HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

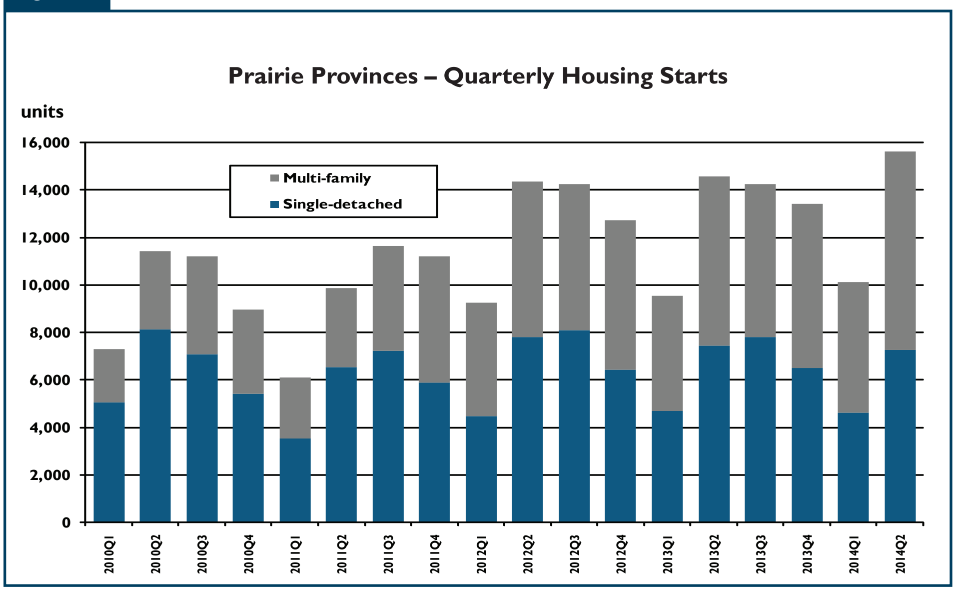
Date Released: Third Quarter 2014

New Home Market

Prairie housing starts increase in the second quarter of 2014

Prairie housing starts totalled 15,620 units in the second quarter of 2014, up seven per cent from the 14,573 units started in the second quarter of 2013. New home construction increased in the multi-family segment, which consists of semi-detached, row, and apartment units, while single-detached starts eased. Multi-family starts increased 17 per cent to

Figure 1



Source: CMHC

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8,351units in the second quarter of 2014 compared to 7,131 a year earlier. On the other hand, single-detached starts across the region decreased two per cent to 7,269 units compared to 7,442 in the second quarter of 2013. After six months, total housing starts in the Prairie have amounted to 25,751 units, up almost seven per cent from 24,108 during the comparable period of 2013.

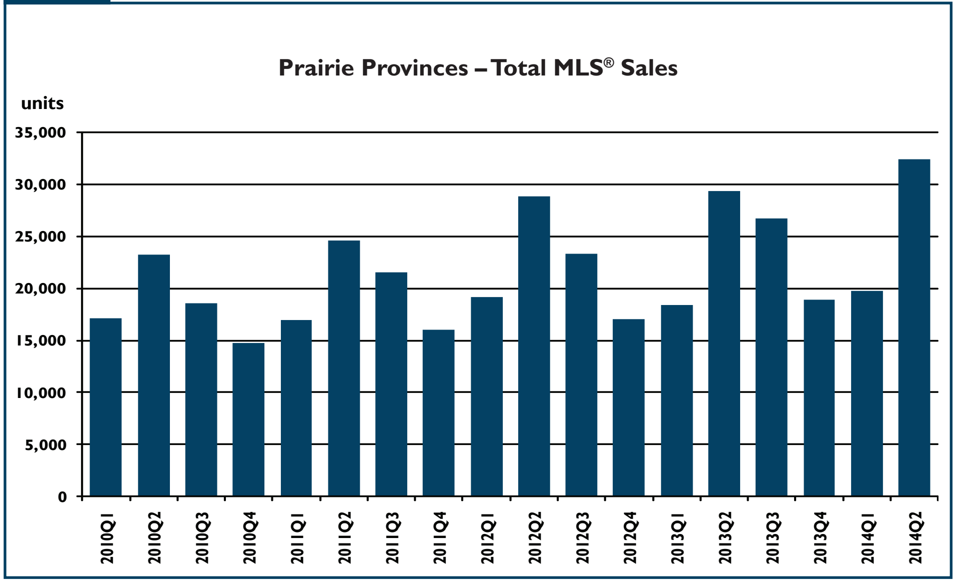
In Alberta, there were 11,231 total housing starts in the second quarter of 2014, up eight per cent from the10,435 units started in the second quarter of 2013. Low listings relative to sales in some resale markets continued to cause some buyers to look to the new home market to meet their needs. Alberta is experiencing an expansion in multi-family construction, as low multi-family inventory has encouraged builders to increase production. Multi-family starts totalled 6,181 units in the second quarter of 2014, up 16 per cent from a year earlier. Through six months of this year, multi-family starts have reached 10,642 units, representing a gain of 21 per cent from the 8,767 units started in the same period of 2013. In the detached home market, single-detached starts in the second quarter of 2014 were relatively stable as there were 5,050 units started compared to 5,108 a year earlier. At mid-year, single-detached starts have reached 8,741 units, representing a one per cent gain from the 8,657 starts during the first half of last year.

In Alberta's two Census Metropolitan Areas (CMAs), total housing starts increased in Calgary and declined in Edmonton. Housing starts in the Calgary CMA rose to 5,029 in the second quarter of 2014 compared to 3,057 a year earlier. Low condominium inventory in Calgary helped boost multi-family starts to 3,166 units in the second quarter, more than double the production of 1,399 units a year earlier. Second quarter single-detached starts increased to 1,863 units from 1,658 a year earlier. Low single-detached listings in the resale market relative to sales continued to support single-detached starts. In Edmonton, total housing starts declined to 3,975 units from 5,117 in the second quarter of 2013. The reduction in starts in Edmonton from April to June was most pronounced in the multi-family sector, where quarterly production in the second quarter of 2013 was the highest in 35 years. Edmonton's second quarter 2014 single-detached starts and multi-family starts totalled 1,628 and 2,347 units, respectively.

In Alberta's five largest Census Agglomerations (CAs), housing starts in the second quarter of 2014 increased compared to the same period of 2013 in Lethbridge, and Red Deer to 166, and 186 units, respectively. A lower level of housing starts in the second quarter of this year occurred in Grande Praire Medicine Hat and Wood Buffalo as housing starts in these centres declined to 140, 70 and 70 units, respectively.

In Saskatchewan, total housing starts increased 15 per cent to 2,482 units in the second quarter of 2014 from 2,157 a year earlier. Second quarter initiation of both single-detached and multi-family units increased. Single-detached starts rose by seven per cent to 1,302 units while multi-family starts increased by 26 per cent to 1,180 units. On a year-to-date basis, housing starts in Saskatchewan have amounted to 3,785 units, representing an increase of 11 per cent from the first six months of 2013. Rising new listings in the competing resale market, elevated new home supply and rising inventory is expected to moderate the gain in housing starts in Saskatchewan as the year progresses.

Figure 2



Source: CREA (Raw)

In Saskatchewan's two CMAs, second quarter housing starts in Regina decreased while starts in Saskatoon moved higher. In Regina, there were 583 housing starts in the second quarter of 2014, down almost 34 per cent compared to the 880 starts a year earlier. The supply of new housing is elevated in Regina and this year's production is expected to be lower than last year, but the current gap is expected to narrow over the next two quarters. In contrast, builders in Saskatoon increased production in the second quarter of 2014 to 1,159 units from 629 a year earlier.

In Manitoba, second quarter housing starts totalled 1,907 units, representing a four per cent decline from last year. Single-detached starts of 917 units in the second quarter represented an 18 per cent decrease from the 1,115 units started in the second quarter of 2013. On the other hand, multi-family units were higher as 990 units were started compared to 866 units during the second quarter of 2013. Manitoba's cold weather during the winter delayed some housing activity and the gap between production this year and last year is expected to narrow further but not close. After six months, 2,583 starts were recorded in Manitoba, representing a 21 per cent decline from the first two quarters of 2013.

In the Winnipeg CMA, there were 1,351 housing starts in the second quarter of 2014, up almost six per cent from 1,280 in the same period of 2013. Of the total, 547 were single-detached starts and 804 were multi-family units. After six months, housing starts in Winnipeg were at 1,851, representing a 15 per cent decrease from mid-year 2013.

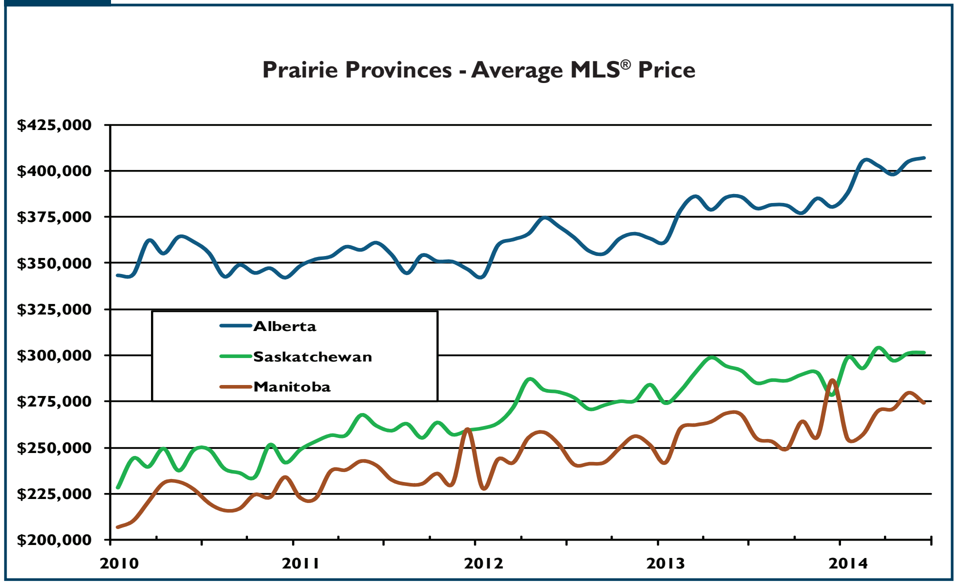
Existing Home Market

Prairie Region MLS® sales rise in the second quarter of 2014

Prairie MLS® sales increased by almost 11 per cent to 32,448 units in the second quarter of 2014 compared to the second quarter of 2013. After a dip in sales due to the cold winter weather, second quarter sales strengthened. Through six months, resale transactions in the Prairies totalled 52,215 units, up over nine per cent from the same period in 2013. In Alberta, second quarter MLS® sales totalled 23,248 units, up 13 per cent from the 20,520 sales that occurred in the second quarter of 2013. In Saskatchewan, MLS® sales in the second quarter 2014 totalled 4,509, up six per cent from a year earlier. In Manitoba, resale transactions increased by almost three per cent to 4,691 compared to 4,571 during the second quarter of 2013.

The average MLS® price continued to increase all three Prairie Provinces. In Alberta, the average resale price in the second quarter was $403,662, up over five per cent from $383,630 in the second quarter of 2013. In Saskatchewan, the average MLS® price was $300,222 compared to $295,034, representing an increase of less than two per cent. In Manitoba, the second quarter average price was $275,232, an increase of over three per cent compared to the average of $266,914 in the second quarter of 2013.

Figure 3



Source: CREA (Raw)

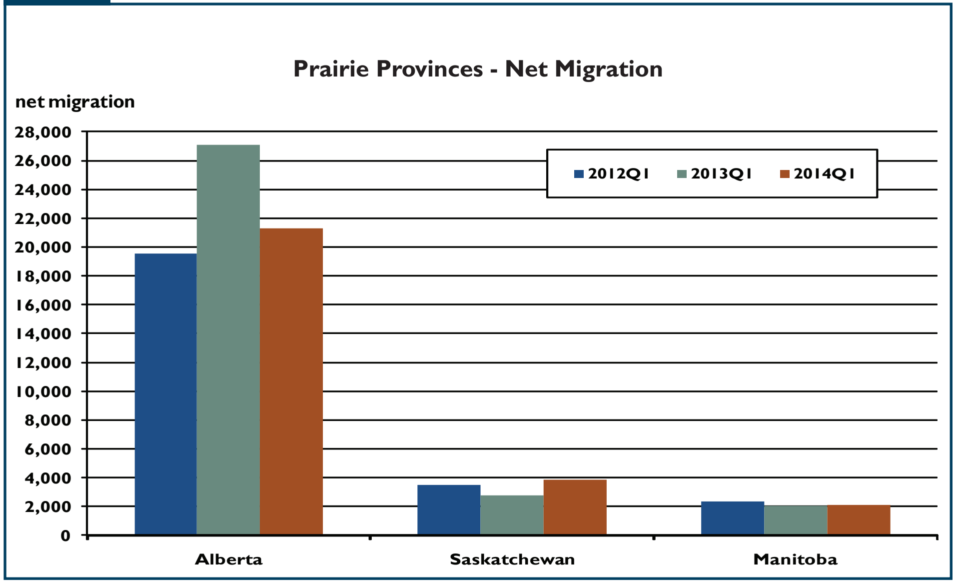
Economy at a Glance

Net migration decreased in Alberta but increased in Saskatchewan and Manitoba

Net migration to the three Prairie Provinces totalled 27,314 in the first quarter of 2014, a decrease of 4,564 people compared to 31,878 in the first quarter of 2013. In Alberta, net migration totalled 21,316 people in the first quarter of 2014, down 21 per cent from 27,070 a year earlier. On the other hand, in Saskatchewan, net migration increased to 3,874 in the first quarter of 2014 from 2,789, in part due to stronger interprovincial inflows. In Manitoba, net migration increased five per cent year-over-year to 2,124 people in the first quarter, thanks to stronger international inflows.

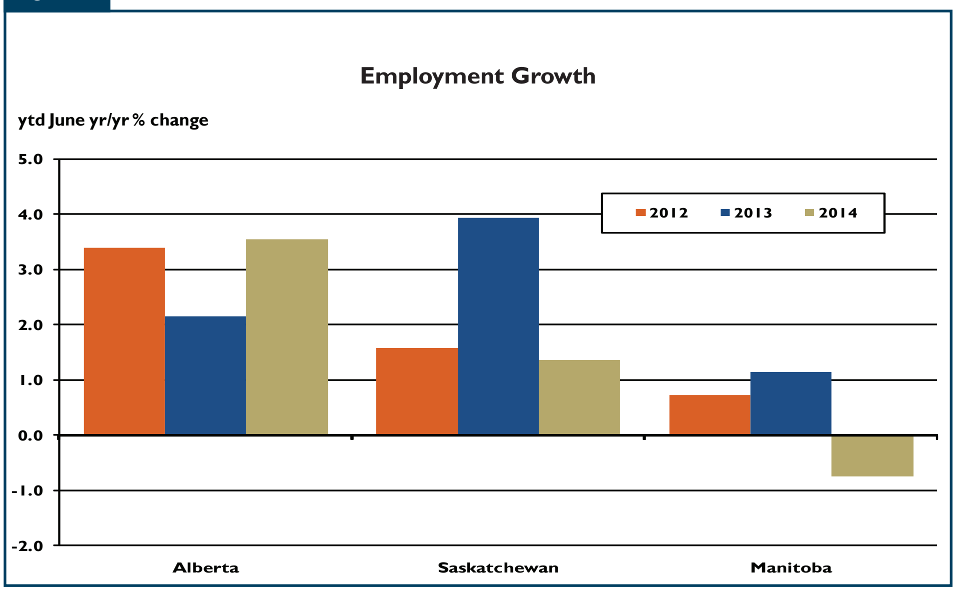
All three Prairie Provinces are expected to experience economic growth this year with Alberta leading the way. At mid-year, full-time employment in Alberta was higher by 40,380 jobs, representing a 2.2 per cent increase year-over-year. In Saskatchewan, full-time employment expanded by 7,100 positions or was 1.6 per cent higher compared to the mid-year employment level of 2013. In Manitoba, economic growth has not yet resulted in employment gains. Manitoba's employment level at mid-year 2014 was 0.2 per cent below what it was a year earlier. Unemployment rates continued to remain low in the three Prairie Provinces during the second quarter of 2014 and were considerably lower than the seasonally adjusted national average of seven per cent. The second quarter 2014 unemployment rates were 4.7 per cent in Alberta, 3.7 per cent in Saskatchewan, and 5.6 per cent in Manitoba.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

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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		
Manitoba	May 2014	June 2014
Trend[1], urban centres[2]	4,574	4,536
SAAR, urban centres[2]	6,578	4,437
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	241	198
June - Multiples	292	188
June - Total	533	386
January to June - Single-Detached	1,333	1,026
January to June - Multiples	1,299	1,159
January to June - Total	2,632	2,185

Table 1b: Housing Starts (SAAR and Trend) June 2014		
Saskatchewan	May 2014	June 2014
Trend[1], urban centres[2]	6,479	6,696
SAAR, urban centres[2]	7,306	6,811
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	311	340
June - Multiples	356	306
June - Total	667	646
January to June - Single-Detached	1,502	1,341
January to June - Multiples	1,445	1,964
January to June - Total	2,947	3,305

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

Alberta	May 2014	June 2014
Trend[1], urban centres[2]	34,506	37,487
SAAR, urban centres[2]	31,040	50,492
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	1,501	1,539
June - Multiples	1,674	2,884
June - Total	3,175	4,423
January to June - Single-Detached	7,736	7,859
January to June - Multiples	8,453	10,278
January to June - Total	16,189	18,137

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 Prairie 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	6,008	1,374	312	12	1,461	3,712	82	1,136	1,516	15,620
Q2 2013	6,269	1,118	135	3	1,186	2,766	130	1,468	1,498	14,573
% Change	-4.2	22.9	131.1	**	23.2	34.2	-36.9	-22.6	1.2	7.2
Year-to-date 2014	10,211	2,398	395	13	2,351	6,232	127	1,893	2,124	25,751
Year-to-date 2013	10,553	2,090	287	18	1,994	4,000	172	2,654	2,340	24,108
% Change	-3.2	14.7	37.6	-27.8	17.9	55.8	-26.2	-28.7	-9.2	6.8
UNDER CONSTRUCTION										
Q2 2014	13,132	3,222	607	21	4,655	15,338	290	5,827	3,196	46,292
Q2 2013	13,170	2,980	411	30	3,367	12,791	364	6,026	3,160	42,299
% Change	-0.3	8.1	47.7	-30.0	38.3	19.9	-20.3	-3.3	1.1	9.4
COMPLETIONS										
Q2 2014	5,128	1,002	135	9	1,109	2,116	96	1,609	1,580	12,784
Q2 2013	5,471	954	112	10	1,195	2,112	118	1,001	1,598	12,605
% Change	-6.3	5.0	20.5	-10.0	-7.2	0.2	-18.6	60.7	-1.1	1.4
Year-to-date 2014	10,052	2,012	250	12	1,969	4,033	163	2,755	2,934	24,180
Year-to-date 2013	10,134	1,820	212	39	2,104	3,140	246	1,866	3,073	22,668
% Change	-0.8	10.5	17.9	-69.2	-6.4	28.4	-33.7	47.6	-4.5	6.7
COMPLETED & NOT ABSORBED										
Q2 2014	1,771	385	62	8	216	775	n/a	n/a	n/a	3,217
Q2 2013	1,776	315	34	18	295	1,126	n/a	n/a	n/a	3,564
% Change	-0.3	22.2	82.4	-55.6	-26.8	-31.2	n/a	n/a	n/a	-9.7
ABSORBED										
Q2 2014	4,793	985	106	7	1,030	1,873	n/a	n/a	n/a	8,794
Q2 2013	4,889	925	119	20	1,182	1,801	n/a	n/a	n/a	8,936
% Change	-2.0	6.5	-10.9	-65.0	-12.9	4.0	n/a	n/a	n/a	-1.6
Year-to-date 2014	8,957	1,921	215	12	1,880	3,639	n/a	n/a	n/a	16,624
Year-to-date 2013	8,637	1,681	204	31	1,963	2,632	n/a	n/a	n/a	15,148
% Change	3.7	14.3	5.4	-61.3	-4.2	38.3	n/a	n/a	n/a	9.7

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

Table 1.1a: Housing Activity Summary of Manitoba 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	658	60	3	1	173	417	18	268	309	1,907
Q2 2013	872	82	0	1	94	173	23	319	417	1,981
% Change	-24.5	-26.8	n/a	0.0	84.0	141.0	-21.7	-16.0	-25.9	-3.7
Year-to-date 2014	1,024	94	3	2	232	530	24	276	398	2,583
Year-to-date 2013	1,330	108	0	3	142	296	23	730	646	3,278
% Change	-23.0	-13.0	n/a	-33.3	63.4	79.1	4.3	-62.2	-38.4	-21.2
UNDER CONSTRUCTION										
Q2 2014	1,342	104	3	2	585	1,670	67	1,039	681	5,493
Q2 2013	1,545	98	14	7	285	935	35	1,597	939	5,455
% Change	-13.1	6.1	-78.6	-71.4	105.3	78.6	91.4	-34.9	-27.5	0.7
COMPLETIONS										
Q2 2014	490	34	0	4	112	303	10	108	385	1,446
Q2 2013	633	30	4	1	50	103	8	188	483	1,534
% Change	-22.6	13.3	-100.0	**	124.0	194.2	25.0	-42.6	-20.3	-5.7
Year-to-date 2014	1,065	102	0	7	172	469	16	199	689	2,719
Year-to-date 2013	1,209	104	4	4	98	197	8	194	938	2,790
% Change	-11.9	-1.9	-100.0	75.0	75.5	138.1	100.0	2.6	-26.5	-2.5
COMPLETED & NOT ABSORBED										
Q2 2014	272	17	0	4	35	227	n/a	n/a	n/a	555
Q2 2013	240	5	0	1	59	84	n/a	n/a	n/a	389
% Change	13.3	**	n/a	**	-40.7	170.2	n/a	n/a	n/a	42.7
ABSORBED										
Q2 2014	473	18	0	5	107	209	n/a	n/a	n/a	812
Q2 2013	580	15	0	5	28	60	n/a	n/a	n/a	688
% Change	-18.4	20.0	n/a	0.0	**	**	n/a	n/a	n/a	18.0
Year-to-date 2014	936	35	0	5	179	306	n/a	n/a	n/a	1,461
Year-to-date 2013	987	27	0	7	57	159	n/a	n/a	n/a	1,237
% Change	-5.2	29.6	n/a	-28.6	**	92.5	n/a	n/a	n/a	18.1

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

Table 1.1b: Housing Activity Summary of Saskatchewan
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	916	112	63	2	178	540	30	258	383	2,482
Q2 2013	944	62	7	1	241	361	4	171	366	2,157
% Change	-3.0	80.6	**	100.0	-26.1	49.6	**	50.9	4.6	15.1
Year-to-date 2014	1,337	176	67	2	341	802	58	522	480	3,785
Year-to-date 2013	1,501	126	27	1	329	479	6	478	459	3,406
% Change	-10.9	39.7	148.1	100.0	3.6	67.4	**	9.2	4.6	11.1
UNDER CONSTRUCTION										
Q2 2014	2,155	262	79	4	786	2,347	132	1,062	815	7,642
Q2 2013	2,327	270	72	7	566	2,113	162	1,060	771	7,348
% Change	-7.4	-3.0	9.7	-42.9	38.9	11.1	-18.5	0.2	5.7	4.0
COMPLETIONS										
Q2 2014	845	104	19	2	292	440	39	431	332	2,504
Q2 2013	852	82	22	6	146	487	56	54	270	1,975
% Change	-0.8	26.8	-13.6	-66.7	100.0	-9.7	-30.4	**	23.0	26.8
Year-to-date 2014	1,599	176	31	2	433	734	82	538	715	4,310
Year-to-date 2013	1,615	156	35	29	274	706	154	54	593	3,616
% Change	-1.0	12.8	-11.4	-93.1	58.0	4.0	-46.8	**	20.6	19.2
COMPLETED & NOT ABSORBED										
Q2 2014	331	68	23	3	77	179	n/a	n/a	n/a	681
Q2 2013	306	40	4	17	34	227	n/a	n/a	n/a	628
% Change	8.2	70.0	**	-82.4	126.5	-21.1	n/a	n/a	n/a	8.4
ABSORBED										
Q2 2014	779	84	10	2	221	360	n/a	n/a	n/a	1,456
Q2 2013	762	79	25	12	113	288	n/a	n/a	n/a	1,279
% Change	2.2	6.3	-60.0	-83.3	95.6	25.0	n/a	n/a	n/a	13.8
Year-to-date 2014	1,367	143	18	7	300	501	n/a	n/a	n/a	2,336
Year-to-date 2013	1,288	132	39	20	180	398	n/a	n/a	n/a	2,057
% Change	6.1	8.3	-53.8	-65.0	66.7	25.9	n/a	n/a	n/a	13.6

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

Table 1.1c: Housing Activity Summary of Alberta 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	4,434	1,202	246	9	1,110	2,755	34	610	824	11,231
Q2 2013	4,453	974	128	1	851	2,232	103	978	715	10,435
% Change	-0.4	23.4	92.2	**	30.4	23.4	-67.0	-37.6	15.2	7.6
Year-to-date 2014	7,850	2,128	325	9	1,778	4,900	45	1,095	1,246	19,383
Year-to-date 2013	7,722	1,856	260	14	1,523	3,225	143	1,446	1,235	17,424
% Change	1.7	14.7	25.0	-35.7	16.7	51.9	-68.5	-24.3	0.9	11.2
UNDER CONSTRUCTION										
Q2 2014	9,635	2,856	525	15	3,284	11,321	91	3,726	1,700	33,157
Q2 2013	9,298	2,612	325	16	2,516	9,743	167	3,369	1,450	29,496
% Change	3.6	9.3	61.5	-6.3	30.5	16.2	-45.5	10.6	17.2	12.4
COMPLETIONS										
Q2 2014	3,793	864	116	3	705	1,373	47	1,070	863	8,834
Q2 2013	3,986	842	86	3	999	1,522	54	759	845	9,096
% Change	-4.8	2.6	34.9	0.0	-29.4	-9.8	-13.0	41.0	2.1	-2.9
Year-to-date 2014	7,388	1,734	219	3	1,364	2,830	65	2,018	1,530	17,151
Year-to-date 2013	7,310	1,560	173	6	1,732	2,237	84	1,618	1,542	16,262
% Change	1.1	11.2	26.6	-50.0	-21.2	26.5	-22.6	24.7	-0.8	5.5
COMPLETED & NOT ABSORBED										
Q2 2014	1,168	300	39	1	104	369	n/a	n/a	n/a	1,981
Q2 2013	1,230	270	30	0	202	815	n/a	n/a	n/a	2,547
% Change	-5.0	11.1	30.0	n/a	-48.5	-54.7	n/a	n/a	n/a	-22.2
ABSORBED										
Q2 2014	3 541	883	96	0	702	1 304	n/a	n/a	n/a	6,526
Q2 2013	3 547	831	94	3	1 041	1 453	n/a	n/a	n/a	6,969
% Change	-0.2	6.3	2.1	-100.0	-32.6	-10.3	n/a	n/a	n/a	-6.4
Year-to-date 2014	6,654	1,743	197	0	1,401	2,832	n/a	n/a	n/a	12,827
Year-to-date 2013	6,362	1,522	165	4	1,726	2,075	n/a	n/a	n/a	11,854
% Change	4.6	14.5	19.4	-100.0	-18.8	36.5	n/a	n/a	n/a	8.2

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

Table 1.3: History of Housing Starts of Prairie 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	22,429	4,258	606	33	4,787	8,862	304	4,866	5,621	51,766
% Change	4.7	4.5	27.0	-62.5	21.8	3.9	-13.4	7.2	-21.4	2.3
2012	21,429	4,074	477	88	3,931	8,530	351	4,541	7,151	50,606
% Change	12.7	45.7	49.5	27.5	25.3	70.9	-11.8	66.9	33.0	30.4
2011	19,010	2,796	319	69	3,138	4,991	398	2,720	5,377	38,818
% Change	-8.4	10.5	20.8	53.3	11.2	32.2	130.1	18.9	-13.7	-0.2
2010	20,754	2,530	264	45	2,822	3,775	173	2,288	6,232	38,883
% Change	28.7	21.3	-23.0	2.3	67.0	116.1	-13.1	85.7	28.0	37.2
2009	16,128	2,086	343	44	1,690	1,747	199	1,232	4,869	28,338
% Change	-3.7	11.1	49.8	29.4	-34.2	-83.5	-13.5	-20.5	-36.7	-31.8
2008	16,749	1,878	229	34	2,567	10,582	230	1,550	7,686	41,529
% Change	-35.1	-35.8	16.2	-75.2	-44.9	-5.3	6.0	-22.0	-40.8	-30.9
2007	25,793	2,924	197	137	4,658	11,175	217	1,987	12,988	60,081
% Change	-10.0	10.1	69.8	30.5	31.1	12.1	-21.7	24.4	21.0	4.1
2006	28,659	2,656	116	105	3,553	9,970	277	1,597	10,734	57,705
% Change	17.9	26.8	-50.2	-1.9	-2.0	31.5	17.9	7.0	15.0	17.7
2005	24,314	2,095	233	107	3,625	7,581	235	1,492	9,333	49,015
% Change	7.3	12.0	64.1	-34.0	7.6	3.8	-46.1	-35.7	49.5	10.2
2004	22,650	1,870	142	162	3,370	7,300	436	2,320	6,241	44,491

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Manitoba 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	2,729	254	0	14	596	1,370	35	896	1,571	7,465
% Change	10.0	86.8	-100.0	-30.0	70.3	55.0	**	-9.1	-32.7	3.1
2012	2,482	136	12	20	350	884	4	986	2,334	7,242
% Change	4.9	30.8	50.0	-41.2	22.4	151.9	-98.1	22.8	21.4	19.1
2011	2,367	104	8	34	286	351	207	803	1,923	6,083
% Change	3.6	33.3	166.7	6.3	37.5	-1.7	**	-17.6	0.1	3.3
2010	2,284	78	3	32	208	357	29	975	1,922	5,888
% Change	24.4	18.2	n/a	28.0	10.6	**	-53.2	73.8	38.8	41.1
2009	1,836	66	0	25	188	51	62	561	1,385	4,174
% Change	-21.8	3.1	-100.0	66.7	-12.6	-92.2	129.6	27.8	-20.5	-24.6
2008	2,349	64	8	15	215	654	27	439	1,742	5,537
% Change	7.6	128.6	166.7	-59.5	39.6	7.6	17.4	-44.8	-8.6	-3.5
2007	2,183	28	3	37	154	608	23	796	1,906	5,738
% Change	11.2	-30.0	n/a	**	-3.8	82.0	-17.9	23.8	2.9	14.1
2006	1,964	40	0	6	160	334	28	643	1,853	5,028
% Change	1.2	150.0	n/a	-40.0	3.2	45.2	-30.0	31.8	0.1	6.3
2005	1,940	16	0	10	155	230	40	488	1,852	4,731
% Change	-7.1	166.7	n/a	-63.0	70.3	79.7	-7.0	-8.6	21.7	6.6
2004	2,089	6	0	27	91	128	43	534	1,522	4,440

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Saskatchewan
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	3,410	346	35	1	952	1,237	69	1,208	1,032	8,290
% Change	-9.5	-18.0	-67.3	-98.2	78.3	-37.7	-76.1	54.3	-49.1	-16.8
2012	3,767	422	107	55	534	1,984	289	783	2,027	9,968
% Change	25.6	134.4	-14.4	**	-8.2	108.0	73.1	19.4	49.7	41.8
2011	2,999	180	125	14	582	954	167	656	1,354	7,031
% Change	7.5	73.1	150.0	180.0	37.3	43.9	103.7	48.1	0.7	19.0
2010	2,791	104	50	5	424	663	82	443	1,345	5,907
% Change	36.1	13.0	72.4	0.0	58.8	86.8	**	**	44.6	52.8
2009	2,050	92	29	5	267	355	22	116	930	3,866
% Change	-26.9	-32.4	141.7	-70.6	-45.7	-65.5	175.0	-25.2	-57.2	-43.4
2008	2,803	136	12	17	492	1,030	8	155	2,175	6,828
% Change	-3.9	0.0	n/a	-74.2	-41.6	83.3	-70.4	-34.0	77.8	13.7
2007	2,916	136	0	66	842	562	27	235	1,223	6,007
% Change	51.4	183.3	-100.0	40.4	79.1	47.1	68.8	**	52.7	61.7
2006	1,926	48	3	47	470	382	16	22	801	3,715
% Change	18.7	-30.4	200.0	38.2	22.1	32.2	-59.0	-64.5	-14.3	8.1
2005	1,623	69	1	34	385	289	39	62	935	3,437
% Change	0.5	-23.3	n/a	-5.6	-43.6	-56.3	-31.6	**	46.8	-9.1
2004	1,615	90	0	36	683	661	57	2	637	3,781

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Alberta 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	16,290	3,658	571	18	3,239	6,255	200	2,762	3,018	36,011
% Change	7.3	4.0	59.5	38.5	6.3	10.5	**	-0.4	8.2	7.8
2012	15,180	3,516	358	13	3,047	5,662	58	2,772	2,790	33,396
% Change	11.3	40.0	92.5	-38.1	34.2	53.6	141.7	119.8	32.9	29.9
2011	13,644	2,512	186	21	2,270	3,686	24	1,261	2,100	25,704
% Change	-13.0	7.0	-11.8	162.5	3.7	33.8	-61.3	44.9	-29.2	-5.1
2010	15,679	2,348	211	8	2,190	2,755	62	870	2,965	27,088
% Change	28.1	21.8	-32.8	-42.9	77.3	105.4	-46.1	56.8	16.1	33.5
2009	12,242	1,928	314	14	1,235	1,341	115	555	2,554	20,298
% Change	5.6	14.9	50.2	**	-33.6	-84.9	-41.0	-41.9	-32.2	-30.4
2008	11,597	1,678	209	2	1,860	8,898	195	956	3,769	29,164
% Change	-44.0	-39.2	7.7	-94.1	-49.2	-11.1	16.8	0.0	-61.8	-39.7
2007	20,694	2,760	194	34	3,662	10,005	167	956	9,859	48,336
% Change	-16.5	7.5	71.7	-34.6	25.3	8.1	-28.3	2.6	22.0	-1.3
2006	24,769	2,568	113	52	2,923	9,254	233	932	8,080	48,962
% Change	19.4	27.8	-51.3	-17.5	-5.3	31.0	49.4	-1.1	23.4	19.9
2005	20,751	2,010	232	63	3,085	7,062	156	942	6,546	40,847
% Change	9.5	13.3	63.4	-36.4	18.8	8.5	-53.6	-47.2	60.4	12.6
2004	18,946	1,774	142	99	2,596	6,511	336	1,784	4,082	36,270

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type Manitoba 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+											
Winnipeg	547	725	46	64	179	86	579	405	1,351	1,280	5.5
Centres 50,000 - 99,999											
Brandon	24	43	6	4	0	16	70	36	100	99	1.0
Centres 10,000 - 49,999											
Hanover RM	40	41	2	4	0	0	0	0	42	45	-6.7
Portage la Prairie	3	1	0	0	4	0	0	0	7	1	**
St. Andrews	8	5	0	0	0	0	0	0	8	5	60.0
Steinbach	26	25	14	4	3	0	36	51	79	80	-1.3
Thompson	0	1	0	0	0	0	0	0	0	1	-100.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	659	873	68	86	186	113	685	492	1,598	1,564	2.2

Table 2.1a: Starts by Submarket and by Dwelling Type Manitoba 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+											
Winnipeg	872	1,133	72	72	242	106	665	860	1,851	2,171	-14.7
Centres 50,000 - 99,999											
Brandon	43	59	6	4	0	36	79	40	128	139	-7.9
Centres 10,000 - 49,999											
Hanover RM	53	53	8	14	0	0	0	0	61	67	-9.0
Portage la Prairie	3	1	0	0	4	0	8	0	15	1	**
St. Andrews	11	13	0	0	0	0	0	0	11	13	-15.4
Steinbach	31	40	18	12	3	4	54	126	106	182	-41.8
Thompson	0	1	0	0	0	0	0	0	0	1	-100.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	1,026	1,333	104	112	249	161	806	1,026	2,185	2,632	-17.0

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 2b: Starts by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	187	351	92	30	87	90	217	409	583	880	-33.8
Saskatoon	559	439	38	28	122	102	440	60	1,159	629	84.3
Centres 10,000 - 49,999											
Estevan	23	16	8	0	0	0	4	8	35	24	45.8
Lloydminster	47	30	0	0	12	46	0	0	59	76	-22.4
Moose Jaw	21	24	0	0	0	0	0	0	21	24	-12.5
North Battleford	3	8	4	0	0	0	0	0	7	8	-12.5
Prince Albert	28	33	4	6	7	0	6	10	45	49	-8.2
Swift Current	21	21	0	0	0	0	91	24	112	45	148.9
Weyburn[1]	16	n/a	0	n/a	4	n/a	40	n/a	60	n/a	n/a
Yorkton	14	19	4	4	0	6	0	21	18	50	-64.0
Total Saskatchewan (10,000+)	919	945	150	70	232	244	798	532	2,099	1,791	17.2

Table 2.1b: Starts by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	352	585	150	66	121	139	331	685	954	1,475	-35.3
Saskatoon	778	723	78	50	150	150	753	171	1,759	1,094	60.8
Centres 10,000 - 49,999											
Estevan	24	19	8	4	0	0	59	8	91	31	193.5
Lloydminster	65	42	0	0	60	53	0	0	125	95	31.6
Moose Jaw	24	35	2	0	39	0	36	0	101	35	188.6
North Battleford	3	9	4	0	0	0	8	0	15	9	66.7
Prince Albert	31	37	4	6	10	0	6	10	51	53	-3.8
Swift Current	31	25	0	0	0	0	91	66	122	91	34.1
Weyburn[1]	18	n/a	0	n/a	10	n/a	40	n/a	68	n/a	n/a
Yorkton	15	20	4	6	0	6	0	21	19	53	-64.2
Total Saskatchewan (10,000+)	1,341	1,502	250	136	390	348	1,324	961	3,305	2,947	12.1

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 2c: Starts by Submarket and by Dwelling Type Alberta 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+											
Calgary	1,863	1,658	374	384	721	390	2,071	625	5,029	3,057	64.5
Edmonton	1,628	1,675	792	520	430	471	1,125	2,451	3,975	5,117	-22.3
Centres 50,000 - 99,999											
Grande Prairie	102	147	28	22	10	33	0	0	140	202	-30.7
Lethbridge	132	121	10	18	24	13	0	0	166	152	9.2
Medicine Hat	52	82	10	0	8	2	0	0	70	84	-16.7
Red Deer	104	129	12	18	55	31	15	0	186	178	4.5
Wood Buffalo	35	54	18	10	17	63	0	130	70	257	-72.8
Centres 10,000 - 49,999											
Bonnyville MD	39	52	0	0	0	0	0	0	39	52	-25.0
Brooks	17	8	0	0	0	0	0	0	17	8	112.5
Camrose	22	7	6	4	28	0	0	0	56	11	**
Canmore	3	6	2	2	4	12	6	0	15	20	-25.0
Clearwater County MD	21	21	0	0	0	0	0	0	21	21	0.0
Cold Lake	10	20	2	2	0	4	0	0	12	26	-53.8
Foothills No 31 MD	27	26	0	0	0	4	0	0	27	30	-10.0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	6	14	2	2	0	0	0	0	8	16	-50.0
Lac Ste.Anne County[1]	32	n/a	0	n/a	0	n/a	0	n/a	32	n/a	n/a
Lacombe	7	28	6	4	0	6	0	0	13	38	-65.8
Lacombe County CM	11	20	0	0	0	0	0	0	11	20	-45.0
Mackenzie No 23 MD	0	36	0	0	0	0	0	0	0	36	-100.0
Mountain View County MD	11	12	0	0	0	0	0	0	11	12	-8.3
Okotoks	65	63	0	0	0	0	0	0	65	63	3.2
Red Deer County CM	42	24	0	0	0	8	1	0	43	32	34.4
Strathmore	10	3	2	0	0	0	0	4	12	7	71.4
Sylvan Lake	39	41	4	0	13	7	0	0	56	48	16.7
Wetaskiwin County No 10 CM	27	20	0	0	0	0	0	0	27	20	35.0
Wetaskiwin	5	3	0	0	0	0	0	0	5	3	66.7
Yellowhead County MD	21	7	0	0	0	0	0	0	21	7	200.0
Total Alberta (10,000+)	4,443	4,454	1,278	986	1,318	1,070	3,368	3,210	10,407	9,720	7.1

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 2.1c: Starts by Submarket and by Dwelling Type
Alberta
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+											
Calgary	3,323	3,085	736	724	1,225	749	4,010	1,004	9,294	5,562	67.1
Edmonton	2,937	2,800	1,322	966	544	794	1,487	3,406	6,290	7,966	-21.0
Centres 50,000 - 99,999											
Grande Prairie	148	197	28	44	10	62	0	0	186	303	-38.6
Lethbridge	216	235	28	50	57	13	4	0	305	298	2.3
Medicine Hat	81	126	16	4	8	2	40	0	145	132	9.8
Red Deer	186	200	24	30	77	61	184	123	471	414	13.8
Wood Buffalo	56	134	40	60	29	83	64	130	189	407	-53.6
Centres 10,000 - 49,999											
Bonnyville MD	55	74	0	0	0	0	0	0	55	74	-25.7
Brooks	22	16	0	0	0	0	0	0	22	16	37.5
Camrose	31	13	12	4	28	0	0	4	71	21	**
Canmore	4	12	2	6	8	17	6	0	20	35	-42.9
Clearwater County MD	28	35	0	0	0	0	0	0	28	35	-20.0
Cold Lake	47	41	4	4	0	19	28	0	79	64	23.4
Foothills No 31 MD	51	53	2	14	0	4	0	0	53	71	-25.4
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	16	26	2	2	0	0	0	0	18	28	-35.7
Lac Ste.Anne County[1]	49	n/a	2	n/a	0	n/a	0	n/a	51	n/a	n/a
Lacombe	17	39	8	8	0	6	0	0	25	53	-52.8
Lacombe County CM	22	28	0	0	0	0	0	0	22	28	-21.4
Mackenzie No 23 MD	8	51	0	0	7	0	0	0	15	51	-70.6
Mountain View County MD	23	16	0	0	0	0	0	0	23	16	43.8
Okotoks	99	115	0	0	0	0	0	0	99	115	-13.9
Red Deer County CM	49	39	0	0	0	8	1	0	50	47	6.4
Strathmore	16	6	4	0	0	0	0	4	20	10	100.0
Sylvan Lake	59	69	4	0	35	14	24	0	122	83	47.0
Wetaskiwin County No 10 CM	34	29	0	0	0	0	0	0	34	29	17.2
Wetaskiwin	6	3	0	0	0	0	0	0	6	3	100.0
Yellowhead County MD	53	25	0	0	0	0	0	0	53	25	112.0
Total Alberta (10,000+)	7,859	7,736	2,244	1,916	2,036	1,866	5,998	4,671	18,137	16,189	12.0

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba 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+								
Winnipeg	161	63	18	23	389	130	190	275
Centres 50,000 - 99,999								
Brandon	0	16	0	0	4	6	66	30
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	4	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	3	0	0	0	24	37	12	14
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	168	90	18	23	417	173	268	319

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba 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+								
Winnipeg	218	83	24	23	475	225	190	635
Centres 50,000 - 99,999								
Brandon	0	36	0	0	13	10	66	30
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	4	0	0	0	0	0	8	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	3	4	0	0	42	61	12	65
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	225	138	24	23	530	296	276	730

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	87	86	0	4	139	272	78	137
Saskatoon	118	102	4	0	270	60	170	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	4	8	0	0
Lloydminster	8	46	4	0	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	7	0	0	0	6	10
Swift Current	0	0	0	0	91	0	0	24
Weyburn[1]	4	n/a	0	n/a	36	n/a	4	n/a
Yorkton	0	6	0	0	0	21	0	0
Total Saskatchewan (10,000+)	217	240	15	4	540	361	258	171

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	121	135	0	4	147	303	184	382
Saskatoon	146	150	4	0	469	151	284	20
Centres 10,000 - 49,999								
Estevan	0	0	0	0	59	8	0	0
Lloydminster	56	53	4	0	0	0	0	0
Moose Jaw	23	0	16	0	0	0	36	0
North Battleford	0	0	0	0	0	0	8	0
Prince Albert	0	0	10	0	0	0	6	10
Swift Current	0	0	0	0	91	0	0	66
Weyburn[1]	10	n/a	0	n/a	36	n/a	4	n/a
Yorkton	0	6	0	0	0	21	0	0
Total Saskatchewan (10,000+)	356	344	34	4	802	483	522	478

Source: CMHC (Starts and Completions Survey)
[1] This centre is new to our survey as of 2013

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta 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+								
Calgary	721	390	0	0	2,004	578	67	47
Edmonton	430	398	0	73	745	1,602	380	849
Centres 50,000 - 99,999								
Grande Prairie	0	14	10	19	0	0	0	0
Lethbridge	24	13	0	0	0	0	0	0
Medicine Hat	4	2	4	0	0	0	0	0
Red Deer	55	31	0	0	0	0	12	0
Wood Buffalo	17	58	0	5	0	48	0	82
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	0	20	0	0	0	0	0
Canmore	4	12	0	0	6	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	4	0	0	0	0
Foothills No 31 MD	0	4	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	0	6	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	8	0	0	0	0	1	0
Strathmore	0	0	0	0	0	4	0	0
Sylvan Lake	13	7	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,280	969	34	101	2,755	2,232	610	978

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Alberta
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+								
Calgary	1,225	749	0	0	3,793	957	217	47
Edmonton	544	721	0	73	941	2,156	546	1,250
Centres 50,000 - 99,999								
Grande Prairie	0	18	10	44	0	0	0	0
Lethbridge	57	13	0	0	4	0	0	0
Medicine Hat	4	2	4	0	40	0	0	0
Red Deer	77	61	0	0	0	56	181	67
Wood Buffalo	25	78	4	5	64	48	0	82
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	0	20	0	0	4	0	0
Canmore	8	17	0	0	6	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	0	19	28	0	0	0
Foothills No 31 MD	0	4	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	0	6	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	7	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	0	8	0	0	0	0	1	0
Strathmore	0	0	0	0	0	4	0	0
Sylvan Lake	35	14	0	0	24	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,987	1,725	45	141	4,900	3,225	1,095	1,446

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.4a: Starts by Submarket and by Intended Market Manitoba 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+								
Winnipeg	586	784	557	198	208	298	1,351	1,280
Centres 50,000 - 99,999								
Brandon	28	47	6	22	66	30	100	99
Centres 10,000 - 49,999								
Hanover RM	42	45	0	0	0	0	42	45
Portage la Prairie	3	1	4	0	0	0	7	1
St. Andrews	8	5	0	0	0	0	8	5
Steinbach	43	29	24	37	12	14	79	80
Thompson	0	1	0	0	0	0	0	1
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	721	954	591	268	286	342	1,598	1,564

Table 2.5a: Starts by Submarket and by Intended Market Manitoba 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+								
Winnipeg	934	1,198	703	315	214	658	1,851	2,171
Centres 50,000 - 99,999								
Brandon	47	63	15	46	66	30	128	139
Centres 10,000 - 49,999								
Hanover RM	61	67	0	0	0	0	61	67
Portage la Prairie	3	1	4	0	8	0	15	1
St. Andrews	11	13	0	0	0	0	11	13
Steinbach	52	52	42	65	12	65	106	182
Thompson	0	1	0	0	0	0	0	1
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	1,121	1,438	764	441	300	753	2,185	2,632

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.4b: Starts by Submarket and by Intended Market Saskatchewan 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+								
Regina	290	379	200	360	93	141	583	880
Saskatoon	611	471	374	158	174	0	1,159	629
Centres 10,000 - 49,999								
Estevan	31	16	4	8	0	0	35	24
Lloydminster	47	30	8	46	4	0	59	76
Moose Jaw	21	24	0	0	0	0	21	24
North Battleford	7	8	0	0	0	0	7	8
Prince Albert	29	35	3	4	13	10	45	49
Swift Current	21	21	91	0	0	24	112	45
Weyburn[1]	16	n/a	40	n/a	4	n/a	60	n/a
Yorkton	18	23	0	27	0	0	18	50
Total Saskatchewan (10,000+)	1,091	1,013	720	603	288	175	2,099	1,791

Table 2.5b: Starts by Submarket and by Intended Market Saskatchewan 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+								
Regina	497	651	250	436	207	388	954	1,475
Saskatoon	849	786	621	288	289	20	1,759	1,094
Centres 10,000 - 49,999								
Estevan	32	23	59	8	0	0	91	31
Lloydminster	69	49	52	46	4	0	125	95
Moose Jaw	26	35	23	0	52	0	101	35
North Battleford	7	9	0	0	8	0	15	9
Prince Albert	32	39	3	4	16	10	51	53
Swift Current	31	25	91	0	0	66	122	91
Weyburn[1]	18	n/a	46	n/a	4	n/a	68	n/a
Yorkton	19	26	0	27	0	0	19	53
Total Saskatchewan (10,000+)	1,580	1,654	1,145	809	580	484	3,305	2,947

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
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+								
Calgary	2,239	2,048	2,723	962	67	47	5,029	3,057
Edmonton	2,528	2,294	1,067	1,899	380	924	3,975	5,117
Centres 50,000 - 99,999								
Grande Prairie	130	169	0	14	10	19	140	202
Lethbridge	141	139	25	13	0	0	166	152
Medicine Hat	60	84	6	0	4	0	70	84
Red Deer	148	147	23	31	12	0	186	178
Wood Buffalo	63	64	7	106	0	87	70	257
Centres 10,000 - 49,999								
Bonnyville MD	39	52	0	0	0	0	39	52
Brooks	17	8	0	0	0	0	17	8
Camrose	32	11	0	0	20	0	56	11
Canmore	5	8	10	12	0	0	15	20
Clearwater County MD	21	21	0	0	0	0	21	21
Cold Lake	12	22	0	0	0	4	12	26
Foothills No 31 MD	27	26	0	4	0	0	27	30
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	8	16	0	0	0	0	8	16
Lac Ste.Anne County[1]	32	n/a	0	n/a	0	n/a	32	n/a
Lacombe	9	32	4	6	0	0	13	38
Lacombe County CM	11	20	0	0	0	0	11	20
Mackenzie No 23 MD	0	36	0	0	0	0	0	36
Mountain View County MD	11	12	0	0	0	0	11	12
Okotoks	65	63	0	0	0	0	65	63
Red Deer County CM	42	24	0	8	1	0	43	32
Strathmore	12	3	0	4	0	0	12	7
Sylvan Lake	53	41	3	7	0	0	56	48
Wetaskiwin County No 10 CM	27	20	0	0	0	0	27	20
Wetaskiwin	5	3	0	0	0	0	5	3
Yellowhead County MD	21	7	0	0	0	0	21	7
Total Alberta (10,000+)	5,882	5,555	3,874	3,084	644	1,081	10,407	9,720

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
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+								
Calgary	4,059	3,794	5,018	1,721	217	47	9,294	5,562
Edmonton	4,380	3,946	1,364	2,695	546	1,325	6,290	7,966
Centres 50,000 - 99,999								
Grande Prairie	176	241	0	18	10	44	186	303
Lethbridge	243	285	62	13	0	0	305	298
Medicine Hat	95	132	46	0	4	0	145	132
Red Deer	252	236	35	111	181	67	471	414
Wood Buffalo	114	186	71	134	4	87	189	407
Centres 10,000 - 49,999								
Bonnyville MD	55	74	0	0	0	0	55	74
Brooks	22	16	0	0	0	0	22	16
Camrose	43	17	4	4	20	0	71	21
Canmore	6	18	14	17	0	0	20	35
Clearwater County MD	28	35	0	0	0	0	28	35
Cold Lake	51	45	28	0	0	19	79	64
Foothills No 31 MD	53	67	0	4	0	0	53	71
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	18	28	0	0	0	0	18	28
Lac Ste.Anne County[1]	51	n/a	0	n/a	0	n/a	51	n/a
Lacombe	21	45	4	8	0	0	25	53
Lacombe County CM	22	28	0	0	0	0	22	28
Mackenzie No 23 MD	8	51	0	0	7	0	15	51
Mountain View County MD	23	16	0	0	0	0	23	16
Okotoks	99	115	0	0	0	0	99	115
Red Deer County CM	49	39	0	8	1	0	50	47
Strathmore	20	6	0	4	0	0	20	10
Sylvan Lake	87	76	35	7	0	0	122	83
Wetaskiwin County No 10 CM	34	29	0	0	0	0	34	29
Wetaskiwin	6	3	0	0	0	0	6	3
Yellowhead County MD	53	25	0	0	0	0	53	25
Total Alberta (10,000+)	10,303	9,838	6,687	4,762	1,140	1,589	18,137	16,189

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3a: Completions by Submarket and by Dwelling Type
Manitoba
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+											
Winnipeg	430	556	16	24	78	16	232	207	756	803	-5.9
Centres 50,000 - 99,999											
Brandon	14	17	2	4	26	12	108	58	150	91	64.8
Centres 10,000 - 49,999											
Hanover RM	22	24	4	8	0	0	0	0	26	32	-18.8
Portage la Prairie	0	1	0	0	4	0	8	0	12	1	**
St. Andrews	5	6	0	0	0	0	0	0	5	6	-16.7
Steinbach	10	19	10	8	4	4	63	28	87	59	47.5
Thompson	0	1	0	0	0	0	0	0	0	1	-100.0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	494	634	36	44	120	48	411	325	1,061	1,051	1.0

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
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+											
Winnipeg	881	1,003	50	50	125	40	477	299	1,533	1,392	10.1
Centres 50,000 - 99,999											
Brandon	38	24	4	6	38	28	112	58	192	116	65.5
Centres 10,000 - 49,999											
Hanover RM	63	56	12	20	0	0	8	0	83	76	9.2
Portage la Prairie	3	7	0	0	4	0	8	0	15	7	114.3
St. Andrews	18	19	0	0	0	0	0	0	18	19	-5.3
Steinbach	27	30	18	24	4	4	63	36	112	94	19.1
Thompson	1	3	0	0	0	0	0	0	1	3	-66.7
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Total Manitoba (10,000+)	1,072	1,213	104	122	186	92	668	425	2,030	1,852	9.6

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	358	313	60	62	121	61	684	185	1,223	621	96.9
Saskatoon	388	452	86	46	112	72	100	235	686	805	-14.8
Centres 10,000 - 49,999											
Estevan	13	7	4	0	0	4	55	0	72	11	**
Lloydminster	31	17	0	0	46	38	0	0	77	55	40.0
Moose Jaw	10	20	2	0	0	0	0	0	12	20	-40.0
North Battleford	3	7	2	0	0	0	0	0	5	7	-28.6
Prince Albert	14	11	2	0	3	16	32	12	51	39	30.8
Swift Current	14	13	0	0	0	0	0	42	14	55	0.0
Weyburn[1]	6	n/a	2	n/a	10	n/a	0	n/a	18	n/a	n/a
Yorkton	12	9	2	0	0	0	0	0	14	9	0.0
Total Saskatchewan (10,000+)	849	859	160	114	292	191	871	541	2,172	1,705	0.0

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
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+											
Regina	546	517	90	102	196	94	871	237	1,703	950	79.3
Saskatoon	834	928	146	82	134	154	266	381	1,380	1,545	-10.7
Centres 10,000 - 49,999											
Estevan	24	22	8	2	0	28	55	0	87	52	67.3
Lloydminster	65	35	0	0	81	73	0	0	146	108	35.2
Moose Jaw	29	44	2	2	28	0	0	0	59	46	28.3
North Battleford	13	15	2	2	0	10	0	21	15	48	-68.8
Prince Albert	31	26	2	8	3	16	32	12	68	62	9.7
Swift Current	26	29	0	0	0	22	0	42	26	93	0.0
Weyburn[1]	11	n/a	4	n/a	17	n/a	48	n/a	80	n/a	n/a
Yorkton	27	21	4	6	0	9	0	0	31	36	0.0
Total Saskatchewan (10,000+)	1,606	1,647	258	210	459	406	1,272	760	3,595	3,023	0.0

Source: CMHC (Starts and Completions Survey)

[1] This centre is new to our survey as of 2013

Table 3c: Completions by Submarket and by Dwelling Type Alberta 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+											
Calgary	1,463	1,511	314	238	436	583	1,151	1,404	3,364	3,736	-10.0
Edmonton	1,449	1,412	530	564	218	409	1,086	745	3,283	3,130	4.9
Centres 50,000 - 99,999											
Grande Prairie	102	158	12	24	49	17	111	0	274	199	37.7
Lethbridge	113	168	8	12	0	16	14	0	135	196	-31.1
Medicine Hat	51	65	4	2	0	0	16	0	71	67	6.0
Red Deer	76	72	20	6	29	38	0	0	125	116	7.8
Wood Buffalo	93	99	22	26	24	0	0	0	139	125	11.2
Centres 10,000 - 49,999											
Bonnyville MD	27	39	0	0	0	8	0	0	27	47	-42.6
Brooks	9	8	0	0	0	0	12	0	21	8	162.5
Camrose	8	6	8	4	8	0	0	0	24	10	140.0
Canmore	5	4	0	4	14	0	0	0	19	8	137.5
Clearwater County MD	12	14	0	0	0	0	0	0	12	14	-14.3
Cold Lake	33	26	2	2	12	4	48	0	95	32	196.9
Foothills No 31 MD	17	24	0	10	0	0	0	0	17	34	-50.0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	14	16	0	0	0	0	0	0	14	16	-12.5
Lac Ste.Anne County[1]	27	n/a	2	n/a	0	n/a	0	n/a	29	n/a	n/a
Lacombe	7	17	0	6	4	0	0	88	11	111	-90.1
Lacombe County CM	12	13	0	0	0	0	0	0	12	13	-7.7
Mackenzie No 23 MD	11	20	0	0	0	0	0	0	11	20	-45.0
Mountain View County MD	15	7	0	0	0	0	0	0	15	7	114.3
Okotoks	61	68	0	0	0	0	0	0	61	68	-10.3
Red Deer County CM	21	24	0	0	8	0	1	0	30	24	25.0
Strathmore	5	3	4	0	0	6	4	8	13	17	-23.5
Sylvan Lake	26	25	0	0	0	0	0	0	26	25	4.0
Wetaskiwin County No 10 CM	15	14	0	0	0	0	0	0	15	14	7.1
Wetaskiwin	1	2	0	0	0	0	0	0	1	2	-50.0
Yellowhead County MD	24	16	0	0	0	0	0	0	24	16	50.0
Total Alberta (10,000+)	3,796	3,989	926	900	806	1,081	2,443	2,281	7,971	8,251	-3.4

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
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+											
Calgary	2,879	2,732	616	432	868	1,005	2,783	1,796	7,146	5,965	19.8
Edmonton	2,826	2,600	1,070	1,048	417	661	1,822	1,805	6,135	6,114	0.3
Centres 50,000 - 99,999											
Grande Prairie	181	257	16	44	49	17	111	8	357	326	9.5
Lethbridge	199	280	22	24	20	26	47	3	288	333	-13.5
Medicine Hat	86	112	4	4	0	0	16	0	106	116	-8.6
Red Deer	151	148	38	26	51	72	0	39	240	285	-15.8
Wood Buffalo	171	170	42	30	52	27	0	0	265	227	16.7
Centres 10,000 - 49,999											
Bonnyville MD	64	82	0	0	0	8	0	0	64	90	-28.9
Brooks	21	18	0	2	0	0	12	0	33	20	65.0
Camrose	24	18	10	4	8	0	0	0	42	22	90.9
Canmore	8	10	2	4	18	0	0	0	28	14	100.0
Clearwater County MD	28	30	0	0	0	0	0	0	28	30	-6.7
Cold Lake	59	56	2	6	16	4	48	32	125	98	27.6
Foothills No 31 MD	55	56	0	16	0	0	0	0	55	72	-23.6
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
High River	21	25	0	6	0	0	0	0	21	31	-32.3
Lac Ste.Anne County[1]	47	n/a	2	n/a	0	n/a	0	n/a	49	n/a	n/a
Lacombe	23	34	4	8	15	15	0	88	42	145	-71.0
Lacombe County CM	24	33	0	0	0	0	0	0	24	33	-27.3
Mackenzie No 23 MD	31	31	0	0	0	0	0	0	31	31	0.0
Mountain View County MD	39	29	0	0	0	0	0	0	39	29	34.5
Okotoks	91	105	0	0	0	0	0	0	91	105	-13.3
Red Deer County CM	41	47	0	0	8	0	1	0	50	47	6.4
Strathmore	12	9	6	0	8	18	8	12	34	39	-12.8
Sylvan Lake	55	41	0	0	7	34	0	0	62	75	-17.3
Wetaskiwin County No 10 CM	32	24	0	0	0	0	0	0	32	24	33.3
Wetaskiwin	4	4	0	0	0	0	0	0	4	4	0.0
Yellowhead County MD	46	28	0	0	0	0	0	0	46	28	64.3
Total Alberta (10,000+)	7,391	7,316	1,834	1,658	1,548	1,891	4,848	3,855	15,621	14,720	6.1

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
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+								
Winnipeg	78	16	0	0	222	47	10	160
Centres 50,000 - 99,999								
Brandon	26	4	0	8	18	8	90	16
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	4	0	0	0	0	0	8	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	4	4	0	0	63	16	0	12
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	112	40	8	8	303	103	108	188

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Manitoba
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+								
Winnipeg	119	40	6	0	388	133	89	166
Centres 50,000 - 99,999								
Brandon	38	20	0	8	18	8	94	16
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	8	0
Portage la Prairie	4	0	0	0	0	0	8	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	4	4	0	0	63	24	0	12
Thompson	0	0	0	0	0	0	0	0
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	172	84	14	8	469	197	199	194

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

**Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	121	56	0	5	263	185	421	0
Saskatoon	112	72	0	0	100	235	0	0
Centres 10,000 - 49,999								
Estevan	0	4	0	0	55	0	0	0
Lloydminster	46	34	0	4	0	0	0	0
Moose Jaw	0	0	0	0	0	0	0	0
North Battleford	0	0	0	0	0	0	0	0
Prince Albert	0	0	3	16	22	0	10	12
Swift Current	0	0	0	0	0	0	0	42
Weyburn[1]	6	n/a	4	n/a	0	n/a	0	n/a
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	285	166	7	25	440	487	431	54

**Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
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+								
Regina	196	89	0	5	343	237	528	0
Saskatoon	134	120	0	34	266	381	0	0
Centres 10,000 - 49,999								
Estevan	0	16	0	12	55	0	0	0
Lloydminster	81	62	0	11	0	0	0	0
Moose Jaw	0	0	28	0	0	0	0	0
North Battleford	0	10	0	0	0	21	0	0
Prince Albert	0	0	3	16	22	0	10	12
Swift Current	0	8	0	14	0	0	0	42
Weyburn[1]	13	n/a	4	n/a	48	n/a	0	n/a
Yorkton	0	0	0	9	0	0	0	0
Total Saskatchewan (10,000+)	424	305	35	101	734	706	538	54

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta 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+								
Calgary	436	583	0	0	1,041	1,327	110	77
Edmonton	218	400	0	9	258	187	828	558
Centres 50,000 - 99,999								
Grande Prairie	10	0	39	17	0	0	111	0
Lethbridge	0	16	0	0	14	0	0	0
Medicine Hat	0	0	0	0	16	0	0	0
Red Deer	29	20	0	18	0	0	0	0
Wood Buffalo	24	0	0	0	0	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	8	0	0	0	0
Brooks	0	0	0	0	0	0	12	0
Camrose	4	0	4	0	0	0	0	0
Canmore	14	0	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	8	4	4	0	40	0	8	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	4	0	0	0	0	0	0	88
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	8	0	0	0	0	0	1	0
Strathmore	0	6	0	0	4	8	0	0
Sylvan Lake	0	0	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	759	1,029	47	52	1,373	1,522	1,070	759

Source: CMHC (Starts and Completions Survey)

[1]This centre is new to our survey as of 2013

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta 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+								
Calgary	868	1,005	0	0	2,154	1,679	629	117
Edmonton	411	632	6	29	594	546	1,228	1,259
Centres 50,000 - 99,999								
Grande Prairie	10	0	39	17	0	0	111	8
Lethbridge	20	26	0	0	18	0	29	3
Medicine Hat	0	0	0	0	16	0	0	0
Red Deer	48	46	3	26	0	0	0	39
Wood Buffalo	52	27	0	0	0	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	8	0	0	0	0
Brooks	0	0	0	0	0	0	12	0
Camrose	4	0	4	0	0	0	0	0
Canmore	18	0	0	0	0	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	8	4	8	0	40	0	8	32
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County[1]	0	n/a	0	n/a	0	n/a	0	n/a
Lacombe	15	15	0	0	0	0	0	88
Lacombe County CM	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	0	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	0	0	0	0	0	0	0	0
Red Deer County CM	8	0	0	0	0	0	1	0
Strathmore	8	18	0	0	8	12	0	0
Sylvan Lake	7	34	0	0	0	0	0	0
Wetaskiwin County No 10 CM	0	0	0	0	0	0	0	0
Wetaskiwin	0	0	0	0	0	0	0	0
Yellowhead County MD	0	0	0	0	0	0	0	0
Total Alberta (10,000+)	1,485	1,811	63	80	2,830	2,237	2,018	1,618

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.4a: Completions by Submarket and by Intended Market Manitoba 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+								
Winnipeg	440	569	304	74	12	160	756	803
Centres 50,000 - 99,999								
Brandon	16	17	44	16	90	24	150	91
Centres 10,000 - 49,999								
Hanover RM	26	32	0	0	0	0	26	32
Portage la Prairie	0	1	4	0	8	0	12	1
St. Andrews	5	6	0	0	0	0	5	6
Steinbach	20	31	67	16	0	12	87	59
Thompson	0	1	0	0	0	0	0	1
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	524	667	419	154	118	196	1,061	1,051

Table 3.5a: Completions by Submarket and by Intended Market Manitoba 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+								
Winnipeg	922	1,038	514	188	97	166	1,533	1,392
Centres 50,000 - 99,999								
Brandon	42	23	56	35	94	24	192	116
Centres 10,000 - 49,999								
Hanover RM	75	76	0	0	8	0	83	76
Portage la Prairie	3	7	4	0	8	0	15	7
St. Andrews	18	19	0	0	0	0	18	19
Steinbach	45	58	67	24	0	12	112	94
Thompson	1	3	0	0	0	0	1	3
Winkler[1]	0	n/a	0	n/a	0	n/a	0	n/a
Total Manitoba (10,000+)	1,167	1,317	648	299	215	202	2,030	1,852

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.4b: Completions by Submarket and by Intended Market
Saskatchewan
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+								
Regina	391	352	388	234	444	35	1,223	621
Saskatoon	464	504	213	300	9	1	686	805
Centres 10,000 - 49,999								
Estevan	17	7	55	4	0	0	72	11
Lloydminster	31	17	46	34	0	4	77	55
Moose Jaw	12	20	0	0	0	0	12	20
North Battleford	5	7	0	0	0	0	5	7
Prince Albert	14	11	24	0	13	28	51	39
Swift Current	14	13	0	0	0	42	14	55
Weyburn[1]	6	n/a	8	n/a	4	n/a	18	n/a
Yorkton	14	9	0	0	0	0	14	9
Total Saskatchewan (10,000+)	968	956	734	639	470	110	2,172	1,705

Table 3.5b: Completions by Submarket and by Intended Market
Saskatchewan
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+								
Regina	602	584	539	311	562	55	1,703	950
Saskatoon	962	998	405	512	13	35	1,380	1,545
Centres 10,000 - 49,999								
Estevan	32	24	55	16	0	12	87	52
Lloydminster	65	35	81	62	0	11	146	108
Moose Jaw	31	46	0	0	28	0	59	46
North Battleford	15	15	0	31	0	2	15	48
Prince Albert	31	32	24	2	13	28	68	62
Swift Current	26	29	0	8	0	56	26	93
Weyburn[1]	11	n/a	65	n/a	4	n/a	80	n/a
Yorkton	31	27	0	0	0	9	31	36
Total Saskatchewan (10,000+)	1,806	1,806	1,169	1,009	620	208	3,595	3,023

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.4c: Completions by Submarket and by Intended Market Alberta 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+								
Calgary	1,791	1,745	1,463	1,914	110	77	3,364	3,736
Edmonton	2,013	2,007	442	554	828	569	3,283	3,130
Centres 50,000 - 99,999								
Grande Prairie	114	182	10	0	150	17	274	199
Lethbridge	119	176	16	20	0	0	135	196
Medicine Hat	55	67	16	0	0	0	71	67
Red Deer	96	78	29	20	0	18	125	116
Wood Buffalo	115	125	24	0	0	0	139	125
Centres 10,000 - 49,999								
Bonnyville MD	27	39	0	0	0	8	27	47
Brooks	9	8	0	0	12	0	21	8
Camrose	16	10	4	0	4	0	24	10
Canmore	5	8	14	0	0	0	19	8
Clearwater County MD	12	14	0	0	0	0	12	14
Cold Lake	35	32	48	0	12	0	95	32
Foothills No 31 MD	17	34	0	0	0	0	17	34
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	14	16	0	0	0	0	14	16
Lac Ste.Anne County[1]	29	n/a	0	n/a	0	n/a	29	n/a
Lacombe	11	21	0	2	0	88	11	111
Lacombe County CM	12	13	0	0	0	0	12	13
Mackenzie No 23 MD	11	20	0	0	0	0	11	20
Mountain View County MD	15	7	0	0	0	0	15	7
Okotoks	61	68	0	0	0	0	61	68
Red Deer County CM	21	24	8	0	1	0	30	24
Strathmore	9	3	4	14	0	0	13	17
Sylvan Lake	26	25	0	0	0	0	26	25
Wetaskiwin County No 10 CM	15	14	0	0	0	0	15	14
Wetaskiwin	1	2	0	0	0	0	1	2
Yellowhead County MD	24	16	0	0	0	0	24	16
Total Alberta (10,000+)	4,773	4,914	2,081	2,524	1,117	813	7,971	8,251

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

Table 3.5c: Completions by Submarket and by Intended Market
Alberta
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+								
Calgary	3,507	3,170	3,010	2,678	629	117	7,146	5,965
Edmonton	3,990	3,691	909	1,131	1,236	1,292	6,135	6,114
Centres 50,000 - 99,999								
Grande Prairie	197	301	10	0	150	25	357	326
Lethbridge	217	300	42	30	29	3	288	333
Medicine Hat	90	116	16	0	0	0	106	116
Red Deer	189	174	48	46	3	65	240	285
Wood Buffalo	213	220	52	7	0	0	265	227
Centres 10,000 - 49,999								
Bonnyville MD	64	82	0	0	0	8	64	90
Brooks	21	20	0	0	12	0	33	20
Camrose	32	22	6	0	4	0	42	22
Canmore	10	14	18	0	0	0	28	14
Clearwater County MD	28	30	0	0	0	0	28	30
Cold Lake	61	66	48	0	16	32	125	98
Foothills No 31 MD	55	72	0	0	0	0	55	72
Grande Prairie County No.1[1]	0	n/a	0	n/a	0	n/a	0	n/a
High River	21	31	0	0	0	0	21	31
Lac Ste.Anne County[1]	49	n/a	0	n/a	0	n/a	49	n/a
Lacombe	42	44	0	13	0	88	42	145
Lacombe County CM	24	33	0	0	0	0	24	33
Mackenzie No 23 MD	31	31	0	0	0	0	31	31
Mountain View County MD	39	29	0	0	0	0	39	29
Okotoks	91	105	0	0	0	0	91	105
Red Deer County CM	41	47	8	0	1	0	50	47
Strathmore	18	9	16	30	0	0	34	39
Sylvan Lake	55	41	7	34	0	0	62	75
Wetaskiwin County No 10 CM	32	24	0	0	0	0	32	24
Wetaskiwin	4	4	0	0	0	0	4	4
Yellowhead County MD	46	28	0	0	0	0	46	28
Total Alberta (10,000+)	9,341	9,043	4,197	3,975	2,083	1,702	15,621	14,720

Source: CMHC (Starts and Completions Survey)
[1]This centre is new to our survey as of 2013

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $349,999		$350,000 - $399,999		400,000 - $449,999		$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brandon[1]													
Q2 2014	1	7.1	3	21.4	4	28.6	2	14.3	4	28.6	14	384,950	394,550
Q2 2013	1	6.3	5	31.3	4	25.0	2	12.5	4	25.0	16	378,000	406,294
Year-to-date 2014	2	5.0	7	17.5	20	50.0	6	15.0	5	12.5	40	375,000	380,536
Year-to-date 2013	3	13.0	7	30.4	5	21.7	3	13.0	5	21.7	23	375,900	389,181
Winnipeg CMA													
Q2 2014	51	11.8	33	7.6	60	13.9	97	22.5	191	44.2	432	434,504	430,586
Q2 2013	54	10.1	99	18.4	124	23.1	85	15.8	175	32.6	537	396,000	421,231
Year-to-date 2014	88	10.5	81	9.6	148	17.6	174	20.7	349	41.5	840	420,900	429,259
Year-to-date 2013	85	10.0	180	21.2	207	24.4	131	15.4	246	29.0	849	380,000	410,232
Total Urban Centres in Manitoba (50,000+)													
Q2 2014	52	11.7	36	8.1	64	14.3	99	22.2	195	43.7	446	430,600	429,455
Q2 2013	55	9.9	104	18.8	128	23.1	87	15.7	179	32.4	553	395,560	420,799
Year-to-date 2014	90	10.2	88	10.0	168	19.1	180	20.5	354	40.2	880	420,900	427,044
Year-to-date 2013	88	10.1	187	21.4	212	24.3	134	15.4	251	28.8	872	380,000	409,676

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Regina CMA													
Q2 2014	10	3.2	60	18.9	60	18.9	64	20.2	123	38.8	317	468,876	522,081
Q2 2013	25	8.5	71	24.2	71	24.2	46	15.7	80	27.3	293	434,135	481,119
Year-to-date 2014	20	4.0	96	19.2	103	20.6	92	18.4	188	37.7	499	462,928	508,184
Year-to-date 2013	44	9.6	106	23.2	107	23.5	74	16.2	125	27.4	456	434,257	474,406
Saskatoon CMA													
Q2 2014	75	16.9	82	18.5	116	26.1	69	15.5	102	23.0	444	434,170	446,748
Q2 2013	147	31.7	92	19.9	84	18.1	46	9.9	94	20.3	463	399,900	425,813
Year-to-date 2014	176	21.0	148	17.6	197	23.5	126	15.0	193	23.0	840	429,900	444,966
Year-to-date 2013	281	34.8	153	18.9	138	17.1	81	10.0	155	19.2	808	393,378	423,990
Total Urban Centres in Saskatchewan (50,000+)													
Q2 2014	85	11.2	142	18.7	176	23.1	133	17.5	225	29.6	761	444,900	478,128
Q2 2013	172	22.8	163	21.6	155	20.5	92	12.2	174	23.0	756	416,163	447,248
Year-to-date 2014	196	14.6	244	18.2	300	22.4	218	16.3	381	28.5	1,339	439,900	468,525
Year-to-date 2013	325	25.7	259	20.5	245	19.4	155	12.3	280	22.2	1,264	410,000	442,178

Source: CMHC (Market Absorption Survey)
[1]This centre is new to our survey as of 2013

Table 4c: Absorbed Single-Detached Units by Price Range in Alberta Second Quarter 2014													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Grande Prairie													
Q2 2014	15	16.0	35	37.2	24	25.5	9	9.6	11	11.7	94	389,950	407,722
Q2 2013	108	66.7	44	27.2	8	4.9	0	0.0	2	1.2	162	333,450	334,803
Year-to-date 2014	60	30.3	71	35.9	38	19.2	17	8.6	12	6.1	198	374,900	386,221
Year-to-date 2013	160	63.5	73	29.0	15	6.0	2	0.8	2	0.8	252	335,650	336,438
Lethbridge													
Q2 2014	64	54.2	28	23.7	10	8.5	6	5.1	10	8.5	118	341,450	367,574
Q2 2013	122	67.0	23	12.6	20	11.0	10	5.5	7	3.8	182	326,000	340,944
Year-to-date 2014	129	60.0	42	19.5	18	8.4	13	6.0	13	6.0	215	335,400	354,614
Year-to-date 2013	182	61.7	52	17.6	31	10.5	16	5.4	14	4.7	295	334,700	349,439
Medicine Hat													
Q2 2014	20	42.6	10	21.3	4	8.5	0	0.0	13	27.7	47	359,000	423,244
Q2 2013	32	47.1	18	26.5	9	13.2	1	1.5	8	11.8	68	357,000	383,939
Year-to-date 2014	40	42.6	23	24.5	9	9.6	1	1.1	21	22.3	94	358,500	405,924
Year-to-date 2013	57	51.8	25	22.7	13	11.8	6	5.5	9	8.2	110	348,000	371,070
Red Deer													
Q2 2014	8	8.4	13	13.7	10	10.5	16	16.8	48	50.5	95	512,000	538,268
Q2 2013	10	13.2	16	21.1	13	17.1	11	14.5	26	34.2	76	447,623	483,143
Year-to-date 2014	12	7.7	16	10.3	19	12.2	30	19.2	79	50.6	156	502,100	535,122
Year-to-date 2013	28	18.1	26	16.8	30	19.4	25	16.1	46	29.7	155	436,000	484,551
Wood Buffalo													
Q2 2014	0	0.0	0	0.0	0	0.0	0	0.0	84	100.0	84	829,900	838,708
Q2 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	153	100.0	153	829,700	836,646
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Calgary CMA													
Q2 2014	62	4.1	181	12.0	220	14.5	217	14.3	834	55.1	1,514	517,639	606,786
Q2 2013	170	11.5	196	13.2	247	16.6	181	12.2	690	46.5	1,484	480,805	597,015
Year-to-date 2014	154	5.3	376	12.9	398	13.7	409	14.1	1,573	54.1	2,910	515,000	612,690
Year-to-date 2013	333	12.2	387	14.1	440	16.1	359	13.1	1,220	44.5	2,739	478,800	579,945
Edmonton CMA													
Q2 2014	94	6.3	236	15.7	229	15.3	244	16.3	698	46.5	1,501	493,170	542,360
Q2 2013	140	10.0	255	18.2	283	20.2	246	17.5	480	34.2	1,404	452,752	518,842
Year-to-date 2014	197	7.1	409	14.7	413	14.9	449	16.2	1,310	47.2	2,778	494,151	552,361
Year-to-date 2013	261	10.3	444	17.6	519	20.6	442	17.5	859	34.0	2,525	452,565	514,675
Total Urban Centres in Alberta (50,000+)													
Q2 2014	263	7.6	503	14.6	497	14.4	492	14.2	1,698	49.2	3,453	499,500	566,445
Q2 2013	582	16.8	552	16.0	580	16.8	449	13.0	1,297	37.5	3,460	450,000	538,712
Year-to-date 2014	592	9.1	937	14.4	895	13.8	919	14.1	3,161	48.6	6,504	497,926	571,916
Year-to-date 2013	1,021	16.4	1,008	16.2	1,049	16.8	850	13.6	2,302	37.0	6,230	450,656	533,127

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba
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	650	7.3	1,207	1,172	1,636	73.8	241,652	6.1	252,362
	February	723	-12.0	1,070	1,228	1,593	67.2	260,414	6.9	265,117
	March	889	-25.7	980	1,583	1,610	60.9	262,202	8.5	254,975
	April	1,324	-8.6	1,091	2,171	1,678	65.0	263,861	3.4	251,985
	May	1,659	-5.5	1,121	2,624	1,762	63.6	268,513	4.0	254,567
	June	1,588	0.3	1,233	2,241	1,818	67.8	267,789	6.4	258,299
	July	1,486	12.0	1,160	2,089	1,801	64.4	254,941	5.9	257,303
	August	1,359	2.0	1,185	2,068	1,829	64.8	253,297	5.0	259,474
	September	1,183	6.0	1,134	2,174	1,857	61.1	249,148	3.0	256,546
	October	1,257	5.4	1,177	1,776	1,852	63.6	264,148	5.8	264,678
	November	937	2.5	1,203	1,264	1,865	64.5	255,636	-0.2	262,618
	December	680	10.0	1,172	735	1,825	64.2	286,571	14.0	290,251
2014	January	609	-6.3	1,127	1,264	1,753	64.3	254,481	5.3	265,681
	February	728	0.7	1,102	1,377	1,803	61.1	257,016	-1.3	259,186
	March	983	10.6	1,089	1,889	1,862	58.5	269,865	2.9	262,972
	April	1,329	0.4	1,148	2,412	1,933	59.4	270,908	2.7	261,934
	May	1,694	2.1	1,183	2,867	1,969	60.1	279,668	4.2	266,033
	June	1,668	5.0	1,205	2,739	1,991	60.5	274,173	2.4	265,666
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	4,571	-4.5	3,445	7,036	5,258	65.5	266,914	4.6	255,085
	Q2 2014	4,691	2.6	3,536	8,018	5,893	60.0	275,232	3.1	264,577
	YTD 2013	6,833	-7.8		11,019			263,210	5.5	
	YTD 2014	7,011	2.6		12,548			270,786	2.9	

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

Table 5b: MLS® Residential Activity for Saskatchewan 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	684	-16.7	1,017	1,840	2,191	46.4	274,253	5.2	278,786
	February	782	-24.2	995	1,749	2,118	47.0	280,915	6.6	283,103
	March	1,081	-15.5	1,118	2,067	2,093	53.4	291,094	7.0	288,184
	April	1,318	-5.2	1,098	2,780	2,073	53.0	299,097	4.1	285,719
	May	1,473	-3.5	1,133	3,409	2,322	48.8	294,414	4.6	285,200
	June	1,455	2.3	1,256	2,852	2,380	52.8	291,981	4.2	286,214
	July	1,503	9.1	1,199	2,824	2,344	51.2	285,147	2.8	283,803
	August	1,279	-0.8	1,143	2,606	2,401	47.6	286,809	5.8	290,030
	September	1,189	8.2	1,157	2,542	2,444	47.3	286,496	4.9	292,435
	October	1,181	3.2	1,150	2,259	2,434	47.2	289,890	5.3	294,482
	November	929	5.4	1,161	1,578	2,392	48.5	290,859	5.6	297,168
	December	661	9.3	1,105	1,005	2,323	47.6	278,764	-2.0	284,594
2014	January	693	1.3	1,058	1,976	2,372	44.6	299,081	9.1	306,254
	February	836	6.9	1,068	2,050	2,429	44.0	293,192	4.4	296,247
	March	1,074	-0.6	1,103	2,517	2,392	46.1	304,428	4.6	299,517
	April	1,421	7.8	1,182	3,160	2,515	47.0	297,283	-0.6	284,268
	May	1,549	5.2	1,215	3,485	2,473	49.1	301,409	2.4	292,884
	June	1,539	5.8	1,235	3,089	2,433	50.8	301,741	3.3	295,539
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	4,246	-2.1	3,487	9,041	6,775	51.5	295,034	4.3	285,729
	Q2 2014	4,509	6.2	3,632	9,734	7,421	48.9	300,222	1.8	290,983
	YTD 2013	6,793	-9.1		14,697			290,689	5.3	
	YTD 2014	7,112	4.7		16,277			299,920	3.2	

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

Table 5c: MLS® Residential Activity for Alberta
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	3,486	12.1	5,098	7,779	8,362	61.0	361,524	5.5	370,198
	February	4,512	0.8	5,180	8,069	8,514	60.8	378,685	5.3	376,603
	March	5,605	-2.9	5,266	9,781	8,623	61.1	386,330	6.5	378,004
	April	6,501	5.0	5,303	11,253	8,797	60.3	378,892	3.6	375,750
	May	7,209	3.2	5,414	12,259	8,869	61.0	385,702	2.9	375,535
	June	6,810	6.4	5,662	10,218	8,810	64.3	385,959	4.3	377,096
	July	6,853	17.8	5,704	9,759	8,627	66.1	379,696	4.3	378,083
	August	6,124	17.8	5,896	8,997	8,768	67.2	381,642	7.1	388,088
	September	5,694	20.8	5,895	8,380	8,577	68.7	381,308	7.4	383,407
	October	5,588	16.1	5,787	7,447	8,294	69.8	377,084	3.8	381,461
	November	4,563	13.1	5,704	5,627	8,490	67.2	385,217	5.3	388,597
	December	3,135	9.8	5,171	3,190	8,026	64.4	380,477	4.7	389,693
2014	January	3,681	5.6	5,370	7,670	8,180	65.6	388,073	7.3	399,574
	February	4,727	4.8	5,489	7,871	8,330	65.9	405,439	7.1	401,013
	March	6,436	14.8	5,879	10,334	8,921	65.9	402,933	4.3	396,778
	April	7,304	12.4	5,982	11,690	9,208	65.0	398,105	5.1	391,412
	May	8,162	13.2	6,211	13,623	9,613	64.6	405,294	5.1	395,081
	June	7,782	14.3	6,115	11,841	9,586	63.8	407,166	5.5	398,023
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	20,520	4.8	16,379	33,730	26,476	61.9	383,630	3.6	376,145
	Q2 2014	23,248	13.3	18,308	37,154	28,407	64.4	403,662	5.2	394,865
	YTD 2013	34,123	3.6		59,359			381,161	4.4	
	YTD 2014	38,092	11.6		63,029			402,253	5.5	

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

Table 6a: Level of Economic Indicators for Manitoba 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	638.1	5.0	2,019	88.7	779	3,693,895	98.53
	April - June	590	3.0	5.1	631.8	5.5	2,565	102.9	789	4,116,077	96.90
	July - September	597	3.1	5.3	632.6	5.4	2,157	113.0	807	3,734,029	96.45
	October - December	601	3.1	5.3	630.8	5.6	1,835	104.3	800	3,884,023	94.69
2014	January - March	591	3.1	5.2	631.3	5.5	2,124	106.0	804	3,818,723	90.18
	April - June	570	3.1	4.8	629.3	5.6		103.3	817		92.39
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba 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	1.8	-0.5	-15.0	-17.3	1.5	-2.2	-1.8
	April - June	-1.9	-0.2	-0.2	0.3	0.3	-13.5	-1.4	1.9	0.6	-1.8
	July - September	0.3	0.0	0.0	0.4	0.1	-14.1	8.1	2.5	1.3	-4.5
	October - December	1.0	0.1	0.1	-0.4	0.3	-24.4	7.1	1.8	1.1	-5.7
2014	January - March	-0.5	0.1	0.0	-1.1	0.5	5.2	19.5	3.2	3.4	-8.5
	April - June	-3.4	0.1	-0.4	-0.4	0.1		0.4	3.5		-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 Saskatchewan 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	552.8	3.9	2,789	88.7	915	3,880,324	98.53
	April - June	590	3.0	5.1	553.7	4.0	5,345	102.9	909	4,098,545	96.90
	July - September	597	3.1	5.3	557.4	4.2	4,147	113.0	932	3,859,020	96.45
	October - December	601	3.1	5.3	557.5	3.9	2,195	104.3	938	3,859,153	94.69
2014	January - March	591	3.1	5.2	557.7	4.2	3,874	106.0	935	4,316,510	90.18
	April - June	570	3.1	4.8	562.8	3.7		103.3	946		92.39
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan 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	4.6	-1.1	-20.0	-17.3	4.9	6.5	-1.8
	April - June	-1.9	-0.2	-0.2	3.2	-0.7	1.0	-1.4	2.5	12.0	-1.8
	July - September	0.3	0.0	0.0	3.2	-0.4	-20.2	8.1	0.4	8.8	-4.5
	October - December	1.0	0.1	0.1	2.6	-0.6	9.8	7.1	1.0	11.6	-5.7
2014	January - March	-0.5	0.1	0.0	0.9	0.3	38.9	19.5	2.1	11.2	-8.5
	April - June	-3.4	0.1	-0.4	1.6	-0.4		0.4	4.1		-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 Alberta
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	2,176.0	4.6	27,070	88.7	779	17,804,914	98.53
	April - June	590	3.0	5.1	2,197.3	4.8	34,278	102.9	789	17,885,251	96.90
	July - September	597	3.1	5.3	2,228.0	4.6	26,705	113.0	807	19,059,231	96.45
	October - December	601	3.1	5.3	2,239.4	4.7	14,412	104.3	800	19,043,802	94.69
2014	January - March	591	3.1	5.2	2,255.5	4.6	21,316	106.0	804	19,547,189	90.18
	April - June	570	3.1	4.8	2,272.4	4.7		103.3	817		92.39
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
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	2.1	-0.4	38.7	-17.3	1.5	-2.7	-1.8
	April - June	-1.9	-0.2	-0.2	2.3	0.1	45.6	-1.4	1.9	2.9	-1.8
	July - September	0.3	0.0	0.0	3.6	0.1	3.7	8.1	2.5	5.8	-4.5
	October - December	1.0	0.1	0.1	3.4	0.3	-20.5	7.1	1.8	6.0	-5.7
2014	January - March	-0.5	0.1	0.0	3.7	0.0	-21.3	19.5	3.2	9.8	-8.5
	April - June	-3.4	0.1	-0.4	3.4	0.0		0.4	3.5		-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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