	22	0	0	0	4	11	26
Truro	119	128	0	0	40	23	159	151
West Hants MD	32	50	0	0	13	25	45	75
Yarmouth MD	9	18	0	0	0	0	9	18
Total Nova Scotia (10,000+)	1,676	2,262	74	181	1,564	1,482	3,314	3,925

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Fourth Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Saint John	42	44	0	0	31	39	73	83
Moncton	148	143	0	2	82	26	230	171
Centres 50,000 - 99,999								
Fredericton	103	121	0	0	116	39	219	160
Centres 10,000 - 49,999								
Bathurst	19	13	0	0	0	8	19	21
Campbellton	2	4	0	0	0	1	2	5
Edmundston	7	3	0	0	10	4	17	7
Miramichi	10	21	0	0	0	0	10	21
Total New Brunswick (10,000+)	331	349	0	2	239	117	570	468

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	176	217	0	0	100	138	276	355
Moncton	484	759	8	2	419	536	911	1,297
Centres 50,000 - 99,999								
Fredericton	353	427	15	0	305	207	673	634
Centres 10,000 - 49,999								
Bathurst	69	61	0	0	6	47	75	108
Campbellton	15	22	0	0	5	2	20	24
Edmundston	32	34	4	0	11	4	47	38
Miramichi	48	63	0	0	23	24	71	87
Total New Brunswick (10,000+)	1,177	1,583	27	2	869	958	2,073	2,543

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
St. John's	371	323	6	4	13	37	59	152	449	516	-13.0
Centres 10,000 - 49,999											
Bay Roberts	19	28	0	2	0	0	0	3	19	33	-42.4
Corner Brook	18	25	0	0	0	0	4	0	22	25	-12.0
Gander	14	19	0	2	0	0	3	18	17	39	-56.4
Grand Falls-Windsor	22	15	0	2	0	24	6	6	28	47	-40.4
Total Newfoundland & Labrador (10,000+)	444	410	6	10	13	61	72	179	535	660	-18.9

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - December 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
St. John's	1,377	1,228	18	8	41	62	513	527	1,949	1,825	6.8
Centres 10,000 - 49,999											
Bay Roberts	84	82	2	2	9	0	0	3	95	87	9.2
Corner Brook	49	64	8	2	0	0	55	0	112	66	69.7
Gander	57	50	0	2	0	14	11	32	68	98	-30.6
Grand Falls-Windsor	71	63	2	6	0	28	17	12	90	109	-17.4
Total Newfoundland & Labrador (10,000+)	1,638	1,487	30	20	50	104	596	574	2,314	2,185	5.9

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Prince Edward Island Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	47	71	26	20	17	11	18	30	108	132	-18.2
Centres 10,000 - 49,999											
Summerside	4	8	2	4	0	0	0	0	6	12	-50.0
Total Prince Edward Island (10,000+)	51	79	28	24	17	11	18	30	114	144	-20.8

Table 3.1b: Completions by Submarket and by Dwelling Type Prince Edward Island January - December 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	168	206	70	52	41	23	167	285	446	566	-21.2
Centres 10,000 - 49,999											
Summerside	16	21	8	6	16	23	22	12	62	62	0.0
Total Prince Edward Island (10,000+)	184	227	78	58	57	46	189	297	508	628	-19.1

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia Fourth Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Halifax	318	308	38	52	52	35	665	282	1,073	677	58.5
Centres 50,000 - 99,999											
Cape Breton	29	45	24	24	3	6	0	0	56	75	-25.3
Centres 10,000 - 49,999											
Chester MD	10	15	0	0	0	0	0	0	10	15	-33.3
East Hants MD	21	16	6	6	0	0	0	0	27	22	22.7
Kentville C.A.	15	28	4	10	0	0	0	0	19	38	-50.0
Kings Subd A SC	19	7	4	0	0	0	0	0	23	7	**
Lunenburg MD	14	23	0	0	0	0	0	0	14	23	-39.1
New Glasgow	8	17	8	4	0	17	0	0	16	38	-57.9
Queens RGM	4	6	0	0	0	0	1	0	5	6	-16.7
Truro	39	43	4	4	10	4	0	0	53	51	3.9
West Hants MD	19	18	0	0	0	0	1	0	20	18	11.1
Yarmouth MD	3	7	0	0	0	0	0	0	3	7	-57.1
Total Nova Scotia (10,000+)	499	533	88	100	65	62	667	282	1,319	977	35.0

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia January - December 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Halifax	929	872	140	174	169	156	2,119	954	3,357	2,156	55.7
Centres 50,000 - 99,999											
Cape Breton	123	137	92	98	27	19	34	8	276	262	5.3
Centres 10,000 - 49,999											
Chester MD	31	53	0	6	0	0	0	0	31	59	-47.5
East Hants MD	66	67	8	22	0	6	0	3	74	98	-24.5
Kentville C.A.	51	54	20	14	0	0	0	16	71	84	-15.5
Kings Subd A SC	76	35	16	30	0	0	0	0	92	65	41.5
Lunenburg MD	82	100	0	0	0	0	0	0	82	100	-18.0
New Glasgow	67	74	16	8	0	21	0	0	83	103	-19.4
Queens RGM	11	20	0	2	0	0	1	0	12	22	-45.5
Truro	119	115	16	18	19	14	5	66	159	213	-25.4
West Hants MD	55	66	0	0	0	0	2	0	57	66	-13.6
Yarmouth MD	13	17	0	2	0	0	0	0	13	19	-31.6
Total Nova Scotia (10,000+)	1,623	1,610	308	374	215	216	2,161	1,047	4,307	3,247	32.6

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type
New Brunswick
Fourth Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	% Change
Centres 100,000+											
Saint John	48	46	2	8	8	0	36	2	94	56	67.9
Moncton	78	86	54	104	4	22	228	213	364	425	-14.4
Centres 50,000 - 99,999											
Fredericton	91	81	2	4	24	30	92	0	209	115	81.7
Centres 10,000 - 49,999											
Bathurst	20	19	2	0	3	27	0	0	25	46	-45.7
Campbellton	4	5	0	0	0	0	0	0	4	5	-20.0
Edmundston	12	11	0	0	0	0	0	0	12	11	9.1
Miramichi	15	23	0	2	0	0	0	0	15	25	-40.0
Total New Brunswick (10,000+)	268	271	60	118	39	79	356	215	723	683	5.9

Table 3.1d: Completions by Submarket and by Dwelling Type
New Brunswick
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Saint John	160	178	18	32	18	36	62	260	258	506	-49.0
Moncton	316	359	282	356	26	87	611	562	1,235	1,364	-9.5
Centres 50,000 - 99,999											
Fredericton	337	299	24	28	68	83	312	156	741	566	30.9
Centres 10,000 - 49,999											
Bathurst	52	69	6	0	11	27	5	12	74	108	-31.5
Campbellton	22	18	0	0	0	0	0	0	22	18	22.2
Edmundston	27	27	0	0	0	0	0	0	27	27	0.0
Miramichi	47	60	4	2	0	0	24	0	75	62	21.0
Total New Brunswick (10,000+)	961	1,010	334	418	123	233	1,014	990	2,432	2,651	-8.3

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
St. John's	13	37	0	0	8	152	51	0
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	3	0	0
Corner Brook	0	0	0	0	4	0	0	0
Gander	0	0	0	0	0	18	3	0
Grand Falls-Windsor	0	4	0	20	0	2	6	4
Total Newfoundland and Labrador (10,000+)	13	41	0	20	12	175	60	4

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	41	62	0	0	242	515	271	12
Centres 10,000 - 49,999								
Bay Roberts	0	0	9	0	0	3	0	0
Corner Brook	0	0	0	0	14	0	41	0
Gander	0	0	0	14	2	32	9	0
Grand Falls-Windsor	0	4	0	24	1	8	16	4
Total Newfoundland and Labrador (10,000+)	41	66	9	38	259	558	337	16

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 50,000 - 99,999								
Charlottetown	12	0	5	11	0	12	18	18
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	0	0
Total Prince Edward Island (10,000+)	12	0	5	11	0	12	18	18

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	28	12	13	11	0	28	167	257
Centres 10,000 - 49,999								
Summerside	0	6	16	17	0	0	22	12
Total Prince Edward Island (10,000+)	28	18	29	28	0	28	189	269

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Fourth Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Halifax	44	35	8	0	161	78	504	204
Centres 50,000 - 99,999								
Cape Breton	0	0	3	6	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	17	0	0	0	0
Queens RGM	0	0	0	0	0	0	1	0
Truro	0	0	10	4	0	0	0	0
West Hants MD	0	0	0	0	0	0	1	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	44	35	21	27	161	78	506	204

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - December 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	122	152	47	4	438	78	1,681	876
Centres 50,000 - 99,999								
Cape Breton	0	0	27	19	0	0	34	8
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	6	0	0	0	3
Kentville C.A.	0	0	0	0	0	0	0	16
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	21	0	0	0	0
Queens RGM	0	0	0	0	0	0	1	0
Truro	0	0	19	14	0	0	5	66
West Hants MD	0	0	0	0	0	0	2	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	122	152	93	64	438	78	1,723	969

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick Fourth Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Saint John	8	0	0	0	0	2	36	0
Moncton	4	22	0	0	12	63	216	150
Centres 50,000 - 99,999								
Fredericton	14	14	10	16	0	0	92	0
Centres 10,000 - 49,999								
Bathurst	3	0	0	27	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	29	36	10	43	12	65	344	150

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	18	32	0	4	0	95	62	165
Moncton	26	69	0	18	54	88	557	474
Centres 50,000 - 99,999								
Fredericton	51	49	17	34	30	68	282	88
Centres 10,000 - 49,999								
Bathurst	3	0	8	27	0	0	5	12
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	24	0
Total New Brunswick (10,000+)	98	150	25	83	84	251	930	739

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Newfoundland and Labrador Fourth Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
St. John's	377	486	21	30	51	0	449	516
Centres 10,000 - 49,999								
Bay Roberts	19	33	0	0	0	0	19	33
Corner Brook	18	25	4	0	0	0	22	25
Gander	14	39	0	0	3	0	17	39
Grand Falls-Windsor	22	19	0	4	6	24	28	47
Total Newfoundland & Labrador (10,000+)	450	602	25	34	60	24	535	660

Table 3.5a: Completions by Submarket and by Intended Market Newfoundland and Labrador January - December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	1,427	1,738	251	75	271	12	1,949	1,825
Centres 10,000 - 49,999								
Bay Roberts	86	87	0	0	9	0	95	87
Corner Brook	55	66	14	0	43	0	112	66
Gander	59	84	0	0	9	14	68	98
Grand Falls-Windsor	72	75	0	4	18	30	90	109
Total Newfoundland & Labrador (10,000+)	1,699	2,050	265	79	350	56	2,314	2,185

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market Prince Edward Island Fourth Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 50,000 - 99,999								
Charlottetown	61	85	12	12	35	35	108	132
Centres 10,000 - 49,999								
Summerside	6	10	0	0	0	2	6	12
Total Prince Edward Island (10,000+)	67	95	12	12	35	37	114	144

Table 3.5b: Completions by Submarket and by Intended Market Prince Edward Island January - December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	225	264	24	24	197	278	446	566
Centres 10,000 - 49,999								
Summerside	21	23	0	0	41	39	62	62
Total Prince Edward Island (10,000+)	246	287	24	24	238	317	508	628

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Fourth Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Halifax	388	384	169	89	516	204	1,073	677
Centres 50,000 - 99,999								
Cape Breton	48	59	0	0	8	16	56	75
Centres 10,000 - 49,999								
Chester MD	10	14	0	0	0	1	10	15
East Hants MD	27	22	0	0	0	0	27	22
Kentville C.A.	19	38	0	0	0	0	19	38
Kings Subd A SC	23	7	0	0	0	0	23	7
Lunenburg MD	14	22	0	0	0	1	14	23
New Glasgow	14	21	0	0	2	17	16	38
Queens RGM	4	6	0	0	1	0	5	6
Truro	38	47	0	0	15	4	53	51
West Hants MD	14	14	0	0	6	4	20	18
Yarmouth MD	3	7	0	0	0	0	3	7
Total Nova Scotia (10,000+)	602	641	169	89	548	247	1,319	977

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - December 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	1,161	1,184	458	91	1,738	881	3,357	2,156
Centres 50,000 - 99,999								
Cape Breton	193	193	0	0	83	69	276	262
Centres 10,000 - 49,999								
Chester MD	31	58	0	0	0	1	31	59
East Hants MD	74	88	0	0	0	10	74	98
Kentville C.A.	71	68	0	0	0	16	71	84
Kings Subd A SC	92	65	0	0	0	0	92	65
Lunenburg MD	82	97	0	0	0	3	82	100
New Glasgow	78	80	0	0	5	23	83	103
Queens RGM	11	22	0	0	1	0	12	22
Truro	127	126	0	0	32	87	159	213
West Hants MD	33	54	0	0	24	12	57	66
Yarmouth MD	13	19	0	0	0	0	13	19
Total Nova Scotia (10,000+)	1,966	2,054	458	91	1,883	1,102	4,307	3,247

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Fourth Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012	Q4 2013	Q4 2012
Centres 100,000+								
Saint John	56	54	0	0	38	2	94	56
Moncton	128	202	12	65	224	158	364	425
Centres 50,000 - 99,999								
Fredericton	103	93	0	0	106	22	209	115
Centres 10,000 - 49,999								
Bathurst	25	19	0	0	0	27	25	46
Campbellton	3	4	0	0	1	1	4	5
Edmundston	12	11	0	0	0	0	12	11
Miramichi	15	25	0	0	0	0	15	25
Total New Brunswick (10,000+)	342	408	12	65	369	210	723	683

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	191	240	0	93	67	173	258	506
Moncton	602	777	50	70	583	517	1,235	1,364
Centres 50,000 - 99,999								
Fredericton	396	363	30	64	315	139	741	566
Centres 10,000 - 49,999								
Bathurst	60	69	0	0	14	39	74	108
Campbellton	20	17	0	0	2	1	22	18
Edmundston	26	27	0	0	1	0	27	27
Miramichi	51	62	0	0	24	0	75	62
Total New Brunswick (10,000+)	1,346	1,555	80	227	1,006	869	2,432	2,651

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador Fourth Quarter 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q4 2013	7	1.9	48	13.1	96	26.2	82	22.3	134	36.5	367	365,000	394,785
Q4 2012	14	4.4	50	15.8	78	24.6	63	19.9	112	35.3	317	360,000	388,102
Year-to-date 2013	21	1.5	183	13.3	404	29.4	306	22.3	459	33.4	1,373	359,000	395,388
Year-to-date 2012	60	4.9	252	20.6	324	26.5	204	16.7	381	31.2	1,221	345,000	387,439

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island Fourth Quarter 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q4 2013	0	0.0	0	0.0	3	8.8	12	35.3	19	55.9	34	274,700	303,603
Q4 2012	0	0.0	1	1.6	8	12.9	22	35.5	31	50.0	62	252,400	275,574
Year-to-date 2013	0	0.0	2	1.1	17	9.8	58	33.3	97	55.7	174	269,450	286,344
Year-to-date 2012	0	0.0	3	1.7	25	14.2	59	33.5	89	50.6	176	250,000	272,844

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Fourth Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q4 2013	7	26.9	6	23.1	6	23.1	4	15.4	3	11.5	26	222,000	237,601
Q4 2012	10	21.7	14	30.4	13	28.3	5	10.9	4	8.7	46	219,000	230,076
Year-to-date 2013	24	20.0	37	30.8	23	19.2	20	16.7	16	13.3	120	215,500	245,188
Year-to-date 2012	34	24.8	38	27.7	43	31.4	11	8.0	11	8.0	137	220,000	226,752
Halifax CMA													
Q4 2013	7	2.5	38	13.6	54	19.3	68	24.3	113	40.4	280	351,000	371,779
Q4 2012	0	0.0	9	3.3	64	23.3	75	27.3	127	46.2	275	359,900	420,439
Year-to-date 2013	12	1.3	85	9.4	191	21.2	207	23.0	406	45.1	901	364,450	396,929
Year-to-date 2012	5	0.6	30	3.6	154	18.2	222	26.3	434	51.4	845	379,900	426,885
Total Urban Centres in Nova Scotia (50,000+)													
Q4 2013	14	4.6	44	14.4	60	19.6	72	23.5	116	37.9	306	347,000	360,378
Q4 2012	10	3.1	23	7.2	77	24.0	80	24.9	131	40.8	321	345,000	393,160
Year-to-date 2013	36	3.5	122	11.9	214	21.0	227	22.2	422	41.3	1,021	349,900	379,095
Year-to-date 2012	39	4.0	68	6.9	197	20.1	233	23.7	445	45.3	982	365,000	398,964

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Fourth Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q4 2013	0	0.0	0	0.0	12	14.6	21	25.6	49	59.8	82	261,950	265,334
Q4 2012	0	0.0	0	0.0	12	15.6	17	22.1	48	62.3	77	269,000	271,847
Year-to-date 2013	0	0.0	2	0.6	42	13.0	98	30.2	182	56.2	324	259,000	266,806
Year-to-date 2012	0	0.0	1	0.4	52	18.4	86	30.4	144	50.9	283	259,000	258,804
Moncton CMA													
Q4 2013	0	0.0	1	1.4	3	4.2	28	39.4	39	54.9	71	256,000	283,582
Q4 2012	0	0.0	1	1.3	7	9.1	28	36.4	41	53.2	77	259,000	286,306
Year-to-date 2013	0	0.0	3	1.0	10	3.5	71	24.7	203	70.7	287	289,900	313,181
Year-to-date 2012	0	0.0	4	1.2	24	7.1	110	32.7	198	58.9	336	274,352	291,990
Saint John CMA													
Q4 2013	0	0.0	1	2.6	1	2.6	12	31.6	24	63.2	38	285,750	290,022
Q4 2012	0	0.0	2	5.4	1	2.7	9	24.3	25	67.6	37	275,000	281,442
Year-to-date 2013	0	0.0	2	1.6	6	4.7	32	25.0	88	68.8	128	281,250	314,255
Year-to-date 2012	0	0.0	5	3.1	13	8.1	40	24.8	103	64.0	161	279,900	288,966
Total Urban Centres in New Brunswick (50,000+)													
Q4 2013	0	0.0	2	1.0	16	8.4	61	31.9	112	58.6	191	260,000	277,029
Q4 2012	0	0.0	3	1.6	20	10.5	54	28.3	114	59.7	191	269,000	279,535
Year-to-date 2013	0	0.0	7	0.9	58	7.8	201	27.2	473	64.0	739	270,000	293,035
Year-to-date 2012	0	0.0	10	1.3	89	11.4	236	30.3	445	57.1	780	268,000	279,325

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador
Fourth Quarter 2013

		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
2012	January	227	9.7	390	723	789	49.4	274,070	16.4	270,530
	February	235	3.5	378	653	805	47.0	258,965	7.7	264,362
	March	277	-9.2	370	693	751	49.3	259,088	3.3	259,479
	April	293	-3.3	375	894	789	47.5	274,150	12.8	275,013
	May	517	58.1	533	1,015	757	70.4	255,897	4.0	259,424
	June	560	64.7	462	956	723	63.9	265,051	3.6	261,237
	July	493	-1.2	358	945	733	48.8	273,649	9.0	269,811
	August	486	-11.8	350	894	761	46.0	262,436	5.3	258,861
	September	392	-11.5	346	717	742	46.6	271,572	3.5	278,360
	October	444	-3.9	348	789	745	46.7	272,639	9.3	279,483
	November	393	-11.1	356	690	856	41.6	274,485	5.2	276,997
	December	333	-11.0	384	356	874	43.9	288,541	11.5	276,985
2013	January	224	-1.3	373	710	764	48.8	284,028	3.6	280,055
	February	223	-5.1	368	622	814	45.2	295,588	14.1	301,510
	March	269	-2.9	364	746	821	44.3	281,210	8.5	281,176
	April	301	2.7	365	1,002	831	43.9	289,681	5.7	290,317
	May	349	-32.5	347	1,122	836	41.5	274,342	7.2	278,499
	June	403	-28.0	355	1,038	864	41.1	289,828	9.3	285,664
	July	494	0.2	354	1,081	804	44.0	288,517	5.4	284,384
	August	461	-5.1	346	929	857	40.4	288,660	10.0	285,305
	September	412	5.1	355	842	829	42.8	269,036	-0.9	275,672
	October	469	5.6	371	866	872	42.5	272,267	-0.1	279,500
	November	390	-0.8	365	753	957	38.1	282,123	2.8	284,270
	December	308	-7.5	338	359	822	41.1	289,279	0.3	278,204
	Q4 2012	1,170	-8.5	1,088	1,835	2,475	44.0	277,785	8.4	277,788
	Q4 2013	1,167	-0.3	1,074	1,978	2,651	40.5	280,050	0.8	280,713
	YTD 2012	4,650	3.8		9,325			268,776	6.8	
	YTD 2013	4,303	-7.5		10,070			283,101	5.3	

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

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

Table 5b: MLS® Residential Activity for Prince Edward Island
Fourth Quarter 2013

		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
2012	January	128	100.0	197	217	261	75.5	146,214	-2.3	146,214
	February	110	86.4	140	197	268	52.2	155,137	15.7	155,137
	March	129	31.6	156	290	300	52.0	163,333	14.7	163,333
	April	117	25.8	139	345	286	48.6	143,023	-8.6	143,023
	May	128	10.3	121	408	242	50.0	153,137	22.4	153,137
	June	154	-16.3	107	393	267	40.1	164,251	8.2	164,251
	July	169	30.0	138	356	269	51.3	154,876	-5.4	154,876
	August	179	-12.3	131	269	228	57.5	145,586	-12.3	145,586
	September	155	-11.4	131	224	258	50.8	145,380	-14.5	145,380
	October	142	2.2	116	208	246	47.2	150,135	7.6	150,135
	November	126	-10.6	129	200	299	43.1	146,646	4.9	146,646
	December	77	-34.7	109	102	284	38.4	164,775	28.6	164,775
2013	January	76	-40.6	134	235	271	49.4	149,218	2.1	149,218
	February	85	-22.7	137	172	260	52.7	157,361	1.4	157,361
	March	102	-20.9	128	272	293	43.7	151,243	-7.4	151,243
	April	143	22.2	155	376	289	53.6	166,597	16.5	166,597
	May	149	16.4	133	509	315	42.2	166,994	9.0	166,994
	June	148	-3.9	114	398	304	37.5	142,002	-13.5	142,002
	July	166	-1.8	115	414	297	38.7	169,864	9.7	169,864
	August	135	-24.6	97	319	300	32.3	159,432	9.5	159,432
	September	137	-11.6	111	257	302	36.8	143,354	-1.4	143,354
	October	119	-16.2	103	283	344	29.9	154,576	3.0	154,576
	November	105	-16.7	101	202	305	33.1	151,363	3.2	151,363
	December	60	-22.1	96	95	252	38.1	149,021	-9.6	149,021
	Q4 2012	345	-13.3	354	510	829	42.7	152,128	11.7	153,371
	Q4 2013	284	-17.7	300	580	901	33.3	152,214	0.1	151,717
	YTD 2012	1,614	6.1		3,209			152,251	1.8	
	YTD 2013	1,425	-11.7		3,532			156,108	2.5	

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 5c: MLS® Residential Activity for Nova Scotia Fourth Quarter 2013										
		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
2012	January	566	22.0	933	1,511	1,718	54.3	211,421	1.7	214,640
	February	819	34.3	1,029	1,484	1,722	59.8	222,620	7.5	221,457
	March	891	4.8	941	2,013	1,704	55.2	225,304	2.3	218,711
	April	1,031	10.6	903	2,226	1,719	52.5	238,253	10.2	225,782
	May	1,231	11.3	867	2,466	1,695	51.2	237,285	6.6	222,196
	June	1,182	-6.3	861	2,119	1,697	50.7	224,765	3.9	216,993
	July	1,084	12.3	892	1,932	1,656	53.9	219,708	3.2	218,830
	August	922	-10.2	779	1,723	1,657	47.0	208,749	3.3	216,482
	September	781	-10.3	850	1,520	1,677	50.7	209,568	3.7	217,580
	October	836	7.3	823	1,533	1,735	47.4	207,439	2.6	219,537
	November	646	-29.4	768	1,238	1,745	44.0	208,681	-2.2	215,195
	December	448	-15.8	788	614	1,655	47.6	204,858	-8.8	211,247
2013	January	505	-10.8	799	1,492	1,659	48.2	224,322	6.1	227,556
	February	577	-29.5	759	1,376	1,677	45.3	211,772	-4.9	210,995
	March	625	-29.9	713	1,806	1,586	45.0	222,688	-1.2	215,667
	April	911	-11.6	729	2,569	1,867	39.0	223,797	-6.1	212,115
	May	1,112	-9.7	791	2,579	1,773	44.6	229,646	-3.2	214,761
	June	960	-18.8	745	2,017	1,716	43.4	224,839	0.0	216,935
	July	982	-9.4	769	2,095	1,728	44.5	215,094	-2.1	214,323
	August	936	1.5	827	1,746	1,744	47.4	212,268	1.7	219,520
	September	722	-7.6	754	1,710	1,812	41.6	209,567	0.0	217,852
	October	755	-9.7	759	1,519	1,733	43.8	203,144	-2.1	214,561
	November	603	-6.7	737	1,242	1,789	41.2	209,997	0.6	216,479
	December	463	3.3	771	693	1,760	43.8	208,555	1.8	214,927
	Q4 2012	1,930	-13.3	2,379	3,385	5,135	46.3	207,256	-2.3	215,389
	Q4 2013	1,821	-5.6	2,267	3,454	5,282	42.9	206,789	-0.2	215,309
	YTD 2012	10,437	1.2		20,379			220,413	3.7	
	YTD 2013	9,151	-12.3		20,844			217,192	-1.5	

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

Table 5d: MLS® Residential Activity for New Brunswick
Fourth Quarter 2013

		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
2012	January	307	-11.3	525	1,148	1,290	40.7	149,479	-1.2	153,115
	February	457	5.5	572	1,116	1,278	44.8	156,507	3.6	159,696
	March	479	-8.9	531	1,540	1,315	40.4	159,943	0.3	158,842
	April	625	-9.2	550	1,677	1,314	41.9	166,204	-2.9	160,882
	May	758	-0.5	521	1,721	1,193	43.7	175,466	0.5	162,445
	June	732	-0.3	538	1,613	1,287	41.8	170,619	6.2	162,078
	July	646	5.6	539	1,420	1,260	42.8	156,913	-2.3	158,123
	August	604	0.5	519	1,365	1,274	40.7	161,080	0.7	160,677
	September	553	-8.1	565	1,142	1,239	45.6	151,030	-3.7	154,907
	October	542	5.9	541	1,181	1,303	41.5	157,173	1.9	163,036
	November	431	-5.1	513	918	1,290	39.8	157,488	0.9	161,095
	December	269	-18.2	488	538	1,334	36.6	150,875	-1.4	157,881
2013	January	316	2.9	529	1,260	1,329	39.8	153,368	2.6	157,515
	February	397	-13.1	522	1,068	1,312	39.8	156,119	-0.2	159,618
	March	428	-10.6	500	1,419	1,271	39.3	163,566	2.3	162,397
	April	599	-4.2	502	1,761	1,313	38.2	165,434	-0.5	159,966
	May	821	8.3	557	1,751	1,224	45.5	173,256	-1.3	159,997
	June	701	-4.2	552	1,430	1,235	44.7	167,878	-1.6	159,418
	July	674	4.3	533	1,552	1,294	41.2	159,502	1.6	160,462
	August	607	0.5	546	1,232	1,237	44.1	164,824	2.3	164,160
	September	524	-5.2	502	1,223	1,292	38.9	159,702	5.7	163,683
	October	476	-12.2	483	1,148	1,282	37.7	155,414	-1.1	160,819
	November	437	1.4	534	836	1,218	43.8	156,787	-0.4	160,343
	December	302	12.3	522	480	1,152	45.3	160,867	6.6	168,337
	Q4 2012	1,242	-4.1	1,542	2,637	3,927	39.3	155,918	0.8	160,759
	Q4 2013	1,215	-2.2	1,539	2,464	3,652	42.1	157,263	0.9	163,204
	YTD 2012	6,403	-3.0		15,379			161,116	0.4	
	YTD 2013	6,282	-1.9		15,160			162,652	1.0	

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

Table 6a: Level of Economic Indicators for Newfoundland and Labrador Fourth Quarter 2013

		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							
2012	January - March	596	3.3	5.3	227.7	13.0	-229	80.8	902	1,546,060	100.34
	April - June	601	3.2	5.3	230.4	12.4	1,054	60.0	879	2,112,005	98.72
	July - September	595	3.1	5.2	228.8	12.5	824	73.4	891	1,710,053	100.95
	October - December	595	3.1	5.2	234.1	12.1	148	79.8	905	1,707,041	100.42
2013	January - March	593	3.0	5.2	234.7	11.8	118	71.6	910	1,410,071	98.53
	April - June	590	3.0	5.1	233.3	11.7	-943	78.7	918	1,672,278	96.90
	July - September	597	3.1	5.3	231.3	10.8	814	76.5	928	1,618,865	96.45
	October - December	601	3.1	5.3	233.6	11.4		65.6	935		94.69

Table 6.1a: Growth (1) of Economic Indicators for Newfoundland and Labrador Fourth Quarter 2013

		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							
2012	January - March	-0.6	-0.2	-0.1	0.3	0.8	**	-4.3	11.8	19.6	-1.6
	April - June	-2.1	-0.4	-0.2	1.9	0.4	98.1	-15.5	8.8	77.5	-5.2
	July - September	-0.8	-0.4	-0.1	2.4	-0.6	-7.4	12.0	6.4	28.1	0.4
	October - December	-0.5	-0.4	0.0	3.8	-1.0	-32.7	22.7	3.3	6.5	1.6
2013	January - March	-0.5	-0.3	0.0	3.1	-1.2	-151.5	-11.4	0.9	-8.8	-1.8
	April - June	-1.9	-0.2	-0.2	1.3	-0.7	-189.5	31.1	4.4	-20.8	-1.8
	July - September	0.3	0.0	0.0	1.1	-1.7	-1.2	4.3	4.2	-5.3	-4.5
	October - December	1.0	0.1	0.1	-0.2	-0.8		-17.8	3.4		-5.7

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

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

Table 6b: Level of Economic Indicators for Prince Edward Island
Fourth Quarter 2013

		Interest Rates										
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2012	January - March	596	3.3	5.3	72.1	11.4	220	80.8	722	279,031	100.34
	April - June	601	3.2	5.3	72.6	11.4	320	60.0	734	380,488	98.72
	July - September	595	3.1	5.2	72.6	11.2	14	73.4	740	335,706	100.95
	October - December	595	3.1	5.2	73.4	11.3	-326	79.8	735	312,529	100.42
2013	January - March	593	3.0	5.2	74.7	11.9	-110	71.6	728	287,372	98.53
	April - June	590	3.0	5.1	74.4	11.3	341	78.7	739	396,768	96.90
	July - September	597	3.1	5.3	73.7	11.1	-13	76.5	730	379,716	96.45
	October - December	601	3.1	5.3	73.9	11.2		65.6	743		94.69

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island
Fourth Quarter 2013

		Interest Rates									
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
2012	January - March	-0.6	-0.2	-0.1	1.6	0.0	-39.2	-4.3	3.2	12.3	-1.6
	April - June	-2.1	-0.4	-0.2	1.2	-0.5	-56.5	-15.5	4.4	12.1	-5.2
	July - September	-0.8	-0.4	-0.1	0.2	-0.2	-97.4	12.0	4.4	0.8	0.4
	October - December	-0.5	-0.4	0.0	1.1	0.3	147.0	22.7	0.1	2.0	1.6
2013	January - March	-0.5	-0.3	0.0	3.6	0.5	-150.0	-11.4	0.8	3.0	-1.8
	April - June	-1.9	-0.2	-0.2	2.4	-0.1	6.6	31.1	0.6	4.3	-1.8
	July - September	0.3	0.0	0.0	1.5	-0.1	-192.9	4.3	-1.5	13.1	-4.5
	October - December	1.0	0.1	0.1	0.7	-0.1		-17.8	1.2		-5.7

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

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

Table 6c: Level of Economic Indicators for Nova Scotia
Fourth Quarter 2013

		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							
2012	January - March	596	3.3	5.3	457.7	8.4	54	80.8	765	2,500,238	100.34
	April - June	601	3.2	5.3	453.8	9.3	292	60.0	776	2,677,329	98.72
	July - September	595	3.1	5.2	456.7	9.2	-1,028	73.4	769	2,707,640	100.95
	October - December	595	3.1	5.2	453.2	9.1	-848	79.8	767	2,554,294	100.42
2013	January - March	593	3.0	5.2	452.9	9.5	-1,525	71.6	769	2,445,643	98.53
	April - June	590	3.0	5.1	456.7	8.9	-854	78.7	790	2,683,990	96.90
	July - September	597	3.1	5.3	455.4	8.8	-523	76.5	785	2,658,794	96.45
	October - December	601	3.1	5.3	451.3	9.0		65.6	793		94.69

Table 6.1c: Growth [(1)] of Economic Indicators for Nova Scotia
Fourth Quarter 2013

		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							
2012	January - March	-0.6	-0.2	-0.1	1.1	-1.0	-83.2	-4.3	2.7	-2.8	-1.6
	April - June	-2.1	-0.4	-0.2	0.8	0.4	-51.9	-15.5	4.2	-4.7	-5.2
	July - September	-0.8	-0.4	-0.1	0.8	0.4	**	12.0	2.9	-0.7	0.4
	October - December	-0.5	-0.4	0.0	-0.3	0.8	47.2	22.7	2.6	-4.1	1.6
2013	January - March	-0.5	-0.3	0.0	-1.1	1.1	**	-11.4	0.6	-2.2	-1.8
	April - June	-1.9	-0.2	-0.2	0.6	-0.4	**	31.1	1.8	0.2	-1.8
	July - September	0.3	0.0	0.0	-0.3	-0.4	-49.1	4.3	2.1	-1.8	-4.5
	October - December	1.0	0.1	0.1	-0.4	-0.1		-17.8	3.4		-5.7

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

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

Table 6d: Level of Economic Indicators for New Brunswick
Fourth Quarter 2013

		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							
2012	January - March	596	3.3	5.3	351.7	9.9	-203	80.8	750	4,701,108	100.34
	April - June	601	3.2	5.3	354.3	9.6	505	60.0	744	5,135,944	98.72
	July - September	595	3.1	5.2	351.4	10.6	-823	73.4	751	5,007,043	100.95
	October - December	595	3.1	5.2	348.5	11.2	-491	79.8	767	4,908,057	100.42
2013	January - March	593	3.0	5.2	351.6	10.6	-459	71.6	762	4,941,743	98.53
	April - June	590	3.0	5.1	348.7	10.9	440	78.7	768	5,248,236	96.90
	July - September	597	3.1	5.3	351.0	10.5	-669	76.5	801	4,929,267	96.45
	October - December	601	3.1	5.3	352.2	9.8		65.6	791		94.69

Table 6.1d: Growth (1) of Economic Indicators for New Brunswick
Fourth Quarter 2013

		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							
2012	January - March	-0.6	-0.2	-0.1	-0.5	0.5	**	-4.3	2.3	1.4	-1.6
	April - June	-2.1	-0.4	-0.2	1.1	-0.3	-20.0	-15.5	2.9	-3.9	-5.2
	July - September	-0.8	-0.4	-0.1	0.1	1.2	**	12.0	3.2	-4.9	0.4
	October - December	-0.5	-0.4	0.0	-1.5	1.8	**	22.7	4.0	3.6	1.6
2013	January - March	-0.5	-0.3	0.0	0.0	0.7	126.1	-11.4	1.6	5.1	-1.8
	April - June	-1.9	-0.2	-0.2	-1.6	1.3	-12.9	31.1	3.2	2.2	-1.8
	July - September	0.3	0.0	0.0	-0.1	-0.1	-18.7	4.3	6.7	-1.6	-4.5
	October - December	1.0	0.1	0.1	1.0	-1.4		-17.8	3.1		-5.7

"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 2011 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 modeled 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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