HOUSING MARKET INFORMATION

HOUSING NOW
Prairie Region

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2015

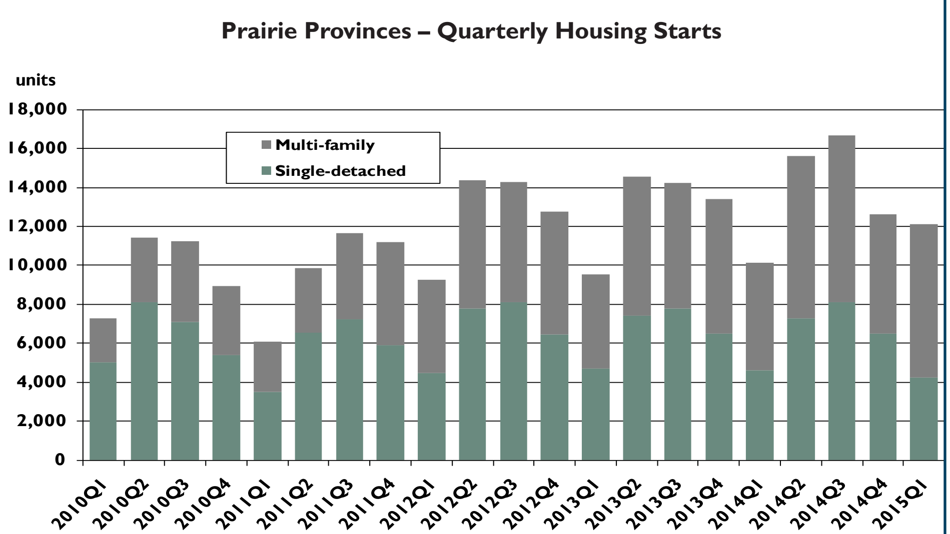
New Home Market

Prairie housing starts increased in the first quarter of 2015

Prairie housing starts totalled 12,102 units in the first quarter of 2015, up 19.5 per cent from 10,131 in the first quarter of 2014. Multi-family starts, which consist of semi-detached, row, and apartment units increased 42.6 per cent to 7,837 units. Conversely, single-detached starts in the first quarter of 2015 declined by eight per cent to 4,265 units.

In Alberta, there were 10,181 housing starts in the first quarter of 2015, up 24.9 per cent compared to the same period one year earlier. The rapid decline in oil prices and a slower-growing economy are expected to

Figure 1



Source: CMHC

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be reflected in housing activity in the coming quarters. The seasonally adjusted annual rate of housing starts in the first quarter of 2015 was 45,600 up from 38,800 in the fourth quarter of 2014, due to a surge in multi-family construction. On a year-over-year basis, multi-family starts amounted to 6,659 in the first quarter of 2015, up 49.3 per cent. The momentum in multi-family starts is expected to decline as the slowing economy reduces presales and moderates the pace of new project initiation. Meanwhile, single-detached starts amounted to 3,524 units in the first three months of 2015, representing a 4.5 per cent decline from a year earlier.

In Alberta's two Census Metropolitan Areas (CMAs), first quarter starts increased sharply in Edmonton and declined in Calgary. Total housing starts in the first quarter of 2015 in the Edmonton CMA amounted to 5,505 units, up substantially compared to the 2,315 units a year earlier. Edmonton has seen a larger number of multi-family starts, including condominium and rental units. In Calgary, total housing starts amounted to 3,177 units in the first three months of 2015, down 25.5 per cent compared to the same period in 2014. Many oil and gas companies are located in Calgary and the recent downsizing in this industry is impacting demand for housing.

In Alberta's five largest Census Agglomerations (CAs), total housing starts increased in two centres, declined in two centres, and were unchanged in another. Grande Prairie had 46 starts in the first quarter of this year; the same level of activity as last year. Total housing starts in Lethbridge in the first quarter of 2015 amounted to 153 units compared to 139 in the first quarter of 2014, and Wood Buffalo also increased to 140 starts compared to 119. Total housing starts declined in the first quarter in Medicine Hat and Red Deer to 42 units from 75 and to 202 units from 285, respectively.

In Saskatchewan, total housing starts amounted to 952 units in the first quarter of 2015, down 26.9 per cent compared to 1,303 a year earlier. With inventories rising, builders have scaled back new production. The inventory of completed and not absorbed new homes in Saskatchewan has increased by 76.6 per cent to 1,406 units from 796 a year earlier. Single-detached starts in the first quarter of 2015 amounted to 329 units, down 35.1 per cent from 507 a year earlier. In the same period, multi-family starts amounted to 623 units, down 21.7 per cent from the first quarter of 2014.

In Saskatchewan's two CMAs, first quarter 2015 housing starts decreased in both Saskatoon and, to a greater extent, Regina. There were 264 housing starts in Regina in the first three months of 2015, down 28.8 per cent compared to the 371 starts last year. In Saskatoon, there were 579 housing starts in the first quarter of 2015 compared to 600 a year earlier, a decrease of 3.5 per cent. Well-supplied resale markets in both Regina and Saskatoon are competing with new home sales. In Regina and Saskatoon, inventory increased in the first quarter for both single-detached units and multi-family units, thus builders have reduced production to manage inventory. As a result, housing starts in Regina and Saskatoon are expected to remain lower in 2015 compared to 2014 production levels.

In Manitoba, first quarter 2015 production amounted to 967 units, up from 676 a year earlier. It should be noted that the significant increase this quarter is compared against a low level of production last quarter due in part to one of the coldest Manitoba winters on record. In the first quarter of 2015, Manitoba's seasonally adjusted annual rate (SAAR) of production was just below 5,200 units, similar to the pace of construction in the fourth quarter of 2014; however, this was well below the annual level of 6,202 in 2014. Manitoba's inventory of completed and not absorbed units amounted to 922 units at the end of the first quarter of 2015, up 30.8 per cent from a year earlier. Furthermore, the number of units under construction was up by 12.1 per cent to 5390, at the end of March 2015. It is expected that inventory will rise in the coming months and will cause housing starts to remain below the annual level set last year.

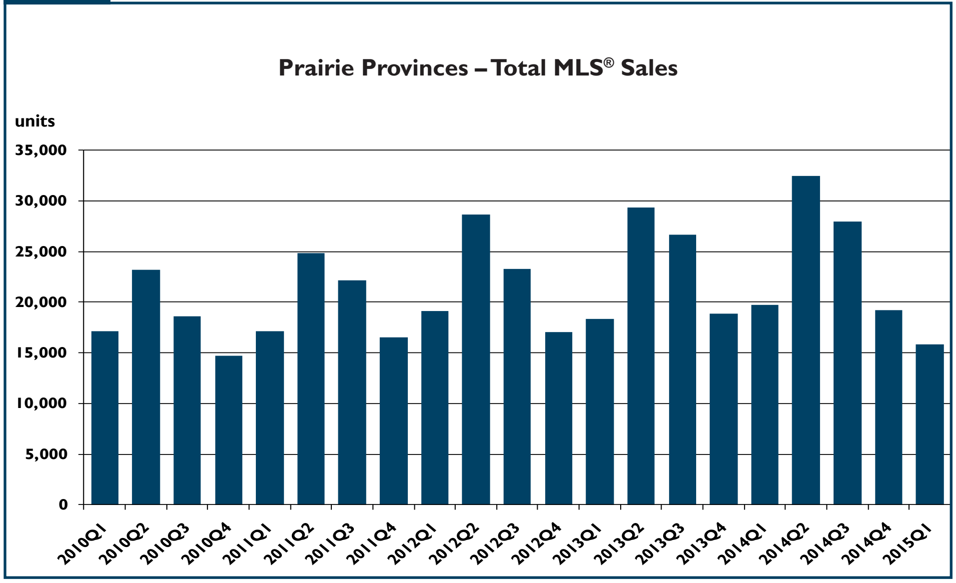
In the Winnipeg CMA, first quarter 2015 housing starts amounted to 785 units compared to 500 in the first quarter of 2014. Despite the gain compared to the low level of starts a year earlier, the pace of starts in Winnipeg remained below the annual level of last year. The SAAR for Winnipeg during the first quarter of 2015 was approximately 3,700 compared to 4,242 housing starts in 2014. The gap between production this year and last year is expected to narrow as the year progress. However, elevated supply in both Winnipeg's resale market and new home market will hold back starts growth this year. In the Brandon CA, there were 56 housing starts in the first quarter of 2015 compared to 28 units a year earlier. Helping to lift production in Brandon this year was the initiation of 42 rental units.

Existing Home Market

Prairie region MLS® sales declined in the first quarter of 2015

In the first quarter of 2015, Prairie MLS® sales amounted to 15,899 units, down 19.5 per cent compared to a year earlier. The decline in sales near the end of 2014 has continued into 2015. The rapid decline in oil prices has created economic uncertainty and slowed resale activity rapidly as some buyers delayed their purchase, waiting for better pricing or economic conditions to improve. Announcements of expenditure reductions and downsizing in the oil and gas industry continue and will impact oil and gas markets, especially in Alberta and to a lesser extent in Saskatchewan. In Alberta, first quarter MLS® sales amounted to 11,218, down 24.4 per cent compared to the 14,844 sales in the first quarter of 2014. In Saskatchewan, MLS® sales amounted to 2,251 in the first quarter of 2015, down 13.4 per cent compared to 2,598 units a year earlier. In Manitoba, there were 2,430 resale transactions in the first quarter of 2015, up 4.7 per cent from a year earlier.

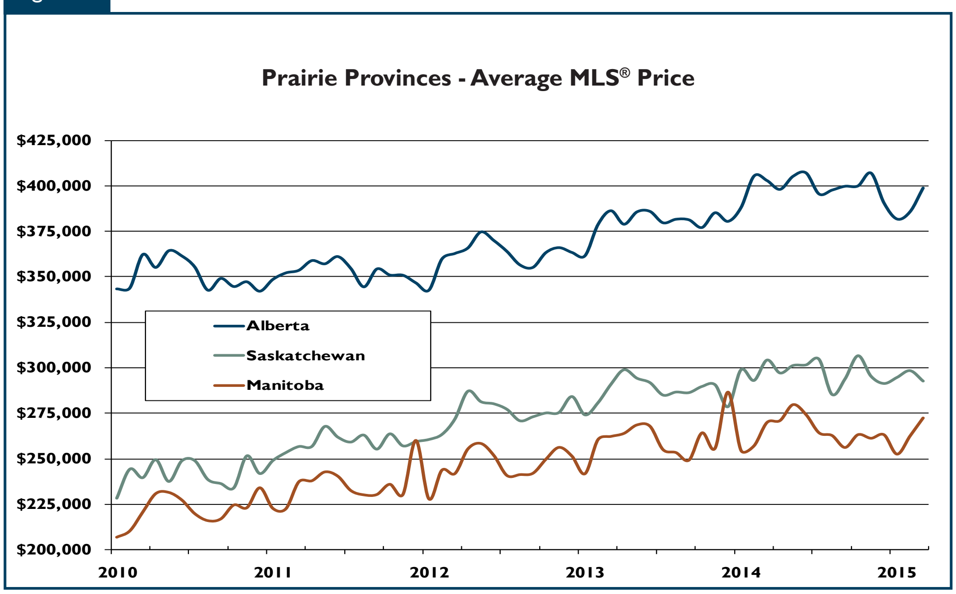
Figure 2



Source: CREA (Raw)

The drop in oil prices continues to soften Alberta's economy and housing markets. With sales declining and listings elevated, markets in Alberta are experiencing downward pressure on pricing. The average MLS® price in Alberta during the first quarter of 2015 was $390,821, down 2.3 per cent compared to $400,046 a year earlier. In Saskatchewan, the average resale price was $295,118, down 1.5 per cent from a year earlier when the average price was $299,464. In Manitoba, the first quarter 2015 average price was $264,325, up one per cent compared to $261,795 a year earlier.

Figure 3



Source: CREA (Raw)

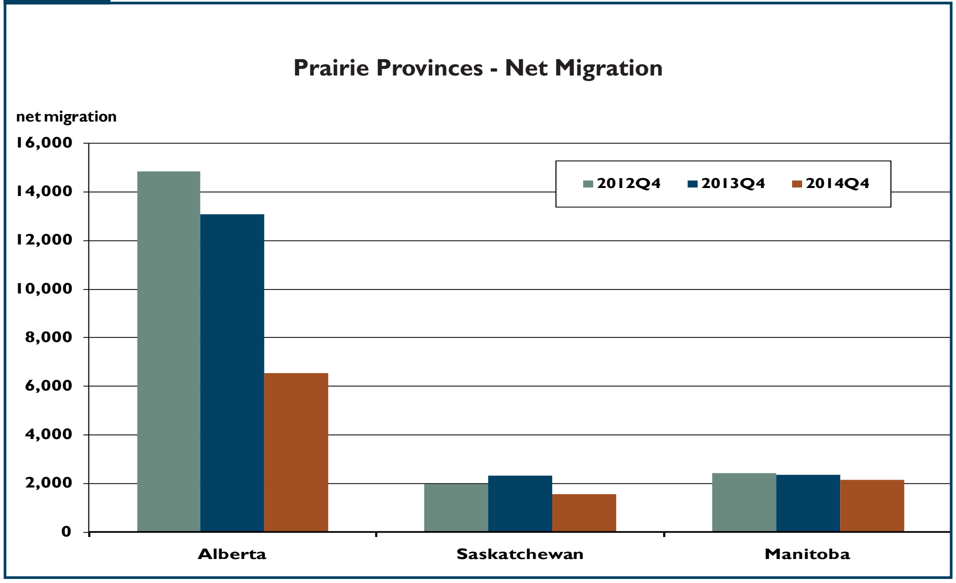
Economy at a Glance

Net migration to Prairie region continued to decrease

In the Prairie region, net migration in the fourth quarter of 2014 was 10,218, down 42.4 per cent from 17,749 in 2013. In Alberta, net migration was 6,530 in the fourth quarter of 2014, down 50 per cent from 13,069 a year earlier. Outflows of temporary foreign workers and reduced inflows of interprovincial migrants are expected to continue as labour market conditions in Alberta moderate. Net migration to Saskatchewan in the fourth quarter of 2014 amounted to 1,551, down 32.8 per cent from 2,309 a year earlier. A net outflow 1,137 non-permanent residents from Saskatchewan contributed to the fourth quarter decline. In Manitoba, net migration amounted to 2,137 in the fourth quarter of 2014, down 9.9 per cent compared to the fourth quarter of 2013. A larger outflow of interprovincial migrants contributed to the decrease in Manitoba.

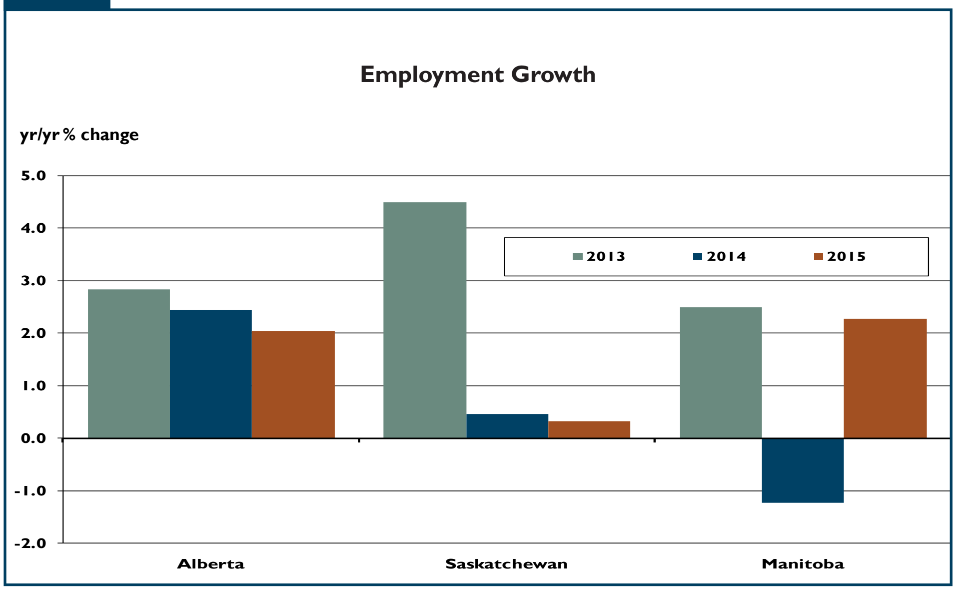
In Alberta, seasonally adjusted employment increased by 1,200 in the first quarter of 2015, on the strength of part-time job creation as full-time jobs decreased by 15,200. The downsizing in the oil and gas industry is expected to continue to hamper job growth in Alberta and Saskatchewan this year. In Saskatchewan, employment declined by 2,100 in the first quarter of 2015. In Manitoba, employment increased by 6,900 in the first three months of 2015. Manitoba's economy is expected to grow faster than Alberta and Saskatchewan this year and experience a faster pace of employment growth. Unemployment rates in the Prairie provinces remained relative low compared to the national average. During the first quarter of 2015, the seasonally adjusted unemployment rate averaged 5.1 in Alberta, 4.6 per cent in Saskatchewan, and 5.7 per cent in Manitoba.

Figure 4



Source: Statistics Canada

Figure 5



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of Region
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
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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) March 2015		
Manitoba	February 2015	March 2015
Trend[1], urban centres[2]	4,468	4,138
SAAR, urban centres[2]	3,012	3,024
	March 2014	March 2015
Actual, urban centres[2]		
March - Single-Detached	154	124
March - Multiples	56	95
March - Total	210	219
January to March - Single-Detached	367	354
January to March - Multiples	220	514
January to March - Total	587	868

Table 1b: Housing Starts (SAAR and Trend) March 2015		
Saskatchewan	February 2015	March 2015
Trend[1], urban centres[2]	6,188	5,346
SAAR, urban centres[2]	4,444	4,269
	March 2014	March 2015
Actual, urban centres[2]		
March - Single-Detached	146	80
March - Multiples	177	229
March - Total	323	309
January to March - Single-Detached	422	280
January to March - Multiples	784	623
January to March - Total	1,206	903

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) March 2015		
Alberta	February 2015	March 2015
Trend[1], urban centres[2]	38,643	39,547
SAAR, urban centres[2]	41,301	47,747
	March 2014	March 2015
Actual, urban centres[2]		
March - Single-Detached	1,083	1,086
March - Multiples	1,675	2,589
March - Total	2,758	3,675
January to March - Single-Detached	3,416	3,244
January to March - Multiples	4,314	6,551
January to March - Total	7,730	9,795

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
First Quarter 2015

	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										
Q1 2015	3,867	932	317	7	1,055	3,624	65	1,699	536	12,102
Q1 2014	4,203	1,024	83	1	890	2,520	45	757	608	10,131
% Change	-8.0	-9.0	**	**	18.5	43.8	44.4	124.4	-11.8	19.5
Year-to-date 2015	3,867	932	317	7	1,055	3,624	65	1,699	536	12,102
Year-to-date 2014	4,203	1,024	83	1	890	2,520	45	757	608	10,131
% Change	-8.0	-9.0	**	**	18.5	43.8	44.4	124.4	-11.8	19.5
UNDER CONSTRUCTION										
Q1 2015	12,167	3,148	873	16	4,306	17,523	375	7,981	2,805	49,194
Q1 2014	12,260	2,868	426	13	4,328	14,236	249	5,861	3,262	43,503
% Change	-0.8	9.8	104.9	23.1	-0.5	23.1	50.6	36.2	-14.0	13.1
COMPLETIONS										
Q1 2015	5,089	1,010	208	13	1,167	1,648	94	1,483	1,724	12,436
Q1 2014	4,924	1,010	115	3	860	1,917	67	1,146	1,354	11,396
% Change	3.4	0.0	80.9	**	35.7	-14.0	40.3	29.4	27.3	9.1
Year-to-date 2015	5,089	1,010	208	13	1,167	1,648	94	1,483	1,724	12,436
Year-to-date 2014	4,924	1,010	115	3	860	1,917	67	1,146	1,354	11,396
% Change	3.4	0.0	80.9	**	35.7	-14.0	40.3	29.4	27.3	9.1
COMPLETED & NOT ABSORBED										
Q1 2015	2,033	412	38	5	457	959	n/a	n/a	n/a	3,904
Q1 2014	2,060	408	42	8	238	775	n/a	n/a	n/a	3,531
% Change	-1.3	1.0	-9.5	-37.5	92.0	23.7	n/a	n/a	n/a	10.6
ABSORBED										
Q1 2015	4,237	958	140	10	1,034	1,314	n/a	n/a	n/a	7,693
Q1 2014	4,164	936	109	5	850	1,766	n/a	n/a	n/a	7,830
% Change	1.8	2.4	28.4	100.0	21.6	-25.6	n/a	n/a	n/a	-1.7
Year-to-date 2015	4,237	958	140	10	1,034	1,314	n/a	n/a	n/a	7,693
Year-to-date 2014	4,164	936	109	5	850	1,766	n/a	n/a	n/a	7,830
% Change	1.8	2.4	28.4	100.0	21.6	-25.6	n/a	n/a	n/a	-1.7

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

Table 1.1a: Housing Activity Summary of Manitoba
First Quarter 2015

	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										
Q1 2015	354	48	0	0	37	47	48	334	99	967
Q1 2014	366	34	0	1	59	113	6	8	89	676
% Change	-3.3	41.2	n/a	-100.0	-37.3	-58.4	**	**	11.2	43.0
Year-to-date 2015	354	48	0	0	37	47	48	334	99	967
Year-to-date 2014	366	34	0	1	59	113	6	8	89	676
% Change	-3.3	41.2	n/a	-100.0	-37.3	-58.4	**	**	11.2	43.0
UNDER CONSTRUCTION										
Q1 2015	1,242	100	7	2	378	1,801	100	1,365	560	5,555
Q1 2014	1,175	80	0	5	554	1,549	27	920	757	5,067
% Change	5.7	25.0	n/a	-60.0	-31.8	16.3	**	48.4	-26.0	9.6
COMPLETIONS										
Q1 2015	535	58	4	3	40	174	7	170	257	1,248
Q1 2014	575	68	0	3	60	166	6	91	304	1,273
% Change	-7.0	-14.7	n/a	0.0	-33.3	4.8	16.7	86.8	-15.5	-2.0
Year-to-date 2015	535	58	4	3	40	174	7	170	257	1,248
Year-to-date 2014	575	68	0	3	60	166	6	91	304	1,273
% Change	-7.0	-14.7	n/a	0.0	-33.3	4.8	16.7	86.8	-15.5	-2.0
COMPLETED & NOT ABSORBED										
Q1 2015	303	20	3	2	74	257	n/a	n/a	n/a	659
Q1 2014	308	19	0	5	38	196	n/a	n/a	n/a	566
% Change	-1.6	5.3	n/a	-60.0	94.7	31.1	n/a	n/a	n/a	16.4
ABSORBED										
Q1 2015	433	35	1	3	48	67	n/a	n/a	n/a	587
Q1 2014	463	17	0	0	72	97	n/a	n/a	n/a	649
% Change	-6.5	105.9	n/a	n/a	-33.3	-30.9	n/a	n/a	n/a	-9.6
Year-to-date 2015	433	35	1	3	48	67	n/a	n/a	n/a	587
Year-to-date 2014	463	17	0	0	72	97	n/a	n/a	n/a	649
% Change	-6.5	105.9	n/a	n/a	-33.3	-30.9	n/a	n/a	n/a	-9.6

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

Table 1.1b: Housing Activity Summary of Saskatchewan First Quarter 2015										
	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										
Q1 2015	276	58	2	0	32	298	8	229	49	952
Q1 2014	421	64	4	0	163	262	28	264	97	1,303
% Change	-34.4	-9.4	-50.0	n/a	-80.4	13.7	-71.4	-13.3	-49.5	-26.9
Year-to-date 2015	276	58	2	0	32	298	8	229	49	952
Year-to-date 2014	421	64	4	0	163	262	28	264	97	1,303
% Change	-34.4	-9.4	-50.0	n/a	-80.4	13.7	-71.4	-13.3	-49.5	-26.9
UNDER CONSTRUCTION										
Q1 2015	1,455	206	135	2	496	2,093	55	1,547	558	6,547
Q1 2014	2,089	264	29	2	922	2,248	118	1,237	765	7,674
% Change	-30.3	-22.0	**	0.0	-46.2	-6.9	-53.4	25.1	-27.1	-14.7
COMPLETIONS										
Q1 2015	677	62	15	1	250	309	31	234	387	1,966
Q1 2014	754	72	12	0	141	294	43	107	383	1,806
% Change	-10.2	-13.9	25.0	n/a	77.3	5.1	-27.9	118.7	1.0	8.9
Year-to-date 2015	677	62	15	1	250	309	31	234	387	1,966
Year-to-date 2014	754	72	12	0	141	294	43	107	383	1,806
% Change	-10.2	-13.9	25.0	n/a	77.3	5.1	-27.9	118.7	1.0	8.9
COMPLETED & NOT ABSORBED										
Q1 2015	513	65	14	3	266	364	n/a	n/a	n/a	1,225
Q1 2014	390	58	11	2	65	219	n/a	n/a	n/a	745
% Change	31.5	12.1	27.3	50.0	**	66.2	n/a	n/a	n/a	64.4
ABSORBED										
Q1 2015	524	66	16	0	149	197	n/a	n/a	n/a	952
Q1 2014	588	59	8	5	79	141	n/a	n/a	n/a	880
% Change	-10.9	11.9	100.0	-100.0	88.6	39.7	n/a	n/a	n/a	8.2
Year-to-date 2015	524	66	16	0	149	197	n/a	n/a	n/a	952
Year-to-date 2014	588	59	8	5	79	141	n/a	n/a	n/a	880
% Change	-10.9	11.9	100.0	-100.0	88.6	39.7	n/a	n/a	n/a	8.2

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

Table 1.1c: Housing Activity Summary of Alberta
First Quarter 2015

	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										
Q1 2015	3,237	826	315	7	986	3,279	9	1,136	388	10,183
Q1 2014	3,416	926	79	0	668	2,145	11	485	422	8,152
% Change	-5.2	-10.8	**	n/a	47.6	52.9	-18.2	134.2	-8.1	24.9
Year-to-date 2015	3,237	826	315	7	986	3,279	9	1,136	388	10,183
Year-to-date 2014	3,416	926	79	0	668	2,145	11	485	422	8,152
% Change	-5.2	-10.8	**	n/a	47.6	52.9	-18.2	134.2	-8.1	24.9
UNDER CONSTRUCTION										
Q1 2015	9,470	2,842	731	12	3,432	13,629	220	5,069	1,687	37,092
Q1 2014	8,996	2,524	397	6	2,852	10,439	104	3,704	1,740	30,762
% Change	5.3	12.6	84.1	100.0	20.3	30.6	111.5	36.9	-3.0	20.6
COMPLETIONS										
Q1 2015	3,877	890	189	9	877	1,165	56	1,079	1,080	9,222
Q1 2014	3,595	870	103	0	659	1,457	18	948	667	8,317
% Change	7.8	2.3	83.5	n/a	33.1	-20.0	**	13.8	61.9	10.9
Year-to-date 2015	3,877	890	189	9	877	1,165	56	1,079	1,080	9,222
Year-to-date 2014	3,595	870	103	0	659	1,457	18	948	667	8,317
% Change	7.8	2.3	83.5	n/a	33.1	-20.0	**	13.8	61.9	10.9
COMPLETED & NOT ABSORBED										
Q1 2015	1,217	327	21	0	117	338	n/a	n/a	n/a	2,020
Q1 2014	1,362	331	31	1	135	360	n/a	n/a	n/a	2,220
% Change	-10.6	-1.2	-32.3	-100.0	-13.3	-6.1	n/a	n/a	n/a	-9.0
ABSORBED										
Q1 2015	3 280	857	123	7	837	1 050	n/a	n/a	n/a	6,154
Q1 2014	3 113	860	101	0	699	1 528	n/a	n/a	n/a	6,301
% Change	5.4	-0.3	21.8	n/a	19.7	-31.3	n/a	n/a	n/a	-2.3
Year-to-date 2015	3,280	857	123	7	837	1,050	n/a	n/a	n/a	6,154
Year-to-date 2014	3,113	860	101	0	699	1,528	n/a	n/a	n/a	6,301
% Change	5.4	-0.3	21.8	n/a	19.7	-31.3	n/a	n/a	n/a	-2.3

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

Table 1.3: History of Housing Starts of Prairie Region 2005 - 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		
2014	22,253	4,886	924	30	4,818	10,973	382	5,225	5,569	55,067
% Change	-0.8	14.7	52.5	-9.1	0.6	23.8	25.7	7.4	-0.9	6.4
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

Source: CMHC (Starts and Completions Survey)

Table 1.3a: History of Housing Starts of Manitoba
2005 - 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		
2014	2,265	192	17	6	406	1,369	76	746	1,143	6,220
% Change	-17.0	-24.4	n/a	-57.1	-31.9	-0.1	117.1	-16.7	-27.2	-16.7
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

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Saskatchewan
2005 - 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		
2014	2,763	334	194	4	746	1,486	67	1,559	1,104	8,257
% Change	-19.0	-3.5	**	**	-21.6	20.1	-2.9	29.1	7.0	-0.4
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

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts of Alberta
2005 - 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		
2014	17,225	4,360	713	20	3,666	8,118	239	2,920	3,322	40,590
% Change	5.7	19.2	24.9	11.1	13.2	29.8	19.5	5.7	10.1	12.7
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

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Manitoba
First Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Centres 100,000+											
Winnipeg	325	325	38	26	83	63	339	86	785	500	57.0
Centres 50,000 - 99,999											
Brandon	8	19	6	0	0	0	42	9	56	28	100.0
Centres 10,000 - 49,999											
Hanover RM	7	13	2	6	0	0	0	0	9	19	-52.6
Portage la Prairie	5	0	2	0	0	0	0	8	7	8	-12.5
St. Andrews	7	3	0	0	0	0	0	0	7	3	133.3
Steinbach	1	5	2	4	0	0	0	18	3	27	-88.9
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Winkler	1	2	0	0	0	0	0	0	1	2	-50.0
Total Manitoba (10,000+)	354	367	50	36	83	63	381	121	868	587	47.9

Table 2.1a: Starts by Submarket and by Dwelling Type
Manitoba
January - March 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Winnipeg	325	325	38	26	83	63	339	86	785	500	57.0
Centres 50,000 - 99,999											
Brandon	8	19	6	0	0	0	42	9	56	28	100.0
Centres 10,000 - 49,999											
Hanover RM	7	13	2	6	0	0	0	0	9	19	-52.6
Portage la Prairie	5	0	2	0	0	0	0	8	7	8	-12.5
St. Andrews	7	3	0	0	0	0	0	0	7	3	133.3
Steinbach	1	5	2	4	0	0	0	18	3	27	-88.9
Thompson	0	0	0	0	0	0	0	0	0	0	n/a
Winkler	1	2	0	0	0	0	0	0	1	2	-50.0
Total Manitoba (10,000+)	354	367	50	36	83	63	381	121	868	587	47.9

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Saskatchewan First Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Centres 100,000+											
Regina	81	165	22	58	4	34	157	114	264	371	-28.8
Saskatoon	175	219	28	40	26	28	350	313	579	600	-3.5
Centres 10,000 - 49,999											
Estevan	0	1	0	0	0	0	0	55	0	56	-100.0
Lloydminster	5	18	0	0	0	48	0	0	5	66	-92.4
Moose Jaw	6	3	0	2	0	39	0	36	6	80	-92.5
North Battleford	5	0	0	0	0	0	22	8	27	8	**
Prince Albert	6	3	2	0	0	3	0	0	8	6	33.3
Swift Current	2	10	6	0	0	0	0	0	8	10	-20.0
Weyburn	0	2	2	0	0	6	0	0	2	8	-75.0
Yorkton	0	1	4	0	0	0	0	0	4	1	**
Total Saskatchewan (10,000+)	280	422	64	100	30	158	529	526	903	1,206	-25.1

Table 2.1b: Starts by Submarket and by Dwelling Type Saskatchewan January - March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Regina	81	165	22	58	4	34	157	114	264	371	-28.8
Saskatoon	175	219	28	40	26	28	350	313	579	600	-3.5
Centres 10,000 - 49,999											
Estevan	0	1	0	0	0	0	0	55	0	56	-100.0
Lloydminster	5	18	0	0	0	48	0	0	5	66	-92.4
Moose Jaw	6	3	0	2	0	39	0	36	6	80	-92.5
North Battleford	5	0	0	0	0	0	22	8	27	8	**
Prince Albert	6	3	2	0	0	3	0	0	8	6	33.3
Swift Current	2	10	6	0	0	0	0	0	8	10	-20.0
Weyburn	0	2	2	0	0	6	0	0	2	8	-75.0
Yorkton	0	1	4	0	0	0	0	0	4	1	**
Total Saskatchewan (10,000+)	280	422	64	100	30	158	529	526	903	1,206	-25.1

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type Alberta First Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Centres 100,000+											
Calgary	1,189	1,460	246	362	462	504	1,280	1,939	3,177	4,265	-25.5
Edmonton	1,422	1,309	584	530	612	114	2,887	362	5,505	2,315	137.8
Centres 50,000 - 99,999											
Grande Prairie	26	46	16	0	0	0	4	0	46	46	0.0
Lethbridge	95	84	12	18	46	33	0	4	153	139	10.1
Medicine Hat	34	29	4	6	4	0	0	40	42	75	-44.0
Red Deer	92	82	6	12	8	22	96	169	202	285	-29.1
Wood Buffalo	37	21	14	22	10	12	79	64	140	119	17.6
Centres 10,000 - 49,999											
Bonnyville MD	12	16	0	0	0	0	0	0	12	16	-25.0
Brooks	4	5	0	0	10	0	4	0	18	5	**
Camrose	14	9	4	6	12	0	0	0	30	15	100.0
Canmore	0	1	0	0	22	4	14	0	36	5	**
Clearwater County MD	6	7	0	0	0	0	0	0	6	7	-14.3
Cold Lake	20	37	2	2	5	0	53	28	80	67	19.4
Foothills No 31 MD	29	24	4	2	0	0	0	0	33	26	26.9
Grande Prairie County No.1	59	69	0	0	0	0	0	0	59	69	-14.5
High River	10	10	0	0	0	0	0	0	10	10	0.0
Lac Ste.Anne County	4	17	0	2	0	0	0	0	4	19	-78.9
Lacombe	11	10	0	2	0	0	0	0	11	12	-8.3
Lacombe County CM	8	11	0	0	0	0	0	0	8	11	0.0
Lloydminster	14	42	0	0	0	0	0	0	14	42	0.0
Mackenzie No 23 MD	25	8	4	0	0	7	0	0	29	15	0.0
Mountain View County MD	4	12	0	0	0	0	0	0	4	12	0.0
Okotoks	58	34	0	0	16	0	0	0	74	34	0.0
Red Deer County CM	10	7	0	0	0	0	0	0	10	7	0.0
Strathmore	8	6	6	2	8	0	0	0	22	8	0.0
Sylvan Lake	36	20	4	0	13	22	0	24	53	66	0.0
Wetaskiwin County No 10 CM	4	7	0	0	0	0	0	0	4	7	0.0
Wetaskiwin	4	1	0	0	0	0	0	0	4	1	0.0
Yellowhead County MD	9	32	0	0	0	0	0	0	9	32	0.0
Total Alberta (10,000+)	3,244	3,416	906	966	1,228	718	4,417	2,630	9,795	7,730	0.0

Source: CMHC (Starts and Completions Survey)

Table 2.1c: Starts by Submarket and by Dwelling Type Alberta January - March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Calgary	1,189	1,460	246	362	462	504	1,280	1,939	3,177	4,265	-25.5
Edmonton	1,422	1,309	584	530	612	114	2,887	362	5,505	2,315	137.8
Centres 50,000 - 99,999											
Grande Prairie	26	46	16	0	0	0	4	0	46	46	0.0
Lethbridge	95	84	12	18	46	33	0	4	153	139	10.1
Medicine Hat	34	29	4	6	4	0	0	40	42	75	-44.0
Red Deer	92	82	6	12	8	22	96	169	202	285	-29.1
Wood Buffalo	37	21	14	22	10	12	79	64	140	119	17.6
Centres 10,000 - 49,999											
Bonnyville MD	12	16	0	0	0	0	0	0	12	16	-25.0
Brooks	4	5	0	0	10	0	4	0	18	5	**
Camrose	14	9	4	6	12	0	0	0	30	15	100.0
Canmore	0	1	0	0	22	4	14	0	36	5	**
Clearwater County MD	6	7	0	0	0	0	0	0	6	7	-14.3
Cold Lake	20	37	2	2	5	0	53	28	80	67	19.4
Foothills No 31 MD	29	24	4	2	0	0	0	0	33	26	26.9
Grande Prairie County No.1	59	69	0	0	0	0	0	0	59	69	-14.5
High River	10	10	0	0	0	0	0	0	10	10	0.0
Lac Ste.Anne County	4	17	0	2	0	0	0	0	4	19	-78.9
Lacombe	11	10	0	2	0	0	0	0	11	12	-8.3
Lacombe County CM	8	11	0	0	0	0	0	0	8	11	0.0
Lloydminster	14	42	0	0	0	0	0	0	14	42	0.0
Mackenzie No 23 MD	25	8	4	0	0	7	0	0	29	15	0.0
Mountain View County MD	4	12	0	0	0	0	0	0	4	12	0.0
Okotoks	58	34	0	0	16	0	0	0	74	34	0.0
Red Deer County CM	10	7	0	0	0	0	0	0	10	7	0.0
Strathmore	8	6	6	2	8	0	0	0	22	8	0.0
Sylvan Lake	36	20	4	0	13	22	0	24	53	66	0.0
Wetaskiwin County No 10 CM	4	7	0	0	0	0	0	0	4	7	0.0
Wetaskiwin	4	1	0	0	0	0	0	0	4	1	0.0
Yellowhead County MD	9	32	0	0	0	0	0	0	9	32	0.0
Total Alberta (10,000+)	3,244	3,416	906	966	1,228	718	4,417	2,630	9,795	7,730	0.0

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba First Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Winnipeg	35	57	48	6	47	86	292	0
Centres 50,000 - 99,999								
Brandon	0	0	0	0	0	9	42	0
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	8
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	0	18	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	35	57	48	6	47	113	334	8

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market Manitoba January - March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	35	57	48	6	47	86	292	0
Centres 50,000 - 99,999								
Brandon	0	0	0	0	0	9	42	0
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	0
Portage la Prairie	0	0	0	0	0	0	0	8
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	0	18	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	0	0	0	0	0	0	0	0
Total Manitoba (10,000+)	35	57	48	6	47	113	334	8

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
First Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Regina	4	34	0	0	47	8	110	106
Saskatoon	26	28	0	0	231	199	119	114
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	55	0	0
Lloydminster	0	48	0	0	0	0	0	0
Moose Jaw	0	23	0	16	0	0	0	36
North Battleford	0	0	0	0	22	0	0	8
Prince Albert	0	0	0	3	0	0	0	0
Swift Current	0	0	0	0	0	0	0	0
Weyburn	0	6	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	30	139	0	19	300	262	229	264

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	4	34	0	0	47	8	110	106
Saskatoon	26	28	0	0	231	199	119	114
Centres 10,000 - 49,999								
Estevan	0	0	0	0	0	55	0	0
Lloydminster	0	48	0	0	0	0	0	0
Moose Jaw	0	23	0	16	0	0	0	36
North Battleford	0	0	0	0	22	0	0	8
Prince Albert	0	0	0	3	0	0	0	0
Swift Current	0	0	0	0	0	0	0	0
Weyburn	0	6	0	0	0	0	0	0
Yorkton	0	0	0	0	0	0	0	0
Total Saskatchewan (10,000+)	30	139	0	19	300	262	229	264

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta First Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Calgary	462	504	0	0	1,280	1,789	0	150
Edmonton	612	114	0	0	1,906	196	981	166
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	2	0	2	0
Lethbridge	46	33	0	0	0	4	0	0
Medicine Hat	4	0	0	0	0	40	0	0
Red Deer	8	22	0	0	0	0	96	169
Wood Buffalo	10	8	0	4	79	64	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	6	0	4	0	0	0	4	0
Camrose	12	0	0	0	0	0	0	0
Canmore	22	4	0	0	14	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	5	0	0	28	53	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	0	0	0	0	0	0	0
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	7	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	16	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	8	0	0	0	0	0	0	0
Sylvan Lake	13	22	0	0	0	24	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+)	1,219	707	9	11	3,281	2,145	1,136	485

Source: CMHC (Starts and Completions Survey)

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market Alberta January - March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	462	504	0	0	1,280	1,789	0	150
Edmonton	612	114	0	0	1,906	196	981	166
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	2	0	2	0
Lethbridge	46	33	0	0	0	4	0	0
Medicine Hat	4	0	0	0	0	40	0	0
Red Deer	8	22	0	0	0	0	96	169
Wood Buffalo	10	8	0	4	79	64	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	6	0	4	0	0	0	4	0
Camrose	12	0	0	0	0	0	0	0
Canmore	22	4	0	0	14	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	5	0	0	28	53	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	0	0	0	0	0	0	0
High River	0	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	0	0	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	0	0	0	0	0	0	0
Mackenzie No 23 MD	0	0	0	7	0	0	0	0
Mountain View County MD	0	0	0	0	0	0	0	0
Okotoks	16	0	0	0	0	0	0	0
Red Deer County CM	0	0	0	0	0	0	0	0
Strathmore	8	0	0	0	0	0	0	0
Sylvan Lake	13	22	0	0	0	24	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+)	1,219	707	9	11	3,281	2,145	1,136	485

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market Manitoba First Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Winnipeg	363	348	82	146	340	6	785	500
Centres 50,000 - 99,999								
Brandon	12	19	2	9	42	0	56	28
Centres 10,000 - 49,999								
Hanover RM	9	19	0	0	0	0	9	19
Portage la Prairie	7	0	0	0	0	8	7	8
St. Andrews	7	3	0	0	0	0	7	3
Steinbach	3	9	0	18	0	0	3	27
Thompson	0	0	0	0	0	0	0	0
Winkler	1	2	0	0	0	0	1	2
Total Manitoba (10,000+)	402	400	84	173	382	14	868	587

Table 2.5a: Starts by Submarket and by Intended Market Manitoba January - March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	363	348	82	146	340	6	785	500
Centres 50,000 - 99,999								
Brandon	12	19	2	9	42	0	56	28
Centres 10,000 - 49,999								
Hanover RM	9	19	0	0	0	0	9	19
Portage la Prairie	7	0	0	0	0	8	7	8
St. Andrews	7	3	0	0	0	0	7	3
Steinbach	3	9	0	18	0	0	3	27
Thompson	0	0	0	0	0	0	0	0
Winkler	1	2	0	0	0	0	1	2
Total Manitoba (10,000+)	402	400	84	173	382	14	868	587

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Saskatchewan
First Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Regina	97	207	49	50	118	114	264	371
Saskatoon	201	238	259	247	119	115	579	600
Centres 10,000 - 49,999								
Estevan	0	1	0	55	0	0	0	56
Lloydminster	5	22	0	44	0	0	5	66
Moose Jaw	6	5	0	23	0	52	6	80
North Battleford	5	0	22	0	0	8	27	8
Prince Albert	8	3	0	0	0	3	8	6
Swift Current	8	10	0	0	0	0	8	10
Weyburn	2	2	0	6	0	0	2	8
Yorkton	4	1	0	0	0	0	4	1
Total Saskatchewan (10,000+)	336	489	330	425	237	292	903	1,206

Table 2.5b: Starts by Submarket and by Intended Market
Saskatchewan
January - March 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	97	207	49	50	118	114	264	371
Saskatoon	201	238	259	247	119	115	579	600
Centres 10,000 - 49,999								
Estevan	0	1	0	55	0	0	0	56
Lloydminster	5	22	0	44	0	0	5	66
Moose Jaw	6	5	0	23	0	52	6	80
North Battleford	5	0	22	0	0	8	27	8
Prince Albert	8	3	0	0	0	3	8	6
Swift Current	8	10	0	0	0	0	8	10
Weyburn	2	2	0	6	0	0	2	8
Yorkton	4	1	0	0	0	0	4	1
Total Saskatchewan (10,000+)	336	489	330	425	237	292	903	1,206

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market
Alberta
First Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Calgary	1,471	1,820	1,706	2,295	0	150	3,177	4,265
Edmonton	2,151	1,852	2,373	297	981	166	5,505	2,315
Centres 50,000 - 99,999								
Grande Prairie	44	46	0	0	2	0	46	46
Lethbridge	113	102	40	37	0	0	153	139
Medicine Hat	38	35	4	40	0	0	42	75
Red Deer	98	104	8	12	96	169	202	285
Wood Buffalo	51	51	89	64	0	4	140	119
Centres 10,000 - 49,999								
Bonnyville MD	12	16	0	0	0	0	12	16
Brooks	10	5	0	0	8	0	18	5
Camrose	30	11	0	4	0	0	30	15
Canmore	0	1	36	4	0	0	36	5
Clearwater County MD	6	7	0	0	0	0	6	7
Cold Lake	22	39	0	28	58	0	80	67
Foothills No 31 MD	33	26	0	0	0	0	33	26
Grande Prairie County No.1	59	69	0	0	0	0	59	69
High River	10	10	0	0	0	0	10	10
Lac Ste.Anne County	4	19	0	0	0	0	4	19
Lacombe	11	12	0	0	0	0	11	12
Lacombe County CM	8	11	0	0	0	0	8	11
Lloydminster	14	42	0	0	0	0	14	42
Mackenzie No 23 MD	29	8	0	0	0	7	29	15
Mountain View County MD	4	12	0	0	0	0	4	12
Okotoks	58	34	16	0	0	0	74	34
Red Deer County CM	10	7	0	0	0	0	10	7
Strathmore	22	8	0	0	0	0	22	8
Sylvan Lake	53	34	0	32	0	0	53	66
Wetaskiwin County No 10 CM	4	7	0	0	0	0	4	7
Wetaskiwin	4	1	0	0	0	0	4	1
Yellowhead County MD	9	32	0	0	0	0	9	32
Total Alberta (10,000+)	4,378	4,421	4,272	2,813	1,145	496	9,795	7,730

Source: CMHC (Starts and Completions Survey)

Table 2.5c: Starts by Submarket and by Intended Market
Alberta
January - March 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	1,471	1,820	1,706	2,295	0	150	3,177	4,265
Edmonton	2,151	1,852	2,373	297	981	166	5,505	2,315
Centres 50,000 - 99,999								
Grande Prairie	44	46	0	0	2	0	46	46
Lethbridge	113	102	40	37	0	0	153	139
Medicine Hat	38	35	4	40	0	0	42	75
Red Deer	98	104	8	12	96	169	202	285
Wood Buffalo	51	51	89	64	0	4	140	119
Centres 10,000 - 49,999								
Bonnyville MD	12	16	0	0	0	0	12	16
Brooks	10	5	0	0	8	0	18	5
Camrose	30	11	0	4	0	0	30	15
Canmore	0	1	36	4	0	0	36	5
Clearwater County MD	6	7	0	0	0	0	6	7
Cold Lake	22	39	0	28	58	0	80	67
Foothills No 31 MD	33	26	0	0	0	0	33	26
Grande Prairie County No.1	59	69	0	0	0	0	59	69
High River	10	10	0	0	0	0	10	10
Lac Ste.Anne County	4	19	0	0	0	0	4	19
Lacombe	11	12	0	0	0	0	11	12
Lacombe County CM	8	11	0	0	0	0	8	11
Lloydminster	14	42	0	0	0	0	14	42
Mackenzie No 23 MD	29	8	0	0	0	7	29	15
Mountain View County MD	4	12	0	0	0	0	4	12
Okotoks	58	34	16	0	0	0	74	34
Red Deer County CM	10	7	0	0	0	0	10	7
Strathmore	22	8	0	0	0	0	22	8
Sylvan Lake	53	34	0	32	0	0	53	66
Wetaskiwin County No 10 CM	4	7	0	0	0	0	4	7
Wetaskiwin	4	1	0	0	0	0	4	1
Yellowhead County MD	9	32	0	0	0	0	9	32
Total Alberta (10,000+)	4,378	4,421	4,272	2,813	1,145	496	9,795	7,730

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type
Manitoba
First Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Centres 100,000+											
Winnipeg	461	451	42	34	40	47	318	245	861	777	10.8
Centres 50,000 - 99,999											
Brandon	18	24	2	2	11	12	26	4	57	42	35.7
Centres 10,000 - 49,999											
Hanover RM	17	41	8	8	0	0	0	8	25	57	-56.1
Portage la Prairie	1	3	0	0	0	0	0	0	1	3	-66.7
St. Andrews	10	13	0	0	0	0	0	0	10	13	-23.1
Steinbach	16	17	2	8	0	0	0	0	18	25	-28.0
Thompson	6	1	0	0	0	0	0	0	6	1	**
Winkler	9	28	4	16	0	7	0	0	13	51	-74.5
Total Manitoba (10,000+)	538	578	58	68	51	66	344	257	991	969	2.3

Table 3.1a: Completions by Submarket and by Dwelling Type
Manitoba
January - March 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Winnipeg	461	451	42	34	40	47	318	245	861	777	10.8
Centres 50,000 - 99,999											
Brandon	18	24	2	2	11	12	26	4	57	42	35.7
Centres 10,000 - 49,999											
Hanover RM	17	41	8	8	0	0	0	8	25	57	-56.1
Portage la Prairie	1	3	0	0	0	0	0	0	1	3	-66.7
St. Andrews	10	13	0	0	0	0	0	0	10	13	-23.1
Steinbach	16	17	2	8	0	0	0	0	18	25	-28.0
Thompson	6	1	0	0	0	0	0	0	6	1	**
Winkler	9	28	4	16	0	7	0	0	13	51	-74.5
Total Manitoba (10,000+)	538	578	58	68	51	66	344	257	991	969	2.3

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type
Saskatchewan
First Quarter 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Centres 100,000+											
Regina	177	188	26	30	63	75	217	187	483	480	0.6
Saskatoon	407	446	52	60	148	22	118	166	725	694	4.5
Centres 10,000 - 49,999											
Estevan	15	11	4	4	0	0	8	0	27	15	80.0
Lloydminster	16	34	0	0	11	35	79	0	106	69	53.6
Moose Jaw	19	19	0	0	22	28	54	0	95	47	102.1
North Battleford	12	10	2	0	5	0	0	0	19	10	90.0
Prince Albert	15	17	4	0	0	0	0	0	19	17	11.8
Swift Current	8	12	2	0	4	0	0	0	14	12	0.0
Weyburn	2	5	6	2	6	7	22	48	36	62	0.0
Yorkton	8	15	2	2	0	0	45	0	55	17	0.0
Total Saskatchewan (10,000+)	679	757	98	98	259	167	543	401	1,579	1,423	0.0

Table 3.1b: Completions by Submarket and by Dwelling Type
Saskatchewan
January - March 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Regina	177	188	26	30	63	75	217	187	483	480	0.6
Saskatoon	407	446	52	60	148	22	118	166	725	694	4.5
Centres 10,000 - 49,999											
Estevan	15	11	4	4	0	0	8	0	27	15	80.0
Lloydminster	16	34	0	0	11	35	79	0	106	69	53.6
Moose Jaw	19	19	0	0	22	28	54	0	95	47	102.1
North Battleford	12	10	2	0	5	0	0	0	19	10	90.0
Prince Albert	15	17	4	0	0	0	0	0	19	17	11.8
Swift Current	8	12	2	0	4	0	0	0	14	12	0.0
Weyburn	2	5	6	2	6	7	22	48	36	62	0.0
Yorkton	8	15	2	2	0	0	45	0	55	17	0.0
Total Saskatchewan (10,000+)	679	757	98	98	259	167	543	401	1,579	1,423	0.0

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type Alberta First Quarter 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	% Change
Centres 100,000+											
Calgary	1,398	1,416	294	302	484	432	963	1,632	3,139	3,782	-17.0
Edmonton	1,666	1,377	588	540	454	199	1,093	736	3,801	2,852	33.3
Centres 50,000 - 99,999											
Grande Prairie	28	79	2	4	0	0	16	0	46	83	-44.6
Lethbridge	92	86	8	14	29	20	2	33	131	153	-14.4
Medicine Hat	40	35	2	0	0	0	0	0	42	35	20.0
Red Deer	100	75	8	18	4	22	0	0	112	115	-2.6
Wood Buffalo	56	78	14	20	13	28	163	0	246	126	95.2
Centres 10,000 - 49,999											
Bonnyville MD	30	37	0	0	0	0	0	0	30	37	-18.9
Brooks	11	12	0	0	0	0	0	0	11	12	-8.3
Camrose	18	16	6	2	7	0	0	0	31	18	72.2
Canmore	5	3	8	2	4	4	5	0	22	9	144.4
Clearwater County MD	16	16	0	0	0	0	0	0	16	16	0.0
Cold Lake	26	26	6	0	5	4	0	0	37	30	23.3
Foothills No 31 MD	39	38	2	0	0	0	0	0	41	38	7.9
Grande Prairie County No.1	73	35	8	0	0	0	0	0	81	35	131.4
High River	8	7	0	0	20	0	0	0	28	7	**
Lac Ste.Anne County	9	20	0	0	0	0	0	0	9	20	-55.0
Lacombe	12	16	2	4	3	11	0	0	17	31	-45.2
Lacombe County CM	19	12	4	0	0	0	0	0	23	12	0.0
Lloydminster	49	39	0	0	0	7	0	0	49	46	0.0
Mackenzie No 23 MD	29	20	4	0	0	0	0	0	33	20	0.0
Mountain View County MD	16	24	0	0	0	0	0	0	16	24	0.0
Okotoks	37	30	0	0	0	0	0	0	37	30	0.0
Red Deer County CM	25	20	0	0	0	0	0	0	25	20	0.0
Strathmore	14	7	10	2	0	8	0	4	24	21	0.0
Sylvan Lake	41	29	0	0	15	7	8	0	64	36	0.0
Wetaskiwin County No 10 CM	9	17	0	0	0	0	0	0	9	17	0.0
Wetaskiwin	4	3	0	0	0	0	0	0	4	3	0.0
Yellowhead County MD	18	22	0	0	0	0	0	0	18	22	0.0
Total Alberta (10,000+)	3,888	3,595	966	908	1,038	742	2,250	2,405	8,142	7,650	0.0

Source: CMHC (Starts and Completions Survey)

Table 3.1c: Completions by Submarket and by Dwelling Type
Alberta
January - March 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Centres 100,000+											
Calgary	1,398	1,416	294	302	484	432	963	1,632	3,139	3,782	-17.0
Edmonton	1,666	1,377	588	540	454	199	1,093	736	3,801	2,852	33.3
Centres 50,000 - 99,999											
Grande Prairie	28	79	2	4	0	0	16	0	46	83	-44.6
Lethbridge	92	86	8	14	29	20	2	33	131	153	-14.4
Medicine Hat	40	35	2	0	0	0	0	0	42	35	20.0
Red Deer	100	75	8	18	4	22	0	0	112	115	-2.6
Wood Buffalo	56	78	14	20	13	28	163	0	246	126	95.2
Centres 10,000 - 49,999											
Bonnyville MD	30	37	0	0	0	0	0	0	30	37	-18.9
Brooks	11	12	0	0	0	0	0	0	11	12	-8.3
Camrose	18	16	6	2	7	0	0	0	31	18	72.2
Canmore	5	3	8	2	4	4	5	0	22	9	144.4
Clearwater County MD	16	16	0	0	0	0	0	0	16	16	0.0
Cold Lake	26	26	6	0	5	4	0	0	37	30	23.3
Foothills No 31 MD	39	38	2	0	0	0	0	0	41	38	7.9
Grande Prairie County No.1	73	35	8	0	0	0	0	0	81	35	131.4
High River	8	7	0	0	20	0	0	0	28	7	**
Lac Ste.Anne County	9	20	0	0	0	0	0	0	9	20	-55.0
Lacombe	12	16	2	4	3	11	0	0	17	31	-45.2
Lacombe County CM	19	12	4	0	0	0	0	0	23	12	0.0
Lloydminster	49	39	0	0	0	7	0	0	49	46	0.0
Mackenzie No 23 MD	29	20	4	0	0	0	0	0	33	20	0.0
Mountain View County MD	16	24	0	0	0	0	0	0	16	24	0.0
Okotoks	37	30	0	0	0	0	0	0	37	30	0.0
Red Deer County CM	25	20	0	0	0	0	0	0	25	20	0.0
Strathmore	14	7	10	2	0	8	0	4	24	21	0.0
Sylvan Lake	41	29	0	0	15	7	8	0	64	36	0.0
Wetaskiwin County No 10 CM	9	17	0	0	0	0	0	0	9	17	0.0
Wetaskiwin	4	3	0	0	0	0	0	0	4	3	0.0
Yellowhead County MD	18	22	0	0	0	0	0	0	18	22	0.0
Total Alberta (10,000+)	3,888	3,595	966	908	1,038	742	2,250	2,405	8,142	7,650	0.0

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba First Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Winnipeg	40	41	0	6	174	166	144	79
Centres 50,000 - 99,999								
Brandon	4	12	7	0	0	0	26	4
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	8
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	0	7	0	0	0	0	0	0
Total Manitoba (10,000+)	44	60	7	6	174	166	170	91

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market Manitoba January - March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	40	41	0	6	174	166	144	79
Centres 50,000 - 99,999								
Brandon	4	12	7	0	0	0	26	4
Centres 10,000 - 49,999								
Hanover RM	0	0	0	0	0	0	0	8
Portage la Prairie	0	0	0	0	0	0	0	0
St. Andrews	0	0	0	0	0	0	0	0
Steinbach	0	0	0	0	0	0	0	0
Thompson	0	0	0	0	0	0	0	0
Winkler	0	7	0	0	0	0	0	0
Total Manitoba (10,000+)	44	60	7	6	174	166	170	91

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
First Quarter 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Regina	63	75	0	0	114	80	103	107
Saskatoon	148	22	0	0	114	166	4	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	8	0	0	0
Lloydminster	11	35	0	0	0	0	79	0
Moose Jaw	6	0	16	28	12	0	42	0
North Battleford	5	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	4	0	0	0	0	0	0	0
Weyburn	6	7	0	0	16	48	6	0
Yorkton	0	0	0	0	45	0	0	0
Total Saskatchewan (10,000+)	243	139	16	28	309	294	234	107

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Saskatchewan
January - March 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	63	75	0	0	114	80	103	107
Saskatoon	148	22	0	0	114	166	4	0
Centres 10,000 - 49,999								
Estevan	0	0	0	0	8	0	0	0
Lloydminster	11	35	0	0	0	0	79	0
Moose Jaw	6	0	16	28	12	0	42	0
North Battleford	5	0	0	0	0	0	0	0
Prince Albert	0	0	0	0	0	0	0	0
Swift Current	4	0	0	0	0	0	0	0
Weyburn	6	7	0	0	16	48	6	0
Yorkton	0	0	0	0	45	0	0	0
Total Saskatchewan (10,000+)	243	139	16	28	309	294	234	107

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta First Quarter 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Calgary	484	432	0	0	733	1,113	230	519
Edmonton	416	193	38	6	254	336	839	400
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	6	0	10	0
Lethbridge	29	20	0	0	2	4	0	29
Medicine Hat	0	0	0	0	0	0	0	0
Red Deer	4	19	0	3	0	0	0	0
Wood Buffalo	8	28	5	0	163	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	0	3	0	0	0	0	0
Canmore	4	4	0	0	5	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	5	4	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	0	0	0	0	0	0	0
High River	20	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	11	3	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	4	0	3	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	0	0	0	0	0	0	0
Strathmore	0	8	0	0	0	4	0	0
Sylvan Lake	15	7	0	0	8	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+)	984	726	54	16	1,171	1,457	1,079	948

Source: CMHC (Starts and Completions Survey)

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Alberta January - March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	484	432	0	0	733	1,113	230	519
Edmonton	416	193	38	6	254	336	839	400
Centres 50,000 - 99,999								
Grande Prairie	0	0	0	0	6	0	10	0
Lethbridge	29	20	0	0	2	4	0	29
Medicine Hat	0	0	0	0	0	0	0	0
Red Deer	4	19	0	3	0	0	0	0
Wood Buffalo	8	28	5	0	163	0	0	0
Centres 10,000 - 49,999								
Bonnyville MD	0	0	0	0	0	0	0	0
Brooks	0	0	0	0	0	0	0	0
Camrose	4	0	3	0	0	0	0	0
Canmore	4	4	0	0	5	0	0	0
Clearwater County MD	0	0	0	0	0	0	0	0
Cold Lake	0	0	5	4	0	0	0	0
Foothills No 31 MD	0	0	0	0	0	0	0	0
Grande Prairie County No.1	0	0	0	0	0	0	0	0
High River	20	0	0	0	0	0	0	0
Lac Ste.Anne County	0	0	0	0	0	0	0	0
Lacombe	0	11	3	0	0	0	0	0
Lacombe County CM	0	0	0	0	0	0	0	0
Lloydminster	0	4	0	3	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	0	0	0	0	0	0	0
Strathmore	0	8	0	0	0	4	0	0
Sylvan Lake	15	7	0	0	8	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+)	984	726	54	16	1,171	1,457	1,079	948

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market Manitoba First Quarter 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Winnipeg	505	482	212	210	144	85	861	777
Centres 50,000 - 99,999								
Brandon	19	26	5	12	33	4	57	42
Centres 10,000 - 49,999								
Hanover RM	25	49	0	0	0	8	25	57
Portage la Prairie	1	3	0	0	0	0	1	3
St. Andrews	10	13	0	0	0	0	10	13
Steinbach	18	25	0	0	0	0	18	25
Thompson	6	1	0	0	0	0	6	1
Winkler	13	44	0	7	0	0	13	51
Total Manitoba (10,000+)	597	643	217	229	177	97	991	969

Table 3.5a: Completions by Submarket and by Intended Market Manitoba January - March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Winnipeg	505	482	212	210	144	85	861	777
Centres 50,000 - 99,999								
Brandon	19	26	5	12	33	4	57	42
Centres 10,000 - 49,999								
Hanover RM	25	49	0	0	0	8	25	57
Portage la Prairie	1	3	0	0	0	0	1	3
St. Andrews	10	13	0	0	0	0	10	13
Steinbach	18	25	0	0	0	0	18	25
Thompson	6	1	0	0	0	0	6	1
Winkler	13	44	0	7	0	0	13	51
Total Manitoba (10,000+)	597	643	217	229	177	97	991	969

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Saskatchewan
First Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Regina	200	211	168	151	115	118	483	480
Saskatoon	440	498	278	192	7	4	725	694
Centres 10,000 - 49,999								
Estevan	19	15	8	0	0	0	27	15
Lloydminster	16	34	11	35	79	0	106	69
Moose Jaw	19	19	18	0	58	28	95	47
North Battleford	14	10	5	0	0	0	19	10
Prince Albert	18	17	1	0	0	0	19	17
Swift Current	10	12	4	0	0	0	14	12
Weyburn	8	5	22	57	6	0	36	62
Yorkton	10	17	45	0	0	0	55	17
Total Saskatchewan (10,000+)	754	838	560	435	265	150	1,579	1,423

Table 3.5b: Completions by Submarket and by Intended Market
Saskatchewan
January - March 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Regina	200	211	168	151	115	118	483	480
Saskatoon	440	498	278	192	7	4	725	694
Centres 10,000 - 49,999								
Estevan	19	15	8	0	0	0	27	15
Lloydminster	16	34	11	35	79	0	106	69
Moose Jaw	19	19	18	0	58	28	95	47
North Battleford	14	10	5	0	0	0	19	10
Prince Albert	18	17	1	0	0	0	19	17
Swift Current	10	12	4	0	0	0	14	12
Weyburn	8	5	22	57	6	0	36	62
Yorkton	10	17	45	0	0	0	55	17
Total Saskatchewan (10,000+)	754	838	560	435	265	150	1,579	1,423

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Alberta
First Quarter 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014	Q1 2015	Q1 2014
Centres 100,000+								
Calgary	1,707	1,716	1,202	1,547	230	519	3,139	3,782
Edmonton	2,315	1,977	607	467	879	408	3,801	2,852
Centres 50,000 - 99,999								
Grande Prairie	36	83	0	0	10	0	46	83
Lethbridge	97	98	34	26	0	29	131	153
Medicine Hat	42	35	0	0	0	0	42	35
Red Deer	112	93	0	19	0	3	112	115
Wood Buffalo	78	98	163	28	5	0	246	126
Centres 10,000 - 49,999								
Bonnyville MD	30	37	0	0	0	0	30	37
Brooks	11	12	0	0	0	0	11	12
Camrose	28	16	0	2	3	0	31	18
Canmore	13	5	9	4	0	0	22	9
Clearwater County MD	16	16	0	0	0	0	16	16
Cold Lake	32	26	0	0	5	4	37	30
Foothills No 31 MD	41	38	0	0	0	0	41	38
Grande Prairie County No.1	81	35	0	0	0	0	81	35
High River	8	7	20	0	0	0	28	7
Lac Ste.Anne County	9	20	0	0	0	0	9	20
Lacombe	14	31	0	0	3	0	17	31
Lacombe County CM	23	12	0	0	0	0	23	12
Lloydminster	46	39	3	4	0	3	49	46
Mackenzie No 23 MD	33	20	0	0	0	0	33	20
Mountain View County MD	16	24	0	0	0	0	16	24
Okotoks	37	30	0	0	0	0	37	30
Red Deer County CM	25	20	0	0	0	0	25	20
Strathmore	24	9	0	12	0	0	24	21
Sylvan Lake	51	29	13	7	0	0	64	36
Wetaskiwin County No 10 CM	9	17	0	0	0	0	9	17
Wetaskiwin	4	3	0	0	0	0	4	3
Yellowhead County MD	18	22	0	0	0	0	18	22
Total Alberta (10,000+)	4,956	4,568	2,051	2,116	1,135	966	8,142	7,650

Source: CMHC (Starts and Completions Survey)

Table 3.5c: Completions by Submarket and by Intended Market Alberta January - March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Centres 100,000+								
Calgary	1,707	1,716	1,202	1,547	230	519	3,139	3,782
Edmonton	2,315	1,977	607	467	879	408	3,801	2,852
Centres 50,000 - 99,999								
Grande Prairie	36	83	0	0	10	0	46	83
Lethbridge	97	98	34	26	0	29	131	153
Medicine Hat	42	35	0	0	0	0	42	35
Red Deer	112	93	0	19	0	3	112	115
Wood Buffalo	78	98	163	28	5	0	246	126
Centres 10,000 - 49,999								
Bonnyville MD	30	37	0	0	0	0	30	37
Brooks	11	12	0	0	0	0	11	12
Camrose	28	16	0	2	3	0	31	18
Canmore	13	5	9	4	0	0	22	9
Clearwater County MD	16	16	0	0	0	0	16	16
Cold Lake	32	26	0	0	5	4	37	30
Foothills No 31 MD	41	38	0	0	0	0	41	38
Grande Prairie County No.1	81	35	0	0	0	0	81	35
High River	8	7	20	0	0	0	28	7
Lac Ste.Anne County	9	20	0	0	0	0	9	20
Lacombe	14	31	0	0	3	0	17	31
Lacombe County CM	23	12	0	0	0	0	23	12
Lloydminster	46	39	3	4	0	3	49	46
Mackenzie No 23 MD	33	20	0	0	0	0	33	20
Mountain View County MD	16	24	0	0	0	0	16	24
Okotoks	37	30	0	0	0	0	37	30
Red Deer County CM	25	20	0	0	0	0	25	20
Strathmore	24	9	0	12	0	0	24	21
Sylvan Lake	51	29	13	7	0	0	64	36
Wetaskiwin County No 10 CM	9	17	0	0	0	0	9	17
Wetaskiwin	4	3	0	0	0	0	4	3
Yellowhead County MD	18	22	0	0	0	0	18	22
Total Alberta (10,000+)	4,956	4,568	2,051	2,116	1,135	966	8,142	7,650

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Manitoba First Quarter 2015													
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]													
Q1 2015	1	4.5	3	13.6	7	31.8	6	27.3	5	22.7	22	394,450	402,432
Q1 2014	1	3.8	4	15.4	16	61.5	4	15.4	1	3.8	26	375,000	372,990
Year-to-date 2015	1	4.5	3	13.6	7	31.8	6	27.3	5	22.7	22	394,450	402,432
Year-to-date 2014	1	3.8	4	15.4	16	61.5	4	15.4	1	3.8	26	375,000	372,990
Winnipeg CMA													
Q1 2015	29	7.6	37	9.7	93	24.3	85	22.3	138	36.1	382	418,420	436,717
Q1 2014	37	9.1	48	11.8	88	21.6	77	18.9	158	38.7	408	420,000	427,853
Year-to-date 2015	29	7.6	37	9.7	93	24.3	85	22.3	138	36.1	382	418,420	436,717
Year-to-date 2014	37	9.1	48	11.8	88	21.6	77	18.9	158	38.7	408	420,000	427,853
Total Urban Centres in Manitoba (50,000+)													
Q1 2015	30	7.4	40	9.9	100	24.8	91	22.5	143	35.4	404	413,378	434,850
Q1 2014	38	8.8	52	12.0	104	24.0	81	18.7	159	36.6	434	412,827	424,566
Year-to-date 2015	30	7.4	40	9.9	100	24.8	91	22.5	143	35.4	404	413,378	434,850
Year-to-date 2014	38	8.8	52	12.0	104	24.0	81	18.7	159	36.6	434	412,827	424,566

Table 4b: Absorbed Single-Detached Units by Price Range in Saskatchewan First Quarter 2015													
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													
Q1 2015	14	7.4	37	19.7	42	22.3	29	15.4	66	35.1	188	450,000	505,815
Q1 2014	10	5.5	36	19.8	43	23.6	28	15.4	65	35.7	182	450,000	483,980
Year-to-date 2015	14	7.4	37	19.7	42	22.3	29	15.4	66	35.1	188	450,000	505,815
Year-to-date 2014	10	5.5	36	19.8	43	23.6	28	15.4	65	35.7	182	450,000	483,980
Saskatoon CMA													
Q1 2015	59	19.7	70	23.3	55	18.3	41	13.7	75	25.0	300	424,900	456,685
Q1 2014	101	25.5	66	16.7	81	20.5	57	14.4	91	23.0	396	426,132	442,968
Year-to-date 2015	59	19.7	70	23.3	55	18.3	41	13.7	75	25.0	300	424,900	456,685
Year-to-date 2014	101	25.5	66	16.7	81	20.5	57	14.4	91	23.0	396	426,132	442,968
Total Urban Centres in Saskatchewan (50,000+)													
Q1 2015	73	15.0	107	21.9	97	19.9	70	14.3	141	28.9	488	434,900	475,612
Q1 2014	111	19.2	102	17.6	124	21.5	85	14.7	156	27.0	578	429,900	455,882
Year-to-date 2015	73	15.0	107	21.9	97	19.9	70	14.3	141	28.9	488	434,900	475,612
Year-to-date 2014	111	19.2	102	17.6	124	21.5	85	14.7	156	27.0	578	429,900	455,882

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
First Quarter 2015

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													
Q1 2015	3	9.7	10	32.3	7	22.6	8	25.8	3	9.7	31	419,800	414,412
Q1 2014	45	43.3	36	34.6	14	13.5	8	7.7	1	1.0	104	363,856	366,787
Year-to-date 2015	3	9.7	10	32.3	7	22.6	8	25.8	3	9.7	31	419,800	414,412
Year-to-date 2014	45	43.3	36	34.6	14	13.5	8	7.7	1	1.0	104	363,856	366,787
Lethbridge													
Q1 2015	36	35.3	23	22.5	14	13.7	10	9.8	19	18.6	102	379,400	419,339
Q1 2014	65	67.0	14	14.4	8	8.2	7	7.2	3	3.1	97	329,500	338,848
Year-to-date 2015	36	35.3	23	22.5	14	13.7	10	9.8	19	18.6	102	379,400	419,339
Year-to-date 2014	65	67.0	14	14.4	8	8.2	7	7.2	3	3.1	97	329,500	338,848
Medicine Hat													
Q1 2015	13	38.2	7	20.6	6	17.6	3	8.8	5	14.7	34	374,759	392,756
Q1 2014	20	42.6	13	27.7	5	10.6	1	2.1	8	17.0	47	358,000	388,604
Year-to-date 2015	13	38.2	7	20.6	6	17.6	3	8.8	5	14.7	34	374,759	392,756
Year-to-date 2014	20	42.6	13	27.7	5	10.6	1	2.1	8	17.0	47	358,000	388,604
Red Deer													
Q1 2015	4	4.8	12	14.3	4	4.8	16	19.0	48	57.1	84	522,600	577,585
Q1 2014	4	6.6	3	4.9	9	14.8	14	23.0	31	50.8	61	500,000	530,223
Year-to-date 2015	4	4.8	12	14.3	4	4.8	16	19.0	48	57.1	84	522,600	577,585
Year-to-date 2014	4	6.6	3	4.9	9	14.8	14	23.0	31	50.8	61	500,000	530,223
Wood Buffalo													
Q1 2015	0	0.0	0	0.0	1	1.9	2	3.8	50	94.3	53	869,900	838,634
Q1 2014	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 2015	0	0.0	0	0.0	1	1.9	2	3.8	50	94.3	53	869,900	838,634
Year-to-date 2014	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													
Q1 2015	16	1.2	50	3.6	84	6.1	83	6.0	1,146	83.1	1,379	653,900	747,684
Q1 2014	92	6.6	195	14.0	178	12.8	192	13.8	739	52.9	1,396	510,907	619,093
Year-to-date 2015	16	1.2	50	3.6	84	6.1	83	6.0	1,146	83.1	1,379	653,900	747,684
Year-to-date 2014	92	6.6	195	14.0	178	12.8	192	13.8	739	52.9	1,396	510,907	619,093
Edmonton CMA													
Q1 2015	60	3.9	156	10.2	209	13.6	243	15.8	867	56.5	1,535	521,000	587,331
Q1 2014	103	8.1	173	13.5	184	14.4	205	16.1	612	47.9	1,277	495,000	564,116
Year-to-date 2015	60	3.9	156	10.2	209	13.6	243	15.8	867	56.5	1,535	521,000	587,331
Year-to-date 2014	103	8.1	173	13.5	184	14.4	205	16.1	612	47.9	1,277	495,000	564,116
Total Urban Centres in Alberta (50,000+)													
Q1 2015	132	4.1	258	8.0	325	10.1	365	11.3	2,138	66.4	3,218	569,000	650,885
Q1 2014	329	10.8	434	14.2	398	13.0	427	14.0	1,463	48.0	3,051	493,000	578,108
Year-to-date 2015	132	4.1	258	8.0	325	10.1	365	11.3	2,138	66.4	3,218	569,000	650,885
Year-to-date 2014	329	10.8	434	14.2	398	13.0	427	14.0	1,463	48.0	3,051	493,000	578,108

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Manitoba First Quarter 2015										
		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
2014	January	609	-6.3	1,126	1,264	1,702	66.2	254,481	5.3	266,203
	February	728	0.7	1,111	1,377	1,816	61.2	257,016	-1.3	260,513
	March	983	10.6	1,098	1,889	1,879	58.4	269,865	2.9	262,746
	April	1,329	0.4	1,150	2,412	1,950	59.0	270,908	2.7	261,384
	May	1,694	2.1	1,180	2,867	1,980	59.6	279,668	4.2	265,563
	June	1,668	5.0	1,201	2,739	2,020	59.5	274,173	2.4	264,967
	July	1,555	4.6	1,210	2,445	2,152	56.2	264,171	3.6	267,054
	August	1,246	-8.3	1,183	2,256	2,063	57.3	262,685	3.7	268,071
	September	1,275	7.8	1,154	2,446	2,027	56.9	256,098	2.8	264,969
	October	1,184	-5.8	1,131	1,935	2,032	55.7	263,159	-0.4	263,555
	November	860	-8.2	1,171	1,381	2,133	54.9	261,180	2.2	267,237
	December	651	-4.3	1,067	864	2,119	50.4	263,072	-8.2	264,216
2015	January	627	3.0	1,179	1,623	2,251	52.4	252,434	-0.8	263,895
	February	707	-2.9	1,115	1,620	2,217	50.3	262,441	2.1	266,327
	March	1,096	11.5	1,187	2,544	2,430	48.8	272,344	0.9	265,920
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,320	2.6	3,335	4,530	5,397	61.8	261,795	2.4	263,169
	Q1 2015	2,430	4.7	3,481	5,787	6,898	50.5	264,325	1.0	265,364
	YTD 2014	2,320	2.6		4,530			261,795	2.4	
	YTD 2015	2,430	4.7		5,787			264,325	1.0	

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

Table 5b: MLS® Residential Activity for Saskatchewan First Quarter 2015										
		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
2014	January	693	1.3	1,085	1,976	2,381	45.6	299,081	9.1	305,383
	February	831	6.3	1,095	2,050	2,445	44.8	293,368	4.4	295,368
	March	1,074	-0.6	1,113	2,517	2,382	46.7	304,428	4.6	299,777
	April	1,421	7.8	1,194	3,160	2,507	47.6	297,283	-0.6	284,911
	May	1,549	5.2	1,217	3,485	2,475	49.2	301,409	2.4	293,502
	June	1,539	5.8	1,225	3,089	2,439	50.2	301,741	3.3	296,219
	July	1,380	-8.2	1,089	3,159	2,604	41.8	304,816	6.9	302,696
	August	1,296	1.3	1,215	2,584	2,489	48.8	285,476	-0.5	289,146
	September	1,406	18.3	1,248	2,795	2,527	49.4	294,060	2.6	299,005
	October	1,156	-2.1	1,157	2,331	2,537	45.6	306,812	5.8	310,358
	November	844	-9.1	1,137	1,742	2,683	42.4	295,487	1.6	300,163
	December	674	2.0	1,096	1,196	2,658	41.2	291,524	4.6	298,780
2015	January	541	-21.9	895	2,083	2,601	34.4	294,885	-1.4	301,124
	February	700	-15.8	954	2,075	2,513	38.0	298,574	1.8	299,847
	March	1,010	-6.0	986	2,907	2,619	37.6	292,847	-3.8	288,215
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	2,598	2.0	3,293	6,543	7,208	45.7	299,464	5.7	300,158
	Q1 2015	2,251	-13.4	2,835	7,065	7,733	36.7	295,118	-1.5	296,205
	YTD 2014	2,598	2.0		6,543			299,464	5.7	
	YTD 2015	2,251	-13.4		7,065			295,118	-1.5	

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

Table 5c: MLS® Residential Activity for Alberta First Quarter 2015										
		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
2014	January	3,681	5.6	5,487	7,670	8,323	65.9	388,073	7.3	398,705
	February	4,727	4.8	5,517	7,871	8,326	66.3	405,439	7.1	400,110
	March	6,436	14.8	5,894	10,334	8,940	65.9	402,933	4.3	397,853
	April	7,304	12.4	6,030	11,690	9,163	65.8	398,105	5.1	391,977
	May	8,162	13.2	6,345	13,623	9,641	65.8	405,294	5.1	396,381
	June	7,782	14.3	6,180	11,841	9,556	64.7	407,166	5.5	399,206
	July	7,194	5.0	6,081	10,781	9,427	64.5	395,552	4.2	396,869
	August	6,354	3.8	6,364	9,571	9,602	66.3	397,701	4.2	402,417
	September	6,280	10.3	6,214	9,261	8,922	69.6	399,810	4.9	402,467
	October	6,087	8.9	6,387	8,400	9,497	67.3	400,027	6.1	404,555
	November	4,699	3.0	6,281	6,005	9,695	64.8	407,071	5.7	408,169
	December	3,067	-2.2	5,001	4,008	9,968	50.2	390,528	2.6	398,992
2015	January	2,642	-28.2	4,225	9,350	10,264	41.2	381,757	-1.6	390,373
	February	3,445	-27.1	4,202	8,750	9,335	45.0	385,804	-4.8	382,879
	March	5,131	-20.3	4,675	10,543	8,924	52.4	398,856	-1.0	389,417
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	14,844	9.1	16,898	25,875	25,589	66.0	400,046	6.0	398,866
	Q1 2015	11,218	-24.4	13,102	28,643	28,523	45.9	390,821	-2.3	387,629
	YTD 2014	14,844	9.1		25,875			400,046	6.0	
	YTD 2015	11,218	-24.4		28,643			390,821	-2.3	

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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 First Quarter 2015												
		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							
2014	January - March	591	3.1	5.2	623.4	5.5	2,361	101.3	802	3,817,410	90.18
	April - June	570	3.1	4.8	622.7	5.5	3,896	97.8	811	4,152,196	92.39
	July - September	570	3.1	4.8	627.1	5.4	2,509	112.2	819	4,016,326	90.97
	October - December	570	3.1	4.8	633.9	5.2	2,137	91.8	822	3,936,046	87.43
2015	January - March	568	3.0	4.8	636.8	5.6		74.5	826		79.20
	April - June										
	July - September										
	October - December										

Table 6.1a: Growth[1] of Economic Indicators for Manitoba First Quarter 2015											
		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							
2014	January - March	-0.5	0.1	0.0	-1.2	0.6	23.7	25.7	3.2	3.3	-8.5
	April - June	-3.4	0.1	-0.4	-0.5	0.0	49.2	1.1	3.3	0.9	-4.7
	July - September	-4.6	0.0	-0.5	0.2	-0.1	7.8	1.4	1.5	7.6	-5.7
	October - December	-5.2	0.0	-0.6	2.0	-0.6	-9.9	-7.2	3.2	1.3	-7.7
2015	January - March	-3.8	-0.2	-0.4	2.1	0.2		-26.5	3.0		-12.2
	April - June										
	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 First Quarter 2015

		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							
2014	January - March	591	3.1	5.2	566.1	4.3	3,674	101.3	932	4,294,946	90.18
	April - June	570	3.1	4.8	568.8	3.7	3,680	97.8	949	4,390,826	92.39
	July - September	570	3.1	4.8	572.7	3.6	2,698	112.2	967	3,990,877	90.97
	October - December	570	3.1	4.8	575.4	3.6	1,551	91.8	950	3,775,048	87.43
2015	January - March	568	3.0	4.8	568.5	4.6		74.5	965		79.20
	April - June										
	July - September										
	October - December										

Table 6.1b: Growth[1] of Economic Indicators for Saskatchewan First Quarter 2015

		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							
2014	January - March	-0.5	0.1	0.0	0.4	0.5	44.6	25.7	2.1	10.7	-8.5
	April - June	-3.4	0.1	-0.4	0.9	-0.5	-16.9	1.1	4.6	7.1	-4.7
	July - September	-4.6	0.0	-0.5	1.0	-0.7	-29.6	1.4	3.4	3.4	-5.7
	October - December	-5.2	0.0	-0.6	1.7	-0.4	-32.8	-7.2	1.5	-2.2	-7.7
2015	January - March	-3.8	-0.2	-0.4	0.4	0.3		-26.5	3.5		-12.2
	April - June										
	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
First Quarter 2015

		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							
2014	January - March	591	3.1	5.2	2,256.0	4.7	19,326	101.3	1,072	19,515,110	90.18
	April - June	570	3.1	4.8	2,269.8	4.9	25,757	97.8	1,079	19,523,309	92.39
	July - September	570	3.1	4.8	2,274.4	4.8	15,171	112.2	1,093	20,531,440	90.97
	October - December	570	3.1	4.8	2,294.3	4.5	6,530	91.8	1,083	19,865,338	87.43
2015	January - March	568	3.0	4.8	2,305.1	5.1		74.5	1,089		79.20
	April - June										
	July - September										
	October - December										

Table 6.1c: Growth[1] of Economic Indicators for Alberta
First Quarter 2015

		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							
2014	January - March	-0.5	0.1	0.0	2.4	0.0	-12.3	25.7	0.8	9.6	-8.5
	April - June	-3.4	0.1	-0.4	2.4	0.3	-10.5	1.1	1.8	9.2	-4.7
	July - September	-4.6	0.0	-0.5	1.5	0.2	-34.2	1.4	3.3	7.7	-5.7
	October - December	-5.2	0.0	-0.6	2.4	-0.2	-50.0	-7.2	2.0	4.3	-7.7
2015	January - March	-3.8	-0.2	-0.4	2.2	0.4		-26.5	1.6		-12.2
	April - June										
	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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