HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

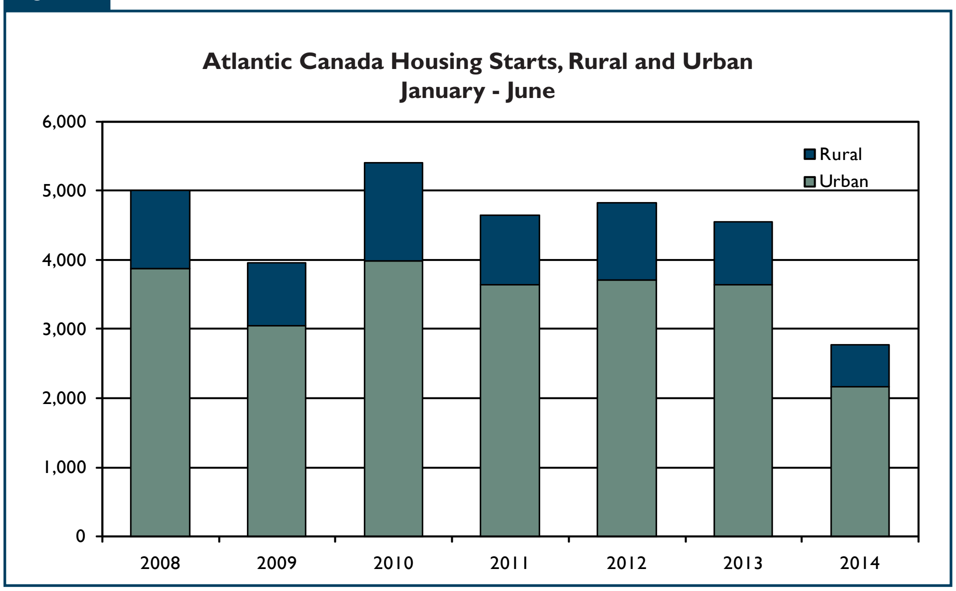
Date Released: Third Quarter 2014

Second Quarter Housing Starts

Continuing declines in population and relatively weak economic conditions across the region resulted in housing starts in Atlantic Canada decreasing over 30 per cent in the second quarter of 2014 compared to 2013. Both single-detached and multiple-unit starts reported declines in the quarter.

Single-detached starts in Atlantic Canada were down 27 per cent in the second quarter, with all four of the Atlantic Provinces showing year-over-year declines. This included a 31 per cent decrease in Newfoundland and Labrador (NL), a 27 per cent decline in Prince Edward Island (PE), a 26 per cent decline in Nova Scotia (NS) and 21 per cent drop in New Brunswick (NB).

Figure 1



Source: CMHC

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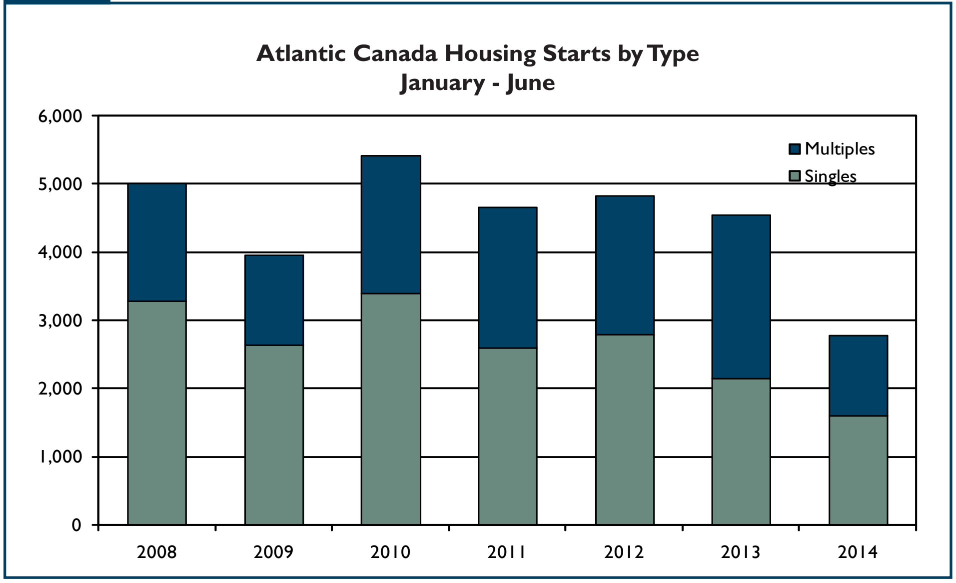


Source: CMHC

Multiple-unit starts in Atlantic Canada were down 36 per cent in the second quarter compared to 2013. Apartment starts accounted for the majority of the decrease in the quarter as they were down 42 per cent. Row unit starts were down 26 per cent compared to the second quarter of 2013. Semi-detached starts declined 21 per cent from the second quarter 2013 level of activity. Above average completions in the last two years and current weak economic conditions will continue to hamper the overall level of multiple starts.

Urban Starts

Of the six large urban centres in Atlantic Canada, all reported declines in the second quarter. Saint John recorded the smallest decline at close to six per cent. The other centres reporting a more significant slowdown in activity for the quarter included Charlottetown down 19 per cent, St John's down 24 per cent, Moncton was off 37 per cent, Fredericton declined 46 per cent and Halifax was down just over 50 per cent in the second quarter.

Of the smaller centres in the Atlantic region, a total of eight, including Gander, NL; Summerside, PE; Chester, Kentville, New Glasgow, Queens RGM, Truro and West Hants, NS reported higher starts activity in the second quarter compared to the second quarter in 2013.

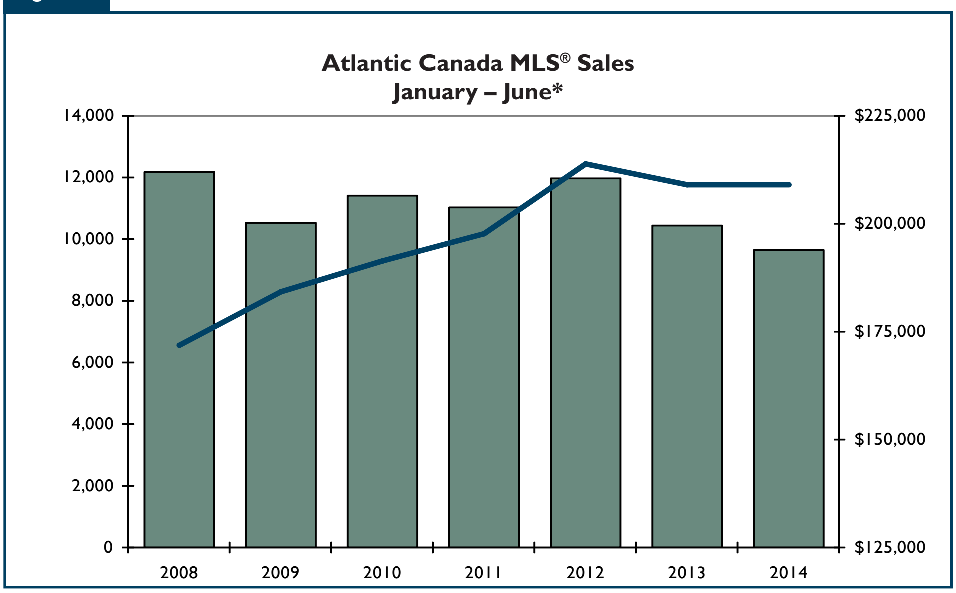
There were 1,950 completions in Atlantic Canada in the second quarter of 2014 compared to 2,892 completions in the second quarter of 2013.

MLS® Market

MLS® sales in Atlantic Canada were down over eight per cent in the second quarter (unadjusted) compared to a year ago. All four provinces had reduced sales activity, with NB and PE down 13 per cent, NS down six per cent and NL down two per cent.

The average MLS® price in Atlantic Canada is down close to one per cent to the end of May 2014 compared to the same period in 2013. Prices to the end of May have declined in three of the four provinces, including NL down 9.7 per cent, NS with a decline of 3.8 per cent and NB marginally down 0.3 per cent. PE was the only province to show a rise of 6.1 per cent to the end of May 2014.

Figure 3



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

The number of new listings reported in the second quarter, on an unadjusted basis, increased four per cent compared to the second quarter of 2013. The above average rise in inventory has been accompanied by rising out-migration due to weak employment and sluggish economic growth. As a result, the overall level of housing inventory is higher than the long-term historical average.

Economic Factors

The labour force and employment were both down in the second quarter in Atlantic Canada (seasonally adjusted) with the labour force declining 0.9 per cent and employment also declining 1.1 per cent. At the end of the quarter, the overall unemployment rate in Atlantic Canada was down to 10.1 per cent compared to 10.3 per cent at the end of June 2013 as a result of the larger decline in employment compared to labour force.

Demographic factors, including population and migration, continued to weaken based on the most recent quarterly data available. The population was down 0.21 per cent in the second quarter of 2014 as a result of a 0.4 per cent rise in PE being offset by a 0.10 per cent decrease in NB, 0.2 per cent decline in NS and 0.4 per cent pullback in NL in the second quarter.

The most recent migration data from the first quarter of 2014 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 first quarter data reported 2,758 persons leaving Atlantic Canada to go elsewhere in the country. This was not offset by international migration as only 294 persons were estimated to have come to Atlantic Canada in the first quarter of 2014 resulting in a total decline for the quarter of 2,464 persons.

There were three provinces, NB, NS and NL, who reported net migration declines of 686, 755 and 1,324 people, respectively in the first quarter of 2014. PE reported a small increase of 301 people for the quarter.

The most recent data on retail sales remains positive for the year up 2.3 per cent, to the end of April 2014, with retail spending positive for the year in all four provinces. For NB retail spending is up 2.8 per cent with NS rising 2.5 per cent, NL up two per cent and PE up 0.4 per cent to the end of April 2014.

Weekly earnings were up 3.4 per cent to the end of June 2014. With the rate of inflation up an average of 2.0 per cent across Atlantic Canada, real income growth is estimated to be up about 1.5 per cent so far in 2014.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
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2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
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3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

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) June 2014		
Newfoundland and Labrador	May 2014	June 2014
Trend[1], urban centres[2]	1,695	1,691
SAAR, urban centres[2]	1,680	1,808
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	184	169
June - Multiples	46	49
June - Total	230	218
January to June - Single-Detached	614	445
January to June - Multiples	170	190
January to June - Total	784	635

Table 1b: Housing Starts (SAAR and Trend) June 2014		
Prince Edward Island	May 2014	June 2014
Trend[1], urban centres[2]	365	347
SAAR, urban centres[2]	673	582
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	32	19
June - Multiples	30	36
June - Total	62	55
January to June - Single-Detached	73	55
January to June - Multiples	212	102
January to June - Total	285	157

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) June 2014		
Nova Scotia	May 2014	June 2014
Trend[1], urban centres[2]	1,851	2,005
SAAR, urban centres[2]	2,857	2,266
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	137	113
June - Multiples	93	111
June - Total	230	224
January to June - Single-Detached	522	433
January to June - Multiples	1,155	434
January to June - Total	1,677	867

Table 1d: Housing Starts (SAAR and Trend) June 2014		
New Brunswick	May 2014	June 2014
Trend[1], urban centres[2]	1,383	1,333
SAAR, urban centres[2]	1,042	2,113
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	123	121
June - Multiples	234	127
June - Total	357	248
January to June - Single-Detached	297	254
January to June - Multiples	609	262
January to June - Total	906	516

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 Second Quarter 2014										
	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										
Q2 2014	825	154	59	0	4	20	51	461	392	1,966
Q2 2013	1,091	190	62	2	12	54	50	729	664	2,854
% Change	-24.4	-18.9	-4.8	-100.0	-66.7	-63.0	2.0	-36.8	-41.0	-31.1
Year-to-date 2014	1,152	218	71	0	4	44	92	591	605	2,780
Year-to-date 2013	1,464	252	82	6	27	134	87	1,600	899	4,551
% Change	-21.3	-13.5	-13.4	-100.0	-85.2	-67.2	5.7	-63.1	-32.7	-38.9
UNDER CONSTRUCTION										
Q2 2014	2,085	386	267	0	42	488	159	3,030	713	7,173
Q2 2013	2,498	420	232	18	75	722	136	4,189	1,156	9,446
% Change	-16.5	-8.1	15.1	-100.0	-44.0	-32.4	16.9	-27.7	-38.3	-24.1
COMPLETIONS										
Q2 2014	755	134	45	1	2	30	42	488	453	1,950
Q2 2013	1,041	204	40	8	14	258	83	738	506	2,892
% Change	-27.5	-34.3	12.5	-87.5	-85.7	-88.4	-49.4	-33.9	-10.5	-32.6
Year-to-date 2014	1,670	274	71	3	8	38	103	876	1,108	4,151
Year-to-date 2013	2,174	382	140	8	30	346	151	1,120	1,026	5,377
% Change	-23.2	-28.3	-49.3	-62.5	-73.3	-89.0	-31.8	-21.8	8.0	-22.8
COMPLETED & NOT ABSORBED										
Q2 2014	172	58	65	0	22	130	n/a	n/a	n/a	447
Q2 2013	155	76	60	0	20	95	n/a	n/a	n/a	406
% Change	11.0	-23.7	8.3	n/a	10.0	36.8	n/a	n/a	n/a	10.1
ABSORBED										
Q2 2014	631	114	38	1	2	11	n/a	n/a	n/a	797
Q2 2013	905	187	45	8	21	244	n/a	n/a	n/a	1,410
% Change	-30.3	-39.0	-15.6	-87.5	-90.5	-95.5	n/a	n/a	n/a	-43.5
Year-to-date 2014	1,323	230	85	1	3	32	n/a	n/a	n/a	1,674
Year-to-date 2013	1,730	342	145	8	32	326	n/a	n/a	n/a	2,583
% Change	-23.5	-32.7	-41.4	-87.5	-90.6	-90.2	n/a	n/a	n/a	-35.2

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

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Second Quarter 2014

	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										
Q2 2014	345	4	0	0	0	8	27	71	153	608
Q2 2013	467	8	0	2	0	32	0	84	270	863
% Change	-26.1	-50.0	n/a	-100.0	n/a	-75.0	n/a	-15.5	-43.3	-29.5
Year-to-date 2014	445	4	0	0	0	32	27	127	187	822
Year-to-date 2013	608	8	16	6	0	40	3	103	354	1,138
% Change	-26.8	-50.0	-100.0	-100.0	n/a	-20.0	**	23.3	-47.2	-27.8
UNDER CONSTRUCTION										
Q2 2014	1,055	6	18	0	5	197	45	322	271	1,919
Q2 2013	1,207	18	18	18	6	247	6	203	507	2,230
% Change	-12.6	-66.7	0.0	-100.0	-16.7	-20.2	**	58.6	-46.5	-13.9
COMPLETIONS										
Q2 2014	328	4	2	1	2	8	8	93	149	595
Q2 2013	434	6	4	8	0	0	2	173	281	908
% Change	-24.4	-33.3	-50.0	-87.5	n/a	n/a	**	-46.2	-47.0	-34.5
Year-to-date 2014	625	8	2	1	2	16	8	152	350	1,164
Year-to-date 2013	777	10	59	8	16	88	7	220	491	1,676
% Change	-19.6	-20.0	-96.6	-87.5	-87.5	-81.8	14.3	-30.9	-28.7	-30.5
COMPLETED & NOT ABSORBED										
Q2 2014	32	3	0	0	8	15	n/a	n/a	na	58
Q2 2013	39	0	1	0	10	0	n/a	n/a	na	50
% Change	-17.9	n/a	-100.0	n/a	-20.0	n/a	n/a	n/a	n/a	16.0
ABSORBED										
Q2 2014	287	3	2	1	1	8	n/a	n/a	na	302
Q2 2013	382	3	9	8	4	0	n/a	n/a	na	406
% Change	-24.9	0.0	-77.8	-87.5	-75.0	n/a	n/a	n/a	n/a	-25.6
Year-to-date 2014	529	3	2	1	2	29	n/a	n/a	na	566
Year-to-date 2013	646	4	62	8	14	78	n/a	n/a	na	812
% Change	-18.1	-25.0	-96.8	-87.5	-85.7	-62.8	n/a	n/a	n/a	-30.3

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

Table 1.1b: Housing Activity Summary of Prince Edward Island Second Quarter 2014										
	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										
Q2 2014	45	16	0	0	0	0	0	66	44	171
Q2 2013	60	16	0	0	0	22	2	41	68	209
% Change	-25.0	0.0	n/a	n/a	n/a	-100.0	-100.0	61.0	-35.3	-18.2
Year-to-date 2014	55	18	3	0	0	0	8	73	68	225
Year-to-date 2013	70	24	0	0	0	22	11	158	88	373
% Change	-21.4	-25.0	n/a	n/a	n/a	-100.0	-27.3	-53.8	-22.7	-39.7
UNDER CONSTRUCTION										
Q2 2014	95	30	9	0	0	59	8	145	64	410
Q2 2013	86	38	0	0	12	57	15	186	110	504
% Change	10.5	-21.1	n/a	n/a	-100.0	3.5	-46.7	-22.0	-41.8	-18.7
COMPLETIONS										
Q2 2014	19	0	0	0	0	22	7	41	30	119
Q2 2013	59	10	4	0	12	0	2	126	13	226
% Change	-67.8	-100.0	-100.0	n/a	-100.0	n/a	**	-67.5	130.8	-47.3
Year-to-date 2014	58	2	0	0	0	22	20	96	55	253
Year-to-date 2013	91	24	4	0	12	0	22	134	63	350
% Change	-36.3	-91.7	-100.0	n/a	-100.0	n/a	-9.1	-28.4	-12.7	-27.7
COMPLETED & NOT ABSORBED										
Q2 2014	6	0	0	0	0	20	n/a	n/a	na	26
Q2 2013	9	4	0	0	0	0	n/a	n/a	na	13
% Change	-33.3	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	100.0
ABSORBED										
Q2 2014	36	1	0	0	0	2	n/a	n/a	na	39
Q2 2013	62	11	4	0	12	3	n/a	n/a	na	92
% Change	-41.9	-90.9	-100.0	n/a	-100.0	-33.3	n/a	n/a	n/a	-57.6
Year-to-date 2014	67	4	0	0	0	2	n/a	n/a	na	73
Year-to-date 2013	106	27	4	0	12	7	n/a	n/a	na	156
% Change	-36.8	-85.2	-100.0	n/a	-100.0	-71.4	n/a	n/a	n/a	-53.2

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

Table 1.1c: Housing Activity Summary of Nova Scotia Second Quarter 2014										
	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										
Q2 2014	246	34	52	0	0	0	18	227	102	679
Q2 2013	336	74	49	0	0	0	25	303	130	917
% Change	-26.8	-54.1	6.1	n/a	n/a	n/a	-28.0	-25.1	-21.5	-26.0
Year-to-date 2014	411	70	61	0	0	0	44	278	135	1,002
Year-to-date 2013	509	110	53	0	0	72	43	890	196	1,873
% Change	-19.3	-36.4	15.1	n/a	n/a	-100.0	2.3	-68.8	-31.1	-46.5
UNDER CONSTRUCTION										
Q2 2014	525	114	156	0	0	164	97	1,985	191	3,235
Q2 2013	800	172	141	0	24	320	84	2,698	244	4,483
% Change	-34.4	-33.7	10.6	n/a	-100.0	-48.8	15.5	-26.4	-21.7	-27.8
COMPLETIONS										
Q2 2014	222	62	32	0	0	0	12	139	96	563
Q2 2013	336	70	3	0	0	222	71	316	94	1,112
% Change	-33.9	-11.4	**	n/a	n/a	-100.0	-83.1	-56.0	2.1	-49.4
Year-to-date 2014	599	128	42	2	6	0	49	306	362	1,494
Year-to-date 2013	781	120	12	0	0	222	91	516	195	1,937
% Change	-23.3	6.7	**	n/a	n/a	-100.0	-46.2	-40.7	85.6	-22.9
COMPLETED & NOT ABSORBED										
Q2 2014	100	32	32	0	6	0	n/a	n/a	na	170
Q2 2013	45	19	14	0	0	0	n/a	n/a	na	78
% Change	122.2	68.4	128.6	n/a	n/a	n/a	n/a	n/a	n/a	117.9
ABSORBED										
Q2 2014	134	36	23	0	0	0	n/a	n/a	na	193
Q2 2013	266	51	6	0	0	222	n/a	n/a	na	545
% Change	-49.6	-29.4	**	n/a	n/a	-100.0	n/a	n/a	n/a	-64.6
Year-to-date 2014	375	79	50	0	0	0	n/a	n/a	na	504
Year-to-date 2013	525	93	17	0	0	222	n/a	n/a	na	857
% Change	-28.6	-15.1	194.1	n/a	n/a	-100.0	n/a	n/a	n/a	-41.2

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

Table 1.1d: Housing Activity Summary of New Brunswick
Second Quarter 2014

	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										
Q2 2014	189	100	7	0	4	12	6	97	93	508
Q2 2013	228	92	13	0	12	0	23	301	196	865
% Change	-17.1	8.7	-46.2	n/a	-66.7	n/a	-73.9	-67.8	-52.6	-41.3
Year-to-date 2014	241	126	7	0	4	12	13	113	215	731
Year-to-date 2013	277	110	13	0	27	0	30	449	261	1,167
% Change	-13.0	14.5	-46.2	n/a	-85.2	n/a	-56.7	-74.8	-17.6	-37.4
UNDER CONSTRUCTION										
Q2 2014	410	236	84	0	37	68	9	578	187	1,609
Q2 2013	405	192	73	0	33	98	31	1,102	295	2,229
% Change	1.2	22.9	15.1	n/a	12.1	-30.6	-71.0	-47.5	-36.6	-27.8
COMPLETIONS										
Q2 2014	186	68	11	0	0	0	15	215	178	673
Q2 2013	212	118	29	0	2	36	8	123	118	646
% Change	-12.3	-42.4	-62.1	n/a	-100.0	-100.0	87.5	74.8	50.8	4.2
Year-to-date 2014	388	136	27	0	0	0	26	322	341	1,240
Year-to-date 2013	525	228	65	0	2	36	31	250	277	1,414
% Change	-26.1	-40.4	-58.5	n/a	-100.0	-100.0	-16.1	28.8	23.1	-12.3
COMPLETED & NOT ABSORBED										
Q2 2014	34	23	33	0	8	95	n/a	n/a	na	193
Q2 2013	62	53	45	0	10	95	n/a	n/a	na	265
% Change	-45.2	-56.6	-26.7	n/a	-20.0	0.0	n/a	n/a	n/a	-27.2
ABSORBED										
Q2 2014	174	74	13	0	1	1	n/a	n/a	na	263
Q2 2013	195	122	26	0	5	19	n/a	n/a	na	367
% Change	-10.8	-39.3	-50.0	n/a	-80.0	-94.7	n/a	n/a	n/a	-28.3
Year-to-date 2014	352	144	33	0	1	1	n/a	n/a	na	531
Year-to-date 2013	453	218	62	0	6	19	n/a	n/a	na	758
% Change	-22.3	-33.9	-46.8	n/a	-83.3	-94.7	n/a	n/a	n/a	-29.9

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 Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
St. John's	293	388	4	2	4	0	76	106	377	496	-24.0
Centres 10,000 - 49,999											
Bay Roberts	16	19	0	2	0	0	0	0	16	21	-23.8
Corner Brook	10	11	0	4	0	0	0	4	10	19	-47.4
Gander	19	27	0	0	23	0	3	4	45	31	45.2
Grand Falls-Windsor	7	24	0	0	0	0	0	2	7	26	-73.1
Total Newfoundland & Labrador (10,000+)	345	469	4	8	27	0	79	116	455	593	-23.3

Table 2.1a: Starts by Submarket and by Dwelling Type Newfoundland and Labrador January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
St. John's	382	521	4	2	4	16	140	133	530	672	-21.1
Centres 10,000 - 49,999											
Bay Roberts	21	29	0	2	0	3	0	0	21	34	-38.2
Corner Brook	15	13	0	4	0	0	16	4	31	21	47.6
Gander	19	27	0	0	23	0	3	4	45	31	45.2
Grand Falls-Windsor	8	24	0	0	0	0	0	2	8	26	-69.2
Total Newfoundland & Labrador (10,000+)	445	614	4	8	27	19	159	143	635	784	-19.0

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island Second Quarter 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	44	56	6	14	0	0	40	41	90	111	-18.9
Centres 10,000 - 49,999											
Summerside	1	6	10	2	0	0	26	22	37	30	23.3
Total Prince Edward Island (10,000+)	45	62	16	16	0	0	66	63	127	141	-9.9

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	52	65	8	22	3	0	47	157	110	244	-54.9
Centres 10,000 - 49,999											
Summerside	3	8	10	2	8	8	26	23	47	41	14.6
Total Prince Edward Island (10,000+)	55	73	18	24	11	8	73	180	157	285	-44.9

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Nova Scotia Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
Halifax	123	225	6	28	44	49	121	296	294	598	-50.8
Centres 50,000 - 99,999											
Cape Breton	21	31	14	22	0	3	0	0	35	56	-37.5
Centres 10,000 - 49,999											
Chester MD	12	4	0	0	0	0	0	0	12	4	200.0
East Hants MD	19	0	0	0	0	0	0	0	19	0	n/a
Kentville C.A.	4	15	4	8	0	8	40	0	48	31	54.8
Kings Subd A SC	11	20	0	4	0	0	0	0	11	24	-54.2
Lunenburg MD	8	0	0	0	0	0	0	0	8	0	n/a
New Glasgow	6	16	8	6	0	4	60	3	74	29	155.2
Queens RGM	4	2	0	0	0	0	0	0	4	2	100.0
Truro	29	23	4	6	0	3	14	4	47	36	30.6
West Hants MD	18	6	0	0	0	0	0	0	18	6	200.0
Yarmouth MD	3	1	0	0	4	0	0	0	7	1	**
Total Nova Scotia (10,000+)	258	343	36	74	48	67	235	303	577	787	-26.7

Table 2.1c: Starts by Submarket and by Dwelling Type Nova Scotia January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Halifax	224	334	28	46	57	53	171	955	480	1,388	-65.4
Centres 50,000 - 99,999											
Cape Breton	29	42	16	34	0	3	0	0	45	79	-43.0
Centres 10,000 - 49,999											
Chester MD	25	9	0	0	0	0	0	0	25	9	177.8
East Hants MD	41	6	4	0	8	0	0	0	53	6	**
Kentville C.A.	9	18	4	10	0	8	40	0	53	36	47.2
Kings Subd A SC	15	24	2	6	0	0	0	0	17	30	-43.3
Lunenburg MD	8	10	0	0	0	0	0	0	8	10	-20.0
New Glasgow	12	24	10	6	4	13	60	3	86	46	87.0
Queens RGM	5	3	0	0	0	0	0	0	5	3	66.7
Truro	38	39	8	8	3	6	14	4	63	57	10.5
West Hants MD	24	11	0	0	0	0	1	0	25	11	127.3
Yarmouth MD	3	2	0	0	4	0	0	0	7	2	**
Total Nova Scotia (10,000+)	433	522	72	110	76	83	286	962	867	1,677	-48.3

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type New Brunswick Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
Saint John	44	34	6	10	3	4	6	15	59	63	-6.3
Moncton	58	70	90	76	4	6	53	171	205	323	-36.5
Centres 50,000 - 99,999											
Fredericton	62	92	4	4	0	16	44	92	110	204	-46.1
Centres 10,000 - 49,999											
Bathurst	11	16	0	4	0	3	0	0	11	23	-52.2
Campbellton	3	9	0	0	0	0	0	0	3	9	-66.7
Edmundston	3	11	0	0	4	4	6	0	13	15	-13.3
Miramichi	14	9	0	0	0	0	0	23	14	32	-56.3
Total New Brunswick (10,000+)	195	241	100	94	11	33	109	301	415	669	-38.0

Table 2.1d: Starts by Submarket and by Dwelling Type New Brunswick January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Saint John	54	45	12	14	3	4	6	15	75	78	-3.8
Moncton	75	85	108	86	4	6	69	314	256	491	-47.9
Centres 50,000 - 99,999											
Fredericton	87	115	6	6	0	31	44	92	137	244	-43.9
Centres 10,000 - 49,999											
Bathurst	13	17	0	4	0	3	0	5	13	29	-55.2
Campbellton	3	10	0	0	0	0	0	0	3	10	-70.0
Edmundston	5	12	0	0	4	4	6	0	15	16	-6.3
Miramichi	17	13	0	2	0	0	0	23	17	38	-55.3
Total New Brunswick (10,000+)	254	297	126	112	11	48	125	449	516	906	-43.0

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Second Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
St. John's	0	0	4	0	8	28	68	78
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	4	0	0
Gander	0	0	23	0	0	0	3	4
Grand Falls-Windsor	0	0	0	0	0	0	0	2
Total Newfoundland & Labrador (10,000+)	0	0	27	0	8	32	71	84

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	0	16	4	0	16	36	124	97
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	3	0	0	0	0
Corner Brook	0	0	0	0	16	4	0	0
Gander	0	0	23	0	0	0	3	4
Grand Falls-Windsor	0	0	0	0	0	0	0	2
Total Newfoundland & Labrador (10,000+)	0	16	27	3	32	40	127	103

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 50,000 - 99,999								
Charlottetown	0	0	0	0	0	22	40	19
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	26	22
Total Prince Edward Island (10,000+)	0	0	0	0	0	22	66	41

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	3	0	0	0	0	22	47	135
Centres 10,000 - 49,999								
Summerside	0	0	8	8	0	0	26	23
Total Prince Edward Island (10,000+)	3	0	8	8	0	22	73	158

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Second Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Halifax	40	49	4	0	0	0	121	296
Centres 50,000 - 99,999								
Cape Breton	0	0	0	3	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	8	0	0	40	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	4	0	0	60	3
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	3	8	0	6	4
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	4	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	44	49	4	18	8	0	227	303

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	49	53	8	0	0	72	171	883
Centres 50,000 - 99,999								
Cape Breton	0	0	0	3	0	0	0	0
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	8	0	0	0	0	0
Kentville C.A.	0	0	0	8	0	0	40	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	4	13	0	0	60	3
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	6	8	0	6	4
West Hants MD	0	0	0	0	0	0	1	0
Yarmouth MD	4	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	53	53	20	30	8	72	278	890

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Saint John	3	4	0	0	0	0	6	15
Moncton	4	6	0	0	0	0	53	171
Centres 50,000 - 99,999								
Fredericton	0	6	0	10	12	0	32	92
Centres 10,000 - 49,999								
Bathurst	0	3	0	0	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	4	4	0	0	0	0	6	0
Miramichi	0	0	0	0	0	0	0	23
Total New Brunswick (10,000+)	11	23	0	10	12	0	97	301

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market New Brunswick January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	3	4	0	0	0	0	6	15
Moncton	4	6	0	0	0	0	69	314
Centres 50,000 - 99,999								
Fredericton	0	21	0	10	12	0	32	92
Centres 10,000 - 49,999								
Bathurst	0	3	0	0	0	0	0	5
Campbellton	0	0	0	0	0	0	0	0
Edmundston	4	4	0	0	0	0	6	0
Miramichi	0	0	0	0	0	0	0	23
Total New Brunswick (10,000+)	11	38	0	10	12	0	113	449

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Newfoundland and Labrador Second Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
St. John's	297	388	8	30	72	78	377	496
Centres 10,000 - 49,999								
Bay Roberts	16	21	0	0	0	0	16	21
Corner Brook	10	15	0	4	0	0	10	19
Gander	19	27	0	0	26	4	45	31
Grand Falls-Windsor	7	24	0	0	0	2	7	26
Total Newfoundland & Labrador (10,000+)	349	475	8	34	98	84	455	593

Table 2.5a: Starts by Submarket and by Intended Market Newfoundland and Labrador January - June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	386	533	16	42	128	97	530	672
Centres 10,000 - 49,999								
Bay Roberts	21	31	0	0	0	3	21	34
Corner Brook	15	17	16	4	0	0	31	21
Gander	19	27	0	0	26	4	45	31
Grand Falls-Windsor	8	24	0	0	0	2	8	26
Total Newfoundland & Labrador (10,000+)	449	632	32	46	154	106	635	784

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market Prince Edward Island Second Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 50,000 - 99,999								
Charlottetown	50	70	0	22	40	19	90	111
Centres 10,000 - 49,999								
Summerside	11	6	0	0	26	24	37	30
Total Prince Edward Island (10,000+)	61	76	0	22	66	43	127	141

Table 2.5b: Starts by Submarket and by Intended Market Prince Edward Island January - June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	63	87	0	22	47	135	110	244
Centres 10,000 - 49,999								
Summerside	13	7	0	0	34	34	47	41
Total Prince Edward Island (10,000+)	76	94	0	22	81	169	157	285

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Nova Scotia
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Halifax	164	302	0	0	130	296	294	598
Centres 50,000 - 99,999								
Cape Breton	34	52	0	0	1	4	35	56
Centres 10,000 - 49,999								
Chester MD	12	4	0	0	0	0	12	4
East Hants MD	19	0	0	0	0	0	19	0
Kentville C.A.	8	23	0	0	40	8	48	31
Kings Subd A SC	11	24	0	0	0	0	11	24
Lunenburg MD	8	0	0	0	0	0	8	0
New Glasgow	11	19	0	0	63	10	74	29
Queens RGM	4	2	0	0	0	0	4	2
Truro	41	28	0	0	6	8	47	36
West Hants MD	13	4	0	0	5	2	18	6
Yarmouth MD	7	1	0	0	0	0	7	1
Total Nova Scotia (10,000+)	332	459	0	0	245	328	577	787

Table 2.5c: Starts by Submarket and by Intended Market
Nova Scotia
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	291	433	0	72	189	883	480	1,388
Centres 50,000 - 99,999								
Cape Breton	44	75	0	0	1	4	45	79
Centres 10,000 - 49,999								
Chester MD	25	9	0	0	0	0	25	9
East Hants MD	43	6	0	0	10	0	53	6
Kentville C.A.	13	28	0	0	40	8	53	36
Kings Subd A SC	17	30	0	0	0	0	17	30
Lunenburg MD	8	10	0	0	0	0	8	10
New Glasgow	18	26	0	0	68	20	86	46
Queens RGM	5	3	0	0	0	0	5	3
Truro	52	43	0	0	8	14	63	57
West Hants MD	19	7	0	0	6	4	25	11
Yarmouth MD	7	2	0	0	0	0	7	2
Total Nova Scotia (10,000+)	542	672	0	72	322	933	867	1,677

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market New Brunswick Second Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Saint John	52	47	0	0	7	16	59	63
Moncton	146	137	4	8	55	178	205	323
Centres 50,000 - 99,999								
Fredericton	63	99	12	0	35	105	110	204
Centres 10,000 - 49,999								
Bathurst	11	22	0	0	0	1	11	23
Campbellton	3	9	0	0	0	0	3	9
Edmundston	7	10	0	4	6	1	13	15
Miramichi	14	9	0	0	0	23	14	32
Total New Brunswick (10,000+)	296	333	16	12	103	324	415	669

Table 2.5d: Starts by Submarket and by Intended Market New Brunswick January - June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	68	61	0	0	7	17	75	78
Moncton	179	158	4	8	73	325	256	491
Centres 50,000 - 99,999								
Fredericton	87	122	12	15	38	107	137	244
Centres 10,000 - 49,999								
Bathurst	13	23	0	0	0	6	13	29
Campbellton	3	10	0	0	0	0	3	10
Edmundston	9	11	0	4	6	1	15	16
Miramichi	15	15	0	0	2	23	17	38
Total New Brunswick (10,000+)	374	400	16	27	126	479	516	906

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
St. John's	289	381	6	2	2	4	97	126	394	513	-23.2
Centres 10,000 - 49,999											
Bay Roberts	14	23	0	2	0	0	0	0	14	25	-44.0
Corner Brook	15	13	0	2	0	0	0	40	15	55	-72.7
Gander	9	10	0	0	0	0	4	3	13	13	0.0
Grand Falls-Windsor	2	15	0	2	8	0	0	4	10	21	-52.4
Total Newfoundland & Labrador (10,000+)	329	442	6	8	10	4	101	173	446	627	-28.9

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
St. John's	527	662	6	8	2	28	161	284	696	982	-29.1
Centres 10,000 - 49,999											
Bay Roberts	28	48	0	2	0	3	0	0	28	53	-47.2
Corner Brook	27	22	2	4	0	0	0	51	29	77	-62.3
Gander	26	23	2	0	0	0	7	7	35	30	16.7
Grand Falls-Windsor	18	30	0	2	8	0	0	11	26	43	-39.5
Total Newfoundland & Labrador (10,000+)	626	785	10	16	10	31	168	353	814	1,185	-31.3

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Prince Edward Island
Second Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	17	55	0	12	7	16	41	105	65	188	-65.4
Centres 10,000 - 49,999											
Summerside	2	4	0	0	0	0	22	21	24	25	-4.0
Total Prince Edward Island (10,000+)	19	59	0	12	7	16	63	126	89	213	-58.2

Table 3.1b: Completions by Submarket and by Dwelling Type
Prince Edward Island
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 50,000 - 99,999											
Charlottetown	51	85	6	28	8	24	96	113	161	250	-35.6
Centres 10,000 - 49,999											
Summerside	7	8	0	0	8	8	22	21	37	37	0.0
Total Prince Edward Island (10,000+)	58	93	6	28	16	32	118	134	198	287	-31.0

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Nova Scotia Second Quarter 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
Halifax	127	207	34	34	32	30	131	537	324	808	-59.9
Centres 50,000 - 99,999											
Cape Breton	8	30	6	26	0	20	0	0	14	76	-81.6
Centres 10,000 - 49,999											
Chester MD	11	5	0	0	0	0	0	0	11	5	120.0
East Hants MD	22	10	4	0	0	0	0	0	26	10	160.0
Kentville C.A.	6	8	2	8	0	0	0	0	8	16	-50.0
Kings Subd A SC	12	15	2	2	0	0	0	0	14	17	-17.6
Lunenburg MD	10	17	0	0	0	0	0	0	10	17	-41.2
New Glasgow	6	14	8	0	0	0	0	0	14	14	0.0
Queens RGM	0	3	0	0	0	0	0	0	0	3	-100.0
Truro	14	23	10	6	0	9	8	0	32	38	-15.8
West Hants MD	13	10	0	0	0	0	0	1	13	11	18.2
Yarmouth MD	1	3	0	0	0	0	0	0	1	3	-66.7
Total Nova Scotia (10,000+)	230	345	66	76	32	59	139	538	467	1,018	-54.1

Table 3.1c: Completions by Submarket and by Dwelling Type Nova Scotia January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Halifax	347	428	60	66	51	39	234	699	692	1,232	-43.8
Centres 50,000 - 99,999											
Cape Breton	44	73	34	40	0	24	0	34	78	171	-54.4
Centres 10,000 - 49,999											
Chester MD	19	13	0	0	0	0	0	0	19	13	46.2
East Hants MD	50	26	4	2	0	0	24	0	78	28	178.6
Kentville C.A.	19	23	6	10	11	0	24	0	60	33	81.8
Kings Subd A SC	26	37	6	6	4	0	8	0	44	43	2.3
Lunenburg MD	30	54	0	0	0	0	0	0	30	54	-44.4
New Glasgow	16	46	14	2	0	0	6	0	36	48	-25.0
Queens RGM	7	5	0	0	4	0	0	0	11	5	120.0
Truro	34	59	14	6	0	9	8	4	56	78	-28.2
West Hants MD	21	29	2	0	0	0	2	1	25	30	-16.7
Yarmouth MD	3	7	0	0	0	0	0	0	3	7	-57.1
Total Nova Scotia (10,000+)	616	800	140	132	70	72	306	738	1,132	1,742	-35.0

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type New Brunswick Second Quarter 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
Saint John	38	44	4	8	0	6	77	1	119	59	101.7
Moncton	72	68	62	106	11	0	71	150	216	324	-33.3
Centres 50,000 - 99,999											
Fredericton	63	82	4	4	4	23	40	4	111	113	-1.8
Centres 10,000 - 49,999											
Bathurst	9	10	0	0	0	0	0	4	9	14	-35.7
Campbellton	1	5	0	0	0	0	4	0	5	5	0.0
Edmundston	3	3	0	0	0	0	0	0	3	3	0.0
Miramichi	9	8	0	2	0	0	23	0	32	10	**
Total New Brunswick (10,000+)	195	220	70	120	15	29	215	159	495	528	-6.3

Table 3.1d: Completions by Submarket and by Dwelling Type New Brunswick January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Saint John	74	85	6	12	0	10	92	2	172	109	57.8
Moncton	136	212	120	202	31	22	162	249	449	685	-34.5
Centres 50,000 - 99,999											
Fredericton	143	191	12	12	4	34	41	37	200	274	-27.0
Centres 10,000 - 49,999											
Bathurst	14	18	0	0	0	0	0	4	14	22	-36.4
Campbellton	3	11	0	0	0	0	4	0	7	11	-36.4
Edmundston	12	10	0	0	0	0	0	0	12	10	20.0
Miramichi	22	22	0	4	0	0	23	0	45	26	73.1
Total New Brunswick (10,000+)	404	549	138	230	35	66	322	292	899	1,137	-20.9

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
St. John's	2	4	0	0	8	0	89	126
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	0	40
Gander	0	0	0	0	0	0	4	3
Grand Falls-Windsor	0	0	8	0	0	0	0	4
Total Newfoundland and Labrador (10,000+)	2	4	8	0	8	0	93	173

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Newfoundland and Labrador January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	2	28	0	0	16	120	145	164
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	3	0	0	0	0
Corner Brook	0	0	0	0	0	10	0	41
Gander	0	0	0	0	0	2	7	5
Grand Falls-Windsor	0	0	8	0	0	1	0	10
Total Newfoundland and Labrador (10,000+)	2	28	8	3	16	133	152	220

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 50,000 - 99,999								
Charlottetown	0	16	7	0	22	0	19	105
Centres 10,000 - 49,999								
Summerside	0	0	0	0	0	0	22	21
Total Prince Edward Island (10,000+)	0	16	7	0	22	0	41	126

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market Prince Edward Island January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	0	16	8	8	22	0	74	113
Centres 10,000 - 49,999								
Summerside	0	0	8	8	0	0	22	21
Total Prince Edward Island (10,000+)	0	16	16	16	22	0	96	134

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Halifax	32	3	0	27	0	222	131	315
Centres 50,000 - 99,999								
Cape Breton	0	0	0	20	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	0	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	0	9	0	0	8	0
West Hants MD	0	0	0	0	0	0	0	1
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	32	3	0	56	0	222	139	316

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	48	12	3	27	0	222	234	477
Centres 50,000 - 99,999								
Cape Breton	0	0	0	24	0	0	0	34
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	24	0
Kentville C.A.	0	0	11	0	0	0	24	0
Kings Subd A SC	0	0	4	0	0	0	8	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	0	0	0	6	0
Queens RGM	0	0	4	0	0	0	0	0
Truro	0	0	0	9	0	0	8	4
West Hants MD	0	0	0	0	0	0	2	1
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	48	12	22	60	0	222	306	516

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Saint John	0	6	0	0	0	0	77	1
Moncton	11	0	0	0	0	36	71	114
Centres 50,000 - 99,999								
Fredericton	0	23	4	0	0	0	40	4
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	4
Campbellton	0	0	0	0	0	0	4	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	23	0
Total New Brunswick (10,000+)	11	29	4	0	0	36	215	123

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market New Brunswick January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	0	10	0	0	0	0	92	2
Moncton	27	22	4	0	0	42	162	207
Centres 50,000 - 99,999								
Fredericton	0	27	4	7	0	0	41	37
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	0	4
Campbellton	0	0	0	0	0	0	4	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	23	0
Total New Brunswick (10,000+)	27	59	8	7	0	42	322	250

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
St. John's	294	379	11	8	89	126	394	513
Centres 10,000 - 49,999								
Bay Roberts	14	25	0	0	0	0	14	25
Corner Brook	15	15	0	0	0	40	15	55
Gander	9	10	0	0	4	3	13	13
Grand Falls-Windsor	2	15	0	0	8	6	10	21
Total Newfoundland & Labrador (10,000+)	334	444	11	8	101	175	446	627

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
St. John's	532	716	19	102	145	164	696	982
Centres 10,000 - 49,999								
Bay Roberts	28	50	0	0	0	3	28	53
Corner Brook	29	24	0	10	0	43	29	77
Gander	28	25	0	0	7	5	35	30
Grand Falls-Windsor	18	31	0	0	8	12	26	43
Total Newfoundland & Labrador (10,000+)	635	846	19	112	160	227	814	1,185

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 50,000 - 99,999								
Charlottetown	17	69	22	12	26	107	65	188
Centres 10,000 - 49,999								
Summerside	2	4	0	0	22	21	24	25
Total Prince Edward Island (10,000+)	19	73	22	12	48	128	89	213

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 50,000 - 99,999								
Charlottetown	53	112	22	12	86	126	161	250
Centres 10,000 - 49,999								
Summerside	7	7	0	0	30	30	37	37
Total Prince Edward Island (10,000+)	60	119	22	12	116	156	198	287

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Halifax	189	244	0	222	135	342	324	808
Centres 50,000 - 99,999								
Cape Breton	14	49	0	0	0	27	14	76
Centres 10,000 - 49,999								
Chester MD	11	5	0	0	0	0	11	5
East Hants MD	24	10	0	0	2	0	26	10
Kentville C.A.	8	16	0	0	0	0	8	16
Kings Subd A SC	14	17	0	0	0	0	14	17
Lunenburg MD	10	17	0	0	0	0	10	17
New Glasgow	11	12	0	0	3	2	14	14
Queens RGM	0	3	0	0	0	0	0	3
Truro	24	28	0	0	8	10	32	38
West Hants MD	10	5	0	0	3	6	13	11
Yarmouth MD	1	3	0	0	0	0	1	3
Total Nova Scotia (10,000+)	316	409	0	222	151	387	467	1,018

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Halifax	444	506	6	222	242	504	692	1,232
Centres 50,000 - 99,999								
Cape Breton	69	100	0	0	9	71	78	171
Centres 10,000 - 49,999								
Chester MD	19	13	0	0	0	0	19	13
East Hants MD	50	28	2	0	26	0	78	28
Kentville C.A.	25	33	0	0	35	0	60	33
Kings Subd A SC	32	43	0	0	12	0	44	43
Lunenburg MD	30	54	0	0	0	0	30	54
New Glasgow	26	45	0	0	10	3	36	48
Queens RGM	7	5	0	0	4	0	11	5
Truro	45	64	0	0	11	14	56	78
West Hants MD	19	15	0	0	6	15	25	30
Yarmouth MD	3	7	0	0	0	0	3	7
Total Nova Scotia (10,000+)	769	913	8	222	355	607	1,132	1,742

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market
New Brunswick
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Saint John	38	57	0	0	81	2	119	59
Moncton	142	169	0	38	74	117	216	324
Centres 50,000 - 99,999								
Fredericton	64	106	0	0	47	7	111	113
Centres 10,000 - 49,999								
Bathurst	9	9	0	0	0	5	9	14
Campbellton	1	5	0	0	4	0	5	5
Edmundston	3	3	0	0	0	0	3	3
Miramichi	8	10	0	0	24	0	32	10
Total New Brunswick (10,000+)	265	359	0	38	230	131	495	528

Table 3.5d: Completions by Submarket and by Intended Market
New Brunswick
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Saint John	76	105	0	0	96	4	172	109
Moncton	275	427	0	38	174	220	449	685
Centres 50,000 - 99,999								
Fredericton	150	223	0	0	50	51	200	274
Centres 10,000 - 49,999								
Bathurst	14	17	0	0	0	5	14	22
Campbellton	3	10	0	0	4	1	7	11
Edmundston	12	10	0	0	0	0	12	10
Miramichi	21	26	0	0	24	0	45	26
Total New Brunswick (10,000+)	551	818	0	38	348	281	899	1,137

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
Second Quarter 2014

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+)													
Q2 2014	7	2.4	20	6.9	72	25.0	68	23.6	121	42.0	288	375,000	419,919
Q2 2013	9	2.3	44	11.3	121	31.0	92	23.6	124	31.8	390	355,000	410,092
Year-to-date 2014	16	3.0	45	8.5	127	24.0	129	24.3	213	40.2	530	372,620	416,048
Year-to-date 2013	12	1.8	103	15.7	194	29.7	144	22.0	201	30.7	654	350,000	395,455

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
Second Quarter 2014

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+)													
Q2 2014	0	0.0	0	0.0	3	8.3	12	33.3	21	58.3	36	269,650	288,722
Q2 2013	0	0.0	0	0.0	5	8.1	20	32.3	37	59.7	62	279,000	288,423
Year-to-date 2014	0	0.0	0	0.0	4	6.0	23	34.3	40	59.7	67	269,900	314,619
Year-to-date 2013	0	0.0	1	0.9	9	8.5	36	34.0	60	56.6	106	269,450	278,548

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Second Quarter 2014

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													
Q2 2014	1	12.5	2	25.0	2	25.0	2	25.0	1	12.5	8	--	--
Q2 2013	5	17.9	8	28.6	4	14.3	4	14.3	7	25.0	28	233,500	275,464
Year-to-date 2014	3	7.1	13	31.0	8	19.0	13	31.0	5	11.9	42	270,000	264,024
Year-to-date 2013	10	14.1	23	32.4	15	21.1	13	18.3	10	14.1	71	233,000	256,585
Halifax CMA													
Q2 2014	0	0.0	2	1.6	14	11.1	39	31.0	71	56.3	126	395,500	447,332
Q2 2013	4	1.7	19	8.0	34	14.3	63	26.5	118	49.6	238	374,900	400,307
Year-to-date 2014	4	1.2	23	6.9	55	16.5	88	26.4	163	48.9	333	369,990	405,873
Year-to-date 2013	4	0.9	31	6.8	98	21.6	110	24.2	211	46.5	454	368,450	411,989
Total Urban Centres in Nova Scotia (50,000+)													
Q2 2014	1	0.7	4	3.0	16	11.9	41	30.6	72	53.7	134	388,800	436,499
Q2 2013	9	3.4	27	10.2	38	14.3	67	25.2	125	47.0	266	370,266	387,165
Year-to-date 2014	7	1.9	36	9.6	63	16.8	101	26.9	168	44.8	375	359,900	389,986
Year-to-date 2013	14	2.7	54	10.3	113	21.5	123	23.4	221	42.1	525	349,900	390,972

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Second Quarter 2014

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													
Q2 2014	0	0.0	0	0.0	5	7.6	19	28.8	42	63.6	66	269,000	284,278
Q2 2013	0	0.0	0	0.0	5	6.4	20	25.6	53	67.9	78	268,900	289,301
Year-to-date 2014	0	0.0	0	0.0	15	10.5	41	28.7	87	60.8	143	269,000	279,048
Year-to-date 2013	0	0.0	0	0.0	14	7.6	60	32.4	111	60.0	185	268,000	278,943
Moncton CMA													
Q2 2014	1	1.4	0	0.0	1	1.4	26	36.6	43	60.6	71	277,400	306,966
Q2 2013	0	0.0	2	2.8	1	1.4	16	22.5	52	73.2	71	300,000	321,846
Year-to-date 2014	2	1.5	0	0.0	4	3.0	37	28.0	89	67.4	132	294,900	315,474
Year-to-date 2013	0	0.0	2	1.1	6	3.2	36	19.0	145	76.7	189	298,806	322,707
Saint John CMA													
Q2 2014	0	0.0	0	0.0	0	0.0	10	27.8	26	72.2	36	309,900	361,126
Q2 2013	0	0.0	1	2.4	1	2.4	9	22.0	30	73.2	41	280,000	316,050
Year-to-date 2014	0	0.0	0	0.0	2	2.9	16	22.9	52	74.3	70	304,500	342,952
Year-to-date 2013	0	0.0	1	1.5	3	4.5	13	19.7	49	74.2	66	281,950	325,394
Total Urban Centres in New Brunswick (50,000+)													
Q2 2014	1	0.6	0	0.0	6	3.5	55	31.8	111	64.2	173	274,900	309,581
Q2 2013	0	0.0	3	1.6	7	3.7	45	23.7	135	71.1	190	279,225	307,235
Year-to-date 2014	2	0.6	0	0.0	21	6.1	94	27.2	228	66.1	345	285,000	305,951
Year-to-date 2013	0	0.0	3	0.7	23	5.2	109	24.8	305	69.3	440	279,950	304,709

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador Second Quarter 2014										
		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
2013	January	224	-1.3	370	710	771	48.0	284,028	3.6	282,170
	February	223	-5.1	366	622	814	45.0	295,588	14.1	301,433
	March	269	-2.9	363	746	821	44.2	281,210	8.5	281,258
	April	301	2.7	363	1,002	830	43.7	289,681	5.7	290,210
	May	349	-32.5	355	1,122	837	42.4	274,342	7.2	278,444
	June	403	-28.0	355	1,038	864	41.1	289,828	9.3	285,515
	July	494	0.2	358	1,081	804	44.5	288,517	5.4	284,145
	August	461	-5.1	355	929	856	41.5	288,660	10.0	285,215
	September	412	5.1	355	842	828	42.9	269,036	-0.9	275,224
	October	469	5.6	371	866	870	42.6	272,267	-0.1	279,120
	November	390	-0.8	359	753	957	37.5	282,123	2.8	283,887
	December	308	-7.5	332	359	819	40.5	289,279	0.3	277,937
2014	January	191	-14.7	311	766	827	37.6	279,236	-1.7	279,314
	February	200	-10.3	334	750	972	34.4	308,851	4.5	311,627
	March	246	-8.6	344	778	867	39.7	288,865	2.7	288,095
	April	249	-17.3	316	886	739	42.8	279,071	-3.7	281,674
	May	347	-0.6	363	1,219	950	38.2	295,199	7.6	298,137
	June	436	8.2	369	1,213	931	39.6	294,158	1.5	290,222
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	1,053	-23.1	1,073	3,162	2,531	42.4	284,653	8.0	284,764
	Q2 2014	1,032	-2.0	1,048	3,318	2,620	40.0	290,868	2.2	290,386
	YTD 2013	1,769	-16.1		5,240			285,429	8.3	
	YTD 2014	1,669	-5.7		5,612			291,396	2.1	

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 Second Quarter 2014										
		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
2013	January	76	-40.6	136	235	265	51.3	149,218	2.1	149,218
	February	85	-22.7	138	172	259	53.3	157,361	1.4	157,361
	March	102	-20.9	128	272	298	43.0	151,243	-7.4	151,243
	April	143	22.2	155	376	288	53.8	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	305	37.4	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	292	33.2	159,432	9.5	159,432
	September	137	-11.6	110	257	302	36.4	143,354	-1.4	143,354
	October	119	-16.2	103	283	348	29.6	154,576	3.0	154,576
	November	105	-16.7	101	202	300	33.7	151,363	3.2	151,363
	December	60	-22.1	96	95	262	36.6	149,021	-9.6	149,021
2014	January	63	-17.1	115	266	305	37.7	159,972	7.2	159,972
	February	75	-11.8	126	214	317	39.7	164,176	4.3	164,176
	March	81	-20.6	116	281	300	38.7	174,311	15.3	174,311
	April	109	-23.8	119	326	242	49.2	167,050	0.3	167,050
	May	132	-11.4	126	521	328	38.4	177,533	6.3	177,533
	June	142	-4.1	114	517	369	30.9	150,886	6.3	150,886
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	440	10.3	402	1,283	908	44.3	158,459	2.6	159,754
	Q2 2014	383	-13.0	359	1,364	939	38.2	164,670	3.9	165,596
	YTD 2013	703	-8.2		1,962			156,280	1.0	
	YTD 2014	602	-14.4		2,125			165,414	5.8	

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

Table 5c: MLS® Residential Activity for Nova Scotia Second Quarter 2014										
		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
2013	January	505	-10.8	817	1,492	1,679	48.7	224,322	6.1	231,667
	February	577	-29.5	760	1,376	1,680	45.2	211,772	-4.9	210,543
	March	625	-29.9	713	1,806	1,589	44.9	222,688	-1.2	215,564
	April	911	-11.6	729	2,569	1,866	39.1	223,797	-6.1	212,031
	May	1,112	-9.7	792	2,579	1,778	44.5	229,646	-3.2	214,582
	June	960	-18.8	743	2,017	1,718	43.2	224,839	0.0	216,780
	July	982	-9.4	765	2,095	1,728	44.3	215,094	-2.1	214,187
	August	936	1.5	832	1,746	1,742	47.8	212,268	1.7	219,413
	September	722	-7.6	750	1,710	1,810	41.4	209,567	0.0	217,628
	October	755	-9.7	755	1,519	1,728	43.7	203,144	-2.1	214,275
	November	603	-6.7	728	1,242	1,774	41.0	209,997	0.6	215,958
	December	463	3.3	767	693	1,753	43.8	208,555	1.8	213,061
2014	January	418	-17.2	676	1,497	1,683	40.2	201,714	-10.1	208,226
	February	515	-10.7	683	1,315	1,621	42.1	218,261	3.1	216,276
	March	659	5.4	700	1,910	1,702	41.1	213,336	-4.2	207,541
	April	770	-15.5	677	2,301	1,689	40.1	219,808	-1.8	208,788
	May	995	-10.5	726	2,546	1,782	40.7	216,356	-5.8	203,370
	June	1,031	7.4	754	2,261	1,813	41.6			
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	2,983	-13.4	2,264	7,165	5,362	42.2	219,482	-5.9	219,643
	Q2 2014	2,796	-6.3	2,157	7,108	5,284	40.8	211,878	-3.5	210,664
	YTD 2013	4,690	-18.0		11,839			223,826	-2.0	
	YTD 2014	4,388	-6.4		11,830			164,502	-26.5	

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 5d: MLS® Residential Activity for New Brunswick Second Quarter 2014										
		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
2013	January	316	2.9	536	1,260	1,320	40.6	153,368	2.6	157,385
	February	397	-13.1	522	1,068	1,313	39.8	156,119	-0.2	159,590
	March	428	-10.6	499	1,419	1,269	39.3	163,566	2.3	162,368
	April	599	-4.2	501	1,761	1,314	38.1	165,434	-0.5	159,934
	May	821	8.3	558	1,751	1,220	45.7	173,256	-1.3	159,966
	June	701	-4.2	551	1,430	1,237	44.5	167,878	-1.6	159,378
	July	674	4.3	532	1,552	1,294	41.1	159,502	1.6	160,424
	August	607	0.5	544	1,232	1,241	43.8	164,824	2.3	164,134
	September	524	-5.2	500	1,223	1,295	38.6	159,702	5.7	163,642
	October	476	-12.2	485	1,148	1,287	37.7	155,414	-1.1	160,820
	November	437	1.4	533	836	1,223	43.6	156,787	-0.4	160,483
	December	302	12.3	521	480	1,142	45.6	160,867	6.6	168,594
2014	January	297	-6.0	495	1,276	1,311	37.8	160,451	4.6	164,757
	February	379	-4.5	500	1,199	1,455	34.4	159,201	2.0	163,057
	March	466	8.9	535	1,376	1,244	43.0	156,795	-4.1	156,761
	April	539	-10.0	467	1,562	1,137	41.1	161,821	-2.2	157,513
	May	665	-19.0	468	1,985	1,443	32.4	178,609	3.1	163,811
	June	637	-9.1	468	1,877	1,506	31.1	166,208	-1.0	158,701
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	2,121	0.3	1,610	4,942	3,771	42.7	169,270	-1.0	159,755
	Q2 2014	1,841	-13.2	1,403	5,424	4,086	34.3	169,403	0.1	160,010
	YTD 2013	3,262	-2.9		8,689			165,380	-0.1	
	YTD 2014	2,983	-8.6		9,275			165,246	-0.1	

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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 Second Quarter 2014												
		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)
2013	January - March	593	3.0	5.2	234.3	11.9	118	71.6	910	1,417,496	98.53
	April - June	590	3.0	5.1	233.0	11.5	-943	78.7	918	1,684,309	96.90
	July - September	597	3.1	5.3	231.3	10.8	814	76.5	928	1,627,182	96.45
	October - December	601	3.1	5.3	233.7	11.3	-481	65.6	935	1,537,451	94.69
2014	January - March	591	3.1	5.2	232.3	11.8	-1,324	65.4	966	1,471,413	90.18
	April - June	570	3.1	4.8	224.8	12.4		79.1	941		92.39
	July - September										
	October - December										

Table 6.1a: Growth (1) of Economic Indicators for Newfoundland and Labrador Second Quarter 2014											
		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
2013	January - March	-0.5	-0.3	0.0	3.1	-1.1	-151.5	-11.4	0.9	-9.2	-1.8
	April - June	-1.9	-0.2	-0.2	1.1	-0.9	-189.5	31.1	4.4	-21.7	-1.8
	July - September	0.3	0.0	0.0	0.8	-1.8	-1.2	4.3	4.2	-6.7	-4.5
	October - December	1.0	0.1	0.1	-0.1	-0.7	**	-17.8	3.4	-11.4	-5.7
2014	January - March	-0.5	0.1	0.0	-0.8	-0.1	**	-8.6	6.1	3.8	-8.5
	April - June	-3.4	0.1	-0.4	-3.5	0.9		0.6	2.5		-4.7
	July - September										
	October - December										

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

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

Table 6b: Level of Economic Indicators for Prince Edward Island Second Quarter 2014

		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							
2013	January - March	593	3.0	5.2	74.8	11.7	-110	71.6	728	292,709	98.53
	April - June	590	3.0	5.1	74.3	11.2	341	78.7	739	402,280	96.90
	July - September	597	3.1	5.3	73.7	11.2	-13	76.5	730	388,676	96.45
	October - December	601	3.1	5.3	73.9	11.3	-114	65.6	743	372,047	94.69
2014	January - March	591	3.1	5.2	74.5	11.5	301	65.4	769	310,036	90.18
	April - June	570	3.1	4.8	73.5	11.3		79.1	754		92.39
	July - September										
	October - December										

Table 6.1b: Growth (1) of Economic Indicators for Prince Edward Island Second Quarter 2014

		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							
2013	January - March	-0.5	-0.3	0.0	3.9	0.4	-150.0	-11.4	0.8	4.4	-1.8
	April - June	-1.9	-0.2	-0.2	2.4	-0.3	6.6	31.1	0.6	5.7	-1.8
	July - September	0.3	0.0	0.0	1.3	-0.1	-192.9	4.3	-1.5	17.7	-4.5
	October - December	1.0	0.1	0.1	0.6	0.0	-65.0	-17.8	1.2	19.5	-5.7
2014	January - March	-0.5	0.1	0.0	-0.4	-0.2	**	-8.6	5.6	5.9	-8.5
	April - June	-3.4	0.1	-0.4	-1.0	0.1		0.6	2.1		-4.7
	July - September										
	October - December										

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

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

Table 6c: Level of Economic Indicators for Nova Scotia Second Quarter 2014

		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							
2013	January - March	593	3.0	5.2	453.9	9.5	-1,525	71.6	769	2,448,101	98.53
	April - June	590	3.0	5.1	456.4	8.9	-854	78.7	790	2,683,674	96.90
	July - September	597	3.1	5.3	454.7	8.8	-523	76.5	785	2,553,497	96.45
	October - December	601	3.1	5.3	451.0	9.1	84	65.6	793	1,796,270	94.69
2014	January - March	591	3.1	5.2	448.6	8.9	-755	65.4	801	1,623,762	90.18
	April - June	570	3.1	4.8	447.5	8.8		79.1	807		92.39
	July - September										
	October - December										

Table 6.1c: Growth (1) of Economic Indicators for Nova Scotia Second Quarter 2014

		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							
2013	January - March	-0.5	-0.3	0.0	-0.9	1.2	**	-11.4	0.6	-2.8	-1.8
	April - June	-1.9	-0.2	-0.2	0.7	-0.4	**	31.1	1.8	-0.5	-1.8
	July - September	0.3	0.0	0.0	-0.4	-0.5	-49.1	4.3	2.1	-6.5	-4.5
	October - December	1.0	0.1	0.1	-0.6	-0.1	-109.9	-17.8	3.4	-30.6	-5.7
2014	January - March	-0.5	0.1	0.0	-1.2	-0.5	-50.5	-8.6	4.2	-33.7	-8.5
	April - June	-3.4	0.1	-0.4	-1.9	0.0		0.6	2.1		-4.7
	July - September										
	October - December										

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

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

Table 6d: Level of Economic Indicators for New Brunswick Second Quarter 2014												
		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							
2013	January - March	593	3.0	5.2	351.5	10.6	-459	71.6	762	4,942,657	98.53
	April - June	590	3.0	5.1	349.1	10.8	440	78.7	768	5,226,159	96.90
	July - September	597	3.1	5.3	351.0	10.4	-669	76.5	801	4,903,190	96.45
	October - December	601	3.1	5.3	352.0	9.8	-303	65.6	791	5,241,888	94.69
2014	January - March	591	3.1	5.2	353.6	9.8	-686	65.4	770	4,572,419	90.18
	April - June	570	3.1	4.8	351.3	10.1		79.1	779		92.39
	July - September										
	October - December										

Table 6.1d: Growth (1) of Economic Indicators for New Brunswick Second Quarter 2014											
		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							
2013	January - March	-0.5	-0.3	0.0	0.1	0.7	126.1	-11.4	1.6	5.1	-1.8
	April - June	-1.9	-0.2	-0.2	-1.6	1.2	-12.9	31.1	3.2	2.6	-1.8
	July - September	0.3	0.0	0.0	-0.2	-0.2	-18.7	4.3	6.7	-0.7	-4.5
	October - December	1.0	0.1	0.1	0.9	-1.4	-38.3	-17.8	3.1	7.4	-5.7
2014	January - March	-0.5	0.1	0.0	0.6	-0.8	49.5	-8.6	1.1	-7.5	-8.5
	April - June	-3.4	0.1	-0.4	0.6	-0.7		0.6	1.5		-4.7
	July - September										
	October - December										

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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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