HOUSING NOW

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

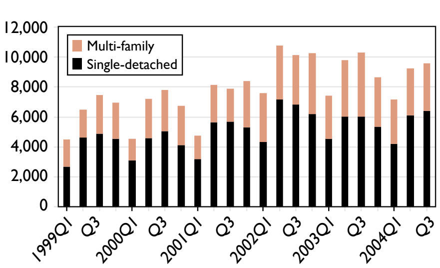
New Home Market

Fewer Housing Starts in Third Quarter

Total housing starts across Alberta fell by seven per cent during the third quarter to 9,600 units, compared with 10,321 units recorded during the three month period of July to September 2003. A year-over-year improvement in single-detached activity was countered by a substantial drop-off in new multi-family construction. These results represent the fourth back-to-back quarterly decline in housing starts across the province.

Despite the slowdown in housing activity in the past year, the outlook for the industry remains positive. Alberta continues to be a leader in job creation and is forecast to have the second fastest rate of employment growth in the nation in 2004. Lofty energy prices are generating enormous cash flows and profits for producers and benefiting a host of industries associated with oil and gas exploration and production. The province's export earnings are also getting a lift from the high prices for forestry, petroleum and coal product shipments. Another positive for the province is the windfall of energy royalties to the provincial government. Alberta Finance announced this September that oil and gas royalties will be $4 billion higher than predicted in the spring budget for fiscal year 2004-2005. The strong fiscal position of the government creates an overall feeling of optimism across Alberta, especially when tied to strong energy prices that show little sign of abating in the months ahead. Government spending on items such as health, education and infrastructure will remain at high levels, which should help sustain consumer and business confidence across the province.

Alberta Housing Starts



Source: CMHC

The current environment of relatively low mortgage rates, income growth and job creation are all working together to sustain demand for housing across Alberta. Another factor impacting housing demand is net migration. Alberta's population growth continues to be the highest among Canadian provinces thanks in large part to relatively strong in-migration. Net migration into the province totaled 13,508 persons during the first half of 2004, up one per cent from 12,271 net migrants reported in the period January to June 2003.

Table 1 provides the details on housing starts by area for the third quarter and year-to-date. Urban areas accounted for most of the fallback in third quarter housing starts. In communities over 10,000 population, total starts fell by nine per cent compared with a nine per cent year-over-year gain in rural areas. Communities such as Edmonton, Okotoks and Ft. McMurray (Wood Buffalo) accounted for much of the losses, due to a big drop in multi-family starts. Grande Prairie, Lethbridge and Medicine Hat managed to buck the downward trend, with all three communities reporting double-digit percentage gains over 2003Q3. On a year-to-date basis, total starts province-wide were 5.5 per cent lower than production levels witnessed in the first nine months of 2003.

Single-Detached Starts Improve

Following a modest one per cent gain in the second quarter, single-detached starts improved by six per cent year-over-year in the third quarter to 6,396 units province-wide. Builders in rural Alberta outpaced their city counterparts, marking an 11 per cent increase over 2003Q3. In urban areas, builders began work on 5,295 units in the third quarter, representing a five per cent rise over the same time last year. As shown in Table 1, with the exception of Lethbridge,

ALBERTA

THIRD QUARTER 2004

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HOME TO CANADIANS

Canada

Lloydminster and Wood Buffalo, most cities either met or exceeded the single-family numbers posted in 2003Q3.

On a year-to-date basis, single-detached starts were up by less than one per cent to the end of September compared with the first nine months of 2003. Single starts in urban areas were largely unchanged on aggregate while rural communities were 3.6 per cent higher. Among larger cities, Grande Prairie and Medicine Hat stand out as star performers, with year-to-date increases of 44 and 15 per cent respectively over three quarters of activity in 2003. In Calgary, single starts have fallen by five per cent so far this year, while activity in Metro Edmonton was on par with last year after nine months.

Higher-Priced Homes Gain Market Share

As reported in both our First and Second Quarter 2004 editions, higher priced homes continue to capture a larger share of the overall market place for new single-detached homes. Rising prices for labour and insurance as well as building components such as lumber, OSB, roofing products, steel, concrete, and vinyl siding are all putting pressure on builders' margins. Land prices are also heading higher due to higher costs associated with development charges and levies, replacement land, reinforced steel (rebar) and asphalt.

Table 3 compares third quarter single-family absorptions by price range in the province's five largest cities with the same time frame last year. Units priced over $250,000 accounted for 43 per cent of the market place in 2004Q3, up from one third in 2003Q3. In contrast, homes priced under $170,000 saw their market share tumble from 15 per cent in 2003Q3 to nine per cent in July to September of this year.

Single-Detached Inventories Continue To Trend Lower

In our Second Quarter Housing Now Alberta, we noted that unsold new home inventories in Alberta's five largest cities had turned the corner following five consecutive quarterly increases. With absorptions exceeding completions by 123 units in the third quarter, the stock of completed and unoccupied singles in these cities dropped from 1,530 units in June to 1,407 units in September. Compared with September 2003, single-family inventories have declined by three per cent overall, with large year-over-year reductions in Medicine Hat and Red Deer. Lethbridge was the only city out of the five with substantially higher stocks of unsold new singles compared with a year earlier.

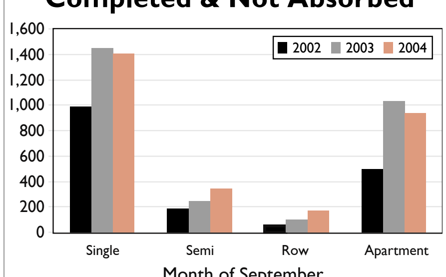
Multi-Unit Starts Weaken In Third Quarter

Multiple-unit starts in all areas fell by 25 per cent in the third quarter when compared with the same three month period in 2003. This follows a 15 per cent year-over-year drop in the number of new semi-detached, row and apartment units started in second quarter. Apartment starts experienced the biggest slide in the third quarter, dropping 40 per cent from 2003Q3. Rising rental apartment vacancies and growing supplies of new condo apartments in some communities have triggered the slowdown. In rural areas, activity was off by only two per cent from July to September 2003 while urban centres over 10,000 saw new construction drop by 27 per cent or 1,073 units. Improvements in Calgary, Grande Prairie, Lethbridge and Medicine Hat were undermined by large declines in Edmonton, Okotoks and Wood Buffalo. Metro Edmonton accounted for the lion's share of a pullback brought about by concerns over rising rental apartment vacancies and the large supply of new condos Downtown. Third quarter multi-unit starts were down by 52 per cent from 2003Q3 in the capital region, representing a drop of over 1,200 units.

On a year-to-date basis, multi-family starts have fallen by 15 per cent province-wide to the end of September to 9,318 units. This is largely the result of the big pullback so far this year in Metro Edmonton as well as weakness in Okotoks and Canmore. In Calgary, multiple starts were slightly ahead of last year's pace after nine months while communities such as Lethbridge, Medicine Hat and Red Deer have all posted large gains to the end of September.

Table 5 details housing activity by unit type and tenure. During the third quarter, private rental apartments experienced the largest relative decline year-over-year, dropping by two-thirds from the 742 units started in 2003Q3. In absolute numbers, condo apartments were off by the widest margin in the third quarter, with a total drop of 789 units from the 2,133 units started in July to September of last year. Semi-detached starts represent the one bright spot in multi-family construction this year. After nine months, semi-detached starts were up by 16 per cent compared with a 20 per cent drop for row and apartment units combined. Price pressures have made semis a more attractive option for many buyers, since a typical new semi sells for much less than the average single-detached unit.

Completed & Not Absorbed



Source: CMHC (Centres of 50,000 population and over)

Multi-Unit Inventories Inch Up From June

Multi-family completions totaled 3,524 units across Alberta during the third quarter, representing a decline of 1.8 per cent. Completions increased by a wide margin in six of the seven largest cities in Alberta but the overall numbers for urban areas were pulled down by a 36 per cent year-over-year drop in Calgary. Absorptions fell short of completions in the big cities and, as such, the inventory of completed an unoccupied multis inched upwards from the 1,455 units reported in June 2004.

Table 4b presents the multi-family inventory numbers for the five largest Alberta cities. In all communities combined, the multi-unit inventory was 6.2 per cent higher than in September 2003. Only Edmonton reported fewer unoccupied new multiples compared with the same time last year. All other big cities showed double-digit percentage increases with the exception of Lethbridge, where the number of unoccupied new multiples increased from three in September 2003 to 27 this September Total multiple unit supplies, which include both units under construction and the inventory of completed and unoccupied, stood at 14,691 units at the end of September, representing a year-over-year increase of over seven per cent. Condominium apartments account for 60 per cent of this supply. As shown in Table 5, condo apartment supplies were up by 19 per cent year-over-year to 8,773 units at the end of September 2004. This has occurred despite a 23 per cent decline in condo apartment starts in urban areas since the beginning of the year. To date, condo apartment completions still lag the numbers posted in the first nine months of 2003. Expect condo apartment completions to surge in the months ahead, as a large number of projects underway in both Calgary and Edmonton finish construction. Inventory numbers are expected to climb as well, unless absorption rates for this product type keep pace with the volumes coming onto the market.

The supply situation for private rental apartments is somewhat different from the new condo market, with supplies in September down by 24 per cent year-over-year. Both inventory and units under construction have dropped in response to reduced construction levels. Developers have throttled-back production in a number of cities this year in reaction to rising rental apartment vacancy rates last fall.

Table 1a
STARTS ACTIVITY BY AREA
PROVINCE OF ALBERTA - 3RD QUARTER 2004

	Single		Multiple			Total		% chg
Area	2004	2003	Semi	Row	Apt	2004	2003	2004/ 2003
Edmonton CMA	**1,947**	**1,822**	**302**	**126**	**678**	**3,053**	**4,137**	**-26.20**
Edmonton City	1,162	1,062	222	119	503	2,006	3,014	-33.44
Calgary CMA	**2,188**	**2,188**	**282**	**275**	**639**	**3,384**	**3,186**	**6.21**
Calgary City	1,850	1,846	228	263	589	2,930	2,727	7.44
Brooks Town CA	18	15	0	0	0	18	17	5.88
Camrose CA	26	19	10	0	0	36	57	-36.84
Canmore Town	30	22	18	4	55	107	83	28.92
Cold Lake CA	89	74	4	0	8	101	100	1.00
Cold Lake Town	5	3	0	0	0	5	11	-54.55
Bonnyville Town	14	6	4	0	0	18	24	-25.00
Grande Prairie CA	210	147	6	20	70	306	231	32.47
Lethbridge CA	153	167	20	38	49	260	221	17.65
Lloydminster CA	50	52	0	0	0	50	52	-3.85
Medicine Hat CA	138	126	24	33	138	333	184	80.98
Okotoks Town	88	52	4	4	0	96	209	-54.07
Red Deer CA	226	221	32	22	0	280	271	3.32
Wetaskiwin CA	6	5	0	0	8	14	25	-44.00
Wood Buffalo CA	126	139	42	58	24	250	342	-26.90
Wood Buffalo USA (Fort McMurray)	115	139	42	58	24	239	342	-30.12
Alberta Urban	**5,295**	**5,049**	**744**	**580**	**1,669**	**8,288**	**9,115**	**-9.07**
Alberta Rural	**1,101**	**991**	**71**	**66**	**74**	**1,312**	**1,206**	**8.79**
Total	**6,396**	**6,040**	**815**	**646**	**1,743**	**9,600**	**1,0321**	**-6.99**

Table 1b
STARTS ACTIVITY BY AREA
PROVINCE OF ALBERTA - YEAR TO DATE

	Single		Multiple			Total		% chg
Area	2004	2003	Semi	Row	Apt	2004	2003	2004/ 2003
Edmonton CMA	**4,887**	**4,904**	**814**	**317**	**2,006**	**8,024**	**9,555**	**-16.02**
Edmonton City	2,991	2,943	564	289	1,790	5,634	6,915	-18.52
Calgary CMA	**6,216**	**6,554**	**706**	**714**	**2,755**	**10,391**	**10,652**	**-2.45**
Calgary City	5,273	5,595	578	625	2,592	9,068	9,283	-2.32
Brooks Town CA	49	47	0	39	0	88	93	-5.38
Camrose CA	66	44	26	0	24	116	94	23.40
Canmore Town	72	64	30	33	99	234	338	-30.77
Cold Lake CA	231	194	6	0	8	245	228	7.46
Cold Lake Town	42	16	2	0	0	44	24	83.33
Bonnyville Town	22	22	4	0	0	26	40	-35.00
Grande Prairie CA	500	348	22	52	117	691	562	22.95
Lethbridge CA	421	409	46	123	57	647	535	20.93
Lloydminster CA	154	129	0	0	0	154	129	19.38
Medicine Hat CA	372	325	68	49	155	644	423	52.25
Okotoks Town	245	186	20	16	0	281	424	-33.73
Red Deer CA	592	580	78	142	174	986	811	21.58
Wetaskiwin CA	11	15	0	0	8	19	45	-57.78
Wood Buffalo CA	364	368	76	103	24	567	602	-5.81
Wood Buffalo USA (Fort McMurray)	341	366	76	103	24	544	600	-9.33
Alberta Urban	**14,180**	**1,4167**	**1,892**	**1,588**	**5,427**	**23,087**	**24,491**	**-5.73**
Alberta Rural	**2,516**	**2,428**	**199**	**128**	**84**	**2,927**	**3,046**	**-3.91**
Total	**16,696**	**16,595**	**2,091**	**1,716**	**5,511**	**26,014**	**27,537**	**-5.53**

** indicates a greater than 100 per cent change

Table 2a

HOUSING COMPLETIONS BY AREA

PROVINCE OF ALBERTA - 3RD QUARTER 2004

	Single		Multiple			Total		% chg
Area	2004	2003	Semi	Row	Apt	2004	2003	2004/ 2003
Edmonton CMA	**1,404**	**1,767**	**298**	**177**	**1,220**	**3,099**	**3,202**	**-3.22**
Edmonton City	869	1,163	212	140	1,026	2,247	2,405	-6.57
Calgary CMA	**2,370**	**2,465**	**252**	**259**	**484**	**3,365**	**4,030**	**-16.50**
Calgary City	2,058	2,108	212	219	395	2,884	3,526	-18.21
Brooks Town CA	16	11	0	0	0	16	21	-23.81
Camrose CA	17	15	2	0	0	19	49	-61.22
Canmore Town	26	23	14	15	23	78	92	-15.22
Cold Lake CA	82	75	4	0	0	86	79	8.86
Cold Lake Town	12	5	2	0	0	14	5	**
Bonnyville Town	6	16	2	0	0	8	16	-50.00
Grande Prairie CA	154	146	12	20	47	233	209	11.48
Lethbridge CA	169	159	18	79	32	298	210	41.90
Lloydminster CA	59	52	0	0	0	59	52	13.46
Medicine Hat CA	135	131	12	12	17	176	145	21.38
Okotoks Town	88	60	16	6	12	122	109	11.93
Red Deer CA	199	191	30	33	64	326	264	23.48
Wetaskiwin CA	2	7	2	0	0	4	15	-73.33
Wood Buffalo CA	138	111	10	71	164	383	180	**
Wood Buffalo USA (Fort McMurray)	127	109	10	71	164	372	178	**
Alberta Urban	**4,859**	**5,213**	**670**	**672**	**2,063**	**8,264**	**8,657**	**-4.54**
Alberta Rural	**944**	**966**	**73**	**46**	**0**	**1,063**	**1,111**	**-4.32**
Total	**5,803**	**6,179**	**743**	**718**	**2,063**	**9,327**	**9,768**	**-4.51**

Table 2b

HOUSING COMPLETIONS BY AREA

PROVINCE OF ALBERTA - YEAR TO DATE

	Single		Multiple			Total		% chg
Area	2004	2003	Semi	Row	Apt	2004	2003	2004/ 2003
Edmonton CMA	**4,459**	**4,969**	**822**	**431**	**2,240**	**7,952**	**8,742**	**-9.04**
Edmonton City	2,780	3,138	556	326	1,945	5,607	6,344	-11.62
Calgary CMA	**6,089**	**6,721**	**618**	**900**	**1,719**	**9,326**	**10,782**	**-13.50**
Calgary City	5,242	5,691	490	811	1,606	8,149	9,304	-12.41
Brooks Town CA	50	53	2	12	24	88	83	6.02
Camrose CA	48	57	26	8	16	98	95	3.16
Canmore Town	71	112	28	72	80	251	246	2.03
Cold Lake CA	225	192	6	12	26	269	198	35.86
Cold Lake Town	42	23	2	0	8	52	23	**
Bonnyville Town	17	26	4	12	18	51	26	96.15
Grande Prairie CA	420	347	46	51	72	589	462	27.49
Lethbridge CA	431	410	48	121	104	704	501	40.52
Lloydminster CA	143	138	0	0	0	143	138	3.62
Medicine Hat CA	345	329	58	53	31	487	422	15.40
Okotoks Town	212	209	20	17	160	409	310	31.94
Red Deer CA	553	597	102	80	64	799	1,189	-32.80
Wetaskiwin CA	14	19	8	8	8	38	45	-15.56
Wood Buffalo CA	309	383	50	97	311	767	688	11.48
Wood Buffalo USA (Fort McMurray)	289	376	50	97	311	747	681	9.69
Alberta Urban	**13,369**	**14,536**	**1,834**	**1,862**	**4,855**	**21,920**	**23,901**	**-8.29**
Alberta Rural	**2,377**	**2,463**	**214**	**151**	**30**	**2,772**	**2,959**	**-6.32**
Total	**15,746**	**16,999**	**2,048**	**2,013**	**4,885**	**24,692**	**26,860**	**-8.07**

** indicates a greater than 100 per cent change

Table 3a

SINGLE FAMILY HOMES - ABSORBED BY PRICE RANGE

PROVINCE OF ALBERTA - MAJOR ALBERTA CENTRES - 3RD QUARTER 2004

Area	< $110,000	$110,000-139,999	$140,000-169,999	$170,000-199,999	$200,000-249,999	$250,000 +	Total
Edmonton CMA	**13**	**23**	**126**	**298**	**526**	**501**	**1,487**
Calgary CMA	**0**	**0**	**87**	**304**	**747**	**1,254**	**2,392**
Lethbridge CA	0	33	42	33	37	21	166
Medicine Hat CA	1	6	19	30	45	47	148
Red Deer CA	0	2	51	47	51	56	207
Total	**14**	**64**	**325**	**712**	**1,406**	**1,879**	**4,400**

Table 3b

SINGLE FAMILY HOMES - ABSORBED BY PRICE RANGE

PROVINCE OF ALBERTA - MAJOR ALBERTA CENTRES - 3RD QUARTER 2003

Area	< $110,000	$110,000-139,999	$140,000-169,999	$170,000-199,999	$200,000-249,999	$250,000 +	Total
Edmonton CMA	**11**	**30**	**202**	**382**	**577**	**439**	**1,641**
Calgary CMA	**0**	**1**	**201**	**381**	**862**	**1,016**	**2,461**
Lethbridge CA	0	48	60	33	20	12	173
Medicine Hat CA	0	6	23	19	27	21	96
Red Deer CA	0	16	68	35	44	24	187
Total	**11**	**101**	**554**	**850**	**1,530**	**1,512**	**4,558**

Table 4a

UNDER CONSTRUCTION

PROVINCE OF ALBERTA - SEPTEMBER 2004

	Single		Multiple			Total		% chg
Area	2004	2003	Semi	Row	Apt	2004	2003	2004/ 2003
Edmonton CMA	**3,225**	**3,245**	**638**	**369**	**4,871**	**9,103**	**8,932**	**1.91**
Edmonton City	1,828	1,848	454	350	4,345	6,977	6,662	4.73
Calgary CMA	**3,649**	**3,806**	**644**	**698**	**4,256**	**9,247**	**8,671**	**6.64**
Calgary City	2,941	3,132	522	626	4,093	8,182	7,688	6.43
Brooks Town CA	18	19	0	39	0	57	61	-6.56
Camrose CA	33	22	10	0	24	67	70	-4.29
Canmore Town	26	20	14	100	263	403	332	**
Cold Lake CA	93	74	2	0	8	103	102	0.98
Cold Lake Town	26	26	0	0	8	34	36	-5.56
Bonnyville Town	14	6	2	0	0	16	24	-33.33
Grande Prairie CA	254	136	6	20	70	350	273	28.21
Lethbridge CA	266	256	40	81	49	436	461	-5.42
Lloydminster CA	53	49	0	0	0	53	49	8.16
Medicine Hat CA	246	181	54	41	211	552	273	**
Okotoks Town	94	68	4	10	0	108	247	**
Red Deer CA	328	309	48	130	273	779	648	20.22
Wetaskiwin CA	5	4	0	0	8	13	22	-40.91
Wood Buffalo CA	247	156	56	89	107	499	552	-9.60
Wood Buffalo USA (Fort McMurray)	247	156	56	89	107	499	552	-9.60
Alberta Urban	**8,537**	**8,345**	**1,516**	**1,577**	**10,140**	**21,770**	**20,693**	**5.20**
Alberta Rural	**1,249**	**1,190**	**186**	**184**	**120**	**1,739**	**1,761**	**-1.25**
Total	**9,786**	**9,535**	**1,702**	**1,761**	**10,260**	**23,509**	**22,454**	**4.70**

Table 4b

COMPLETE NOT OCCUPIED

PROVINCE OF ALBERTA - SEPTEMBER 2004

	Single		Multiple			Total		% chg
Area	2004	2003	Semi	Row	Apt	2004	2003	2004/ 2003
Edmonton CMA	**551**	**601**	**143**	**44**	**567**	**1,305**	**1,462**	**-10.74**
Calgary CMA	**715**	**684**	**168**	**112**	**264**	**1,259**	**1,106**	**13.83**
Lethbridge CA	53	26	5	13	9	80	29	**
Medicine Hat CA	49	73	16	4	17	86	94	-8.51
Red Deer CA	39	66	11	3	82	135	132	2.27
Total	**1,407**	**1,450**	**343**	**176**	**939**	**2,865**	**2,823**	**1.49**

N\A: not available

** indicates a greater than 100 per cent change

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Table 5

HOUSING ACTIVITY SUMMARY

PROVINCE OF ALBERTA - CENTRES OF 10,000 POPULATION AND OVER

	Ownership					Rental				
Activity	**Freehold**			**Condominium**		**Private**		**Assisted**		**Grand**
	Single [1]	Semi [1]	Row	Row	Apt	Row	Apt	Row	Apt	Total
Starts										
Current Quarter	5,295	744	32	455	1,344	93	255	0	70	8,288
Previous Year	5,049	496	52	543	2,133	100	742	0	0	9,115
Year-to-Date 2004	14,180	1,892	111	1,269	4,049	169	1,111	39	267	23,087
Year-to-Date 2003	14,167	1,636	157	1,570	5,280	214	1,467	0	0	24,491
Under Construction										
2004	8,537	1,516	88	1,314	8,406	136	1,467	39	267	21,770
2003	8,345	1,430	158	1,590	7,039	144	1,987	0	0	20,693
Completions										
Current Quarter	4,859	670	38	561	1,533	73	530	0	0	8,264
Previous Year	5,213	622	26	492	1,762	48	494	0	0	8,657
Year-to-Date 2004	13,369	1,834	135	1,515	3,399	212	1,456	0	0	21,920
Year-to-Date 2003	14,536	1,660	95	1,235	3,966	133	2,276	0	0	23,901
Completed & Not Absorbed										
2004	1,407	343	8	159	367	9	572	0	0	2,865
2003	1,450	244	4	87	327	8	703	0	0	2,823
Total Supply [3]										
2004	9,944	1,859	96	1,473	8,773	145	2,039	39	267	24,635
2003	9,795	1,674	162	1,677	7,366	152	2,690	0	0	23,516
Absorptions [2]										
Current Quarter	4,678	586	45	553	1,445	76	614	0	0	7,997
Previous Year	4,654	573	26	447	1,618	52	474	0	0	7,844
12-month Average	1,458	187	14	155	341	19	158	0	0	2,332

1 May include units intended for condominium.
2 Centres of 50,000 population and over.
3 Sum of units under construction, complete and unoccupied

DEFINITIONS AND BACKGROUND NOTES

CMHC SCHL

Starts and Completions Survey

The purpose of this survey is to measure new residential construction activity. The common unit of measurement is the "dwelling unit" (as opposed to value).

The Starts and Completion Survey enumerates dwelling units in new structures only; such units being designed for non-transient and year-round occupancy. Thus, excluded from the survey are conversions, vacation homes, cottages and collective type dwellings.

Starts - refer to units where construction has advanced to the footing or foundation stage and in the case of multiples, a start applies to the individual unit.

Under Construction - refers to units that have started but are not complete (i.e. units under construction from the previous month plus starts for the current month minus completions during the current month plus/minus any adjustments to units under construction which may include cancellations of projects, re-initiations of projects and/or changes in tenure status).

Completions - refer to units where all proposed construction work has been performed or in some cases where ninety percent of all construction work is completed and the structure is fit for occupancy.

Completed and Unoccupied - refers to completed units of new construction which have never been occupied or sold (i.e. completed and unoccupied units from the previous month plus completions during the current month minus absorptions for the current month).

Total Supply - refers to the total supply of new units and includes, units under construction and units that are completed but not occupied (i.e. under construction plus completed and unoccupied for the current month).

Absorptions - refers to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units pre-sold or pre-leased are not included until the completion stage (i.e. completed and unoccupied units from the previous month plus completions for the current month minus completed and unoccupied units for the current month).

Dwelling units have been divided into four categories:

The definition of types of dwellings used are in accordance with those used in the Census.

Single-Detached - This type is commonly called a "single-house". It comprises only one-dwelling unit which is completely separate on all sides from any other dwelling or structure including linked homes which are attached below ground.

Semi-Detached - In this category each one of two dwellings are located side-by-side in a building and are separated by a common wall extending from ground to roof or by a garage.

Row - This category comprises a one-family dwelling unit in a row of three or more dwellings separated by common or party walls extending from ground to roof.

Apartment and Other - This category includes all dwelling units other than those described above. It includes structures such as: duplexes, double-duplexes, triplexes, row-duplexes, apartments proper and dwellings over or behind a store or other nonresidential structure. In accordance with the definition, single-detached units with legal secondary suites are included in this category.

Geographical coverage of the survey includes all metropolitan areas, census agglomerations and urban centres of 10,000 population and over, as defined by the Census. These areas are enumerated completely each month. The remainder of the branch territory is covered on a sample basis four times a year in March, June, September and December.

Market Absorption Survey

The purpose of this survey is to provide an indication of the short-term demand for home ownership and rental dwellings. The survey is designed to measure the rate at which units are sold or rented after they are completed.

The geographical coverage of the Market Absorption Survey is all metropolitan areas and all urban centres of 50,000 population and over.

In the Market Absorption Survey, certain dwellings are excluded for various reasons. These are: dwellings financed by CMHC or NHA Section 6, Non-profit Public and Private initiated housing, which are not subject to normal market criteria and dwellings constructed for model purposes.

Absorption in this report is defined as take up monitored at completions plus those from inventory. For the short term, absorptions are a function of actual completions and inventory levels.

2001 Census Definitions

A **Census Metropolitan Area** refers to the main labour market area of an urbanized core having 100,000 or more population. The Edmonton CMA includes 35 municipalities and Calgary CMA includes nine. Note: Wood Buffalo USA includes Fort McMurray City and Wood Buffalo includes Ft. McMurray CA

A **Census Agglomeration** refers to the region labour market area of an urbanized core housing between 10,000 and 99,999 population. CMA's and CA's are created by Statistics Canada and are usually known by the name of the urban area forming their urbanized core. They contain whole municipalities (or census subdivisions) and are comprised of:

1. Municipalities if (a) at least 40% of the employed labour force living in the municipalities work in the urbanized core or (b) at 25% of the employed labour force working in the municipality live in the urbanized core.
2. Other municipalities if (a) at least 40% of the employed labour force living in the municipality work in the urbanized core or (b) at 25% of the employed labour force working in the municipality live in the urbanized core.

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