

# H

# OUSING NOW

## YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation  
www.cmhc.ca

### Housing Starts Soar in March

**B**uilders in the Edmonton Census Metropolitan Area (CMA) commenced work on 1,232 units in March, a jump of 28 per cent over the total starts recorded during March 2005. As a result, total housing starts during the first quarter of 2006 now stand nearly 45 per cent ahead of the activity seen during the first quarter of 2005.

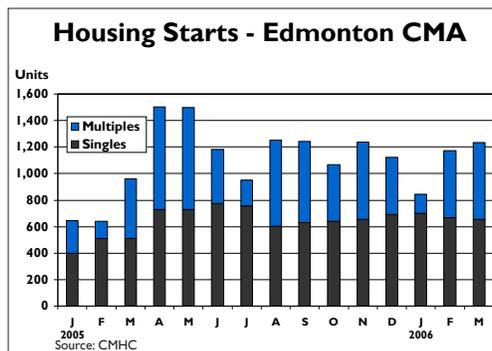
The combination of a buoyant labour market and favourable mortgage rates continues to stimulate demand for single-detached homes across the Edmonton CMA. With builders going full out to meet their sales commitments, single-detached starts increased from 511 units in March 2005 to 653 units in March 2006. Production changes varied across the region. While communities such as Beaumont, Edmonton, Leduc City, Spruce Grove and Sturgeon County reported stronger numbers in March, activity levels fell year-over-year in Devon, Ft. Saskatchewan, St. Albert and Stony Plain.

The first three months of 2006 have been the strongest on record for single-detached starts. If over the next nine months we see activity at levels similar to those of the past three years, it is conceivable that the annual tally for single-detached starts may exceed 7,000 units for the second straight year. However, this will depend on the extent to which builders can mitigate problems

arising from labour and capacity constraints in the coming months.

A typical new home absorbed in the month of March for an average price of \$281,412, representing an increase of 9.6 per cent from March of last year. Single-detached absorptions increased by 24 per cent year-over-year in March to 627 units but were still outpaced by completions which reached 645 units. As such, inventories of completed and unoccupied units, including show homes, moved up from February to 545 units. March's inventory was still down by 20 per cent from levels reported in March 2005.

The multi-family construction sector also turned in an impressive performance in March. Multi-family starts, which include semi-detached, row, and apartment units, reached 579 units, an increase of 29 per cent over March 2005. The majority of these units were started within the city of Edmonton and nearly all are intended



**EDMONTON**  
DATE RELEASED APRIL 2006  
**IN THIS ISSUE:**

ANALYSIS  
**1 Housing Starts Soar in March**

STATISTICAL TABLES  
**2 Starts**  
Starts Activity by Area  
**3 Completions**  
Housing Completions by Area  
**4 Housing Activity Summary**  
Edmonton CMA

for condominium tenure. The two dominant factors fuelling the demand for condominiums appear to be lifestyle features and the relative price advantage compared to single-detached homes.

March's activity brought the year-to-date total for multi-family starts to 1,227 units, over 48 per cent higher than the previous year and represents the sixth strongest January to March total on record. Condominium apartments have accounted for almost 43 per cent of all multi-unit starts across Metro during the first quarter. Activity levels for this market segment more than doubled to 524 units compared with 242 starts in January to March 2005.

Multiple unit completions reached 513 units in March, up by 2.2 per cent from the same month last year. Meanwhile, absorptions soared by 48 per cent over March of last year to 617 units. This

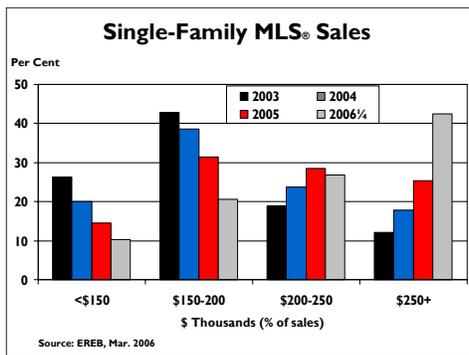
allowed inventories to further decline in March to 876 units, representing the lowest level since September 2004.

## Resale Market Heats Up In First Quarter

Strong demand and a shortage of inventory caused resale home prices to escalate across Greater Edmonton during the first three months of 2006. Home buyers shrugged off the impacts of rising mortgage rates, pushing sales on the MLS® to record heights. Above average temperatures this winter may have brought forward sales that typically would occur in the second quarter, which is normally the prime selling season. It remains to be seen if rising carrying costs associated with soaring prices and higher mortgage rates bring a cooling trend in the months ahead.

Total residential sales reported by the Edmonton Real Estate Board (EREB) rose by 20 per cent in March, when compared with March 2005, and were up by 25.5 per cent year-over-year in the first quarter. These improvements came despite a slumping inventory of active listings. New listings entering the market place dropped by 12.5 per cent during the first quarter and this pushed a number of indicators into uncharted territory. The average listing period dropped to a record low 19 days in March, less than half the 40 days on the market reported in March of last year. The sales-to-active listings ratio stood at an unprecedented 86.4 per cent in March, indicative of a very strong sellers' market. Prices have responded accordingly to the strong demand and limited supply. The average residential resale price rose by 16 per cent in March to an all time high of \$220,124.

Greater Edmonton's single-detached resale market also set new benchmarks during the first quarter for sales and average prices. Despite a 12 per cent drop in new listings, sales for the first three months of 2006 eclipsed last year's tally by just under 20 per cent. A severe shortage of listings drove the



sales-to-active listings ratio to an unheard of 99 per cent in March. With many purchasers paying above list price in this highly competitive market, prices soared by over 18 per cent in the first quarter to an average of \$248,939. The proportion of homes selling for over \$250,000 rose from an annual average of 25 per cent in 2005 to over 42 per cent in the first quarter.

With prices climbing rapidly for both new and existing single-detached homes, a growing number of prospective buyers are shopping the resale condominium market. First quarter condo sales on EREB's MLS® jumped by 37.8 per cent over January to March of 2005 in spite of a 14 per cent slide in the number of new listings during this period. Active listings in March were down by 52 per cent year-over-year and the sales-to-active listings ratio registered just under 80 per cent, a level unseen before in the Edmonton condo market. With vendors holding the advantage, prices have accelerated. The price for a typical resale condo jumped by 17.3 per cent in March, over the same month last year, to an average of \$156,988.

## Tight Labour Market Draws In-Migrants

Anecdotal evidence from Edmonton's Realtors suggests that relocations from other parts of Canada are a growing segment of the home buyers driving the market this year. Metro Edmonton's unemployment rate fell to 3.7 per cent on a seasonally-adjusted basis in March,

down from 4.4 per cent in March 2005. The region's tight labour market is typical of the entire province, where shortages of workers and rising wage rates are drawing in-migrants from other parts of the country. Strong immigration helped boost Alberta's population by 25,100 people in the last quarter of 2005, a level not seen since the oil boom of the late 1970s.

## ON TIME, ON TARGET, THE WAY YOU WANT IT!

Now you can keep on top of Canada's housing market with CMHC ... absolutely **FREE**.

Sign up for convenient subscriptions to receive every PDF format issue automatically - emailed directly to you on the day of release - for as long as you want them.

## MARKET INTELLIGENCE ON-DEMAND

To view, download or subscribe to FREE reports, visit:

[www.cmhc.ca](http://www.cmhc.ca)



Table IA  
**STARTS ACTIVITY BY AREA**  
 Edmonton CMA - March 2006

| Area                   | Single     |            | Multiple   |            |            | Total        |            | %Chg        |
|------------------------|------------|------------|------------|------------|------------|--------------|------------|-------------|
|                        | 2006       | 2005       | Semi       | Row        | Apt        | 2006         | 2005       | 2006/2005   |
| BEAUMONT TOWN          | 35         | 13         | 10         | 8          | 0          | 53           | 13         | **          |
| CALMAR TOWN            | 4          | 2          | 0          | 0          | 0          | 4            | 2          | **          |
| DEVON TOWN             | 1          | 7          | 0          | 0          | 0          | 1            | 9          | -88.9       |
| <b>EDMONTON CITY</b>   | <b>404</b> | <b>318</b> | <b>114</b> | <b>91</b>  | <b>318</b> | <b>927</b>   | <b>656</b> | <b>41.3</b> |
| FORT SASKATCHEWAN CITY | 11         | 14         | 0          | 0          | 0          | 11           | 61         | -82.0       |
| GIBBONS TOWN           | 3          | 0          | 0          | 0          | 0          | 3            | 0          | **          |
| LEDUC CITY             | 21         | 6          | 10         | 0          | 0          | 31           | 6          | **          |
| LEDUC COUNTY           | 2          | 2          | 0          | 0          | 0          | 2            | 2          | 0.0         |
| MORINVILLE TOWN        | 4          | 1          | 0          | 0          | 0          | 4            | 1          | **          |
| PARKLAND COUNTY        | 9          | 10         | 0          | 0          | 0          | 9            | 10         | -10.0       |
| SPRUCE GROVE CITY      | 38         | 22         | 2          | 0          | 0          | 40           | 26         | 53.8        |
| ST.ALBERT CITY         | 22         | 31         | 14         | 0          | 0          | 36           | 51         | -29.4       |
| STONY PLAIN TOWN       | 14         | 16         | 2          | 0          | 0          | 16           | 16         | 0.0         |
| STRATHCONA COUNTY      | 67         | 65         | 2          | 8          | 0          | 77           | 103        | -25.2       |
| STURGEON COUNTY        | 11         | 4          | 0          | 0          | 0          | 11           | 4          | **          |
| OTHER CENTRES          | 7          | 0          | 0          | 0          | 0          | 7            | 0          | **          |
| <b>TOTAL</b>           | <b>653</b> | <b>511</b> | <b>154</b> | <b>107</b> | <b>318</b> | <b>1,232</b> | <b>960</b> | <b>28.3</b> |

Table IB  
**STARTS ACTIVITY BY AREA**  
 Edmonton CMA - Year to Date 2006

| Area                   | Single       |              | Multiple   |            |            | Total        |              | %Chg        |
|------------------------|--------------|--------------|------------|------------|------------|--------------|--------------|-------------|
|                        | 2006         | 2005         | Semi       | Row        | Apt        | 2006         | 2005         | 2006/2005   |
| BEAUMONT TOWN          | 130          | 51           | 30         | 8          | 0          | 168          | 51           | **          |
| CALMAR TOWN            | 4            | 3            | 0          | 0          | 0          | 4            | 3            | 33.3        |
| DEVON TOWN             | 7            | 14           | 0          | 0          | 0          | 7            | 18           | -61.1       |
| <b>EDMONTON CITY</b>   | <b>1,228</b> | <b>952</b>   | <b>336</b> | <b>128</b> | <b>613</b> | <b>2,305</b> | <b>1,645</b> | <b>40.1</b> |
| FORT SASKATCHEWAN CITY | 44           | 23           | 0          | 0          | 0          | 44           | 78           | -43.6       |
| GIBBONS TOWN           | 7            | 1            | 0          | 0          | 0          | 7            | 1            | **          |
| LEDUC CITY             | 55           | 23           | 24         | 0          | 0          | 79           | 25           | **          |
| LEDUC COUNTY           | 17           | 8            | 0          | 0          | 0          | 17           | 8            | **          |
| MORINVILLE TOWN        | 20           | 6            | 0          | 0          | 0          | 20           | 6            | **          |
| PARKLAND COUNTY        | 53           | 27           | 0          | 0          | 0          | 53           | 29           | 82.8        |
| SPRUCE GROVE CITY      | 95           | 50           | 14         | 0          | 0          | 109          | 54           | **          |
| ST.ALBERT CITY         | 74           | 60           | 20         | 0          | 0          | 94           | 80           | 17.5        |
| STONY PLAIN TOWN       | 42           | 34           | 4          | 0          | 0          | 46           | 34           | 35.3        |
| STRATHCONA COUNTY      | 203          | 146          | 28         | 22         | 0          | 253          | 192          | 31.8        |
| STURGEON COUNTY        | 30           | 17           | 0          | 0          | 0          | 30           | 17           | 76.5        |
| OTHER CENTRES          | 12           | 4            | 0          | 0          | 0          | 12           | 4            | **          |
| <b>TOTAL</b>           | <b>2,021</b> | <b>1,419</b> | <b>456</b> | <b>158</b> | <b>613</b> | <b>3,248</b> | <b>2,245</b> | <b>44.7</b> |

\*\* Indicates a greater than 100 per cent change

HOUSING NOW provides an overview of a survey conducted monthly by CMHC.  
 These surveys deal with Housing Starts, Completions and Absorptions for all CMA's across Canada.

For more information please contact Richard Goatcher at (780) 423-8729

Table 2A  
**HOUSING COMPLETIONS BY AREA**  
 Edmonton CMA - March 2006

| Area                   | Single     |            | Multiple   |           |            | Total        |              | %Chg        |
|------------------------|------------|------------|------------|-----------|------------|--------------|--------------|-------------|
|                        | 2006       | 2005       | Semi       | Row       | Apt        | 2006         | 2005         | 2006/2005   |
| BEAUMONT TOWN          | 35         | 12         | 0          | 0         | 0          | 35           | 12           | **          |
| CALMAR TOWN            | 0          | 2          | 0          | 0         | 0          | 0            | 2            | **          |
| DEVON TOWN             | 6          | 5          | 0          | 0         | 0          | 6            | 5            | 20.0        |
| <b>EDMONTON CITY</b>   | <b>411</b> | <b>340</b> | <b>74</b>  | <b>38</b> | <b>266</b> | <b>789</b>   | <b>675</b>   | <b>16.9</b> |
| FORT SASKATCHEWAN CITY | 11         | 5          | 2          | 0         | 0          | 13           | 7            | 85.7        |
| GIBBONS TOWN           | 5          | 2          | 0          | 0         | 0          | 5            | 2            | **          |
| LEDUC CITY             | 23         | 14         | 2          | 5         | 0          | 30           | 24           | 25.0        |
| LEDUC COUNTY           | 5          | 12         | 0          | 0         | 0          | 5            | 12           | -58.3       |
| MORINVILLE TOWN        | 9          | 2          | 0          | 0         | 0          | 9            | 4            | **          |
| PARKLAND COUNTY        | 12         | 12         | 2          | 0         | 0          | 14           | 12           | 16.7        |
| SPRUCE GROVE CITY      | 33         | 9          | 2          | 0         | 98         | 133          | 19           | **          |
| ST.ALBERT CITY         | 23         | 21         | 4          | 0         | 0          | 27           | 155          | -82.6       |
| STONY PLAIN TOWN       | 13         | 4          | 10         | 0         | 0          | 23           | 4            | **          |
| STRATHCONA COUNTY      | 33         | 39         | 10         | 0         | 0          | 43           | 48           | -10.4       |
| STURGEON COUNTY        | 21         | 15         | 0          | 0         | 0          | 21           | 15           | 40.0        |
| OTHER CENTRES          | 5          | 6          | 0          | 0         | 0          | 5            | 6            | -16.7       |
| <b>TOTAL</b>           | <b>645</b> | <b>500</b> | <b>106</b> | <b>43</b> | <b>364</b> | <b>1,158</b> | <b>1,002</b> | <b>15.6</b> |

Table 2B  
**HOUSING COMPLETIONS BY AREA**  
 Edmonton CMA - Year to Date 2006

| Area                   | Single       |              | Multiple   |           |            | Total        |              | %Chg       |
|------------------------|--------------|--------------|------------|-----------|------------|--------------|--------------|------------|
|                        | 2006         | 2005         | Semi       | Row       | Apt        | 2006         | 2005         | 2006/2005  |
| BEAUMONT TOWN          | 68           | 40           | 0          | 0         | 0          | 68           | 40           | 70.0       |
| CALMAR TOWN            | 1            | 7            | 2          | 3         | 0          | 6            | 7            | -14.3      |
| DEVON TOWN             | 12           | 24           | 0          | 0         | 0          | 12           | 28           | -57.1      |
| <b>EDMONTON CITY</b>   | <b>1,054</b> | <b>995</b>   | <b>190</b> | <b>87</b> | <b>426</b> | <b>1,757</b> | <b>1,668</b> | <b>5.3</b> |
| FORT SASKATCHEWAN CITY | 31           | 18           | 8          | 0         | 0          | 39           | 58           | -32.8      |
| GIBBONS TOWN           | 7            | 3            | 0          | 0         | 0          | 7            | 3            | **         |
| LEDUC CITY             | 41           | 29           | 2          | 5         | 35         | 83           | 125          | -33.6      |
| LEDUC COUNTY           | 29           | 21           | 0          | 0         | 0          | 29           | 21           | 38.1       |
| MORINVILLE TOWN        | 14           | 6            | 2          | 0         | 0          | 16           | 8            | **         |
| PARKLAND COUNTY        | 30           | 56           | 4          | 0         | 0          | 34           | 56           | -39.3      |
| SPRUCE GROVE CITY      | 74           | 46           | 6          | 0         | 98         | 178          | 72           | **         |
| ST.ALBERT CITY         | 72           | 78           | 10         | 0         | 0          | 82           | 224          | -63.4      |
| STONY PLAIN TOWN       | 18           | 24           | 12         | 0         | 0          | 30           | 24           | 25.0       |
| STRATHCONA COUNTY      | 111          | 105          | 42         | 0         | 0          | 153          | 121          | 26.4       |
| STURGEON COUNTY        | 44           | 46           | 0          | 0         | 0          | 44           | 46           | -4.3       |
| OTHER CENTRES          | 17           | 13           | 2          | 0         | 0          | 19           | 13           | 46.2       |
| <b>TOTAL</b>           | <b>1,623</b> | <b>1,511</b> | <b>280</b> | <b>95</b> | <b>559</b> | <b>2,557</b> | <b>2,514</b> | <b>1.7</b> |

\*\* Indicates a greater than 100 per cent change

Table 3  
**HOUSING ACTIVITY SUMMARY**  
 Edmonton CMA - March 2006

| Activity                            | Ownership           |                   |             |     |       | Rental  |       |          |     | Grand Total |
|-------------------------------------|---------------------|-------------------|-------------|-----|-------|---------|-------|----------|-----|-------------|
|                                     | Freehold            |                   | Condominium |     |       | Private |       | Assisted |     |             |
|                                     | Single <sup>1</sup> | Semi <sup>1</sup> | Row         | Row | Apt   | Row     | Apt   | Row      | Apt |             |
| <b>Starts</b>                       |                     |                   |             |     |       |         |       |          |     |             |
| Current Month                       | 653                 | 154               | 14          | 93  | 318   | 0       | 0     | 0        | 0   | 1,232       |
| Previous Year                       | 511                 | 156               | 0           | 54  | 221   | 0       | 0     | 0        | 18  | 960         |
| Year-To-Date 2006                   | 2,021               | 456               | 14          | 144 | 524   | 0       | 69    | 0        | 20  | 3,248       |
| Year-To-Date 2005                   | 1,419               | 270               | 0           | 120 | 242   | 6       | 0     | 0        | 188 | 2,245       |
| <b>Under Construction</b>           |                     |                   |             |     |       |         |       |          |     |             |
| 2006                                | 4,238               | 904               | 22          | 690 | 4,680 | 8       | 534   | 56       | 69  | 11,201      |
| 2005                                | 2,970               | 754               | 8           | 397 | 3,329 | 74      | 501   | 0        | 230 | 8,263       |
| <b>Completions</b>                  |                     |                   |             |     |       |         |       |          |     |             |
| Current Month                       | 645                 | 106               | 0           | 43  | 246   | 0       | 118   | 0        | 0   | 1,158       |
| Previous Year                       | 500                 | 104               | 0           | 7   | 268   | 10      | 113   | 0        | 0   | 1,002       |
| Year-To-Date 2006                   | 1,623               | 280               | 3           | 92  | 364   | 0       | 153   | 0        | 42  | 2,557       |
| Year-To-Date 2005                   | 1,511               | 226               | 4           | 31  | 484   | 45      | 213   | 0        | 0   | 2,514       |
| <b>Completed &amp; Not Absorbed</b> |                     |                   |             |     |       |         |       |          |     |             |
| 2006                                | 545                 | 137               | 3           | 38  | 329   | 0       | 369   | 0        | 0   | 1,421       |
| 2005                                | 681                 | 145               | 2           | 33  | 728   | 0       | 525   | 0        | 0   | 2,114       |
| <b>Total Supply<sup>2</sup></b>     |                     |                   |             |     |       |         |       |          |     |             |
| 2006                                | 4,783               | 1,041             | 25          | 728 | 5,009 | 8       | 903   | 56       | 69  | 12,622      |
| 2005                                | 3,651               | 899               | 10          | 430 | 4,057 | 74      | 1,026 | 0        | 230 | 10,377      |
| <b>Absorptions</b>                  |                     |                   |             |     |       |         |       |          |     |             |
| Current Month                       | 627                 | 84                | 0           | 43  | 299   | 0       | 191   | 0        | 0   | 1,244       |
| Previous Year                       | 506                 | 93                | 1           | 13  | 243   | 11      | 57    | 0        | 0   | 924         |
| Year-To-Date 2006                   | 1,649               | 249               | 0           | 87  | 471   | 0       | 262   | 0        | 42  | 2,760       |
| Year-To-Date 2005                   | 1,484               | 234               | 5           | 43  | 439   | 45      | 161   | 0        | 0   | 2,411       |
| 3-month Average                     | 550                 | 83                | 0           | 29  | 157   | 0       | 87    | 0        | 14  | 920         |
| 12-month Average                    | 591                 | 100               | 0           | 34  | 202   | 6       | 52    | 0        | 19  | 1,004       |

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

## RESIDENTIAL CONSTRUCTION DIGEST

CMHC's monthly Residential Construction Digest delivers all the housing statistics you asked for, right down to the local market level! We have designed this product with your input, to meet your needs. You told us you wanted a detailed breakdown each month of housing statistics for single and multi-family markets, broken down by price range and by area of the city.

### *The Residential Construction Digest delivers!*

Each month, over 60 tables reveal the housing market in great detail: Housing trends made crystal clear, to help you identify new opportunities. For added convenience each report is distributed electronically in PDF format allowing you to quickly get the information you need.

Each report is available for the **LOW ANNUAL PRICE** of \$350.00 plus GST

**To order your copy, call 1 (800) 668-2642 or visit our website at [www.cmhc.ca](http://www.cmhc.ca) TODAY!**



# CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca)

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available entirely for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) and click on the Order Desk link.

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation).

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

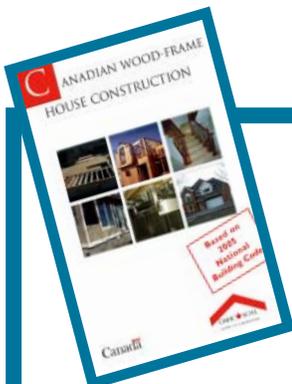
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at [chic@cmhc.gc.ca](mailto:chic@cmhc.gc.ca); (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:  
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



## CANADIAN WOOD-FRAME

This national best-selling guide to constructing a wood-frame house is the ideal learning tool and job-site manual. The new edition of Canadian Wood-Frame House Construction has been updated to reflect the residential requirements of the 2005 National Building Code of Canada. In addition, many changes have been made to bring the book in line with current building science research, construction methods and construction materials. **Order now at [www.cmhc.ca](http://www.cmhc.ca) or call 1 800 668-2642**