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Canada Mortgage and Housing Corporation

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Canadian Market Overview

MARCH 2006

New Home Market

Starts continue at a strong pace in February

The seasonally adjusted annual rate¹ of housing starts was 240,900 units in February, down from 248,100 units in January.

Despite the modest decline, the rate of housing starts in February continued to be very strong. However, activity is expected to moderate over

the course of 2006. Rising house prices and modest mortgage rate increases will boost mortgage carrying costs and contribute to a softening of demand for both existing and new homes.

Both urban single and multiple starts fell in February

In February, the seasonally adjusted annual rate of urban starts fell 3.3 per cent to

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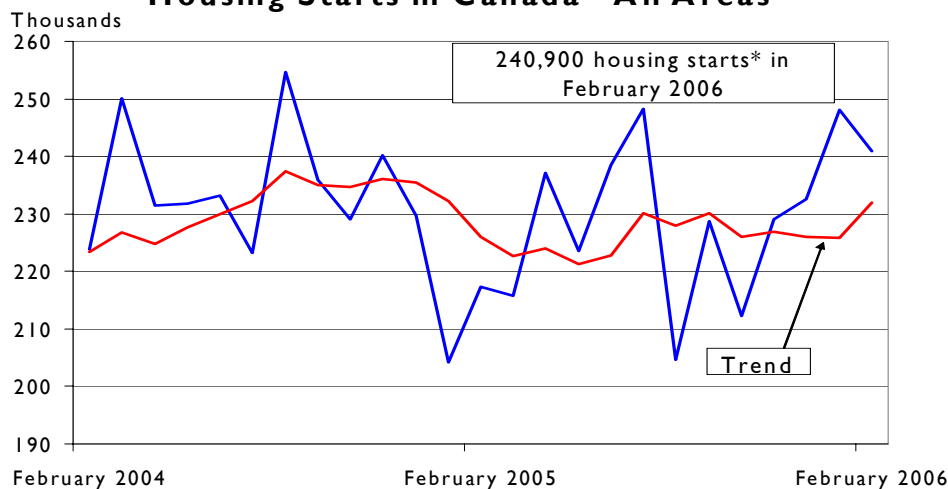
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Housing Starts in Canada - All Areas*



Source: CMHC

*Seasonally adjusted at annual rates

Monthly housing starts numbers published in Housing Now Canada are final and may differ from the preliminary numbers in the starts press release

¹ All starts figures, other than actual starts, are seasonally adjusted annual rates (SAAR) that are monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels.



208,300 units compared to the previous month. Urban multiple starts eased by 2.0 per cent to 101,400 units and single starts fell 4.6 per cent to 106,900 units in February compared to January.

Urban starts increased in western Canada

The vibrant economy in western Canada propelled starts higher in both British Columbia and the Prairies. Urban housing starts in the Prairies were up 11.5 per cent in February to 45,400 units while in British Columbia they surged 22.6 per cent to a seasonally adjusted annual rate of 39,100 units. In the rest of the country urban housing starts were down in February compared to a month ago. The sharpest declines were in the Atlantic region and Ontario where urban starts fell 16.8 per cent to 10,900 units and 15.1 per cent to 73,700 units, respectively. In Quebec, starts were down 8.8 per cent to 39,200 units.

Rural starts in February were estimated at a seasonally adjusted annual rate of 32,600 units.

Year-to-date actual urban starts are higher than in the same period last year

For the first two months of the year, actual urban starts were 17.7 per cent higher than in the same period in 2005. Year-to-date in 2006, single starts increased 21.9 per cent and multiple starts rose 14.0 per cent compared to the same period last year.

Across the regions, on a year-to-date basis, actual urban starts were up in the Atlantic (63.9 per cent), British Columbia (33.5 per cent), the Prairies (26.7 per cent), and Ontario (14.8 per cent), but were down in Quebec (5.0 per cent).

New house prices remained strong in January

The year-over-year increase in the price of new homes, as measured by the New Housing Price

index (NHPI), was 6.6 per cent in January 2006, up from 5.9 per cent in December 2005. Higher building material and labour costs, as well as increasing land values contributed to the increase in house prices.

Existing Home Market

MLS® sales up in January

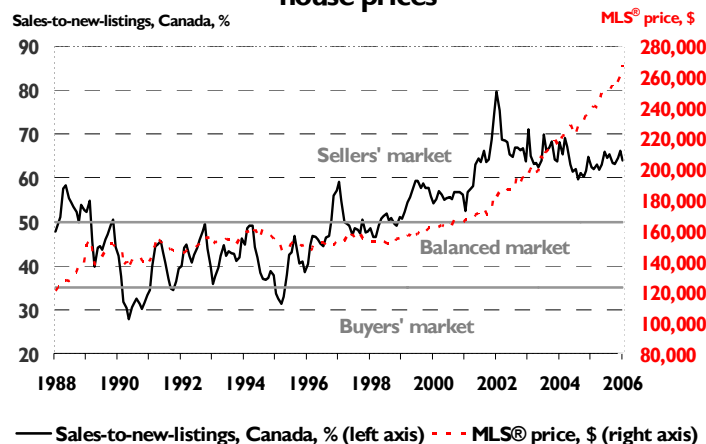
For the first month of the year, actual MLS® (Multiple Listings Service) actual sales were up 15.0 per cent to 26,988 from the same period in 2005. In 2005, MLS® sales reached a new record level for the fifth consecutive year. Low interest rates, healthy labour markets, and steady income growth helped boost MLS® sales to 483,233 units in 2005.

MLS® new listings rise

Actual new listings were up 12.2 per cent in January 2006 over the same period in 2005.

New listings grew 4.4 per cent and established a new record of 757,241 units in 2005

Sellers' market continues to support rising house prices



Data are seasonally adjusted and annualized

Sources: CMHC, Canadian Real Estate Board (CREA), MLS®

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Sellers' market conditions across Canada continue to support strong growth in house prices

An indicator of price pressure in the existing home market is the sales-to-new-listings ratio¹. New listings are a gauge of supply of existing homes, while MLS® sales are a proxy for demand.

The sales-to-new-listings ratio for Canada remained in sellers' market territory in January, at about 64 per cent. As a result, the average MLS® price was 12.7 per cent higher in January 2006 compared to the same period the previous year.

Economic conditions

In February, employment increased by 25,000 jobs. Strong growth in part-time employment (56,300 jobs) contributed to the gain in February, while full-time employment fell (-31,600 jobs).

The unemployment rate edged down by 0.2 percentage point to 6.4 per cent in February, the lowest rate in over three decades .

¹ Taking the Canadian market as a whole, a sales-to-new-listings ratio below 35 per cent has historically accompanied prices that are rising at a rate that is less than inflation, a situation known as a *buyers' market*. A sales-to-new-listings ratio above 50 per cent is associated with a *sellers' market*. In a sellers' market, home prices generally rise more rapidly than overall inflation. When the sales-to-new-listings ratio is between these thresholds, the market is said to be *balanced*.

Employment in February 2006 was up 1.7 per cent compared to a year ago.

The seasonally adjusted employment-to-population ratio remains close to historical peak levels. In other words, a near record share of Canadians are employed, which is supporting high levels of consumer confidence and strong demand for housing.

The Bank of Canada raised its target for the overnight lending rate by a quarter of a percentage point to 3.75 per cent on March 7th following similar moves on January 24th, December 6th, October 18th, and September 7th. With the economy operating close to full capacity, the gradual reduction in monetary stimulus will help to prevent rising inflationary pressures. Nevertheless, monetary conditions remain stimulative.

In February, the price of goods and services included in the Consumer Price Index (CPI) basket increased 2.2 per cent compared to February 2005. The increase was mainly due to the higher cost of gasoline, purchase and leasing of automotive vehicles, natural gas, and homeowners' replacement costs. These increases were restrained by a drop in insurance premiums for automotive vehicles, as well as lower prices for computer equipment and supplies, and for women's clothing.

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MORTGAGE LENDING

RESIDENTIAL MORTGAGE CREDIT UP

By: Ali Manouchehri, Senior Economist, Capital Markets

Residential mortgage credit grew 10.0 per cent in the fourth quarter of 2005 compared to the same quarter in 2004 to surpass \$651 billion due to low mortgage rates and active housing markets.

Rising but low mortgage rates, robust employment growth, and income gains contributed to high levels of home construction, existing home sales, and renovation spending. As a result, growth in mortgage credit was healthy in the final quarter of 2005.

A vibrant market for existing homes

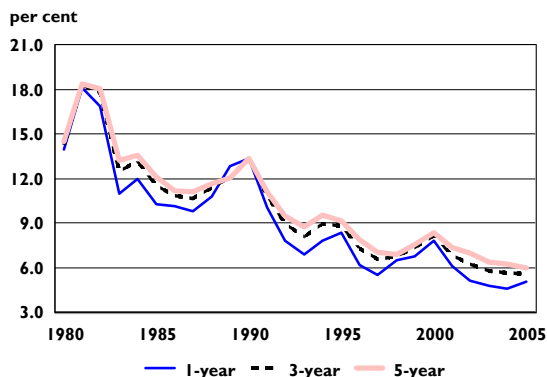
Mortgage rates edged higher in the fourth quarter of 2005. The increase ranged from 0.25 to 0.75 of a percentage point, depending on the term. Despite the increase, mortgage rates remained low by historical standards.

The value of homes sold through MLS¹ edged up 0.5 per cent in the fourth quarter of 2005 over the previous quarter due to a combination of higher average house price and fewer units sold. However, for the year 2005 as a whole, the value of sales advanced by over 15.0 per cent compared to 2004 because of both rising sales and prices.

Housing starts softened in the fourth quarter but prices continued to rise

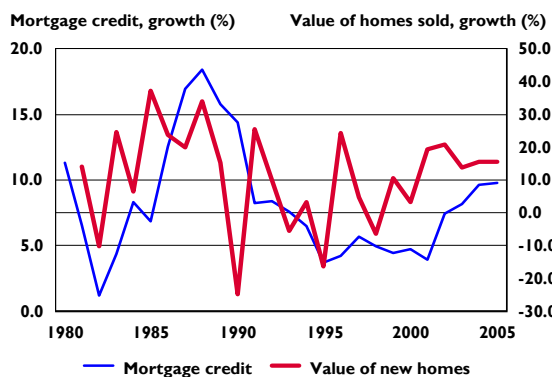
Despite easing home building in the fourth quarter of 2005 compared to the previous quarter, prices continued to rise. In the fourth quarter, seasonally adjusted annual housing starts of 224,600 units were 1.2 per cent lower than in the third quarter. At the same time, the New House Price Index rose 1.8 per cent. For 2005 as a whole, the market witnessed a 3.4 per cent decline in housing starts, a 2.0 per cent fall in the number of units completed, but a 5.0 per cent increase in the New House Price Index.

Mortgage rates edged up but are still low by historical standards



Sources: Bank of Canada, Statistics Canada, CMHC

Price and number of housing starts play a major role in growth of mortgage credit



Sources: Bank of Canada, Statistics Canada

¹ Multiple Listing Service (MLS) is a registered certification marked owned by the Canadian Real Estate Association

The solid performance in housing markets led to higher mortgage credit

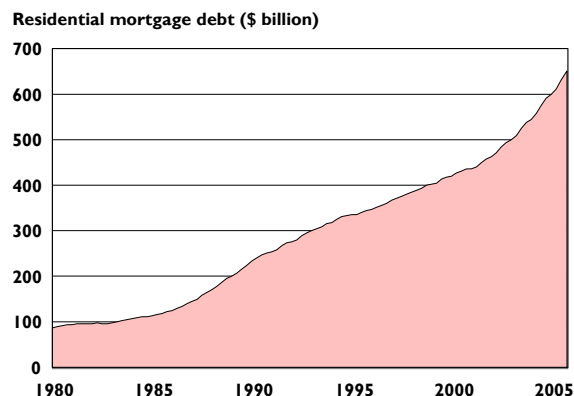
The strength in the housing market led to an increase of 2.9 per cent in mortgage credit outstanding in the fourth quarter of 2005 over the previous quarter. This raised residential mortgage debt by 10.0 per cent in the fourth quarter of this year relative to the same period in 2004.

Although mortgage debt grew in the fourth quarter of 2005, it accounted for 68.1 per cent of household debt, compared to 73.0 per cent a decade ago.

The share of mortgage credit by type of institution was stable

Chartered banks accounted for 72.3 per cent of the residential mortgage loans outstanding in the fourth quarter of 2005 followed by credit unions at 16.4 per cent. These shares are little changed from 72.6 and 15.9 per cent a year earlier.

Residential mortgage debt has increased more than five-fold since 1980



Sources: Bank of Canada, Statistics Canada, CMHC

MARKET SHARE OF RESIDENTIAL MORTGAGE CREDIT (%) *

	Q 4:04	Q 1:05	Q 2:05	Q 3:05	Q 4:05 e
Banks	72.6	72.5	72.4	72.4	72.3
Trusts	1.4	1.5	1.5	1.5	1.5
Caisse & Cr. Unions	15.9	16.0	16.1	16.2	16.4
Life Ins. Co.	3.1	3.0	2.9	2.8	2.7
Pension Funds	2.0	2.0	2.0	2.0	2.0
Others **	5.1	5.1	5.1	5.0	5.0

* Excludes Special Purpose Vehicles and NHA MBS

** Includes non-depository credit intermediaries

e: estimate

Sources: CMHC, Bank of Canada, Statistics Canada

INDICATORS OF MORTGAGE LENDING ACTIVITY

MORTGAGE CREDIT OUTSTANDING (\$MILLIONS)*

	2003	2004	2005	Q4:04	Q1:05	Q2:05	Q3:05	Q4:05e
Banks	329,679	352,527	378,166	365,828	367,406	372,115	383,522	389,619
Trusts	5,987	6,775	7,874	7,106	7,413	7,807	8,074	8,201
Caisse & Cr. Unions	69,143	76,624	84,543	79,878	80,995	82,868	85,899	88,410
Life Ins. Co.	15,781	15,421	14,935	15,462	15,297	14,946	14,751	14,746
Pension Funds	9,133	9,616	10,587	9,998	10,141	10,392	10,770	11,045
Others **	24,351	25,365	26,406	25,640	25,772	26,053	26,672	27,124
Special Purpose Vehicles	14,581	13,724	14,749	13,565	13,635	14,230	14,937	16,195
NHA MBS ***	49,850	68,471	86,979	74,884	79,777	83,841	88,265	96,032
TOTAL	518,504	568,523	624,238	592,361	600,436	612,251	632,892	651,373
% change (year-over-year)	8.1	9.6	9.8	10.1	9.9	9.6	9.7	10.0

* Average for the period, unadjusted

e: estimate

** Includes non-depository credit intermediaries

*** CMHC

Sources: CMHC, Bank of Canada, Statistics Canada

MORTGAGE RATES (%)*

	2003	2004	2004	Q4:04	Q1:05	Q2:05	Q3:05	Q4:05
1-year	4.84	4.59	5.06	4.90	4.88	4.83	4.97	5.55
3-year	5.82	5.65	5.59	5.75	5.68	5.52	5.40	5.75
5-year	6.39	6.23	5.99	6.25	6.12	5.90	5.80	6.15

* Average of period

Sources: CMHC, Bank of Canada, Statistics Canada

NHA AND CONVENTIONAL MORTGAGE LOANS APPROVED*

		2003	2004	Q2:04	Q3:04	Q4:04	Q1:05	Q2:05
By Type of Lender								
Banks	\$ millions	114,364	132,202	41,581	34,440	27,048	29,341	41,330
	Units	878,923	950,069	302,485	241,374	193,243	198,030	275,078
Trusts	\$ millions	4,083	5,633	1,720	1,415	1,099	1,440	1,408
	Units	37,580	44,242	13,287	10,986	8,348	11,554	9,798
Life Ins. & Others	\$ millions	19,441	23,660	7,264	5,584	4,875	6,196	8,099
	Units	192,766	223,579	70,044	51,919	44,633	53,609	67,706
TOTAL	\$ millions	137,888	161,495	50,565	41,439	33,022	36,977	50,837
	Units	1,109,269	1,217,890	385,816	304,279	246,224	263,193	352,582

Source: CMHC NHA loan approval system and Conventional Lending Survey

* Mortgage approval data are gross and may not fully capture lending activities of credit unions, caisses populaires, other smaller institutions and privately-insured loans in some areas.

CANADA'S HOTTEST HOUSING MARKETS IN 2005

Strong economic opportunities and positive net interprovincial migration enabled housing markets in British Columbia and Alberta to outperform the rest of Canada.

Housing demand boosted by strong economic fundamentals in the West

British Columbia's housing markets were driven by growth in the economy and a strong labour market. British Columbia led the nation in job growth in 2005 at 3.3 per cent. Wages and salaries in British Columbia were up 6.1 per cent in 2005, ahead of the 5.4 per cent gain in Canada. Non-residential construction was strong due to infrastructure, commercial and institutional building, including projects related to the 2010 Winter Olympic Games. Global demand for commodities such as copper and coal fuelled growth in the mining sector. The province's population is expanding as more people move to British Columbia than leave for other places. The province added approximately 37,000 net migrants in the first three quarters of 2005.

Positive economic conditions and strong net migration were also the dominant forces fuelling demand in Alberta's housing market in 2005. Booming energy prices have resulted in massive investment in Alberta's energy sector, thereby boosting Alberta's economic growth. Alberta's low unemployment rate and healthy economic opportunities supported strong interprovincial migra-

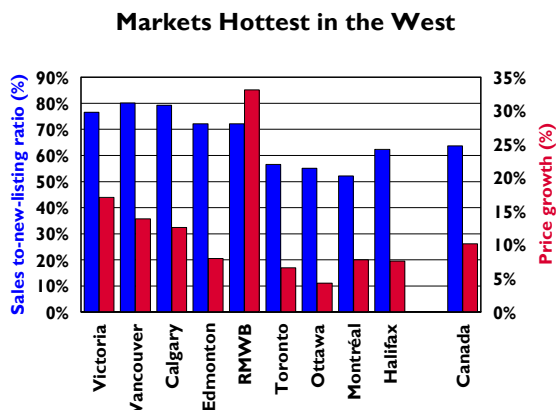
tion flows. For the first three quarters of 2005, net interprovincial migration added nearly 25,000 people to Alberta's population. Alberta recorded 1.5 per cent employment growth in 2005 as job gains were somewhat constrained by shortages of skilled labour.

The rest of Canada (excluding British Columbia and Alberta) recorded just over one per cent employment growth in 2005 and lost around 30,000 people to the two western most provinces. This slower employment growth and population drain dampened local housing markets.

Hot markets lead to price gains

The sales-to-new-listings ratio is an indicator of the relative balance between demand and supply in the existing home market. In markets where sales are high relative to new listings, potential buyers have less choice and typically have less bargaining power. For Canada as a whole, a sales-to-new-listings ratio above 50 % is associated with rapidly rising prices – a "sellers' market", although this threshold does vary from market to market.

With most of the existing home markets in Canada firmly within sellers' market territory in 2005, the average MLS® price increased by 10.2 per cent in 2005. The strongest MLS® price growth was in Western Canada, with British Columbia and all three Prairie provinces recording increases above the national average. Across the major markets in Canada, the housing markets with the strongest price growth were in Victoria (17.1 per cent), Vancouver (13.9 per cent), and Calgary (12.6 per cent). The Regional Municipality of Wood Buffalo (RMWB) is particularly noteworthy as multi-billion dollar investment in Alberta's oil sands heated up the local real estate market. Price growth in central and eastern Canada's existing home markets was more subdued in 2005, 6.6 per cent in Toronto, 4.3 per cent Ottawa, 7.8 per cent in Montreal and 7.6 per cent in Halifax.



Sources: CREA, CMHC

This Month's Housing Data (SAAR)

	2005	Q2:05	Q3:05	Q4:05	M12:05	M01:06	M02:06
Housing starts, units, 000s							
Canada. Total. All areas	225.5	233.0	227.4	224.6	232.6	248.1	240.9
Per cent change from previous period	-3.4	9.8	-2.4	-1.2	1.5	6.7	-2.9
Canada. Total. Rural areas	32.0	33.9	30.1	33.7	33.7	32.6	32.6
Per cent change from previous period	10.2	21.9	-11.2	12.0	0.0	-3.3	0.0
Canada. Total. Urban areas	193.5	199.1	197.3	190.9	198.9	215.5	208.3
Per cent change from previous period	-5.3	7.9	-0.9	-3.2	1.8	8.3	-3.3
Canada. Single. Urban areas	94.0	97.0	91.4	94.5	97.8	112.0	106.9
Per cent change from previous period	-9.5	4.3	-5.8	3.4	3.5	14.5	-4.6
Canada. Multiple. Urban areas	99.5	102.1	105.9	96.4	101.1	103.5	101.4
Per cent change from previous period	-1.0	11.6	3.7	-9.0	0.2	2.4	-2.0
Newfoundland. Total. All areas	2.5	2.3	2.6	2.4	2.7	2.6	3.4
Per cent change from previous period	-13.0	-23.3	13.0	-7.7	22.7	-3.7	30.8
Prince Edward Island. Total. All areas	0.9	0.6	0.8	0.8	1.0	2.3	1.9
Per cent change from previous period	-6.2	-57.1	33.3	0.0	25.0	130.0	-17.4
Nova Scotia. Total. All areas	4.8	5.3	4.6	4.9	4.1	7.0	5.9
Per cent change from previous period	1.2	32.5	-13.2	6.5	-25.5	70.7	-15.7
New Brunswick. Total. All areas	4.0	4.1	3.9	4.2	3.5	5.2	3.7
Per cent change from previous period	0.3	20.6	-4.9	7.7	0.0	48.6	-28.8
Quebec. Total. All areas	50.9	51.4	50.0	49.5	49.6	51.7	47.9
Per cent change from previous period	-12.9	-2.7	-2.7	-1.0	-0.4	4.2	-7.4
Ontario. Total. All areas	78.8	86.9	78.5	74.7	83.7	92.4	79.3
Per cent change from previous period	-7.4	19.4	-9.7	-4.8	4.1	10.4	-14.2
Manitoba. Total. All areas	4.7	4.4	5.5	4.7	4.0	4.8	4.6
Per cent change from previous period	6.6	4.8	25.0	-14.5	-20.0	20.0	-4.2
Saskatchewan. Total. All areas	3.4	3.4	3.8	3.6	3.2	4.5	2.9
Per cent change from previous period	-9.1	36.0	11.8	-5.3	-22.0	40.6	-35.6
Alberta. Total. All areas	40.8	42.1	40.4	43.0	42.8	41.8	48.3
Per cent change from previous period	12.6	14.7	-4.0	6.4	-2.3	-2.3	15.6
British Columbia. Total. All areas	34.7	32.5	37.3	36.8	38.0	35.7	42.9
Per cent change from previous period	5.3	3.2	14.8	-1.3	11.8	-6.1	20.2

SOURCE: CMHC, Starts and Completions Survey. All data are seasonally adjusted and annualized. This seasonally adjusted data goes through stages of revision at different times through the yearly cycle resulting in finalization of preliminary data. These revisions take place at the end of each month, quarter and year.

Annual rate of housing starts, urban areas*

	2005	Q2:05	Q3:05	Q4:05	M12:05	M01:06	M02:06
Canada	193.5	199.1	197.3	190.9	198.9	215.5	208.3
Newfoundland	1.8	1.6	1.9	1.7	2.0	1.9	2.7
Prince Edward Island	0.6	0.4	0.5	0.5	0.7	1.9	1.5
Nova Scotia	3.3	3.8	3.3	3.2	2.4	5.4	4.3
New Brunswick	2.7	2.8	2.7	2.9	2.2	3.9	2.4
Québec	41.3	40.0	43.0	40.4	40.5	43.0	39.2
Ontario	73.2	79.4	72.8	70.0	79.0	86.8	73.7
Manitoba	2.9	2.7	3.4	2.8	2.1	2.7	2.5
Saskatchewan	2.5	2.8	2.6	2.4	2.0	3.7	2.1
Alberta	34.3	35.9	34.3	34.5	34.3	34.3	40.8
British Columbia	31.1	29.7	32.8	32.5	33.7	31.9	39.1

* Thousands of units, quarterly and monthly data are seasonally adjusted and annualized.

This Month's Major Housing Indicators

	2005	Q2:05	Q3:05	Q4:05	M12:05	M01:06	M02:06
New Housing							
New & unoccupied singles & semis, units 000s	5.3	5.5	5.0	5.1	5.1	5.0	4.9
Per cent change from same period previous year	1.2	4.1	-0.7	-9.9	-12.6	-11.2	-13.7
New & unoccupied row & apartments, units 000s	9.0	9.3	9.3	8.5	8.6	8.0	8.3
Per cent change from same period previous year	33.6	54.0	38.4	3.3	-0.1	-6.1	-3.5
New House Price Index, 1997=100	129.4	128.4	130.1	132.4	133.2	134.4	n.a.
Per cent change from same period previous year	5.0	4.7	4.7	5.6	5.9	6.6	n.a.
Existing Housing							
MLS[®] resales*, units 000s	483.2	488.6	500.4	488.9	483.2	496.2	n.a.
Per cent change from same period previous year	4.9	3.3	9.9	7.9	6.3	11.6	n.a.
MLS[®] average resale price**, \$C 000s	249.3	247.2	251.4	258.5	260.4	267.8	n.a.
Per cent change from same period previous year	10.2	9.5	11.4	10.3	9.5	12.7	n.a.
Mortgage Market							
1-Year Mortgage Rate, % (period average)	5.06	4.83	4.97	5.55	5.80	5.80	5.85
5-Year Mortgage Rate, % (period average)	5.99	5.90	5.80	6.15	6.30	6.30	6.45

SOURCES: CMHC, Statistics Canada, Bank of Canada, The Canadian Real Estate Association.

n.a. Figures not available

* Quarterly and monthly data are seasonally adjusted and annualized (SAAR).

** Annual and quarterly data is actual. Monthly data is seasonally adjusted.

NHA MBS STATISTICS

NHA MORTGAGE-BACKED SECURITIES

(Average of period except when indicated)

		2004	2005	Q4:04	Q1:05	Q2:05	Q3:05	Q4:05
OUTSTANDING AMOUNT (End of period)								
Residential, single (with PIP *)	\$million	1,669	1,456	1,669	1,665	1,580	1,500	1,456
	Units	151	148	151	151	151	146	148
Residential, single (no PIP)	\$million	18	10	18	16	14	12	10
	Units	37	30	37	33	32	31	30
Residential, single (no PIP with indemnity)	\$million	16,500	16,422	16,500	16,788	16,289	15,953	16,422
	Units	346	409	346	371	375	384	409
Residential, single (no PIP with indemnity, 5-year)	\$million	45,106	58,517	45,106	48,486	50,454	53,830	58,517
	Units	613	980	613	736	830	911	980
Residential, multiple	\$million	2,233	2,062	2,233	2,209	2,169	2,124	2,062
	Units	147	137	147	144	143	142	137
Social Housing	\$million	4,373	4,033	4,373	4,173	4,129	4,057	4,033
	Units	85	81	85	82	81	81	81
Mixed	\$million	2,578	2,737	2,578	2,580	2,644	2,689	2,737
	Units	172	198	172	176	181	190	198
Variable rate	\$million	6,135	13,555	6,135	6,871	8,894	12,163	13,555
	Units	51	158	51	60	85	133	158
Adjustable rate	\$million	0	211	0	0	202	252	211
	Units	0	17	0	0	13	17	17
Spread to weighted average coupon	\$million	0	1,245	0	0	0	1,068	1,245
	Units	0	23	0	0	0	13	23
TOTAL	\$million	78,612	100,250	78,612	82,788	86,375	93,648	100,250
	Units	1,602	2,181	1,602	1,753	1,891	2,048	2,181
ISSUES (Total of period)								
Residential, single (with PIP)	\$million	910	193	104	56	30	48	59
	Units	49	12	6	4	2	2	4
Residential, single (no PIP)	\$million	0	0	0	0	0	0	0
	Units	0	0	0	0	0	0	0
Residential, single (no PIP with indemnity)	\$million	6,705	5,272	1,703	1,224	1,009	1,181	1,859
	Units	106	109	28	30	19	22	38
Residential, single (no PIP with indemnity, 5-year)	\$million	23,722	27,531	6,558	5,621	5,448	7,613	8,849
	Units	346	399	105	125	99	97	78
Residential, multiple	\$million	181	0	35	0	0	0	0
	Units	10	0	2	0	0	0	0
Social Housing	\$million	244	282	44	52	141	88	0
	Units	8	9	1	3	3	3	0
Mixed	\$million	529	442	110	52	94	116	180
	Units	31	34	8	5	6	11	12
Variable rate	\$million	5,422	10,634	882	1,030	2,569	4,122	2,913
	Units	44	107	9	9	25	48	25
Adjustable rate	\$million	0	266	0	0	207	60	0
	Units	0	17	0	0	13	4	0
Spread to weighted average coupon	\$million	0	1,382	0	0	0	1,079	303
	Units	0	23	0	0	0	13	10
TOTAL	\$million	37,713	46,002	9,436	8,035	9,497	14,306	14,164
	Units	594	710	159	176	167	200	167
YIELDS (5-year maturity,%)								
MBS Prepayable		4.26	4.01	4.31	4.10	3.82	3.83	4.28
MBS Non-prepayable		4.09	3.82	4.12	3.91	3.63	3.65	4.10
Mortgage rates		6.23	5.99	6.25	6.12	5.90	5.80	6.15
GOCs		3.82	3.59	3.84	3.66	3.39	3.43	3.87
SPREADS OVER GOC (5-year maturity,%)								
Prepayable		0.44	0.42	0.47	0.44	0.43	0.40	0.41
Non-prepayable		0.28	0.23	0.27	0.25	0.24	0.22	0.23
Mortgage rates		2.42	2.40	2.41	2.46	2.51	2.37	2.28

* PIP stands for Penalty Interest Payments

Sources: CMHC, Bank of Canada, Statistics Canada

NHA MORTGAGE-BACKED SECURITIES

OCTOBER TO DECEMBER 2005 ISSUES

POOL NO.	ISSUER	VALUE (\$)	COUPON RATE (%)	DUE DATE	WEIGHTED AVERAGE INTEREST(%)	AMORTIZATION (YRS)
Month of Issue: October 2005						
NHA-Insured Market Residential Pools (Mixed)						
965-02745	Peoples Trust Company	24,446,405.00	4.50	2025-10-01	5.62	25.00
965-02760	Equitable Trust Company (The)	5,919,941.67	4.00	2015-10-01	4.65	25.00
965-02778	Equitable Trust Company (The)	6,260,170.34	3.75	2010-10-01	4.59	19.14
965-02786	Peoples Trust Company	21,826,646.72	3.88	2015-10-01	4.68	24.66
NHA-Insured Market Residential Pools (NO PIP WITH 3 YEAR INDEMNITY)						
970-06720	National Bank of Canada	23,695,890.86	3.50	2008-03-01	4.44	21.01
970-06746	National Bank of Canada	14,749,758.32	3.50	2008-03-01	4.48	10.90
970-06753	National Bank of Canada	49,298,478.39	3.25	2008-09-01	4.66	22.05
970-06761	National Bank of Canada	10,140,708.39	3.25	2008-09-01	4.68	11.05
970-06779	National Bank of Canada	36,780,144.03	3.25	2008-05-01	4.76	21.51
970-06787	National Bank of Canada	13,545,832.19	3.25	2008-05-01	4.84	10.56
970-06795	National Bank of Canada	19,895,252.36	3.00	2008-01-01	4.68	20.25
970-06803	National Bank of Canada	12,857,862.63	3.50	2008-01-01	4.96	10.41
970-06811	National Bank of Canada	17,664,634.80	3.50	2009-09-01	4.92	21.23
970-06829	National Bank of Canada	15,438,739.63	3.50	2009-04-01	5.06	20.59
970-06837	National Bank of Canada	20,661,262.66	3.50	2008-11-01	5.02	20.36
970-06845	National Bank of Canada	11,380,466.87	3.50	2008-02-01	5.09	19.90
970-06852	National Bank of Canada	54,642,890.19	3.50	2009-10-01	5.17	20.87
970-06860	National Bank of Canada	88,053,041.58	3.50	2009-05-01	5.14	20.82
970-06878	National Bank of Canada	17,655,938.25	3.50	2008-12-01	4.83	19.70
970-06886	National Bank of Canada	24,106,010.73	3.50	2008-12-01	4.83	10.65
970-06894	Bank of Nova Scotia	163,300,518.50	3.75	2010-09-01	4.86	22.29
970-06902	Bank of Nova Scotia	177,240,115.83	3.75	2010-09-01	4.74	22.27
NHA-Insured Market Residential Pools (NO PIP WITH 5 YEAR INDEMNITY)						
975-09459	Royal Bank of Canada	31,897,386.42	2.90	2006-06-01	4.16	21.99
975-09467	Royal Bank of Canada	99,403,830.91	3.52	2008-12-01	4.87	21.47
975-09475	Toronto-Dominion Bank	73,084,066.49	3.00	2006-06-01	3.95	22.27
975-09483	Toronto-Dominion Bank	149,858,049.96	3.50	2010-09-01	4.74	22.62
975-09491	Toronto-Dominion Bank	23,058,944.76	3.35	2008-03-01	4.54	22.38
975-09509	Toronto-Dominion Bank	44,186,708.13	3.25	2007-11-01	4.43	21.91
975-09517	Toronto-Dominion Bank	27,041,174.35	3.25	2007-09-01	4.26	9.66
975-09525	Toronto-Dominion Bank	37,873,528.29	3.50	2010-03-01	4.92	21.97
975-09533	Toronto-Dominion Bank	44,044,640.42	3.30	2007-06-01	4.55	21.15
975-09541	Toronto-Dominion Bank	113,772,658.21	3.50	2008-12-01	4.62	22.21
975-09558	Toronto-Dominion Bank	20,562,884.26	3.10	2006-09-01	3.97	22.05
975-09566	Toronto-Dominion Bank	23,950,722.59	3.65	2008-03-01	5.06	20.24
975-09574	Toronto-Dominion Bank	47,033,997.62	3.30	2007-11-01	4.72	21.19
975-09582	Toronto-Dominion Bank	63,771,309.03	3.00	2006-09-01	3.96	9.17
975-09590	Toronto-Dominion Bank	64,206,601.74	3.00	2006-09-01	4.00	21.57
975-09608	Toronto-Dominion Bank	50,809,888.98	3.50	2009-09-01	4.48	23.24
975-09616	Maple Bank GmbH	32,509,487.64	3.60	2008-10-01	4.33	22.54
975-09624	Home Trust Company	66,146,281.46	3.25	2008-10-01	6.01	24.11
975-09632	Home Trust Company	43,467,097.17	3.50	2010-10-01	5.86	24.27
975-09640	ING Bank of Canada	168,992,001.22	3.75	2010-10-01	4.60	22.81

*PIP stands for Penalty Interest Payments

Source: CMHC

Definition of NHA MBS pool types

964 - Comprised exclusively of homeowner mortgages, any Penalty Interest Payments (PIP) from early prepayment are passed through to the investor

967 - Comprised exclusively of homeowner mortgages, all Penalty Interest Payments (PIP) from early prepayment are retained by the issuer

970 - Comprised exclusively of homeowner mortgages, Investors are paid an indemnity in the event of any prepayments made outside the core provisions

975 - Comprised exclusively of homeowner mortgages, Investors are paid an indemnity in the event of any prepayments made outside the core prepayments provisions (5-year term)

966 - Comprised exclusively multi-family rental mortgages, pools mortgages are closed to prepayment options

990 - Comprised exclusively social housing mortgages, pools and mortgages are closed to prepayment options

965 - Mixed Pools, these pools can be comprised of any of the above types of mortgages

985 - Comprised exclusively of equal monthly payment variable rate homeowner mortgage

NHA MORTGAGE-BACKED SECURITIES

OCTOBER TO DECEMBER 2005 ISSUES

POOL NO.	ISSUER	VALUE (\$)	COUPON RATE (%)	DUE DATE	WEIGHTED AVERAGE INTEREST (%)	AMORTIZATION (YRS)
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Month of Issue: October 2005**NHA-Insured Variable Rate Pools (VRMBS)**

985-01380	Cdn.Imperial Bank of Commerce	68,706,608.74	3.08	2009-03-01	4.05	19.87
985-01398	Cdn.Imperial Bank of Commerce	23,339,173.26	3.08	2009-03-01	4.15	11.32
985-01406	Cdn.Imperial Bank of Commerce	165,776,631.31	3.08	2009-08-01	4.03	21.78
985-01414	Cdn.Imperial Bank of Commerce	45,826,435.66	3.08	2009-08-01	4.16	11.67
985-01422	Cdn.Imperial Bank of Commerce	16,229,559.06	3.08	2009-08-01	4.05	22.25
985-01430	Cdn.Imperial Bank of Commerce	299,936,511.48	3.08	2010-02-01	4.05	21.61
985-01448	Cdn.Imperial Bank of Commerce	68,490,986.04	3.08	2010-02-01	4.18	11.41
985-01463	Royal Bank of Canada	56,053,674.68	2.88	2007-03-01	3.87	21.21

Month of Issue: November 2005**NHA-Insured Market Residential Pools (Single Units)**

964-14958	Vancouver City Savings CU	22,060,489.03	3.80	2010-11-01	4.43	22.83
964-14966	Vancouver City Savings CU	12,421,298.60	3.80	2010-10-01	4.41	23.15

NHA-Insured Market Residential Pools (Mixed)

965-02752	Toronto-Dominion Bank	11,337,023.00	4.25	2025-11-01	4.75	35.00
965-02794	Equitable Trust Company (The)	17,403,084.37	4.45	2015-11-01	4.99	25.88
965-02802	Equitable Trust Company (The)	25,001,872.47	3.65	2010-11-01	4.34	23.50
965-02810	Peoples Trust Company	14,393,507.27	3.38	2010-11-01	4.04	18.27

NHA-Insured Market Residential Pools (NO PIP WITH 3 YEAR INDEMNITY)

970-06910	HSBC Bank Canada	4,798,469.94	3.50	2008-11-01	4.19	22.39
970-06928	Bank of Nova Scotia	150,448,108.04	4.00	2010-10-01	4.91	21.86

NHA-Insured Market Residential Pools (NO PIP WITH 5 YEAR INDEMNITY)

975-09160	HSBC Bank Canada	2,568,959.73	3.50	2009-10-01	4.25	23.32
975-09657	Cdn.Imperial Bank of Commerce	17,585,848.49	3.55	2007-11-01	5.12	21.77
975-09665	Cdn.Imperial Bank of Commerce	74,888,116.08	3.51	2008-11-01	4.64	22.66
975-09673	Cdn.Imperial Bank of Commerce	10,966,703.71	3.60	2008-11-01	4.61	21.56
975-09681	Cdn.Imperial Bank of Commerce	11,725,363.84	3.85	2009-06-01	4.92	21.89
975-09699	Cdn.Imperial Bank of Commerce	13,214,111.22	3.90	2009-11-01	5.64	21.39
975-09707	Cdn.Imperial Bank of Commerce	27,281,574.51	3.89	2009-11-01	5.76	10.98
975-09715	Cdn.Imperial Bank of Commerce	14,304,200.81	3.89	2009-11-01	5.35	22.35
975-09723	Cdn.Imperial Bank of Commerce	17,456,682.84	3.00	2006-11-01	4.67	22.70
975-09731	Cdn.Imperial Bank of Commerce	9,878,055.01	3.50	2007-08-01	4.74	21.90
975-09749	Royal Bank of Canada	328,922,152.85	3.50	2008-12-01	4.85	21.56
975-09756	HSBC Bank Canada	13,481,440.03	3.50	2008-11-01	4.15	22.76
975-09764	Toronto-Dominion Bank	516,118,122.07	3.75	2010-09-01	4.79	22.59
975-09772	Toronto-Dominion Bank	201,770,261.20	3.80	2010-03-01	4.95	22.15
975-09780	Toronto-Dominion Bank	99,808,944.88	4.10	2009-09-01	5.24	21.53
975-09798	Toronto-Dominion Bank	410,777,923.03	3.50	2010-09-01	4.62	22.68
975-09806	Toronto-Dominion Bank	94,253,273.08	3.25	2008-09-01	4.58	22.22
975-09814	Cdn.Imperial Bank of Commerce	26,649,968.43	3.55	2008-11-01	4.52	21.91

*PIP stands for Penalty Interest Payments

Source: CMHC

NHA MORTGAGE-BACKED SECURITIES

OCTOBER TO DECEMBER 2005 ISSUES

POOL NO.	ISSUER	VALUE (\$)	COUPON RATE (%)	DUE DATE	WEIGHTED AVERAGE INTEREST (%)	AMORTIZATION (YRS)
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Month of Issue: November 2005**NHA-Insured Variable Rate Pools (VRMBS)**

985-01471	Cdn.Imperial Bank of Commerce	15,652,376.86	3.26	2009-11-01	4.32	20.04
985-01489	Cdn.Imperial Bank of Commerce	51,584,408.77	3.26	2010-05-01	4.29	21.88
985-01497	Cdn.Imperial Bank of Commerce	13,414,551.01	3.26	2010-05-01	4.48	10.85
985-01505	Royal Bank of Canada	47,196,379.19	3.06	2006-10-01	4.16	22.43
985-01513	Royal Bank of Canada	58,973,716.39	3.06	2007-04-01	4.12	21.11

Month of Issue: December 2005**NHA-Insured Market Residential Pools (Single Units)**

964-14974	Vancouver City Savings CU	11,750,407.08	3.50	2008-11-01	4.26	23.96
964-14982	Vancouver City Savings CU	12,951,432.80	3.50	2008-11-01	4.14	23.95

NHA-Insured Market Residential Pools (Mixed)

965-02828	Equitable Trust Company (The)	15,215,208.68	4.05	2015-12-01	4.84	18.86
965-02836	Equitable Trust Company (The)	10,016,232.54	3.70	2010-12-01	4.55	24.22
965-02844	Peoples Trust Company	20,947,035.30	3.60	2010-12-01	4.54	22.35
965-02851	Peoples Trust Company	7,499,836.77	4.70	2025-12-01	5.45	25.00

NHA-Insured Market Residential Pools (NO PIP WITH 3 YEAR INDEMNITY)

970-06936	Bank of Nova Scotia	31,221,164.49	4.00	2010-11-01	5.64	21.88
970-06944	Bank of Nova Scotia	74,806,871.48	4.00	2010-11-01	4.62	21.99
970-06951	Bank of Nova Scotia	108,659,490.40	4.00	2010-11-01	4.62	22.08
970-06969	Bank of Nova Scotia	74,313,744.17	4.00	2010-11-01	5.72	22.13
970-06977	National Bank of Canada	34,099,634.25	3.55	2010-04-01	4.73	11.14
970-06985	National Bank of Canada	35,140,888.48	3.80	2009-10-01	5.06	10.90
970-06993	National Bank of Canada	48,905,134.06	4.00	2009-10-01	5.54	20.56
970-07009	National Bank of Canada	83,753,062.20	3.80	2010-04-01	4.73	21.30
970-07017	National Bank of Canada	63,424,631.97	4.35	2010-10-01	5.51	21.94
970-07025	National Bank of Canada	22,967,272.34	3.40	2009-05-01	4.67	11.05
970-07033	National Bank of Canada	34,589,550.84	3.60	2010-10-01	4.82	11.21
970-07041	National Bank of Canada	62,453,229.31	3.00	2010-10-01	4.67	23.41
970-07058	National Bank of Canada	107,907,830.15	3.50	2009-05-01	4.92	20.17
970-07066	National Bank of Canada	13,974,936.88	4.00	2009-05-01	5.52	10.78
970-07074	National Bank of Canada	82,575,773.91	2.80	2009-10-01	4.66	20.52
970-07082	La Capitale Civil Service Ins	47,600,743.61	3.86	2010-12-01	4.70	23.21
970-07090	HSBC Bank Canada	3,601,852.16	3.55	2008-12-01	4.28	22.62
970-07108	La Capitale Civil Service Ins	2,779,830.70	3.89	2010-12-01	4.71	13.27

NHA-Insured Market Residential Pools (NO PIP WITH 5 YEAR INDEMNITY)

975-09822	Laurentian Bank of Canada	51,289,477.58	4.15	2010-12-01	5.39	22.58
975-09830	Royal Bank of Canada	95,210,231.87	3.80	2008-03-01	4.67	20.78
975-09848	Royal Bank of Canada	387,620,452.85	4.14	2010-11-01	4.81	22.12
975-09855	National Bank of Canada	33,743,767.90	3.90	2009-04-01	4.99	20.45
975-09863	National Bank of Canada	53,532,712.44	3.00	2010-10-01	4.62	21.93
975-09871	National Bank of Canada	22,452,455.78	4.35	2010-10-01	5.65	21.86

*PIP stands for Penalty Interest Payments

Source: CMHC

NHA MORTGAGE-BACKED SECURITIES

OCTOBER TO DECEMBER 2005 ISSUES

POOL NO.	ISSUER	VALUE (\$)	COUPON RATE (%)	DUE DATE	WEIGHTED AVERAGE INTEREST(%)	WEIGHTED AVERAGE AMORTIZATION (YRS)
Month of Issue: December 2005						
NHA-Insured Market Residential Pools (NO PIP WITH 5 YEAR INDEMNITY)						
97509889	HSBC Bank Canada	3,869,683.84	3.55	2008-12-01	4.25	23.36
97509897	Cdn.Imperial Bank of Commerce	11,514,288.85	4.00	2008-08-01	5.80	22.10
97509905	Cdn.Imperial Bank of Commerce	20,446,605.25	3.80	2008-12-01	4.75	22.40
97509913	Cdn.Imperial Bank of Commerce	57,547,896.67	3.95	2009-07-01	5.24	20.95
97509921	Cdn.Imperial Bank of Commerce	19,036,406.97	3.80	2009-06-01	5.28	11.00
97509939	Cdn.Imperial Bank of Commerce	9,093,266.12	3.80	2009-07-01	4.82	21.13
97509947	Cdn.Imperial Bank of Commerce	36,498,636.94	3.95	2009-12-01	5.41	21.97
97509954	Cdn.Imperial Bank of Commerce	10,374,537.85	4.06	2009-12-01	5.68	11.24
97509962	Cdn.Imperial Bank of Commerce	10,388,863.66	4.06	2009-12-01	5.46	22.34
97509970	Cdn.Imperial Bank of Commerce	29,696,120.55	4.00	2010-06-01	5.06	22.19
97509988	Cdn.Imperial Bank of Commerce	10,864,791.03	4.08	2010-06-01	6.16	22.31
97509996	Cdn.Imperial Bank of Commerce	458,736,409.36	4.00	2010-12-01	4.90	22.62
97510002	Cdn.Imperial Bank of Commerce	57,967,268.37	4.00	2010-12-01	4.92	11.58
97510010	Cdn.Imperial Bank of Commerce	43,524,262.34	4.00	2010-12-01	4.84	22.41
97510028	Cdn.Imperial Bank of Commerce	369,118,571.21	4.00	2010-12-01	4.70	22.33
97510036	Cdn.Imperial Bank of Commerce	27,868,668.51	4.00	2010-12-01	4.72	11.69
97510044	Cdn.Imperial Bank of Commerce	91,551,776.38	4.00	2010-12-01	4.67	22.44
97510051	Royal Bank of Canada	460,449,841.42	3.70	2010-11-01	4.40	22.61
97510069	Maple Bank GmbH	353,344,395.44	3.89	2010-12-01	4.56	22.50
97510077	Maple Bank GmbH	77,948,760.48	3.89	2010-12-01	4.57	21.57
97510085	Royal Bank of Canada	1,280,101,977.39	3.70	2010-11-01	4.41	22.71
97510093	Toronto-Dominion Bank	30,397,817.82	2.90	2006-06-01	3.94	9.25
97510101	Toronto-Dominion Bank	27,069,700.04	3.00	2007-09-01	4.16	22.75
97510119	Toronto-Dominion Bank	1,029,287,048.25	3.75	2010-11-01	4.71	22.85
97510127	Toronto-Dominion Bank	22,068,434.38	3.15	2007-09-01	4.25	22.39
97510135	Toronto-Dominion Bank	21,301,831.17	3.15	2007-09-01	4.26	21.74
97510143	Toronto-Dominion Bank	42,997,609.20	3.75	2008-02-01	4.99	21.26
97510150	Toronto-Dominion Bank	32,645,954.12	3.75	2008-02-01	5.01	21.32
97510168	Toronto-Dominion Bank	79,028,507.53	2.75	2010-02-01	4.45	22.76
97510176	Bank of Montreal	99,406,871.03	3.75	2010-09-01	4.54	22.94
97510184	Bank of Montreal	142,674,995.25	3.75	2010-09-01	4.55	22.41
97510192	Merrill Lynch Canada Inc.	32,902,826.06	4.00	2010-12-01	4.53	24.17
97510200	Merrill Lynch Canada Inc.	57,989,397.87	4.00	2010-12-01	4.54	24.11
97510218	Home Trust Company	30,242,330.52	3.25	2008-12-01	6.38	24.32

*PIP stands for Penalty Interest Payments

Source: CMHC

NHA MORTGAGE-BACKED SECURITIES

OCTOBER TO DECEMBER 2005 ISSUES

POOL NO.	ISSUER	VALUE (\$)	COUPON RATE (%)	DUE DATE	WEIGHTED AVERAGE INTEREST(%)	AMORTIZATION (YRS)
Month of Issue: December 2005						
NHA-Insured Variable Rate Pools (VRMBS)						
985-01521	Royal Bank of Canada	54,473,067.04	3.25	2006-08-01	4.18	22.10
985-01539	Royal Bank of Canada	138,078,404.02	3.25	2007-06-01	4.12	21.40
985-01547	Cdn.Imperial Bank of Commerce	650,021,830.92	3.13	2010-12-01	3.83	21.53
985-01554	Cdn.Imperial Bank of Commerce	84,559,012.17	3.13	2010-12-01	3.82	11.59
985-01562	Cdn.Imperial Bank of Commerce	353,914,359.60	3.39	2010-12-01	4.29	22.27
985-01570	Cdn.Imperial Bank of Commerce	44,756,590.36	3.39	2010-12-01	4.45	10.93
985-01588	Cdn.Imperial Bank of Commerce	46,709,878.32	3.13	2010-12-01	3.82	21.30
985-01596	Cdn.Imperial Bank of Commerce	35,347,724.75	3.39	2010-12-01	4.24	22.10
985-01604	Toronto-Dominion Bank	277,430,998.50	3.25	2010-11-01	4.09	25.41
985-01620	Bank of Montreal	141,190,394.38	3.33	2010-12-01	4.38	22.30
985-01646	Bank of Montreal	117,086,154.01	3.33	2010-12-01	4.38	22.87
Weighted Average Coupon						
987-00149	Caisse Centrale Desj.du Québec	6,353,994.22	2.64	2010-06-01	3.44	11.42
987-00156	Caisse Centrale Desj.du Québec	41,447,650.86	2.35	2010-06-01	3.15	22.32
987-00164	Caisse Centrale Desj.du Québec	11,452,705.04	2.97	2010-06-01	3.77	22.12
987-00172	Caisse Centrale Desj.du Québec	2,372,476.28	2.79	2010-11-01	3.59	11.51
987-00180	Caisse Centrale Desj.du Québec	41,391,497.60	2.28	2010-11-01	3.08	22.62
987-00198	Caisse Centrale Desj.du Québec	4,541,648.73	3.63	2010-11-01	4.43	21.99
987-00206	Merrill Lynch Canada Inc.	19,258,798.91	3.13	2010-12-01	3.95	22.60
987-00214	Merrill Lynch Canada Inc.	52,689,428.63	3.13	2010-12-01	3.95	24.08
987-00222	Merrill Lynch Canada Inc.	26,809,539.44	3.13	2010-12-01	3.95	22.30
987-00230	Merrill Lynch Canada Inc.	96,662,345.89	3.13	2010-12-01	3.95	24.19