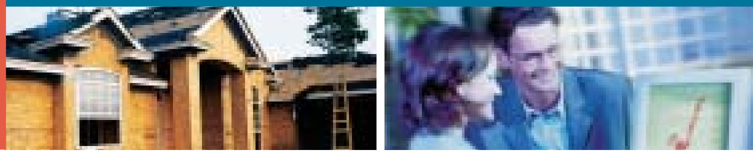
HOUSING MARKET INFORMATION

HOUSING NOW

Charlottetown



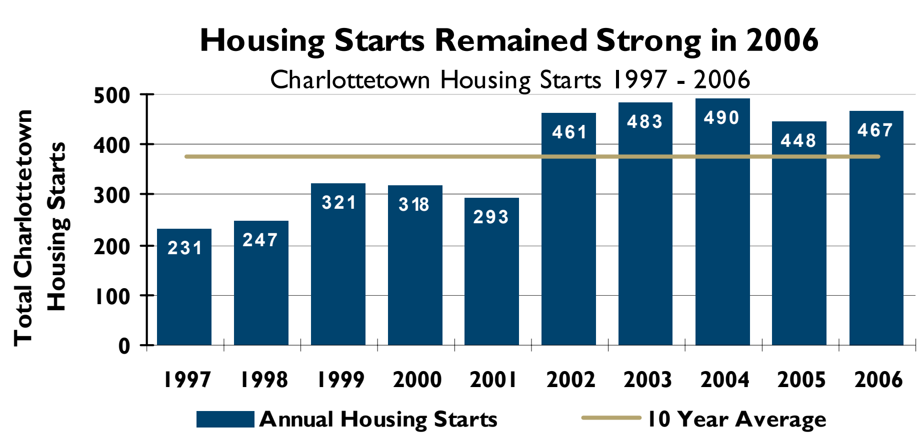
Canada Mortgage and Housing Corporation

Date Released: First Quarter 2007

Construction Activity Remains Strong

Total starts in PEI reached 738 units in 2006 compared to 862 units in 2005. This moderate decline was the result of a decreased level of construction activity in Summerside and rural areas. In the fourth quarter total starts on the Island reached 181 units, a decline of 40 from the same period last year. In the fourth quarter, the decline in starts was mainly the result of a lower level of activity in the Charlottetown area. New home construction in Charlottetown reached 79 units in the fourth quarter, a decrease of 46 units when compared to the 125 units during the same period last year. This decrease was the result of 45 fewer multiple starts, as single starts reached 67 units. This was a modest increase from the 64 units in 2005.

Figure 1



Source : CMHC

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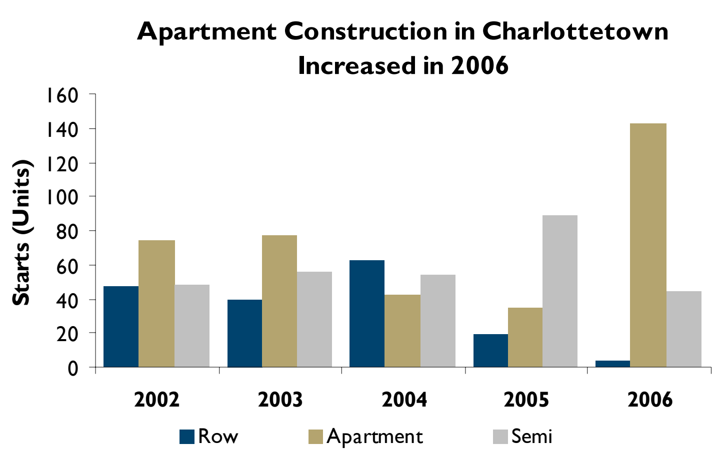
The fourth quarter of 2006 saw 12 multiple units started compared to 61 units during the same period last year. The decline was due to fewer semi-detached and apartment starts in the fourth quarter when compared to the same period last year. In the fourth quarter of 2006, all 12 multiple starts where semi-detached units, while in 2005 there where 61 units comprised of 36 semis and 21 apartment style units. However, the most interesting aspect of the Charlottetown housing market in 2006 was the advent of purpose built high-end condominiums. This varies from most of recent projects, which were created from the conversion of rental stock. However, in 2006 almost half of the 143 apartment units started were for the condominium market. The two projects currently under construction will be upscale buildings aimed squarely at empty-nesters and young professionals. As such, the price of most of these units will easily rival single-detached homes in the area but will offer the owners a maintenance free lifestyle.

Stratford recorded fewer total starts in the fourth quarter with 15 units, down from 17 units during the same period last year. Single starts posted a moderate increase, rising to 15 units from 11 units last year, while there where no multiple starts in the fourth quarter of 2006 compared to 6 units in 2005. Cornwall also posted fewer starts in the fourth quarter of 2006 with 5 units this year compared to 14 last year.

On an annual basis total housing starts in Charlottetown reached 467 units, an increase of 19 units from the 448 units recorded during the same period last year. This rise was the result of an increased level of apartment style starts which reached 143 units in 2006, compared to 35 units in 2005. In 2006 single starts declined modestly from the 2005 level to 276 units from 305 units. Semi-detached and row style units also posted declines in 2006, falling to 44 from 89 units and 4 from 19 units respectively.

Although, semi-detached starts in the Capital region reached only 44 units in 2006, this is still well above the 10-year average. This trend of stronger levels of semi-detached starts activity is expected to continue as this form of housing remains popular with first-time buyers due to the rising cost of single-detached homes.

Figure 2



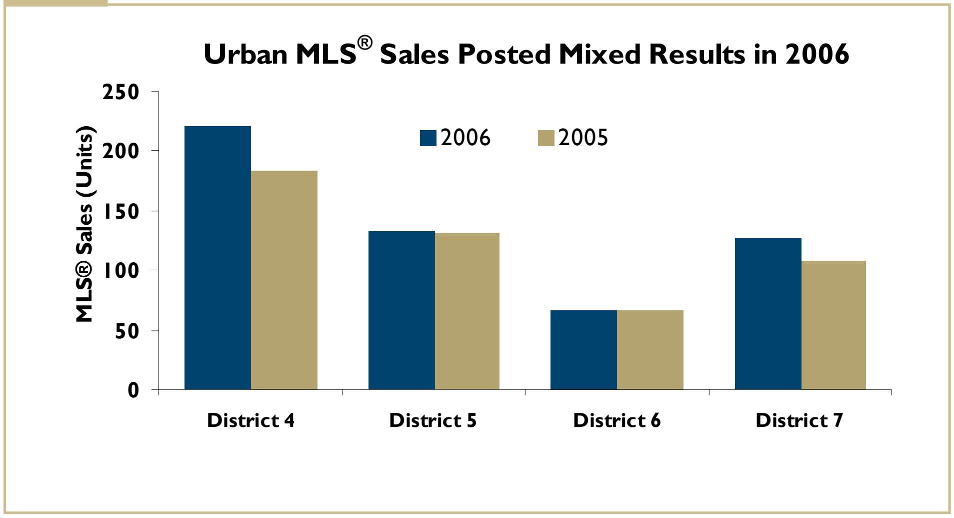
Source: CMHC

MLS® Sales Price Reached a New Record High in the Fourth Quarter

MLS® sales in the fourth quarter were essentially unchanged from the same period last year. This was likely helped by the employment growth in the area which has remained resilient and stable interest rates. Also, the rising cost of new home construction positively influenced the resale market during the past year. As new home price growth, which has been fuelled by rising land, labour and material costs, continues to increase at a faster pace than the average price of existing homes, the price gap between the two will widen further. The gap in some cases is such that potential home buyers may opt for an existing home due to the substantial difference in price.

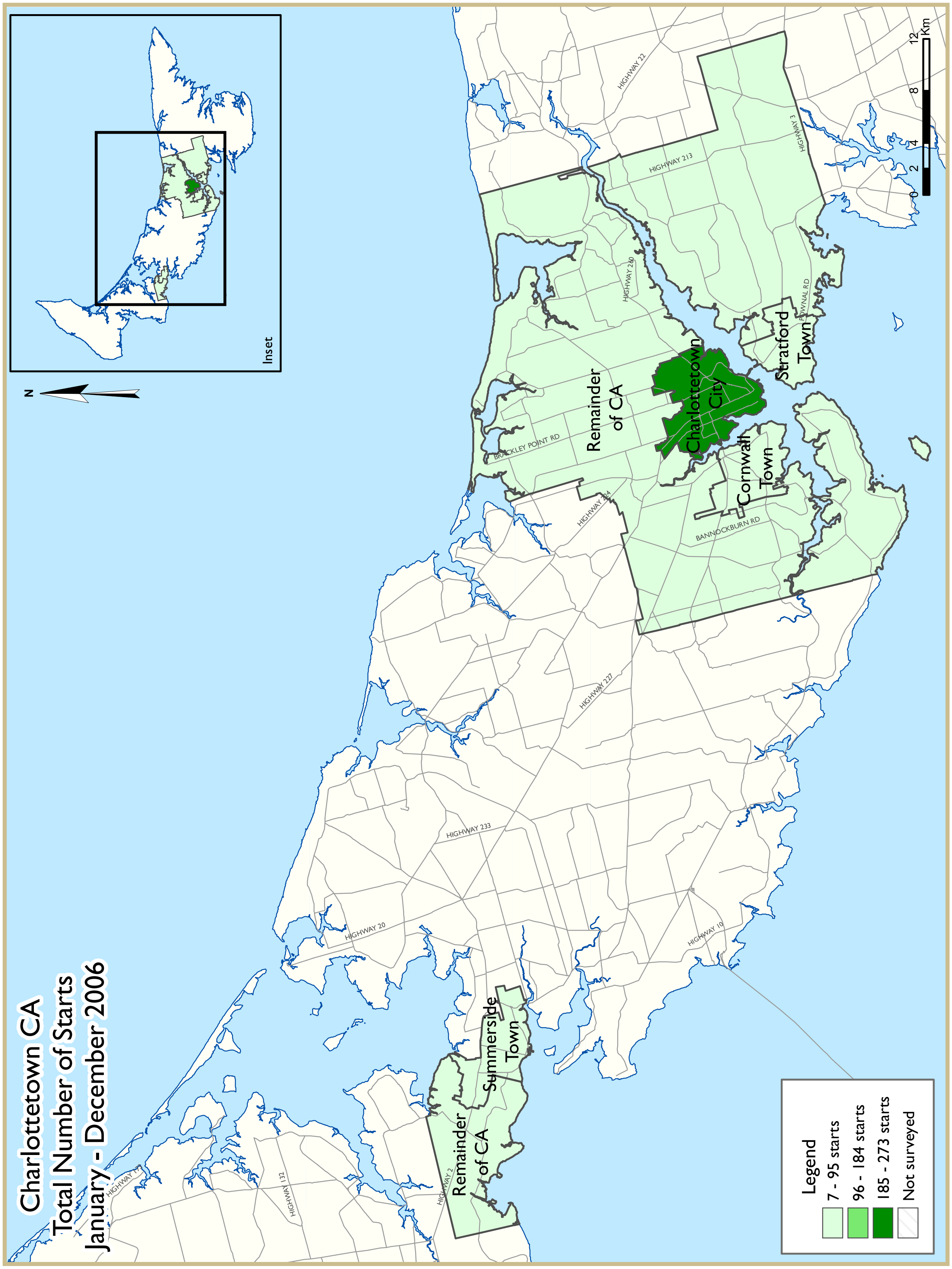
New listings have also been increasing throughout the year as current homeowners list their properties in an effort to realize the profits from the recent appreciation of their homes. This rise in new listings has provided potential homebuyers with greater choice when purchasing a home. This has also taken the sense of urgency out of the transaction that many buyers may have felt due to the low levels of listings.

Figure 3



MLS® sales in the Charlottetown area posted mixed results in the fourth quarter of 2006. Stratford, District 7, continued to remain popular with buyers as seen by the 24 per cent increase in sales from the same period last year. Charlottetown City, also recorded more activity this year with an 11 per cent rise in sales from 2005. However, Districts 5 and 6 saw fewer transactions in the fourth quarter with total sales slipping by 11 and 40 per cent respectively.

The average sale price also increased in three of the four districts during the fourth quarter. District 7 posted the largest increase in average sale price during the quarter, advancing more than 66 per cent to $188,362. District 6 also saw a significant increase in the fourth quarter with the average price rising by 22 per cent to $166,646.


Charlottetown CA
Total Number of Starts
January - December 2006
Legend
7 - 95 starts
96 - 184 starts
185 - 273 starts
Not surveyed
Inset
N
0 2 4 8 12
Km
Remainder of CA
Charlottetown City
Stratford Town
Cornwall Town
Summerside Town
Remainder of CA
HIGHWAY 22
HIGHWAY 213
HIGHWAY 3
BRACKLEY POINT RD
BANNOCKBURN RD
HIGHWAY 227
HIGHWAY 233
HIGHWAY 20
HIGHWAY 10
HIGHWAY 132
HIGHWAY 2

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Charlottetown CA Fourth Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2006	67	12	0	0	0	0	0	0	79
Q4 2005	64	36	4	0	0	0	0	21	125
% Change	4.7	-66.7	-100.0	n/a	n/a	n/a	n/a	-100.0	-36.8
Year-to-date 2006	276	44	0	0	0	24	4	119	467
Year-to-date 2005	301	89	6	0	3	0	16	33	448
% Change	-8.3	-50.6	-100.0	n/a	-100.0	n/a	-75.0	**	4.2
UNDER CONSTRUCTION									
Q4 2006	78	14	0	0	0	24	0	65	181
Q4 2005	78	36	4	0	0	0	0	21	139
% Change	0.0	-61.1	-100.0	n/a	n/a	n/a	n/a	**	30.2
COMPLETIONS									
Q4 2006	105	18	0	0	0	4	0	50	177
Q4 2005	122	46	2	0	3	0	22	12	207
% Change	-13.9	-60.9	-100.0	n/a	-100.0	n/a	-100.0	**	-14.5
Year-to-date 2006	271	72	0	0	0	4	30	50	427
Year-to-date 2005	316	76	16	0	6	0	34	57	505
% Change	-14.2	-5.3	-100.0	n/a	-100.0	n/a	-11.8	-12.3	-15.4
COMPLETED & NOT ABSORBED									
Q4 2006	1	2	0	0	0	0	0	6	9
Q4 2005	0	2	0	0	0	0	2	0	4
% Change	n/a	0.0	n/a	n/a	n/a	n/a	-100.0	n/a	125.0
ABSORBED									
Q4 2006	105	16	0	0	0	4	0	44	169
Q4 2005	123	44	2	0	3	0	16	20	208
% Change	-14.6	-63.6	-100.0	n/a	-100.0	n/a	-100.0	120.0	-18.8
Year-to-date 2006	270	72	0	0	0	4	32	44	422
Year-to-date 2005	320	79	16	0	6	0	28	76	525
% Change	-15.6	-8.9	-100.0	n/a	-100.0	n/a	14.3	-42.1	-19.6

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

Table 1b: Housing Activity Summary of Summerside CA Fourth Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2006	10	0	11	0	0	0	0	0	21
Q4 2005	6	4	0	0	0	0	0	0	10
% Change	66.7	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	110.0
Year-to-date 2006	33	12	11	0	0	0	0	0	56
Year-to-date 2005	46	12	18	0	0	0	30	0	106
% Change	-28.3	0.0	-38.9	n/a	n/a	n/a	-100.0	n/a	-47.2
UNDER CONSTRUCTION									
Q4 2006	11	0	9	0	0	0	0	0	20
Q4 2005	10	4	18	0	0	0	0	0	32
% Change	10.0	-100.0	-50.0	n/a	n/a	n/a	n/a	n/a	-37.5
COMPLETIONS									
Q4 2006	11	6	2	0	0	0	0	0	19
Q4 2005	13	2	0	0	0	0	0	0	15
% Change	-15.4	200.0	n/a	n/a	n/a	n/a	n/a	n/a	26.7
Year-to-date 2006	31	16	20	0	0	0	0	0	67
Year-to-date 2005	38	12	9	0	0	0	30	0	89
% Change	-18.4	33.3	122.2	n/a	n/a	n/a	-100.0	n/a	-24.7
COMPLETED & NOT ABSORBED									
Q4 2006	0	0	0	0	0	0	0	0	0
Q4 2005	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ABSORBED									
Q4 2006	0	0	0	0	0	0	0	0	0
Q4 2005	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2006	0	0	0	0	0	0	0	0	0
Year-to-date 2005	0	0	0	0	0	0	0	0	0
% Change	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Charlottetown City									
Q4 2006	21	6	0	0	0	0	0	0	27
Q4 2005	32	22	0	0	0	0	0	21	75
Stratford Town									
Q4 2006	15	0	0	0	0	0	0	0	15
Q4 2005	11	2	4	0	0	0	0	0	17
Cornwall Town									
Q4 2006	5	0	0	0	0	0	0	0	5
Q4 2005	2	12	0	0	0	0	0	0	14
Remainder of the CA									
Q4 2006	26	6	0	0	0	0	0	0	32
Q4 2005	19	0	0	0	0	0	0	0	19
Charlottetown CA									
Q4 2006	67	12	0	0	0	0	0	0	79
Q4 2005	64	36	4	0	0	0	0	21	125
UNDER CONSTRUCTION									
Charlottetown City									
Q4 2006	24	8	0	0	0	24	0	47	103
Q4 2005	36	20	0	0	0	0	0	21	77
Stratford Town									
Q4 2006	15	0	0	0	0	0	0	18	33
Q4 2005	11	4	4	0	0	0	0	0	19
Cornwall Town									
Q4 2006	14	2	0	0	0	0	0	0	16
Q4 2005	4	12	0	0	0	0	0	0	16
Remainder of the CA									
Q4 2006	25	4	0	0	0	0	0	0	29
Q4 2005	27	0	0	0	0	0	0	0	27
Charlottetown CA									
Q4 2006	78	14	0	0	0	24	0	65	181
Q4 2005	78	36	4	0	0	0	0	21	139

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Charlottetown City									
Q4 2006	35	16	0	0	0	4	0	50	105
Q4 2005	56	32	2	0	0	0	4	12	106
Stratford Town									
Q4 2006	24	0	0	0	0	0	0	0	24
Q4 2005	29	10	0	0	3	0	18	0	60
Cornwall Town									
Q4 2006	3	0	0	0	0	0	0	0	3
Q4 2005	8	2	0	0	0	0	0	0	10
Remainder of the CA									
Q4 2006	43	2	0	0	0	0	0	0	45
Q4 2005	29	2	0	0	0	0	0	0	31
Charlottetown CA									
Q4 2006	105	18	0	0	0	4	0	50	177
Q4 2005	122	46	2	0	3	0	22	12	207
COMPLETED & NOT ABSORBED									
Charlottetown City									
Q4 2006	0	2	0	0	0	0	0	6	8
Q4 2005	0	2	0	0	0	0	0	0	2
Stratford Town									
Q4 2006	1	0	0	0	0	0	0	0	1
Q4 2005	0	0	0	0	0	0	2	0	2
Cornwall Town									
Q4 2006	0	0	0	0	0	0	0	0	0
Q4 2005	0	0	0	0	0	0	0	0	0
Remainder of the CA									
Q4 2006	0	0	0	0	0	0	0	0	0
Q4 2005	0	0	0	0	0	0	0	0	0
Charlottetown CA									
Q4 2006	1	2	0	0	0	0	0	6	9
Q4 2005	0	2	0	0	0	0	2	0	4

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Charlottetown City									
Q4 2006	36	14	0	0	0	4	0	44	98
Q4 2005	56	30	2	0	0	0	0	20	108
Stratford Town									
Q4 2006	23	0	0	0	0	0	0	0	23
Q4 2005	29	10	0	0	3	0	16	0	58
Cornwall Town									
Q4 2006	3	0	0	0	0	0	0	0	3
Q4 2005	8	2	0	0	0	0	0	0	10
Remainder of the CA									
Q4 2006	43	2	0	0	0	0	0	0	45
Q4 2005	30	2	0	0	0	0	0	0	32
Charlottetown CA									
Q4 2006	105	16	0	0	0	4	0	44	169
Q4 2005	123	44	2	0	3	0	16	20	208

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

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	% Change
Charlottetown City	21	32	6	22	0	0	0	21	27	75	-64.0
Stratford Town	15	11	0	2	0	4	0	0	15	17	-11.8
Cornwall Town	5	2	0	12	0	0	0	0	5	14	-64.3
Remainder of the CA	26	19	6	0	0	0	0	0	32	19	68.4
Charlottetown CA	67	64	12	36	0	4	0	21	79	125	-36.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Charlottetown City	110	131	38	56	0	0	125	35	273	222	23.0
Stratford Town	58	61	0	16	4	19	18	0	80	96	-16.7
Cornwall Town	22	16	0	15	0	0	0	0	22	31	-29.0
Remainder of the CA	86	97	6	2	0	0	0	0	92	99	-7.1
Charlottetown CA	276	305	44	89	4	19	143	35	467	448	4.2

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	Q4 2006	Q4 2005	% Change
Charlottetown City	35	60	16	32	0	0	54	14	105	106	-0.9
Stratford Town	24	29	0	10	0	21	0	0	24	60	-60.0
Cornwall Town	3	8	0	2	0	0	0	0	3	10	-70.0
Remainder of the CA	43	29	2	2	0	0	0	0	45	31	45.2
Charlottetown CA	105	126	18	46	0	21	54	14	177	207	-14.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Charlottetown City	121	133	54	48	21	0	54	63	250	244	2.5
Stratford Town	54	70	4	20	8	36	0	0	66	126	-47.6
Cornwall Town	12	12	10	6	0	9	0	0	22	27	-18.5
Remainder of the CA	85	106	4	2	0	0	0	0	89	108	-17.6
Charlottetown CA	272	321	72	76	29	45	54	63	427	505	-15.4

Source: CMHC (Starts and Completions Survey)

Submarket	< $100,000 Units	< $100,000 Share (%)	$100,000 - $149,999 Units	$100,000 - $149,999 Share (%)	$150,000 - $199,999 Units	$150,000 - $199,999 Share (%)	$200,000 - $249,999 Units	$200,000 - $249,999 Share (%)	$250,000 + Units	$250,000 + Share (%)	Total	Median Price ($)	Average Price ($)
Charlottetown City													
Q4 2006	0	0.0	6	16.7	20	55.6	3	8.3	7	19.4	36	180,000	190,833
Q4 2005	0	0.0	11	19.6	30	53.6	7	12.5	8	14.3	56	175,000	185,357
Year-to-date 2006	1	0.8	24	19.8	61	50.4	14	11.6	21	17.4	121	165,000	185,116
Year-to-date 2005	0	0.0	37	28.2	59	45.0	18	13.7	17	13.0	131	165,000	180,328
Stratford Town													
Q4 2006	0	0.0	0	0.0	12	52.2	6	26.1	5	21.7	23	190,000	219,783
Q4 2005	0	0.0	3	10.3	13	44.8	7	24.1	6	20.7	29	190,000	210,966
Year-to-date 2006	1	1.9	5	9.4	25	47.2	14	26.4	8	15.1	53	190,000	206,827
Year-to-date 2005	0	0.0	7	9.9	32	45.1	18	25.4	14	19.7	71	190,000	215,324
Cornwall Town													
Q4 2006	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Q4 2005	0	0.0	1	12.5	2	25.0	3	37.5	2	25.0	8	--	--
Year-to-date 2006	0	0.0	1	8.3	5	41.7	4	33.3	2	16.7	12	197,500	200,417
Year-to-date 2005	0	0.0	2	16.7	4	33.3	4	33.3	2	16.7	12	190,000	209,500
Remainder of the CA													
Q4 2006	0	0.0	18	41.9	10	23.3	9	20.9	6	14.0	43	165,000	179,302
Q4 2005	1	3.3	4	13.3	15	50.0	3	10.0	7	23.3	30	182,500	203,000
Year-to-date 2006	4	4.7	31	36.5	24	28.2	14	16.5	12	14.1	85	160,000	174,941
Year-to-date 2005	11	10.3	20	18.7	45	42.1	16	15.0	15	14.0	107	170,000	178,981
Charlottetown CA													
Q4 2006	0	0.0	24	22.9	43	41.0	20	19.0	18	17.1	105	185,000	192,667
Q4 2005	1	0.8	19	15.4	60	48.8	20	16.3	23	18.7	123	185,000	198,512
Year-to-date 2006	6	2.2	61	22.5	115	42.4	46	17.0	43	15.9	271	175,000	186,774
Year-to-date 2005	11	3.4	66	20.6	140	43.6	56	17.4	48	15.0	321	175,000	188,741

Table 4: Absorbed Single-Detached Units by Price Range — Fourth Quarter 2006 (Price Ranges)

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity in Urban Centres*

Submarket	Fourth Quarter 2006			Fourth Quarter 2005			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	98	188,362	144	96	154,698	152	0.0	0.2	-0.1
District 4	41	156,100	55	37	166,119	54	0.1	-0.1	0.0
District 5	17	165,738	28	19	151,558	35	-0.1	0.1	-0.2
District 6	9	166,646	25	15	136,851	23	-0.4	0.2	0.1
District 7	31	249,742	36	25	150,891	40	0.2	0.7	-0.1
Summerside CA	32	130,196	54	42	143,949	73	-0.2	-0.1	-0.3
Total	130	174,044	198	138	151,427	225	-0.1	0.1	-0.1

Submarket	Year-to-date 2006			Year-to-date 2005			% Change		
	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings	Sales	Average Sale Price ($)	New Listings
Charlottetown CA**	545	162,306	970	490	144,071	903	0.1	0.1	0.1
District 4	221	160,903	382	184	150,015	335	0.2	0.1	0.1
District 5	132	142,244	210	131	130,138	226	0.0	0.1	-0.1
District 6	66	156,614	155	67	139,437	145	0.0	0.1	0.1
District 7	126	188,767	223	108	153,718	197	0.2	0.2	0.1
Summerside CA	165	131,069	384	181	104,835	404	-0.1	0.3	0.0
Total	710	155,047	1354	671	133,487	1307	0.1	0.2	0.0

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**District 4: Charlottetown City, Spring Park & West Royalty
**District 5: Sherwood, Parkdale, East Royalty & Hillsborough Parks
**District 6: Cornwall, North River & Winsloe
**District 7: Bunbury, Southport, Crossroads, Keppoch, Kinlock, Tea Hill, Alexandra to Cherry Valley

Source: PEI Real Estate Association

Table 6: Economic Indicators Fourth Quarter 2006										
		Interest Rates			NHPI Total % chg Charlottetown CMA 1997=100	CPI	Charlottetown Labour Market			Average Weekly Earnings ($)
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.80	6.05	1.11	1.24	68.7	10.5	69.1	575
	February	643	4.80	6.05	1.12	1.25	68.8	10.3	68.9	578
	March	655	5.05	6.25	1.12	1.26	68.5	10.3	68.6	582
	April	643	4.90	6.05	1.13	1.27	68.2	10.6	68.5	578
	May	637	4.85	5.95	1.14	1.27	67.9	10.8	68.2	569
	June	622	4.75	5.70	1.14	1.27	67.2	11.9	68.4	558
	July	628	4.90	5.80	1.14	1.27	68.1	11.1	68.6	547
	August	628	5.00	5.80	1.15	1.27	67.7	11.3	68.3	543
	September	628	5.00	5.80	1.16	1.30	68.1	11.4	68.8	544
	October	640	5.25	6.00	1.16	1.30	68.2	11.2	68.7	551
	November	649	5.60	6.15	1.16	1.29	68.7	10.7	68.7	558
	December	658	5.80	6.30	1.15	1.28	68.6	11.1	68.9	562
2006	January	658	5.80	6.30	1.14	1.29	68.7	10.8	68.8	564
	February	667	5.85	6.45	1.14	1.29	69.0	10.9	69.1	565
	March	667	6.05	6.45	1.15	1.29	67.9	12.0	69.0	573
	April	685	6.25	6.75	1.15	1.31	69.6	10.5	69.5	580
	May	685	6.25	6.75	1.17	1.31	69.8	10.1	69.2	585
	June	697	6.60	6.95	1.17	1.31	68.6	10.5	68.4	580
	July	697	6.60	6.95	1.18	1.31	67.9	11.2	68.1	574
	August	691	6.40	6.85	1.18	1.31	68.4	10.9	68.3	570
	September	682	6.40	6.70	1.17	1.30	68.5	10.8	68.3	572
	October	688	6.40	6.80	1.17	1.29	67.8	11.1	67.8	582
	November	673	6.40	6.55	1.18	1.30	68.6	11.2	68.7	594
	December	667	6.30	6.45		1.30	68.6	12.4	69.5	599

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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